Cathedral City

PLANNING COMMISSION

AGENDA

CITY COUNCIL CHAMBERS	68-700 AVENIDA LALO GUERRERO	CATHEDRAL CITY, CA 92234
Wednesday, October 5, 2016	REGULAR MEETING	6:00 PM

- **CALL TO ORDER**
- **ROLL CALL**
- **FLAG SALUTE**
- **CONFIRMATION OF AGENDA**

1. APPROVAL OF MINUTES

1.A. 2016-406 **Minutes of September 21, 2016**

2. PUBLIC COMMENTS

The public is invited to address the Planning Commission on any matter not on the Agenda. If you wish to speak on an Agenda Item, please wait to be recognized under that item. EXCEPT FOR SPECIAL CIRCUMSTANCES, THE BROWN ACT PROHIBITS THE PLANNING COMMISSION OR STAFF FROM RESPONDING OR TAKING ACTION ON ANY COMMENTS MADE BY THE PUBLIC UNLESS IT PERTAINS TO AN ITEM THAT APPEARS ON THE AGENDA. All speakers should give their name and city of residence. Please limit your remarks to three minutes.

3. NON-PUBLIC HEARING ITEMS

4. PUBLIC HEARING ITEMS

4.A. 2016-399 **CASE NO.** Conditional Use Permit No. 16-022

APPLICANT: Cathedral City Collective, Vietnam Nguyen

LOCATION: 36385 Bankside Drive (APN: 687-311-010)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (dispensary and cultivation site) within an existing industrial building in the CBP-2 (Commercial Business Park) Zoning District located at 36385 Bankside Drive.

4.B. 2016-359 **CASE NO.** Conditional Use Permit No. 16-008

APPLICANT: PS Patients Collective, Inc., Charles Kieley

LOCATION: 36555 Bankside Drive (APN: 687-311-027)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (cultivation site) within an existing industrial building in the CBP-2 (Commercial Business Park) Zoning District located at 36555 Bankside Drive.

4.C. 2016-367 **CASE NO.** Conditional Use Permit No. 16-009

APPLICANT: PS Patients Collective, Inc., Charles Kieley

LOCATION: 36405 Bankside Drive (APN: 687-311-009)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (cultivation site) within an existing industrial building in the CBP-2 (Commercial Business Park) Zoning District located at 36405 Bankside Drive.

4.D. 2016-351 **CASE NO.** Conditional Use Permit No. 16-021

APPLICANT: Lean Green Industries, Bernard Steimann

LOCATION: 68721 Summit Drive (APN: 687-162-004)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (cultivation site and manufacturing site) within an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68721 Summit Drive.

4.E. 2016-400 **Continued from September 21, 2016**

CASE NO. Conditional Use Permit No. 16-012

APPLICANT: Iguana Collective, Louis Guerra

LOCATION: 68449 Perez Road (APN: 687-322-008)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (dispensary and cultivation site) in a suite within an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68449 Perez Road (APN: 687-322-008).

5. COMMISSIONER'S COMMENTS

6. CITY ATTORNEY REPORT

7. CITY PLANNER REPORT

ADJOURNMENT

The meeting was adjourned at ____ p.m.

The next regularly-scheduled meeting of the Planning Commission is scheduled for October 19, 2016, at 6:00 p.m.

NOTE TO THE PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.104 ADA TITLE II]

Cathedral City

Agenda Report

File #: 2016-406 **Item No:** 1.A.

Planning Commission

MEETING DATE: 10/5/2016

TITLE:
Minutes of September 21, 2016

RECOMMENDATION:
Approve Minutes of September 21, 2016

ATTACHMENTS:
Minutes of September 21, 2016

DRAFT
PLANNING COMMISSION ACTION MINUTES

CITY HALL – COUNCIL CHAMBER
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234

DATE: SEPTEMBER 21, 2016

CALLED TO ORDER: 6:00 P.M.

COMMISSIONERS PRESENT/ABSENT

Chair Rivera	Absent
Vice-Chair Rodriguez	Present
Commissioner Espericueta	Present
Commissioner Hagedorn	Absent - Excused
Commissioner Holt	Present
Commissioner Jaquess	Absent - Excused
Commissioner Snowden	Present

STAFF PRESENT

Pat Milos, Community Development Director
Robert Rodriguez, Planning Manager
Salvador Quintanilla, Associate Planner
John Corella, City Engineer
Erica L. Vega, Deputy City Attorney

APPROVAL OF MINUTES

- **September 7, 2016 Minutes:** Motion to approve by Commissioner Holt; Seconded by Commissioner Snowden; approved 4-0.

PUBLIC HEARING ITEMS

With the consent of the Planning Commission, the order of public hearing items were rearranged. Item 4.E. was moved to the front of the Public Hearing Items.

Item 4.E.

CASE NO: Specific Plan Amendment No. 97-55B
General Plan Amendment No. 16-003
Change of Zone No. 16-003

STAFF: David Leonard
Contract Planner

APPLICANT: City of Cathedral City

LOCATION: Rio Vista Village/Verano (SP 97-55), north of Vista Chino and west of Landau Boulevard.

REQUEST: A Specific Plan Amendment to the Rio Vista Village Specific Plan to (1) amend the text of the MF-4 land use category requirements establishing a minimum density; (2) allow a density transfer between Planning Area 1.1 and 2.2; and (3) a zone change for Planning Area 2.2 from R-6 to R-2.

RECOMMENDATION: Approval

MOTION: Adopt Resolutions recommending that the City Council adopt an Ordinance approving Specific Plan Amendment No. 97-55B, General Plan Amendment No. (GPA) 16-003, and Change of Zone No. (CZ) 16-003, and approve the associated Negative Declaration.

VOTING RESULTS: Motion to approve by Commissioner Holt, seconded by Commissioner Espericueta.

APPROVED: 4-0
AYES: Espericueta, Holt, Rodriguez, Snowden
NOES:
ABSENT: Hagedorn, Jaquess, Rivera

Item 4.A.

CASE NO: Conditional Use Permit No. 16-020 **STAFF:** Pat Milos
Community Dev. Dir.

APPLICANT: Satellites DIP, Bernard Steimann

LOCATION: 68350 Commercial Road (APN 687-312-018)

REQUEST: To operate a medical cannabis business (cultivation site) in an existing industrial building.

RECOMMENDATION: Approval

MOTION: Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities).

Approve Conditional Use Permit No. 16-020 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

VOTING RESULTS: Motion to approve by Commissioner Rodriguez, seconded by Commissioner Holt.

APPROVED: 4-0
AYES: Espericueta, Holt, Rodriguez, Snowden
NOES:
ABSENT: Hagedorn, Jaquess, Rivera

Item 4.B.

CASE NO: Conditional Use Permit No. 16-019 **STAFF:** Pat Milos
Community Dev. Dir.

APPLICANT: Cali Clear, Bernard Steimann

LOCATION: 36345 Bankside Drive (APN 687-311-012)

REQUEST: To operate a medical cannabis business (cultivation site) in an existing industrial building.

RECOMMENDATION: Approval

MOTION: Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities).

Approve Conditional Use Permit No. 16-019 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

VOTING RESULTS: Motion to approve by Commissioner Rodriguez, seconded by Commissioner Holt.

APPROVED: 4-0
AYES: Espericueta, Holt, Rodriguez, Snowden
NOES:
ABSENT: Hagedorn, Jaquess, Rivera

Item 4.C.

CASE NO: Conditional Use Permit No. 16-012 **STAFF:** Pat Milos
Community Dev. Dir.

APPLICANT: Iguana Collective, Louis Guerra

LOCATION: 68449 Perez Road (APN 687-322-008)

REQUEST: To operate a medical cannabis business (dispensary and cultivation site) in a suite within an existing industrial building.

RECOMMENDATION: Approval

FIRST MOTION: Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities).

Approve Conditional Use Permit No. 16-012 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

VOTING RESULTS: Motion to approve by Commissioner Rodriguez, seconded by

Commissioner Espericueta.

APPROVE: 2-2
AYES: Espericueta, Rodriguez
NOES: Holt, Snowden
ABSENT: Hagedorn, Jaquess, Rivera

As a result of the 2-2 vote, the Motion failed to pass.

SECOND MOTION: Continue Conditional Use Permit No. 16-012 to the October 5, 2016 Planning Commission Meeting.

VOTING RESULTS: Motion to continue by Commissioner Snowden, seconded by Commissioner Holt.

APPROVE: 4-0
AYES: Espericueta, Holt, Rodriguez, Snowden
NOES:
ABSENT: Hagedorn, Jaquess, Rivera

Item 4.D.

CASE NO: Conditional Use Permit No. 16-006 **STAFF:** Salvador Quintanilla Associate Planner

APPLICANT: Cathedral City Releaf, Nicolino Carnevale

LOCATION: 68444 Perez Road, Suites H & I (APN 687-321-011)

REQUEST: To operate a medical cannabis business (dispensary) in two suites within an existing center.

RECOMMENDATION: Approval

MOTION: Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities).

Approve Conditional Use Permit No. 16-006 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

VOTING RESULTS: Motion to approve by Commissioner Rodriguez, seconded by Commissioner Holt.

APPROVE: 4-0
AYES: Espericueta, Holt, Rodriguez, Snowden
NOES:
ABSENT: Hagedorn, Jaquess, Rivera

COMMISSIONER'S COMMENTS

- Commissioner Holt requested that the terms "cloning" and "undue concentration" be defined for the Commission.
- Commissioner Rodriguez requested that future agendas include a description of the cases under consideration. Staff responded that there has been some technical difficulties with the transition to the new agenda system but this would be corrected on the next agenda.

CITY PLANNER REPORT

- None

CITY ATTORNEY REPORT

- None

The meeting was adjourned at approximately 7:35 p.m.

Cathedral City

Agenda Report

File #: 2016-399 **Item No:** 4.A.

Planning Commission

MEETING DATE: 10/5/2016

CASE NO. Conditional Use Permit No. 16-022

APPLICANT: Cathedral City Collective, Vietnam Nguyen

LOCATION: 36385 Bankside Drive (APN: 687-311-010)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (dispensary and cultivation site) within an existing industrial building in the CBP-2 (Commercial Business Park) Zoning District located at 36385 Bankside Drive.

STAFF PLANNER:
Pat Milos, Community Development Director

RECOMMENDATION:
APPROVE an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No. 15301, Class No. 1 (Existing Facilities).

APPROVE Conditional Use Permit No. 16-022 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

FINDINGS:
APPROVAL OF AN EXEMPTION TO CEQA based on the finding that the project qualifies as Categorically Exempt under Section No. 15301, Class No. 1 (Existing Facilities) of the State CEQA Guidelines.

APPROVAL OF CONDITIONAL USE PERMIT NO. 16-022, subject to the attached conditions of approval, and based on the following findings:

1. The applicant has been granted a local license (MCL No. 16-002) in accordance with Chapter 5.88 of the Cathedral City Municipal Code (CCMC).

2. The medical cannabis business to be located at 36385 Bankside Drive in the CBP-2 Zoning District is authorized as a conditional use per the City of Cathedral City Zoning Ordinance, Chapter 9.36.

3. The medical cannabis business as well as all operations as conducted therein, fully complies with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act (ADA), and all relevant City and State Law.

4. The medical cannabis business fully complies with and meets all operating criteria required pursuant to State Laws, Chapter 5.88 of the CCMC, any other provisions of the CCMC, and any specific, additional operating procedures and measures as may be imposed as part the conditions of approval in this conditional use permit.

5. The number, type, and availability of dispensaries located in or near the proposed licensed premises is such that the issuance of a conditional use permit to the Applicant will not result in or add to an undue concentration of Dispensaries and/or result in a need for additional law enforcement resources.

6. The medical cannabis business is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located.

7. The site for the medical cannabis business is adequate in size and shape to accommodate such use and any and all of the yards, setbacks and walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

8. The site for the medical cannabis business relates properly to streets and highways which are designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.

9. The applicant agrees to comply with any and all of the conditions imposed by the Planning Commission or be subject to a revocation hearing.

BACKGROUND:

As the Planning Commission is aware, the City Council recently enacted a number of ordinances allowing for the establishment of medical cannabis businesses (dispensaries, cultivation sites and manufacturing sites) within certain zoning districts of the City, subject to a Conditional Use Permit (CUP). The ordinances regulating medical cannabis businesses are codified at CCMC Chapters 5.88 and 9.108 (the “Ordinance”).

Under the ordinance, medical cannabis businesses are required to obtain both a medical cannabis license (local license) and CUP. For the local license, applicants are required to submit various documents such as the ownership structure of the medical cannabis business, a general description of the products and services to be provided and security and delivery plans. In addition, all owners, directors, officers and persons who are managing or otherwise responsible for the activities of a

proposed medical cannabis business must submit to a background check. The City Manager, or his designee, shall decide whether to approve or deny a local license application.

The Local License application for a dispensary and cultivation site was submitted on April 1, 2016. The Conditional Use Permit was submitted on June 21, 2016. The Local License application was reviewed by staff including the Police Department, the background check completed and the license was granted on August 17, 2016 (see Attachment 4).

There are no exterior changes proposed to the building. Therefore, no review from the Architectural Review Subcommittee is needed. The Planning Commission will take final action on this matter unless it is appealed to the City Council.

ANALYSIS:

The project site is located within the CBP-2 (Commercial Business Park) Zoning District. The surrounding uses include automobile repair and body shops, service commercial businesses and a recently approved medical cannabis business. The industrial building where the dispensary and cultivation site will be located is comprised of an existing one-story building. Pursuant to CCMC section 9.108.090, a combined dispensary and cultivation site may only be located within the I-1 (Light Industrial), CBP-2 (Commercial Business Park) and PCC (Planned Community Commercial) Zoning Districts.

Furthermore, no combined dispensary and cultivation site shall be located: a) within six-hundred (600) feet of a school, day care center, or youth center; or b) within two hundred and fifty (250) feet of East Palm Canyon Drive or a residential zone. Staff has confirmed that the subject location does not violate any of the applicable location restrictions set forth in the CCMC.

The stand-alone building is approximately 7,743 square feet. The applicant will occupy the entire building with the cultivation portion proposed to utilize approximately 5,502 square feet, the dispensary portion will be approximately 981 square feet and the remaining ancillary areas will be approximately 1,260 square feet.

There are no exterior changes or the addition of square footage proposed to the building. Therefore, there are no issues with setbacks, building height or number of parking spaces. However, upon inspection of the site, there are a number of other concerns that the applicant has agreed to address and have been incorporated into the Conditions of Approval:

1. A new trash enclosure shall be constructed per City standard.

2. The existing parking area shall be repaved, parking stalls striped and signed, and all existing broken or damaged sidewalk, curb, gutter and drive approaches replaced and/or repaired.

4. The existing ADA parking stalls shall be restriped and properly signed and an ADA compliant path of travel added.

5. The landscaping shall be renovated to comply with current City design standards and requirements.

6. Illuminated building address numbers, a minimum of 12” in height, shall be placed on the building.

7. The building shall be repainted and touched up as necessary.

8. The existing chain link fence along the rear property line shall be replaced with either a tubular steel fence or block wall.

9. The palm tree located within the driveway area shall be removed.

ENVIRONMENTAL ANALYSIS:

Categorical Exemption under Section No. 15301, Class No. 1 (Existing Facilities) of the State CEQA Guidelines, which allows tenant improvements in existing buildings to be exempt. Since there is no outside expansion, this qualifies for a Class No. 1 Exemption.

NOTE: The City of Cathedral City Planning Department is custodian of the documents or other material, which constitute the record of proceedings upon which this decision is based.

PUBLIC NOTIFICATION:

This project and the environmental determination were noticed in accordance with the City Municipal Code and CEQA (see Attachment 5).

ATTACHMENTS:

Attachment 1: Conditions of Approval

Attachment 2: Site Plan

Attachment 3: Floor Plan

Attachment 4: Local License

Attachment 5: Public Hearing Notice

Cathedral City	**CITY OF CATHEDRAL CITY** **PLANNING COMMISSION** **CONDITIONS OF APPROVAL** **CONDITIONAL USE PERMIT NO. 16-022** **CATHEDRAL CITY COLLECTIVE** **36385 BANKSIDE DRIVE** **(ASSESSOR'S PARCEL NUMBER 687-311-010)** **DATE APPROVED: OCTOBER 5, 2016**

SECTION 1 ADMINISTRATIVE CONDITIONS

1. 1 Approval of the medical cannabis (dispensary and cultivation site) within an existing commercial building is preliminary only. All final working drawings for tenant improvements, if any, shall be submitted to and approved by the Planning and Building Departments prior to issuance of building permits. The development of the property shall conform substantially to the following conditions of approval.

1. 2 Any deviation from these plans or this approval shall be submitted to the City Planner for review and approval.

1. 3 This approval shall be valid for two years from date of approval, unless extended, pursuant to the Zoning Ordinance.

1. 4 No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

1. 5 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code taking effect prior to issuance of any building permits.

SECTION 2 FEES

2. 1 The Applicant shall pay all applicable City of Cathedral City fees, charges and other costs as prescribed by City Ordinance, including development impact fees. Be advised that the fees may change at the time they become due and payable, as permitted by applicable law.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d)(1), the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this approval and any such protest must be in a manner that complies with Section 66020(a), and failure to follow this procedure in a timely manner will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project. It further does not apply to any fees, dedication, reservations, or exactions for which the applicant has been given a notice similar to this, nor does it revive challenges to any fees for which the Statute of Limitations has previously expired.

SECTION 3 PLANNING

3. 1 The applicant shall complete the following items prior to the issuance of the Certificate of Occupancy:

a. Building address numbers, a minimum of 12" in height, shall be placed on the building, plainly visible from the public street, and be internally or externally illuminated.

b. The parking area shall be repaved, parking stalls striped and signed, and all broken or damaged sidewalk, curb, gutter and drive approaches replaced and/or repaired as determined by the City Engineer.

c. A new trash enclosure shall be constructed per City standard.

d. Landscaping shall be renovated to comply with current City design standards and requirements.

e. Any existing chain link fence along the property line shall be completely removed and replaced with a tubular steel fence or block wall.

f. All existing exterior lighting shall be shielded to prevent spillover to adjacent properties.

g. The existing building will be repainted and/or touched up as necessary, and to the satisfaction of the City Planner.

h. All existing windows, doors, and storefront opening shall be properly secured to the satisfaction of the Police Department.

i. The building shall be connected to the public sewer system.

j. The existing palm tree located within the drive approach/driveway area (drive approach to the east side of the building) shall be removed.

k. The existing ADA parking stalls shall be restriped and properly signed and an ADA compliant path of travel added.

l. A sidewalk shall be installed along the entire frontage of the property (along Bankside Drive) to the satisfaction of the City Engineer.

3. 2 Any and all window and door security devices such as metal bars, gates and shutters shall be installed within the interior of the building and screened from the public street to the satisfaction of the Planning Manager.

3. 3 If exterior windows and doors are removed and filled in, the finish materials shall be architecturally consistent with the existing elevations including details such as

stone veneer, expansion joints, texture and colors. All construction proposals shall be submitted to the Planning Department for review and approval prior to starting any associated demolition and/or construction.

3. 4 Signage is not a part of this approval and shall require a separate Sign Permit.

3. 5 The applicant shall comply with all applicable provisions of the Cathedral City Municipal Code (CCMC) relating to medical cannabis businesses, including but not limited to those provisions of Chapters 3.48, 5.88 and 9.108, as they may be amended from time to time.

3. 6 The applicant shall install or provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Medical Cannabis Business that is distinctive to its operation is not detected outside the Medical Cannabis Business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the Medical Cannabis Business. As such, Medical Cannabis Businesses must install and maintain the following equipment or any other equipment which the Local Licensing Authority determines has the same or better effectiveness:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or
2. An air system that creates negative air pressure between the Medical Cannabis Businesses' interior and exterior so that the odors generated inside the Medical Cannabis Business are not detectable outside the Medical Cannabis Business.

3. 7 The Applicant or its legal representative shall execute an agreement indemnifying and holding the City harmless from any and all claims, damages, legal or enforcement actions, including, but not limited to, any actions or claims associated with violation of federal law associated with the operation of the Medical Cannabis Business. This Agreement must be executed as a prerequisite and prior to the issuance of the Certificate of Occupancy.

3. 8 The Applicant or its legal representative shall maintain insurance in the amounts and of the types that are acceptable to the City pursuant to guidelines and policies set forth by the Local Licensing Authority. Evidence of such insurance must be satisfied as a prerequisite to and prior to the issuance of the Certificate of Occupancy.

3. 9 The Applicant or its legal representative shall name the City as an additionally insured and certificate holder on all City-required insurance policies. Evidence of such insurance must be satisfied as a prerequisite to and prior to the issuance of the Certificate of Occupancy.

3. 10 The Applicant or its legal representative shall agree to defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval of the Local License, Conditional Use Permit or the operation of the Medical Cannabis Business.

3. 11 The Applicant or its legal representative shall agree to reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge (or federal enforcement action) related to the City's approval of a Conditional Use Permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the operator of its obligation hereunder.

3. 12 The Medical Cannabis Business as well as all operations as conducted therein shall comply with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant City and State Law.

3. 13 The Medical Cannabis Business shall comply with and meet all operating criteria required pursuant to State Laws, Chapter 5.88 of the CCMC, any other provisions of the CCMC, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the Conditional Use Permit.

3. 14 Community Development Director or Police Department approval of all security features is required prior to the issuance of a Certificate of Occupancy and/or operation of the medical cannabis business.

3.13 Security cameras shall be installed in compliance with the floor plan submitted with the subject application. Such cameras shall be maintained in good condition, and used in an on-going manner with at least 120 hours of digitally recorded documentation in a format approved by the Community Development Director (the "Director"). The cameras shall be in use 24 hours per day, 7 days per week. The areas to be covered by the security cameras shall include, but are not limited to, the public areas, storage areas, all doors and windows, and any other areas as determined to be necessary by the Director and/or the Chief of Police to an extent sufficient to ensure the safety of persons and deter crime.

3.14 The Cannabis Facility shall be alarmed with an audible interior and exterior alarm system that is operated and monitored by a recognized security company licensed by the Department of Consumer Affairs, Bureau of Security & Investigative Services. Any change in the security company shall be subject to the approval of the Director.

3.15 The Cannabis Facility entrance(s) and all window areas shall be illuminated during evening hours. The applicant shall comply with the City's lighting standards regarding fixture type, wattage, illumination levels, shielding, etc., and secure the necessary approvals and permits as needed.

3.16 All windows on the building that houses the Cannabis Facility shall be appropriately secured and all marijuana securely stored.

3.17 The applicant shall maintain a current register of the names of all volunteers and employees currently working at or employed by the Cannabis Business.

3.18 Medical Cannabis shall be kept in a secured manner during business and non-

business hours, in accordance with the required security plan.

3.19 The applicant shall have an electronic point of sale system that produces historical transactional data for review by the City Manager for auditing purposes. An “electronic point of sale system” shall mean an electronically operated register or computer system that produces an electronic or automatic paper record for all transactions associated with any product sold, rented or otherwise provided to the facility’s members or purchased or received from them.

3.20 The applicant must pay any applicable sales tax pursuant to federal, state, and local law.

3.21 On-site smoking, ingestion, or consumption of Marijuana or Alcohol shall be prohibited on the premises, including the actual building, as well as any accessory structures, common areas and parking areas. Each building entrance shall be clearly and legibly posted with a notice indicating that smoking, ingesting, or consuming marijuana on the premises or in the vicinity is prohibited and a violation of the Cathedral City Municipal Code.

3.22 Alcoholic beverages shall not be sold, provided, stored, distributed, or consumed on the premises. Neither the applicant nor its related Collective or Cooperative shall hold or maintain a license from the State Department of Alcohol Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.

3.24 The building in which the medical cannabis business is located as well as all operations as conducted therein, shall fully comply with all applicable rules, regulations, and laws including, but not limited to, zoning and building codes, Chapter 3.28 of the CCMC requiring application and issuance of a business license, the Revenue and Taxation Code, the Americans with Disabilities Act, and all applicable Federal, State and Local mandates.

3.25 The applicant shall fully comply with and meet all operating criteria required pursuant to State Laws, the provisions of this Code, and any specific, additional operating procedures and measures as may be imposed as these conditions of approval, in order to ensure that the operation of the Cultivation Site is consistent with the protection of the health, safety, and welfare of the community.

3.26 The Applicant shall prepare, Implement and make available a written Hazardous Materials Management Plan to include a listing of all hazardous products, chemicals, fertilizers, herbicides, pesticides, lubricants, flammable liquids, bleaches, cleaning supplies, aerosols, etc. that will be stored, or in use on the site and the related Material Data Safety Sheets (MSDS). Ensure safe and proper storage of chemicals and products in accordance with all applicable local, state and federal laws. Insure that when handling hazardous materials use of appropriate personal protective equipment (PPE) is available and used properly. A copy of the Hazardous Materials Management Plan shall be subject to review and approval by the Director.

3.27 The Applicant shall provide the names and phone numbers for after hours and weekend contact of responsible parties, who can respond to the facility in the event of a fire or hazardous materials incident and prepare a response plan to address spills and releases of hazardous materials.

3.28 The Applicant shall provide the employees with the name and location and phone number of the nearest medical facility to be used in an emergency.

3.29 The Applicant shall provide the employees with the name and emergency phone number for the nearest private Hazardous Material Response Company, to clean-up and dispose of spilled hazardous product or waste at the facility.

3.30 The Applicant shall post the emergency phone number 9-1-1, for the Cathedral City Fire Department, at the facility.

3.31 The Applicant shall update the Hazardous Material Management Plan annually and more frequently if changes in personnel, products or equipment significantly alter the threat to human health or the environment. All such changes are subject to review and approval by the Director.

3.32 The Applicant shall provide a plan and proof of coordination with the Regional Water and Waste Water treatment provider to determine appropriate pretreatment procedures, if any, required for industrial effluent from the facility.

3.33 The Applicant shall develop and implement an Occupational Health and Safety Administration (OSHA) Hazard Communication Program training program including proper site placarding, record keeping, and emergency notification and reporting procedures.

3.34 The Applicant shall fully comply with the Environmental Plan and Emergency Response Plan submitted with their application, and shall update such plans annually and more frequently if determined to be appropriate by the Director. All such changes are subject to review and approval by the Director.

3.35 Project shall comply with the most recently adopted version of the California Building Standards Code (Title 24, California Code of Regulations) in effect in Cathedral City and other adopted City Ordinances which include the following:

a. CA Building Code
b. CA Plumbing Code
c. CA Mechanical Code
d. CA Electrical Code
e. CA Fire Code
f. CA Green Building Standards Code
g. CA Energy Code
h. Chapter 8.34 of the Municipal Code: Building Security

3.36 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code.

SECTION 4 FIRE PROTECTION

4. 1 A “Knox”-keyed device, as approved by the Fire Chief, shall be installed on all access gates for emergency access.

4. 2 A “Knox”-keyed box, as approved by the Fire Chief, shall be installed for all emergency building access.

4. 3 Fire Department approval is required prior to the issuance of a Certificate of Occupancy and/or operation of the medical cannabis business.

4. 4 Enhanced building security shall not interfere with exiting of occupants (i.e. customers, employees and vendors), in the event of an emergency.

4. 5 Fire Lanes shall be maintained at all times for emergency access to the building.

4. 6 The Automatic Fire Sprinkler System shall be certified as operable by a fire sprinkler servicing company prior to occupancy.

Approved for Planning Entitlements by the Cathedral City Planning Commission on October 5, 2016.

Attest: Applicant:

_____ _____

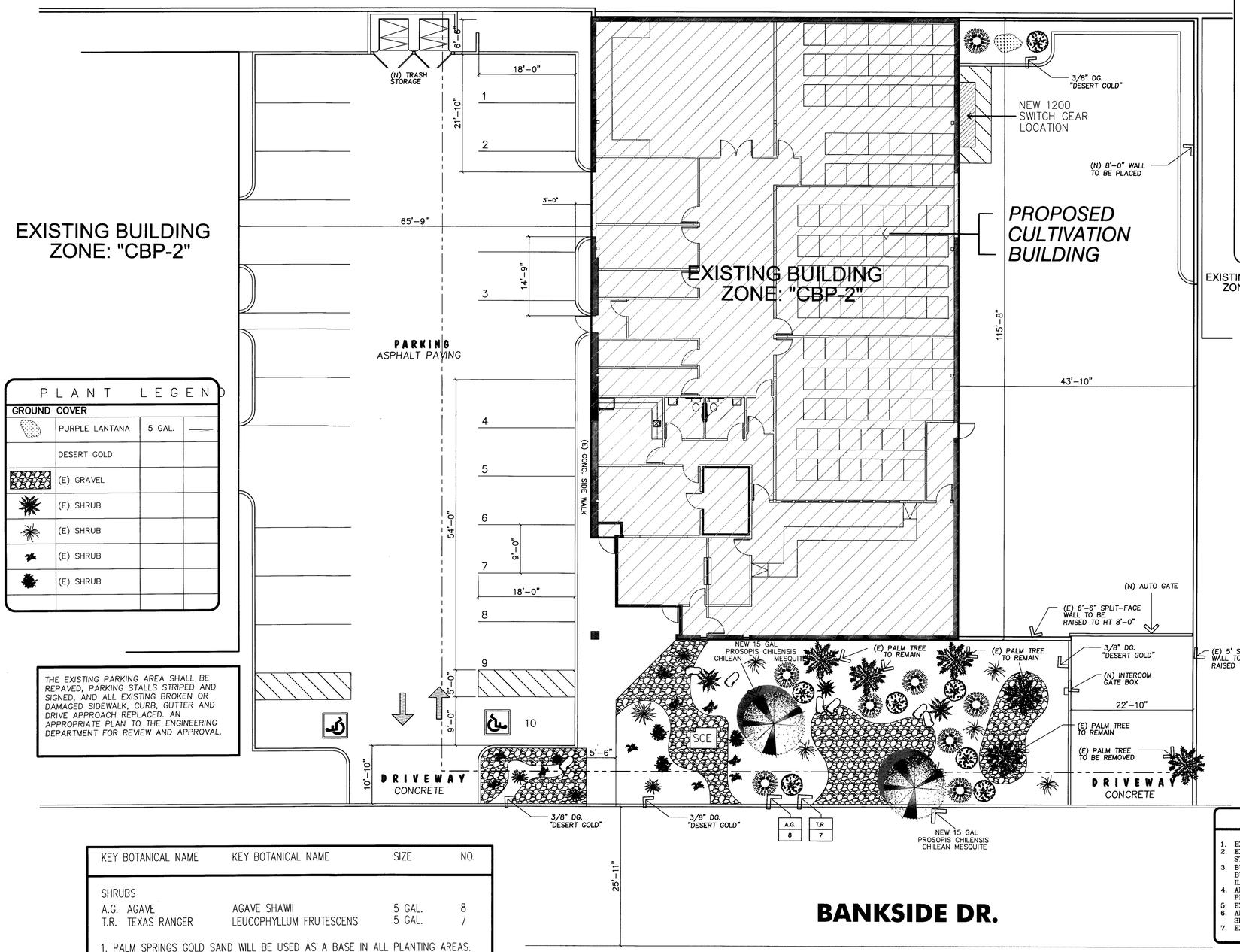
Pat Milos
Community Development Director

"A CONDITIONAL USE PERMIT"

IN THE CITY OF CATHDERAL CITY, STATE OF CALIFORNIA

Cathedral City Collective

BEING A PORTION OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN



PLANT LEGEND

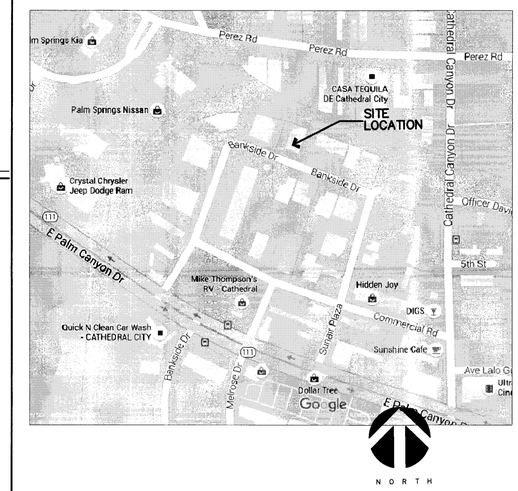
GROUND COVER			
	PURPLE LANTANA	5 GAL.	
	DESERT GOLD		
	(E) GRAVEL		
	(E) SHRUB		
	(E) SHRUB		
	(E) SHRUB		
	(E) SHRUB		

THE EXISTING PARKING AREA SHALL BE REPAVED, PARKING STALLS STRIPED AND SIGNED, AND ALL EXISTING BROKEN OR DAMAGED SIDEWALK, CURB, GUTTER AND DRIVE APPROACH REPLACED. AN APPROPRIATE PLAN TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.

KEY BOTANICAL NAME	KEY BOTANICAL NAME	SIZE	NO.
SHRUBS			
A.G. AGAVE	AGAVE SHAWII	5 GAL.	8
T.R. TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS	5 GAL.	7

1. PALM SPRINGS GOLD SAND WILL BE USED AS A BASE IN ALL PLANTING AREAS.
2. BOULDERS TO BE SET 15-20 % BELOW GRADE
3 TREES WILL BE PLANTED W/FERTILIZER TABS & STAKED W/MIN 2 8' LODGE POLES PER TEE (EXCLUDING PALMS)
4. SUGGEST ESA RAIN BIRD IRRIGATION CONTROLLER.
5. INCLINE IRR. VALVES SET BELOW GRADE IN PROPER BOXES-1 PER BOX.
6. WATER TREES W/DEEP ROOT SYSTEM 2 PER TREE. MIN 2" ø PVC. 2 DEEP.
7. EACH PLANT WILL BE HAVE AN INDIVIDUAL IRRIGATION HEAD.

VICINITY MAP



UTILITY PURVEYORS

SEWER & WATER:	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
TELEPHONE:	VERIZON	1(800) 483-5000
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON	1(800) 655-4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	1(800) 427-2200
CABLE:	TIME WARNER CABLE	(760) 340-2225
SCHOOL:	PALM SPRINGS UNIFIED SCHOOL DISTRICT	(760) 416-6000

GENERAL INFORMATION

OWNER/APPLICANT/DEVELOPER:

CATHEDRAL CITY COLLECTIVE
36385 BANKSIDE DR.
CATHEDRAL CITY, CA. 92234

PROJECT ADDRESS:

36385 BANKSIDE DR.
CATHEDRAL CITY, CA. 92234

ASSESSOR'S PARCEL NO:

687-311-010-9

ACREAGE:

GROSS: .49 ± ACRES

LEGAL DESCRIPTION:

Recorded Book/Page: MB 103/4
Subdivision Name: TR 6066
Lot/Parcel: 7
Block: Not Available
Tract Number: 6066

SITE DATA:

EXISTING BUILDING:	7,743 SQ. FT.	38%
TOTAL LANDSCAPE AREA:	2,756 SQ. FT.	13%
TOTAL HARDSCAPE AREA:	10,061 SQ. FT.	49%
LAND AREA:	± 20,560 SQ. FT. (.49 ac)	

CATHEDRAL CITY GENERAL NOTES

1. EXISTING BUILDING TO BE CONNECTED TO PUBLIC SEWER. OWNER TO VERIFY POINT OF CONNECTION.
2. EXISTING TRASH ENCLOSURE TO BE REWORKED AS NEEDED SO AS TO COMPLY WITH EXISTING CITY STANDARD. THE LOCATION MUST BE APPROVED BY THE LOCAL WASTE HAULER BURRTEC.
3. BUILDING ADDRESS NUMERALS TO BE A MINIMUM OF 12" IN HEIGHT AND SHALL BE PLACED ON THE BUILDING PLAINLY VISIBLE FROM THE PUBLIC STREET AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
4. ALL EXISTING EXTERIOR LIGHTING MUST BE SHIELDED TO PREVENT SPILL-OVER TO ADJACENT PROPERTIES.
5. EXISTING BUILDING TO BE REPAINTED AND/OR TOUCHED UP AS NEEDED.
6. ALL EXISTING WINDOWS, DOORS, AND STOREFRONT OPENINGS TO BE SECURED VIA ELECTRICAL SHUTTERS.
7. EXISTING BUILDING IS FIRE SPRINKLED.

RECEIVED
AUG 18 2016
CITY OF CATHEDRAL CITY
PLANNING DEPARTMENT

SITE PLAN
SCALE: 1" = 10'-0"

NORTH

GABRIEL LUJAN & ASSOCIATES
GABRIEL LUJAN & ASSOCIATES
DRAFTING • DESIGN • LAND PLANNING
GABRIEL LUJAN
PROJECT DESIGNER
36-947 COACHELLA VALLEY DR. STE. 221
PALM DESERT, CA. 92211
CELL:(760) 578-8545 FAX:(760) 674-8100
EMAIL: glujan@glabesignagroup.com

A CONDITIONAL USE PERMIT FOR:
CATHEDRAL CITY COLLECTIVE
36-385 BANKSIDE DR., CATHEDRAL CITY, CA.

REVISIONS	BY
△ BLDG. DEPT. PLAN CHECK	GLA

SHEET TITLE:
PRELIMINARY SITE PLAN

DRAWN: GLA
CHECKED: GLA
DATE: MARCH 2016
SCALE: AS NOTED
JOB NO.: CC0308-2K16

SHEET
P1

Printed On: 08/17/16

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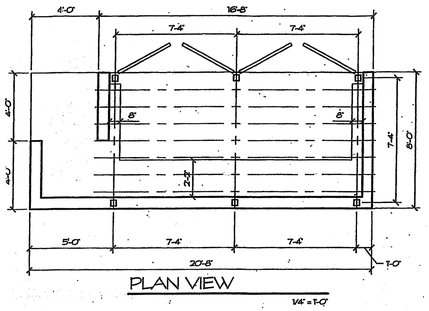
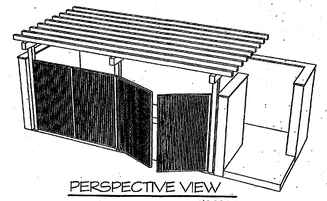


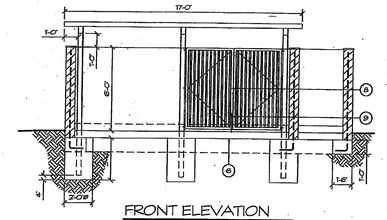
PLAN VIEW

1/4" = 1'-0"



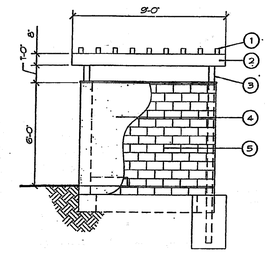
PERSPECTIVE VIEW

NO SCALE



FRONT ELEVATION

1/4" = 1'-0"



SIDE ELEVATION

1/4" = 1'-0"

NOTES:

1. 3x4 @ 12" OC TRELLIS.
2. 4x6 BEAM.
3. 4x4 SUPPORT COLUMNS; SET IN 24"Ø x 3' DEEP FOOTING.
4. SKIM COAT STUCCO.
5. 8x8x16 CONCRETE BLOCK, #4 REBAR VERT. @ 24" OC CENTERED, #4 REBAR HORIZ. BOND BEAM @ 24" OC, SOLID GROUTED; DECORATIVE BLOCK CAP.
6. 6" CONCRETE SLAB W/ #3 REBAR @ 18" OC EACH WAY OVER 90% COMPACTED BASE, 4% MAX SLOPE TO DRAIN.
7. 6" CONCRETE CURB (WHEEL STOP), TYP., AT INSIDE PERIMETER.
8. SLIDE BOLT PER CITY STANDARDS.
9. CANE BOLT PER CITY STANDARDS.
10. 2x3 TS GATE FRAME; MITER CUT & WELD CORNERS, GRIND ALL CORNERS SMOOTH; 1/4" x 3/8 BAR STOP WELDED FLUSH WITH INSIDE FACE OF FRAME

Cathedral City — City of Cathedral City 68-700 Avenida Lalo Guerrero, Cathedral City, Ca. 92234 Ph. (760) 770-0340	TRASH ENCLOSURE STANDARD	Scale: AS SHOWN; Date: MAY 2008; Sheet: 1 of 2 Sheets
	BUILDING DEPARTMENT	Drawn By: KSL; Checked By: DP/RM

Cathedral City — City of Cathedral City 68-700 Avenida Lalo Guerrero, Cathedral City, Ca. 92234 Ph. (760) 770-0340	TRASH ENCLOSURE STANDARD	Scale: AS SHOWN; Date: MAY 2008; Sheet: 2 of 2 Sheets
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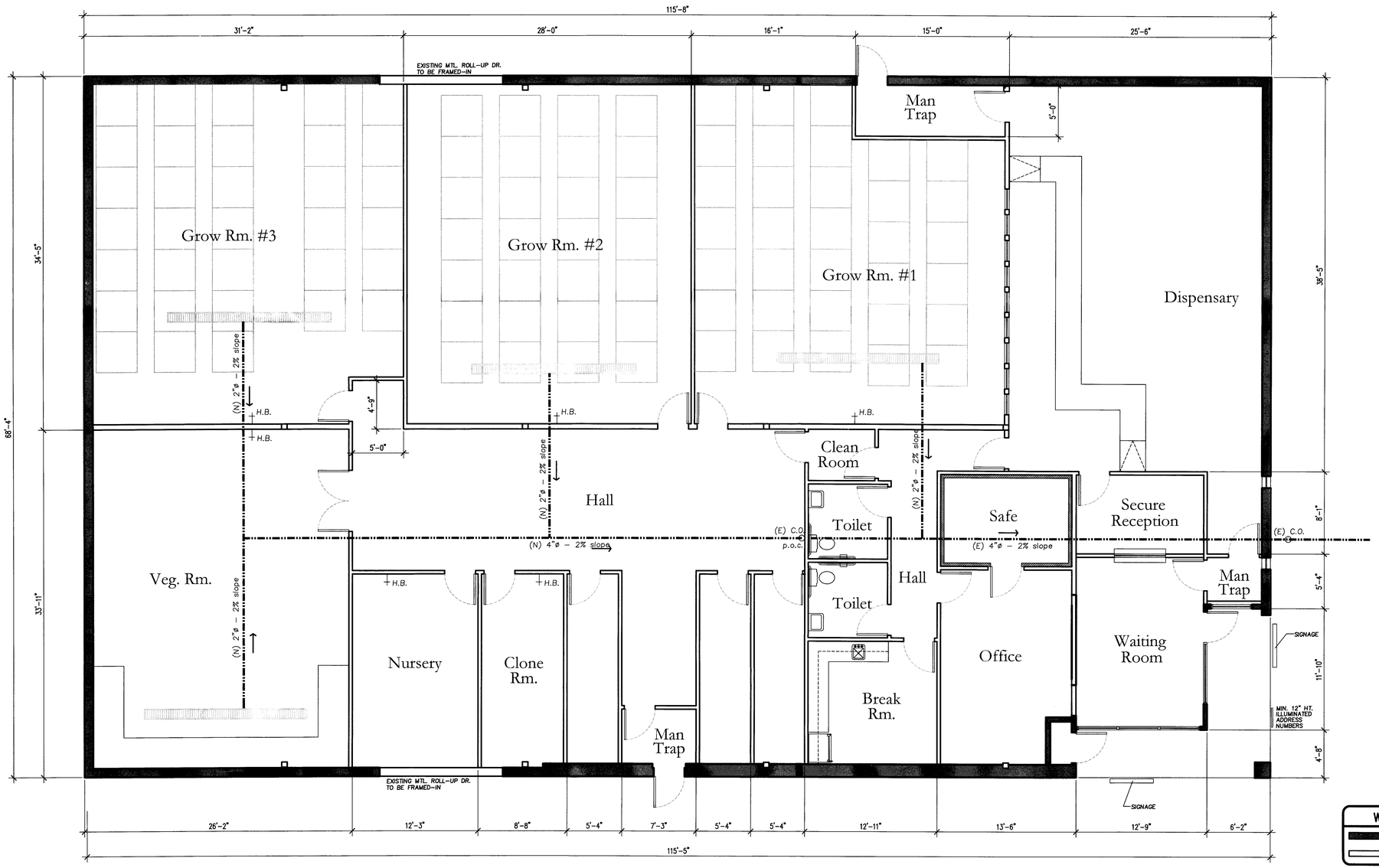

WALL/PARTITONS LEGEND

(EXISTING) 2X WALLS

NEW 5 5/8" MTL STUDS @ 16" O.C. W/ 5/8" GYP. BD.

FLOOR PLAN

3/16"=1'-0"

GABRIEL LUJAN & ASSOCIATE

GABRIEL LUJAN & ASSOCIATES

DRAFTING • DESIGN • LAND PLANNING

GABRIEL LUJAN
PRINCIPAL DESIGNER

36-947 COOK ST., STE. 104
PALM DESERT, CA. 92211
CELL-(760) 578-8545 FAX-(760) 674-8100

A CONDITIONAL USE PERMIT FOR:

CATHEDRAL CITY COLLECTIVE

36-385 BANKSIDE DR. CATHEDRAL CITY, CA.

REVISIONS	BY

SHEET TITLE:

PRELIMINARY FLOOR PLAN

DRAWN: GLA
CHECKED: GLA
DATE: MARCH 2016
SCALE: AS NOTED
JOB NO.: CC-0308-2K16

SHEET

P2

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Cathedral City

MEDICAL CANNABIS BUSINESS LOCAL LICENSE

(MCL 16-002)

THIS LICENSE HAS BEEN ISSUED PURSUANT TO CATHEDRAL CITY MUNICIPAL CODE CHAPTER 5.88. ISSUANCE HEREOF DOES NOT ENTITLE THE OWNER TO OPERATE OR MAINTAIN A BUSINESS IN VIOLATION OF ANY OTHER LAW OR ORDINANCE. THE LICENSE DOES NOT CONSTITUTE ENDORSEMENT OF ANY ORGANIZATION OR MERCHANDISE OR SERVICES OF ANY CHARACTER. THIS LICENSE IS NON-TRANSFERRABLE AND APPLICATION FOR RENEWAL MUST BE MADE AT LEAST 30 DAYS BEFORE EXPIRATION.

CATHEDRAL CITY COLLECTIVE

ADDRESS: 36385 Bankside Drive
LICENSE TYPE: Dispensary and Cultivation
DELIVERY: Yes

Community Development Director

8/17/16
Date

THIS PERMIT SHALL EXPIRE ON AUGUST 17, 2017

POST IN A CONSPICUOUS PLACE

City of Cathedral City
Public Hearing Notice
Notice of Availability for Public Review and Environmental Determination

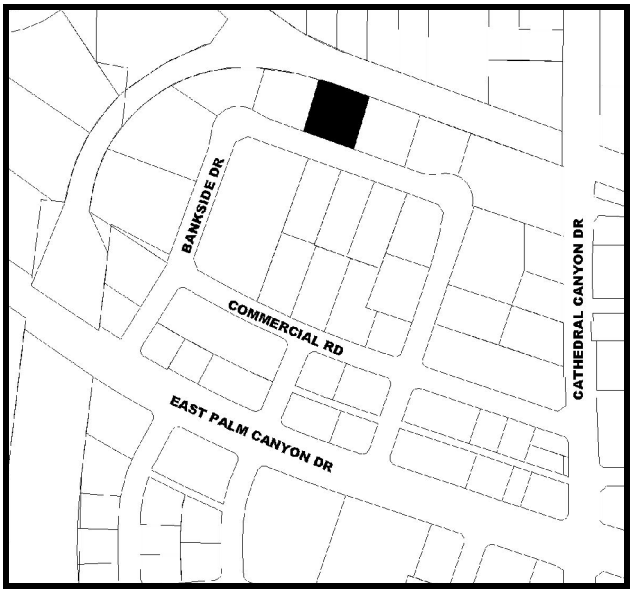
Notice is hereby given that the Cathedral City Planning Commission will hold a Public Hearing on the following:

CASE(S)
Conditional Use Permit 16-022

APPLICANT/REPRESENTATIVE
Cathedral City Collective
Vietnam Nguyen

PROPOSAL
Request to operate a medical cannabis business (dispensary and cultivation site) in an existing industrial building.

LOCATION
36385 Bankside Drive
Assessor's Parcel No. 687-311-010



ENVIRONMENTAL DETERMINATION
The Project is exempt from the California Environmental Quality Act (CEQA) per Section 15301, Class No. 1 (Existing Facilities).

All information regarding the proposed project is available for public review at the City of Cathedral City Civic Center, Planning Department, 68-700 Avenida Lalo Guerrero during regular business hours (Monday through Thursday, 7:00 AM - 6:00 PM)

DATE AND TIME OF HEARING
October 5, 2016 at 6:00 PM, or as soon thereafter as the matter may be heard.

PLACE OF HEARING
Cathedral City Civic Center
Council Chamber
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Any person may appear at the hearing and be heard in support of, or opposition to, or provide other testimony on the proposed project or environmental determination. In addition, persons may also submit written testimony on the proposed project or environmental determination, which must be received prior to the close of the public hearing by the Secretary of the Planning Commission, Robert Rodriguez. Please send all correspondence, written testimony or inquiries to Robert Rodriguez at:

68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

The Planning Commission, at the public hearing or during deliberations, may approve, deny, or propose changes to the project or the environmental determination.

If you challenge any of these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence.

For further information, contact the Project Planner at:

Robert Rodriguez, Planning Manager
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 770-0344

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations to ensure accessibility to this meeting. {28 CFR 35.104 ADA TITLE II}

Cathedral City

Agenda Report

File #: 2016-359 **Item No:** 4.B.

Planning Commission

MEETING DATE: 10/5/2016

CASE NO. Conditional Use Permit No. 16-008

APPLICANT: PS Patients Collective, Inc., Charles Kieley

LOCATION: 36555 Bankside Drive (APN: 687-311-027)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (cultivation site) within an existing industrial building in the CBP-2 (Commercial Business Park) Zoning District located at 36555 Bankside Drive.

STAFF PLANNER:
Pat Milos, Community Development Director

RECOMMENDATION:
APPROVE an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No. 15301, Class No. 1 (Existing Facilities).

APPROVE Conditional Use Permit No. 16-008 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

FINDINGS:
APPROVAL OF AN EXEMPTION TO CEQA based on the finding that the project qualifies as Categorically Exempt under Section No. 15301, Class No. 1 (Existing Facilities) of the State CEQA Guidelines.

APPROVAL OF CONDITIONAL USE PERMIT NO. 16-008, subject to the attached conditions of approval, and based on the following findings:

1. The applicant has been granted a local license (MCL 16-005a) in accordance with Chapter 5.88 of the Cathedral City Municipal Code (CCMC).

2. The medical cannabis business to be located at 36555 Bankside Drive in the CBP-2 Zoning District is authorized as a conditional use per the City of Cathedral City Zoning Ordinance, Chapter

9.36.

3. The medical cannabis business as well as all operations as conducted therein, fully complies with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act (ADA), and all relevant City and State Law.

4. The medical cannabis business fully complies with and meets all operating criteria required pursuant to State Laws, Chapter 5.88 of the CCMC, any other provisions of the CCMC, and any specific, additional operating procedures and measures as may be imposed as part the conditions of approval in this conditional use permit.

5. The medical cannabis business is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located.

6. The site for the medical cannabis business is adequate in size and shape to accommodate such use and any and all of the yards, setbacks and walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

7. The site for the medical cannabis business relates properly to streets and highways which are designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.

8. The applicant agrees to comply with any and all of the conditions imposed by the Planning Commission or be subject to a revocation hearing.

BACKGROUND:

As the Planning Commission is aware, the City Council recently enacted a number of ordinances allowing for the establishment of medical cannabis businesses (dispensaries, cultivation sites and manufacturing sites) within certain zoning districts of the City, subject to a Conditional Use Permit (CUP). The ordinances regulating medical cannabis businesses are codified at CCMC Chapters 5.88 and 9.108 (the “Ordinance”).

Under the ordinance, medical cannabis businesses are required to obtain both a medical cannabis license (local license) and CUP. For the local license, applicants are required to submit various documents such as the ownership structure of the medical cannabis business, a general description of the products and services to be provided and security and delivery plans. In addition, all owners, directors, officers and persons who are managing or otherwise responsible for the activities of a proposed medical cannabis business must submit to a background check. The City Manager, or his designee, shall decide whether to approve or deny a local license application.

The Local License application for a cultivation facility was submitted on April 1, 2016. The Conditional

Use Permit was submitted on April 6, 2016. The Local License application was reviewed by staff including the Police Department, the background check completed and the license was granted on August 17, 2016 (see Attachment 4).

There are no exterior changes proposed to the building. Therefore, no review from the Architectural Review Subcommittee is needed. The Planning Commission will take final action on this matter unless it is appealed to the City Council.

ANALYSIS:

The project site is located within the CBP-2 (Commercial Business Park) Zoning District. The surrounding uses are primarily office, commercial and light industrial uses including a few medical cannabis businesses. Pursuant to CCMC section 9.108.090, a cultivation site may only be located within the I-1 (Light Industrial), CBP-2 (Commercial Business Park), PCC (Planned Community Commercial) or the OS (Open Space) Zoning Districts.

Furthermore, no cultivation site shall be located: a) within six-hundred (600) feet of a school, day care center, or youth center; b) within three hundred (300) feet of a residential zone; or c) within two hundred and fifty (250) feet of East Palm Canyon Drive. Staff has confirmed that the subject location does not violate any of the applicable location restrictions set forth in the CCMC.

The project site is approximately 45,000 square feet. The existing single story, stand-alone building where the cultivation site will be established is approximately 13,608 square feet. The cultivation area will occupy approximately 10,911 square feet, which includes six grow rooms, and there will be approximately 2,697 square feet of office and ancillary space. The building is equipped with an existing fire sprinkler system.

There are no exterior changes or the addition of square footage proposed to the building. Therefore, there are no issues with setbacks, building height or number of parking spaces. Upon inspection of the site, there are a number of other concerns that the applicant has agreed to address and have been incorporated into the Conditions of Approval:

1. The existing parking area shall be repaved, parking stalls restriped and signed, and all existing broken or damaged sidewalk, curb, gutter and drive approaches replaced and/or repaired.

2. The existing ADA parking stalls shall be restriped and properly signed and an ADA compliant path of travel added.

3. The existing trash enclosure shall be retrofitted to City standard.

4. The landscaping shall be renovated to comply with current City design standards and requirements.

5. Illuminated buildings address numbers, a minimum of 12” in height, shall be placed on the building.

ENVIRONMENTAL ANALYSIS:

Categorical Exemption under Section No. 15301, Class No. 1 (Existing Facilities) of the State CEQA Guidelines, which allows tenant improvements in existing buildings to be exempt. Since there is no outside expansion, this qualifies for a Class No. 1 Exemption.

NOTE: The City of Cathedral City Planning Department is custodian of the documents or other material, which constitute the record of proceedings upon which this decision is based.

PUBLIC NOTIFICATION:

This project and the environmental determination were noticed in accordance with the City Municipal Code and CEQA (see Attachment 5).

ATTACHMENTS:

Attachment 1: Conditions of Approval

Attachment 2: Site Plan

Attachment 3: Floor Plan

Attachment 4: Local License

Attachment 5: Public Hearing Notice

Cathedral City	**CITY OF CATHEDRAL CITY** **PLANNING COMMISSION** **CONDITIONS OF APPROVAL** **CONDITIONAL USE PERMIT NO. 16-008** **PS PATIENTS COLLECTIVE, INC** **36555 BANKSIDE DRIVE** **(ASSESSOR'S PARCEL NUMBER 687-311-027)** **DATE APPROVED: OCTOBER 5, 2016**

SECTION 1 ADMINISTRATIVE CONDITIONS

1. 1 Approval of the medical cannabis (cultivation site) within an existing commercial building is preliminary only. All final working drawings for tenant improvements, if any, shall be submitted to and approved by the Planning and Building Departments prior to issuance of building permits. The development of the property shall conform substantially to the following conditions of approval.

1. 2 Any deviation from these plans or this approval shall be submitted to the City Planner for review and approval.

1. 3 This approval shall be valid for two years from date of approval, unless extended, pursuant to the Zoning Ordinance.

1. 4 No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

1. 5 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code taking effect prior to issuance of any building permits.

SECTION 2 FEES

2. 1 The Applicant shall pay all applicable City of Cathedral City fees, charges and other costs as prescribed by City Ordinance, including development impact fees. Be advised that the fees may change at the time they become due and payable, as permitted by applicable law.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d)(1), the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this approval and any such protest must be in a manner that complies with Section 66020(a), and failure to follow this procedure in a timely manner will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project. It further does not apply to any fees, dedication, reservations, or exactions for which the applicant has been given a notice similar to this, nor does it revive challenges to any fees for which the Statute of Limitations has previously expired.

SECTION 3 PLANNING

3. 1 The applicant shall complete the following items prior to the issuance of the Certificate of Occupancy:

a. Building address numbers, a minimum of 12" in height, shall be placed on the building, plainly visible from the public street, and be internally or externally illuminated.

b. The parking area shall be repaved, parking stalls striped and signed, and all broken or damaged sidewalk, curb, gutter, and drive approaches replaced and/or repaired as determined by the City Engineer.

c. A sidewalk shall be installed along the entire frontage of the property (along Bankside Drive) to the satisfaction of the City Engineer.

d. The existing trash enclosure shall be retrofitted to City standard.

e. Landscaping shall be renovated to comply with current City design standards and requirements.

f. All existing exterior lighting shall be shielded to prevent spillover to adjacent properties.

g. The existing building shall be connected to the public sewer system.

h. All existing windows, doors, and storefront opening shall be properly secured to the satisfaction of the Police Department.

i. The existing ADA parking stalls shall be restriped and properly signed and an ADA compliant path of travel added.

3. 2 Any and all window and door security devices such as metal bars, gates and shutters shall be installed within the interior of the building and screened from the public street to the satisfaction of the Planning Manager.

3. 3 At such time, the applicant removes and/or fills in any windows and doors, the finish materials shall be architecturally consistent with the elevations including details such as stone veneer, expansion joints, texture and colors. All construction proposals shall be submitted to the Planning Department for review and approval prior to starting any associated demolition and/or construction.

3. 4 Signage is not a part of this approval and shall require a separate Sign Permit.

3. 5 The applicant shall comply with all applicable provisions of the Cathedral City Municipal Code (CCMC) relating to medical cannabis businesses, including but

not limited to those provisions of Chapters 3.48, 5.88 and 9.108, as they may be amended from time to time.

3. 6 The applicant shall install or provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Medical Cannabis Business that is distinctive to its operation is not detected outside the Medical Cannabis Business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the Medical Cannabis Business. As such, Medical Cannabis Businesses must install and maintain the following equipment or any other equipment which the Local Licensing Authority determines has the same or better effectiveness:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or
2. An air system that creates negative air pressure between the Medical Cannabis Businesses' interior and exterior so that the odors generated inside the Medical Cannabis Business are not detectable outside the Medical Cannabis Business.

3. 7 The Applicant or its legal representative shall execute an agreement indemnifying and holding the City harmless from any and all claims, damages, legal or enforcement actions, including, but not limited to, any actions or claims associated with violation of federal law associated with the operation of the Medical Cannabis Business. This Agreement must be executed as a prerequisite and prior to the issuance of the Certificate of Occupancy.

3. 8 The Applicant or its legal representative shall maintain insurance in the amounts and of the types that are acceptable to the City pursuant to guidelines and policies set forth by the Local Licensing Authority. Evidence of such insurance must be satisfied as a prerequisite to and prior to the issuance of the Certificate of Occupancy.

3. 9 The Applicant or its legal representative shall name the City as an additionally insured and certificate holder on all City-required insurance policies. Evidence of such insurance must be satisfied as a prerequisite to and prior to the issuance of the Certificate of Occupancy.

3. 10 The Applicant or its legal representative shall agree to defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval of the Local License, Conditional Use Permit or the operation of the Medical Cannabis Business.

3. 11 The Applicant or its legal representative shall agree to reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge (or federal enforcement action) related to the City's approval of a Conditional Use Permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the operator of its obligation hereunder.

3. 12 The Medical Cannabis Business as well as all operations as conducted therein shall comply with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant City and State Law.

3. 13 The Medical Cannabis Business shall comply with and meet all operating criteria required pursuant to State Laws, Chapter 5.88 of the CCMC, any other provisions of the CCMC, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the Conditional Use Permit.

3. 14 Community Development Director or Police Department approval of all security features is required prior to the issuance of a Certificate of Occupancy and/or operation of the medical cannabis business.

3.13 Security cameras shall be installed in compliance with the floor plan submitted with the subject application. Such cameras shall be maintained in good condition, and used in an on-going manner with at least 120 hours of digitally recorded documentation in a format approved by the Community Development Director (the "Director"). The cameras shall be in use 24 hours per day, 7 days per week. The areas to be covered by the security cameras shall include, but are not limited to, the public areas, storage areas, all doors and windows, and any other areas as determined to be necessary by the Director and/or the Chief of Police to an extent sufficient to ensure the safety of persons and deter crime.

3.14 The Cannabis Facility shall be alarmed with an audible interior and exterior alarm system that is operated and monitored by a recognized security company licensed by the Department of Consumer Affairs, Bureau of Security & Investigative Services. Any change in the security company shall be subject to the approval of the Director.

3.15 The Cannabis Facility entrance(s) and all window areas shall be illuminated during evening hours. The applicant shall comply with the City's lighting standards regarding fixture type, wattage, illumination levels, shielding, etc., and secure the necessary approvals and permits as needed.

3.16 All windows on the building that houses the Cannabis Facility shall be appropriately secured and all marijuana securely stored.

3.17 The applicant shall maintain a current register of the names of all volunteers and employees currently working at or employed by the Cannabis Business.

3.18 Medical Cannabis shall be kept in a secured manner during business and non-business hours, in accordance with the required security plan.

3.19 The applicant shall have an electronic point of sale system that produces historical transactional data for review by the City Manager for auditing purposes. An "electronic point of sale system" shall mean an electronically operated register or computer system that produces an electronic or automatic paper record for all transactions associated with any product sold, rented or otherwise provided to

the facility's members or purchased or received from them.

3.20 The applicant must pay any applicable sales tax pursuant to federal, state, and local law.

3.21 On-site smoking, ingestion, or consumption of Marijuana or Alcohol shall be prohibited on the premises, including the actual building, as well as any accessory structures, common areas and parking areas. Each building entrance shall be clearly and legibly posted with a notice indicating that smoking, ingesting, or consuming marijuana on the premises or in the vicinity is prohibited and a violation of the Cathedral City Municipal Code.

3.22 Alcoholic beverages shall not be sold, provided, stored, distributed, or consumed on the premises. Neither the applicant nor its related Collective or Cooperative shall hold or maintain a license from the State Department of Alcohol Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.

3.23 No minors shall be permitted inside the cultivation portion of the medical cannabis business or any restricted access areas under any circumstances.

3.24 The building in which the medical cannabis facility is located as well as all operations as conducted therein, shall fully comply with all applicable rules, regulations, and laws including, but not limited to, zoning and building codes, Chapter 3.28 of the CCMC requiring application and issuance of a business license, the Revenue and Taxation Code, the Americans with Disabilities Act, and all applicable Federal, State and Local mandates.

3.25 The Applicant shall fully comply with and meet all operating criteria required pursuant to State Laws, the provisions of this Code, and any specific, additional operating procedures and measures as may be imposed as these conditions of approval, in order to ensure that the operation of the Cultivation Site is consistent with the protection of the health, safety, and welfare of the community.

3.26 The Applicant shall prepare, Implement and make available a written Hazardous Materials Management Plan to include a listing of all hazardous products, chemicals, fertilizers, herbicides, pesticides, lubricants, flammable liquids, bleaches, cleaning supplies, aerosols, etc. that will be stored, or in use on the site and the related Material Data Safety Sheets (MSDS). Ensure safe and proper storage of chemicals and products in accordance with all applicable local, state and federal laws. Insure that when handling hazardous materials use of appropriate personal protective equipment (PPE) is available and used properly. A copy of the Hazardous Materials Management Plan shall be subject to review and approval by the Director.

3.27 The Applicant shall provide the names and phone numbers for after hours and

weekend contact of responsible parties, who can respond to the facility in the event of a fire or hazardous materials incident and prepare a response plan to address spills and releases of hazardous materials.

3.28 The Applicant shall provide the employees with the name and location and phone number of the nearest medical facility to be used in an emergency.

3.29 The Applicant shall provide the employees with the name and emergency phone number for the nearest private Hazardous Material Response Company, to clean-up and dispose of spilled hazardous product or waste at the facility.

3.30 The Applicant shall post the emergency phone number 9-1-1, for the Cathedral City Fire Department, at the facility.

3.31 The Applicant shall update the Hazardous Material Management Plan annually and more frequently if changes in personnel, products or equipment significantly alter the threat to human health or the environment. All such changes are subject to review and approval by the Director.

3.32 The Applicant shall provide a plan and proof of coordination with the Regional Water and Waste Water treatment provider to determine appropriate pretreatment procedures, if any, required for industrial effluent from the facility.

3.33 The Applicant shall develop and implement an Occupational Health and Safety Administration (OSHA) Hazard Communication Program training program including proper site placarding, record keeping, and emergency notification and reporting procedures.

3.34 The Applicant shall fully comply with the Environmental Plan and Emergency Response Plan submitted with their application, and shall update such plans annually and more frequently if determined to be appropriate by the Director. All such changes are subject to review and approval by the Director.

3.35 Project shall comply with the most recently adopted version of the California Building Standards Code (Title 24, California Code of Regulations) in effect in Cathedral City and other adopted City Ordinances which include the following:

a. CA Building Code
b. CA Plumbing Code
c. CA Mechanical Code
d. CA Electrical Code
e. CA Fire Code
f. CA Green Building Standards Code
g. CA Energy Code
h. Chapter 8.34 of the Municipal Code: Building Security

3.36 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City

Municipal Code.

SECTION 4 FIRE PROTECTION

4. 1 A “Knox”-keyed device, as approved by the Fire Chief, shall be installed on all access gates for emergency access.

4. 2 A “Knox”-keyed box, as approved by the Fire Chief, shall be installed for all emergency building access.

4. 3 Fire Department approval is required prior to the issuance of a Certificate of Occupancy and/or operation of the medical cannabis business.

4. 4 Enhanced building security shall not interfere with exiting of occupants (i.e. customers, employees and vendors), in the event of an emergency.

4. 5 Fire Lanes shall be maintained at all times for emergency access to the building.

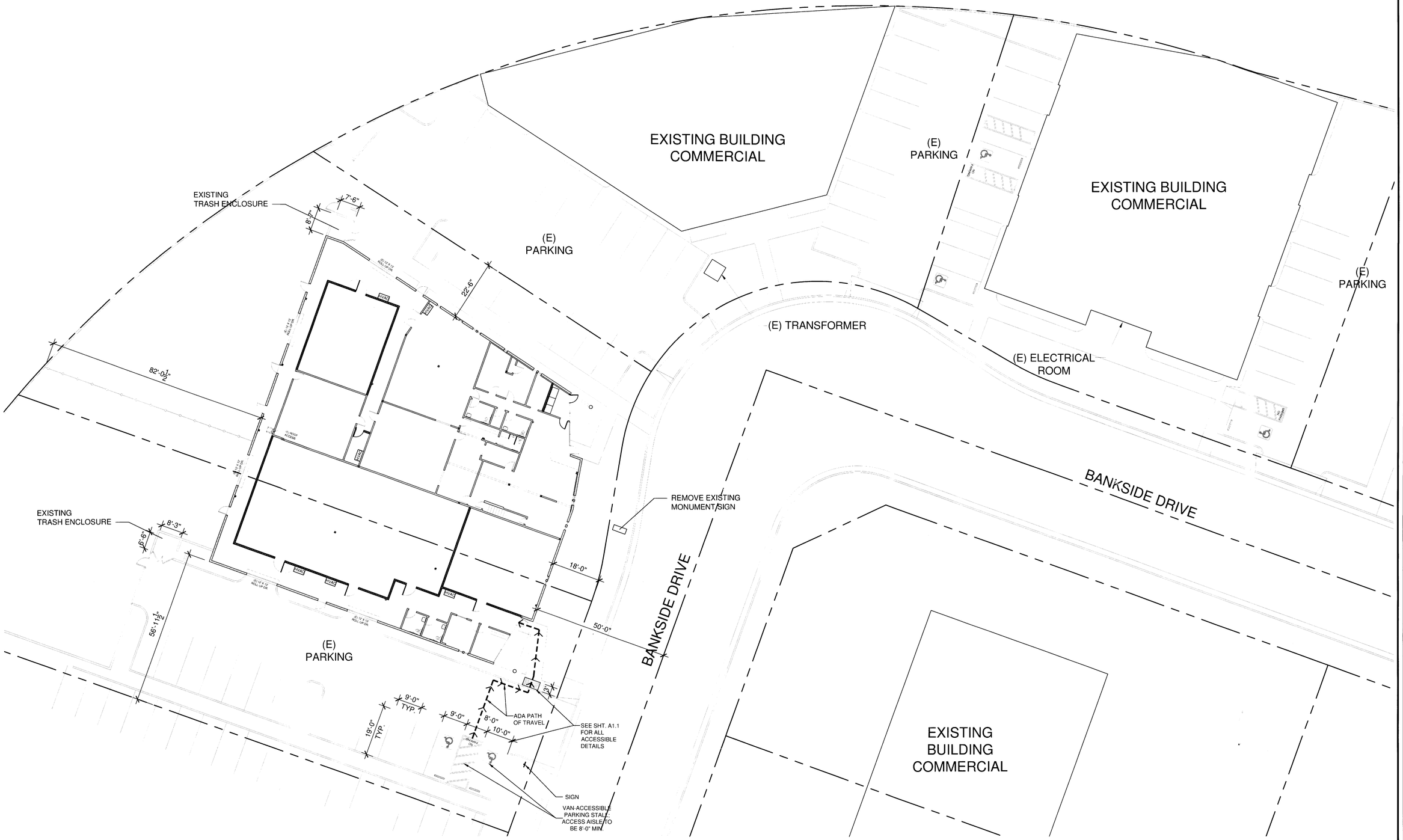
4. 6 The Automatic Fire Sprinkler System shall be certified as operable by a fire sprinkler servicing company prior to occupancy.

Approved for Planning Entitlements by the Cathedral City Planning Commission on October 5, 2016.

Attest: Applicant:

_____ _____

Pat Milos
Community Development Director



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

NO.	REVISIONS	DATE

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ARCHITECTURE ▼ PLANNING ▼ INTERIOR DESIGN
73-950 HIGHWAY 111, SUITE 6B, PALM DESERT, CA 92260, TEL 760/779-1900

LICENSED ARCHITECT
CRAIG REED PEARSON
NO. C-11782
REN. 12.31.17
STATE OF CALIFORNIA
VALID ONLY IF SIGNED IN RED

EXISTING SITE PLAN

TENANT IMPROVEMENT FOR:

BANKSIDE CULTIVATION FACILITIES

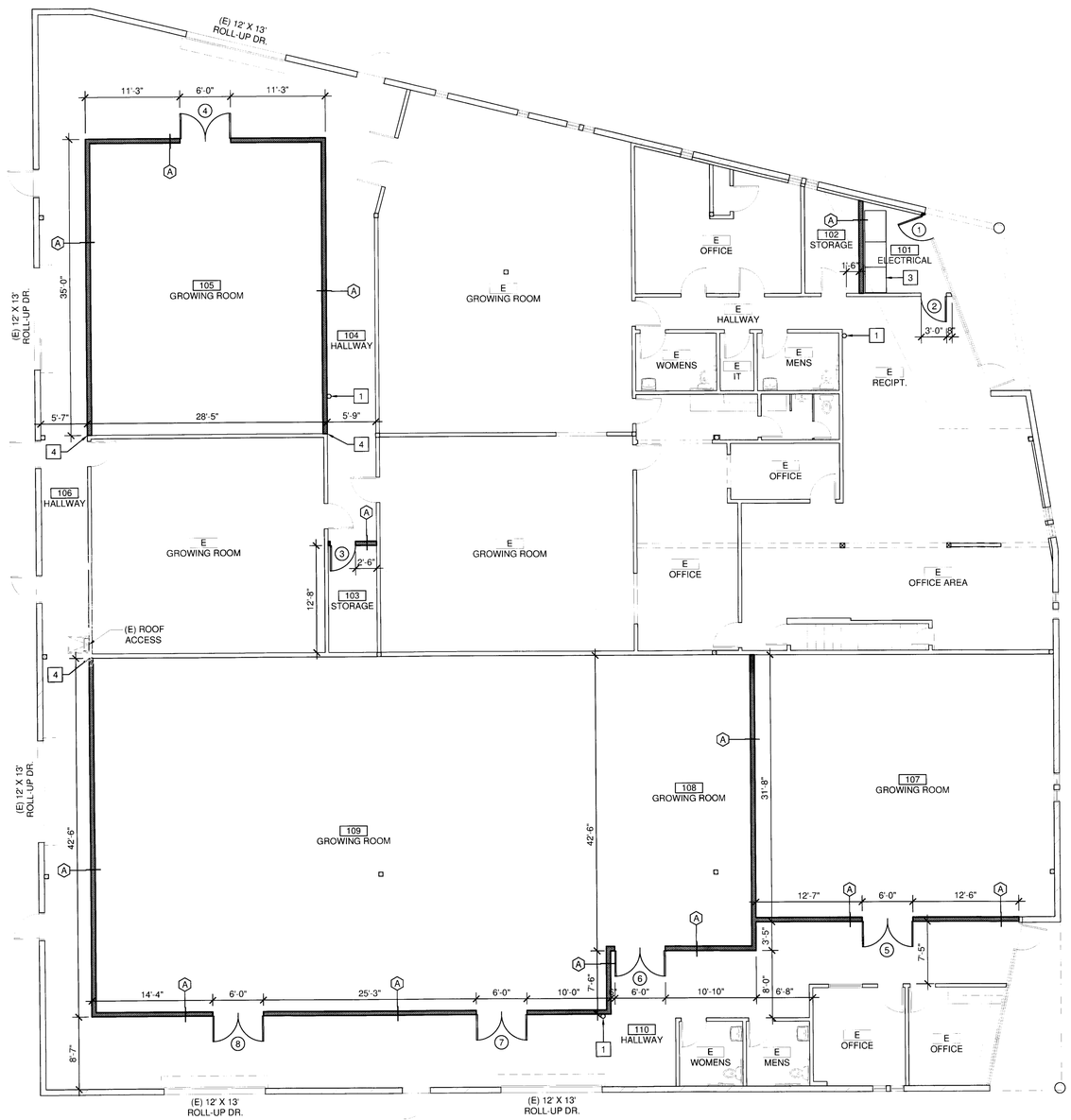
36-555 BANKSIDE DRIVE
CATHEDRAL CITY, CA 92234

Plot Date:	09/13/16
Scale:	AS NOTED
Drawn:	G. RIOS
Job:	

Sheet:

A1.0

BUILDING DEPARTMENT RE-SUBMITTAL - 09/13/16



FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND SITE CONDITIONS NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
2. COORDINATE DETAILS AND DIMENSIONS WITH RELATED WORK ON ALL DRAWINGS.
3. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

(X) - WALL TYPE PER SHT. A0.1

(X) - DOOR - REFER TO DOOR SCHEDULE ON SHT. A8.0

WALL LEGEND

EXISTING WALL

NEW WALL - WALL TYPE PER SHEET A-0.1

CONSTRUCTION KEY NOTES

1. WALL MOUNTED FIRE EXTINGUISHER
2. NOT USED
3. ELECTRICAL SWITCHGEAR - REFER TO ELECTRICAL PLANS
4. ALIGN NEW WALL TO EXISTING WALL

NO.	REVISIONS	DATE

RESTRIANTS OF SERVICE. THE DRAWINGS AS AN INSTRUMENT OF SERVICE AND PROPERTY OF PEARSON ARCHITECTS, INC. THEY ARE NOT TO BE REPRODUCED OR CIRCULATED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF PEARSON ARCHITECTS, INC.

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ARCHITECTURE ▼ PLANNING ▼ INTERIOR DESIGN
72-250 HIGHWAY 111, SUITE #6, PALM DESERT, CA 92260 TEL 760/779-1507

LICENSED ARCHITECT GRAIG REED PEARSON NO. C-11782 REN. 12.31.17 STATE OF CALIFORNIA

VALID ONLY IF SIGNED IN RED

FLOOR PLAN

TENANT IMPROVEMENT FOR:

BANKSIDE CULTIVATION FACILITIES

36-555 BANKSIDE DRIVE
CATHEDRAL CITY, CA 92234

Plot Date:	04/05/16
Scale:	AS NOTED
Drawn:	GUSRAYA
Job:	
Sheet:	A2.0

PLANNING DEPARTMENT SUBMITTAL - 04/05/16

FILE NAME: X:\Projects\Bankside Cultivation Facility\25-555\A2.0 FLOOR PLAN.dwg DATE / TIME: Apr 05, 2016 - 1:32pm USER: cpeterson

Cathedral City

MEDICAL CANNABIS BUSINESS LOCAL LICENSE

(MCL 16-005a)

THIS LICENSE HAS BEEN ISSUED PURSUANT TO CATHEDRAL CITY MUNICIPAL CODE CHAPTER 5.88. ISSUANCE HEREOF DOES NOT ENTITLE THE OWNER TO OPERATE OR MAINTAIN A BUSINESS IN VIOLATION OF ANY OTHER LAW OR ORDINANCE. THE LICENSE DOES NOT CONSTITUTE ENDORSEMENT OF ANY ORGANIZATION OR MERCHANDISE OR SERVICES OF ANY CHARACTER. THIS LICENSE IS NON-TRANSFERRABLE AND APPLICATION FOR RENEWAL MUST BE MADE AT LEAST 30 DAYS BEFORE EXPIRATION.

PS PATIENTS COLLECTIVE, INC

ADDRESS: 36555 Bankside Drive
LICENSE TYPE: Cultivation
DELIVERY: No

Community Development Director

8/17/16
Date

THIS PERMIT SHALL EXPIRE ON AUGUST 17, 2017

POST IN A CONSPICUOUS PLACE

City of Cathedral City
Public Hearing Notice
Notice of Availability for Public Review and Environmental Determination

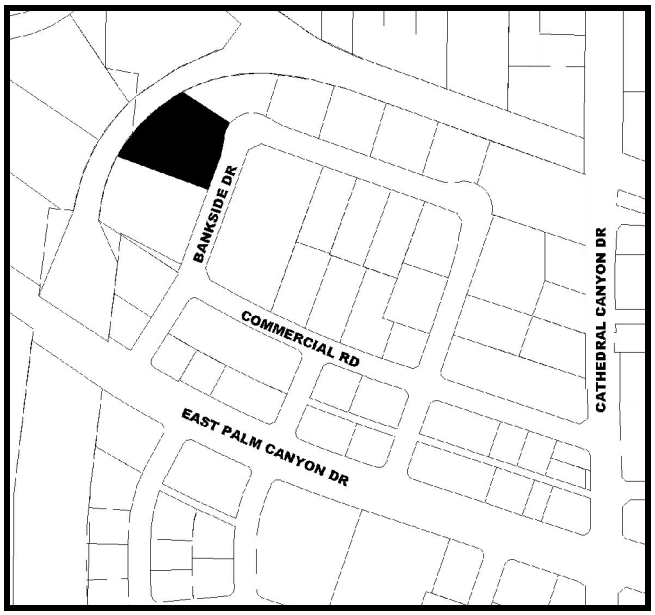
Notice is hereby given that the Cathedral City Planning Commission will hold a Public Hearing on the following:

CASE(S)
Conditional Use Permit No. 16-008

APPLICANT/REPRESENTATIVE
PS Patients Collective, Inc.
Charles Kieley

PROPOSAL
Request to operate a medical cannabis business (cultivation site) in an existing industrial building.

LOCATION
36555 Bankside Drive
Assessor's Parcel No. 687-311-027



ENVIRONMENTAL DETERMINATION
The Project is exempt from the California Environmental Quality Act (CEQA) per Section 15301, Class No.1 (Existing Facilities).

All information regarding the proposed project is available for public review at the City of Cathedral City Civic Center, Planning Department, 68-700 Avenida Lalo Guerrero during regular business hours (Monday through Thursday, 7:00 AM - 6:00 PM)

DATE AND TIME OF HEARING
October 5, 2016 at 6:00 PM, or as soon thereafter as the matter may be heard.

PLACE OF HEARING
Cathedral City Civic Center
Council Chamber
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Any person may appear at the hearing and be heard in support of, or opposition to, or provide other testimony on the proposed project or environmental determination. In addition, persons may also submit written testimony on the proposed project or environmental determination, which must be received prior to the close of the public hearing by the Secretary of the Planning Commission, Robert Rodriguez. Please send all correspondence, written testimony or inquiries to Robert Rodriguez at:

68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

The Planning Commission, at the public hearing or during deliberations, may approve, deny, or propose changes to the project or the environmental determination.

If you challenge any of these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence.

For further information, contact the Project Planner at:

Robert Rodriguez, Planning Manager
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 770-0344

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations to ensure accessibility to this meeting. {28 CFR 35.104 ADA TITLE II}

Cathedral City

Agenda Report

File #: 2016-367 **Item No:** 4.C.

Planning Commission

MEETING DATE: 10/5/2016

CASE NO. Conditional Use Permit No. 16-009

APPLICANT: PS Patients Collective, Inc., Charles Kieley

LOCATION: 36405 Bankside Drive (APN: 687-311-009)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (cultivation site) within an existing industrial building in the CBP-2 (Commercial Business Park) Zoning District located at 36405 Bankside Drive.

STAFF PLANNER:
Pat Milos, Community Development Director

RECOMMENDATION:
APPROVE an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No. 15301, Class No. 1 (Existing Facilities).

APPROVE Conditional Use Permit No. 16-009 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

FINDINGS:
APPROVAL OF AN EXEMPTION TO CEQA based on the finding that the project qualifies as Categorically Exempt under Section No. 15301, Class No. 1 (Existing Facilities) of the State CEQA Guidelines.

APPROVAL OF CONDITIONAL USE PERMIT NO. 16-009, subject to the attached conditions of approval, and based on the following findings:

1. The applicant has been granted a local license (MCL 16-005b) in accordance with Chapter 5.88 of the Cathedral City Municipal Code (CCMC).

2. The medical cannabis business to be located at 36405 Bankside Drive in the CBP-2 Zoning District is authorized as a conditional use per the City of Cathedral City Zoning Ordinance, Chapter 9.36.

3. The medical cannabis business as well as all operations as conducted therein, fully complies with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act (ADA), and all relevant City and State Law.

4. The medical cannabis business fully complies with and meets all operating criteria required pursuant to State Laws, Chapter 5.88 of the CCMC, any other provisions of the CCMC, and any specific, additional operating procedures and measures as may be imposed as part the conditions of approval in this conditional use permit.

5. The medical cannabis business is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located.

6. The site for the medical cannabis business is adequate in size and shape to accommodate such use and any and all of the yards, setbacks and walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

7. The site for the medical cannabis business relates properly to streets and highways which are designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.

8. The applicant agrees to comply with any and all of the conditions imposed by the Planning Commission or be subject to a revocation hearing.

BACKGROUND:

As the Planning Commission is aware, the City Council recently enacted a number of ordinances allowing for the establishment of medical cannabis businesses (dispensaries, cultivation sites and manufacturing sites) within certain zoning districts of the City, subject to a Conditional Use Permit (CUP). The ordinances regulating medical cannabis businesses are codified at CCMC Chapters 5.88 and 9.108 (the “Ordinance”).

Under the ordinance, medical cannabis businesses are required to obtain both a medical cannabis license (local license) and CUP. For the local license, applicants are required to submit various documents such as the ownership structure of the medical cannabis business, a general description of the products and services to be provided and security and delivery plans. In addition, all owners, directors, officers and persons who are managing or otherwise responsible for the activities of a proposed medical cannabis business must submit to a background check. The City Manager, or his designee, shall decide whether to approve or deny a local license application.

The Local License application for a cultivation facility was submitted on April 1, 2016. The Conditional Use Permit was submitted on April 6, 2016. The Local License application was reviewed by staff

including the Police Department, the background check completed and the license was granted on August 17, 2016 (see Attachment 4).

There are no exterior changes proposed to the building. Therefore, no review from the Architectural Review Subcommittee is needed. The Planning Commission will take final action on this matter unless it is appealed to the City Council.

ANALYSIS:

The project site is located within the CBP-2 (Commercial Business Park) Zoning District. The surrounding uses are primarily office, commercial and light industrial uses including a few medical cannabis businesses. Pursuant to CCMC section 9.108.090, a cultivation site may only be located within the I-1 (Light Industrial), the CBP-2 (Commercial Business Park), PCC (Planned Community Commercial) or the OS (Open Space) Zoning Districts.

Furthermore, no cultivation site shall be located: a) within six-hundred (600) feet of a school, day care center, or youth center; or b) within three hundred (300) feet of a residential zone; or c) within two hundred and fifty (250) feet of East Palm Canyon Drive. Staff has confirmed that the subject location does not violate any of the applicable location restrictions set forth in the CCMC.

The project site is approximately 20,000 square feet. The existing single story, stand-alone building where the cultivation site will be established is approximately 10,583 square feet. The cultivation area will occupy approximately 7,303 square feet, which includes seven grow rooms, and there will be approximately 3,280 square feet consisting of a break room and ancillary space.

There are no exterior changes or the addition of square footage proposed to the building. Therefore, there are no issues with setbacks, building height or number of parking spaces. Upon inspection of the site, there are a number of other concerns that the applicant has agreed to address and have been incorporated into the Conditions of Approval:

1. The existing parking area shall be be repaved, parking stalls restriped and signed, and all existing broken or damaged sidewalk, curb, gutter and drive approaches replaced and/or repaired.

2. The existing ADA parking stalls shall be restriped and properly signed and an ADA compliant path of travel added.

3. The existing trash enclosure shall be retrofitted to City standard.

4. The landscaping shall be renovated to comply with current City design standards and requirements.

5. Illuminated building address numbers, a minimum of 12” in height, shall be placed on the building.

ENVIRONMENTAL ANALYSIS:

Categorical Exemption under Section No. 15301, Class No. 1 (Existing Facilities) of the State CEQA Guidelines, which allows tenant improvements in existing buildings to be exempt. Since there is no outside expansion, this qualifies for a Class No. 1 Exemption.

NOTE: The City of Cathedral City Planning Department is custodian of the documents or other material, which constitute the record of proceedings upon which this decision is based.

PUBLIC NOTIFICATION:

This project and the environmental determination were noticed in accordance with the City Municipal Code and CEQA (see Attachment 5)

ATTACHMENTS:

Attachment 1: Conditions of Approval

Attachment 2: Site Plan

Attachment 3: Floor Plan

Attachment 4: Local License

Attachment 5: Public Hearing Notice

Cathedral City	**CITY OF CATHEDRAL CITY** **PLANNING COMMISSION** **CONDITIONS OF APPROVAL** **CONDITIONAL USE PERMIT NO. 16-009** **PS PATIENTS COLLECTIVE, INC** **36405 BANKSIDE DRIVE** **(ASSESSOR'S PARCEL NUMBER 687-311-009)** **DATE APPROVED: OCTOBER 5, 2016**

SECTION 1 ADMINISTRATIVE CONDITIONS

1. 1 Approval of the medical cannabis (cultivation site) within an existing commercial building is preliminary only. All final working drawings for tenant improvements, if any, shall be submitted to and approved by the Planning and Building Departments prior to issuance of building permits. The development of the property shall conform substantially to the following conditions of approval.

1. 2 Any deviation from these plans or this approval shall be submitted to the City Planner for review and approval.

1. 3 This approval shall be valid for two years from date of approval, unless extended, pursuant to the Zoning Ordinance.

1. 4 No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

1. 5 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code taking effect prior to issuance of any building permits.

SECTION 2 FEES

2. 1 The Applicant shall pay all applicable City of Cathedral City fees, charges and other costs as prescribed by City Ordinance, including development impact fees. Be advised that the fees may change at the time they become due and payable, as permitted by applicable law.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d)(1), the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this approval and any such protest must be in a manner that complies with Section 66020(a), and failure to follow this procedure in a timely manner will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project. It further does not apply to any fees, dedication, reservations, or exactions for which the applicant has been given a notice similar to this, nor does it revive challenges to any fees for which the Statute of Limitations has previously expired.

SECTION 3 PLANNING

3. 1 The applicant shall complete the following items prior to the issuance of the Certificate of Occupancy:

a. Building address numbers, a minimum of 12" in height, shall be placed on the building, plainly visible from the public street, and be internally or externally illuminated.

b. The parking area shall be repaved, parking stalls striped and signed, and all broken or damaged sidewalk, curb, gutter, and drive approaches replaced and/or repaired as determined by the City Engineer.

c. A sidewalk shall be installed along the entire frontage of the property (along Bankside Drive) to the satisfaction of the City Engineer.

d. The existing trash enclosure shall be retrofitted to City standard.

e. Landscaping shall be renovated to comply with current City design standards and requirements.

f. All existing exterior lighting shall be shielded to prevent spillover to adjacent properties.

g. The existing building will be connected to public sewer.

h. All existing windows, doors, and storefront opening shall be properly secured to the satisfaction of the Police Department.

i. The existing ADA parking stalls shall be restriped and properly signed and an ADA compliant path of travel added.

3. 2 Any and all window and door security devices such as metal bars, gates and shutters shall be installed within the interior of the building and screened from the public street to the satisfaction of the Planning Manager.

3. 3 At such time as the applicant removes and/or fills in any windows and/or doors, the finish materials shall be architecturally consistent with the elevations including details such as stone veneer, expansion joints, texture and colors. All construction proposals shall be submitted to the Planning Department for review and approval prior to starting any associated demolition and/or construction.

3. 4 Signage is not a part of this approval and shall require a separate Sign Permit.

3. 5 The applicant shall comply with all applicable provisions of the Cathedral City Municipal Code (CCMC) relating to medical cannabis businesses, including but

not limited to those provisions of Chapters 3.48, 5.88 and 9.108, as they may be amended from time to time.

3. 6 The applicant shall install or provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Medical Cannabis Business that is distinctive to its operation is not detected outside the Medical Cannabis Business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the Medical Cannabis Business. As such, Medical Cannabis Businesses must install and maintain the following equipment or any other equipment which the Local Licensing Authority determines has the same or better effectiveness:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or
2. An air system that creates negative air pressure between the Medical Cannabis Businesses' interior and exterior so that the odors generated inside the Medical Cannabis Business are not detectable outside the Medical Cannabis Business.

3. 7 The Applicant or its legal representative shall execute an agreement indemnifying and holding the City harmless from any and all claims, damages, legal or enforcement actions, including, but not limited to, any actions or claims associated with violation of federal law associated with the operation of the Medical Cannabis Business. This Agreement must be executed as a prerequisite and prior to the issuance of the Certificate of Occupancy.

3. 8 The Applicant or its legal representative shall maintain insurance in the amounts and of the types that are acceptable to the City pursuant to guidelines and policies set forth by the Local Licensing Authority. Evidence of such insurance must be satisfied as a prerequisite to and prior to the issuance of the Certificate of Occupancy.

3. 9 The Applicant or its legal representative shall name the City as an additionally insured and certificate holder on all City-required insurance policies. Evidence of such insurance must be satisfied as a prerequisite to and prior to the issuance of the Certificate of Occupancy.

3. 10 The Applicant or its legal representative shall agree to defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval of the Local License, Conditional Use Permit or the operation of the Medical Cannabis Business.

3. 11 The Applicant or its legal representative shall agree to reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge (or federal enforcement action) related to the City's approval of a Conditional Use Permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the operator of its obligation hereunder.

3. 12 The Medical Cannabis Business as well as all operations as conducted therein shall comply with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant City and State Law.

3. 13 The Medical Cannabis Business shall comply with and meet all operating criteria required pursuant to State Laws, Chapter 5.88 of the CCMC, any other provisions of the CCMC, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the Conditional Use Permit.

3. 14 Community Development Director or Police Department approval of all security features is required prior to the issuance of a Certificate of Occupancy and/or operation of the medical cannabis business.

3.13 Security cameras shall be installed in compliance with the floor plan submitted with the subject application. Such cameras shall be maintained in good condition, and used in an on-going manner with at least 120 hours of digitally recorded documentation in a format approved by the Community Development Director (the "Director"). The cameras shall be in use 24 hours per day, 7 days per week. The areas to be covered by the security cameras shall include, but are not limited to, the public areas, storage areas, all doors and windows, and any other areas as determined to be necessary by the Director and/or the Chief of Police to an extent sufficient to ensure the safety of persons and deter crime.

3.14 The Cannabis Facility shall be alarmed with an audible interior and exterior alarm system that is operated and monitored by a recognized security company licensed by the Department of Consumer Affairs, Bureau of Security & Investigative Services. Any change in the security company shall be subject to the approval of the Director.

3.15 The Cannabis Facility entrance(s) and all window areas shall be illuminated during evening hours. The applicant shall comply with the City's lighting standards regarding fixture type, wattage, illumination levels, shielding, etc., and secure the necessary approvals and permits as needed.

3.16 All windows on the building that houses the Cannabis Facility shall be appropriately secured and all marijuana securely stored.

3.17 The applicant shall maintain a current register of the names of all volunteers and employees currently working at or employed by the Cannabis Business.

3.18 Medical Cannabis shall be kept in a secured manner during business and non-business hours, in accordance with the required security plan.

3.19 The applicant shall have an electronic point of sale system that produces historical transactional data for review by the City Manager for auditing purposes. An "electronic point of sale system" shall mean an electronically operated register or computer system that produces an electronic or automatic paper record for all transactions associated with any product sold, rented or otherwise provided to

the facility's members or purchased or received from them.

3.20 The applicant must pay any applicable sales tax pursuant to federal, state, and local law.

3.21 On-site smoking, ingestion, or consumption of Marijuana or Alcohol shall be prohibited on the premises, including the actual building, as well as any accessory structures, common areas and parking areas. Each building entrance shall be clearly and legibly posted with a notice indicating that smoking, ingesting, or consuming marijuana on the premises or in the vicinity is prohibited and a violation of the Cathedral City Municipal Code.

3.22 Alcoholic beverages shall not be sold, provided, stored, distributed, or consumed on the premises. Neither the applicant nor its related Collective or Cooperative shall hold or maintain a license from the State Department of Alcohol Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.

3.23 No minors shall be permitted inside any restricted access areas, including the cultivation portion of the medical cannabis business, under any circumstances.

3.24 The building in which the medical cannabis facility is located as well as all operations as conducted therein, shall fully comply with all applicable rules, regulations, and laws including, but not limited to, zoning and building codes, Chapter 3.28 of the CCMC requiring application and issuance of a business license, the Revenue and Taxation Code, the Americans with Disabilities Act, and all applicable Federal, State and Local mandates.

3.25 The Applicant shall fully comply with and meet all operating criteria required pursuant to State Laws, the provisions of this Code, and any specific, additional operating procedures and measures as may be imposed as these conditions of approval, in order to ensure that the operation of the Cultivation Site is consistent with the protection of the health, safety, and welfare of the community.

3.26 The Applicant shall prepare, Implement and make available a written Hazardous Materials Management Plan to include a listing of all hazardous products, chemicals, fertilizers, herbicides, pesticides, lubricants, flammable liquids, bleaches, cleaning supplies, aerosols, etc. that will be stored, or in use on the site and the related Material Data Safety Sheets (MSDS). Ensure safe and proper storage of chemicals and products in accordance with all applicable local, state and federal laws. Insure that when handling hazardous materials use of appropriate personal protective equipment (PPE) is available and used properly. A copy of the Hazardous Materials Management Plan shall be subject to review and approval by the Director.

3.27 The Applicant shall provide the names and phone numbers for after hours and weekend contact of responsible parties, who can respond to the facility in the

event of a fire or hazardous materials incident and prepare a response plan to address spills and releases of hazardous materials.

3.28 The Applicant shall provide the employees with the name and location and phone number of the nearest medical facility to be used in an emergency.

3.29 The Applicant shall provide the employees with the name and emergency phone number for the nearest private Hazardous Material Response Company, to clean-up and dispose of spilled hazardous product or waste at the facility.

3.30 The Applicant shall post the emergency phone number 9-1-1, for the Cathedral City Fire Department, at the facility.

3.31 The Applicant shall update the Hazardous Material Management Plan annually and more frequently if changes in personnel, products or equipment significantly alter the threat to human health or the environment. All such changes are subject to review and approval by the Director.

3.32 The Applicant shall provide a plan and proof of coordination with the Regional Water and Waste Water treatment provider to determine appropriate pretreatment procedures, if any, required for industrial effluent from the facility.

3.33 The Applicant shall develop and implement an Occupational Health and Safety Administration (OSHA) Hazard Communication Program training program including proper site placarding, record keeping, and emergency notification and reporting procedures.

3.34 The Applicant shall fully comply with the Environmental Plan and Emergency Response Plan submitted with their application, and shall update such plans annually and more frequently if determined to be appropriate by the Director. All such changes are subject to review and approval by the Director.

3.35 Project shall comply with the most recently adopted version of the California Building Standards Code (Title 24, California Code of Regulations) in effect in Cathedral City and other adopted City Ordinances which include the following:

a. CA Building Code
b. CA Plumbing Code
c. CA Mechanical Code
d. CA Electrical Code
e. CA Fire Code
f. CA Green Building Standards Code
g. CA Energy Code
h. Chapter 8.34 of the Municipal Code: Building Security

3.36 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code.

SECTION 4 FIRE PROTECTION

4. 1 A “Knox”-keyed device, as approved by the Fire Chief, shall be installed on all access gates for emergency access.

4. 2 A “Knox”-keyed box, as approved by the Fire Chief, shall be installed for all emergency building access.

4. 3 Fire Department approval is required prior to the issuance of a Certificate of Occupancy and/or operation of the medical cannabis business.

4. 4 Enhanced building security shall not interfere with exiting of occupants (i.e. customers, employees and vendors), in the event of an emergency.

4. 5 Fire Lanes shall be maintained at all times for emergency access to the building.

4. 6 The Automatic Fire Sprinkler System shall be certified as operable by a fire sprinkler servicing company prior to occupancy.

Approved for Planning Entitlements by the Cathedral City Planning Commission on October 5, 2016.

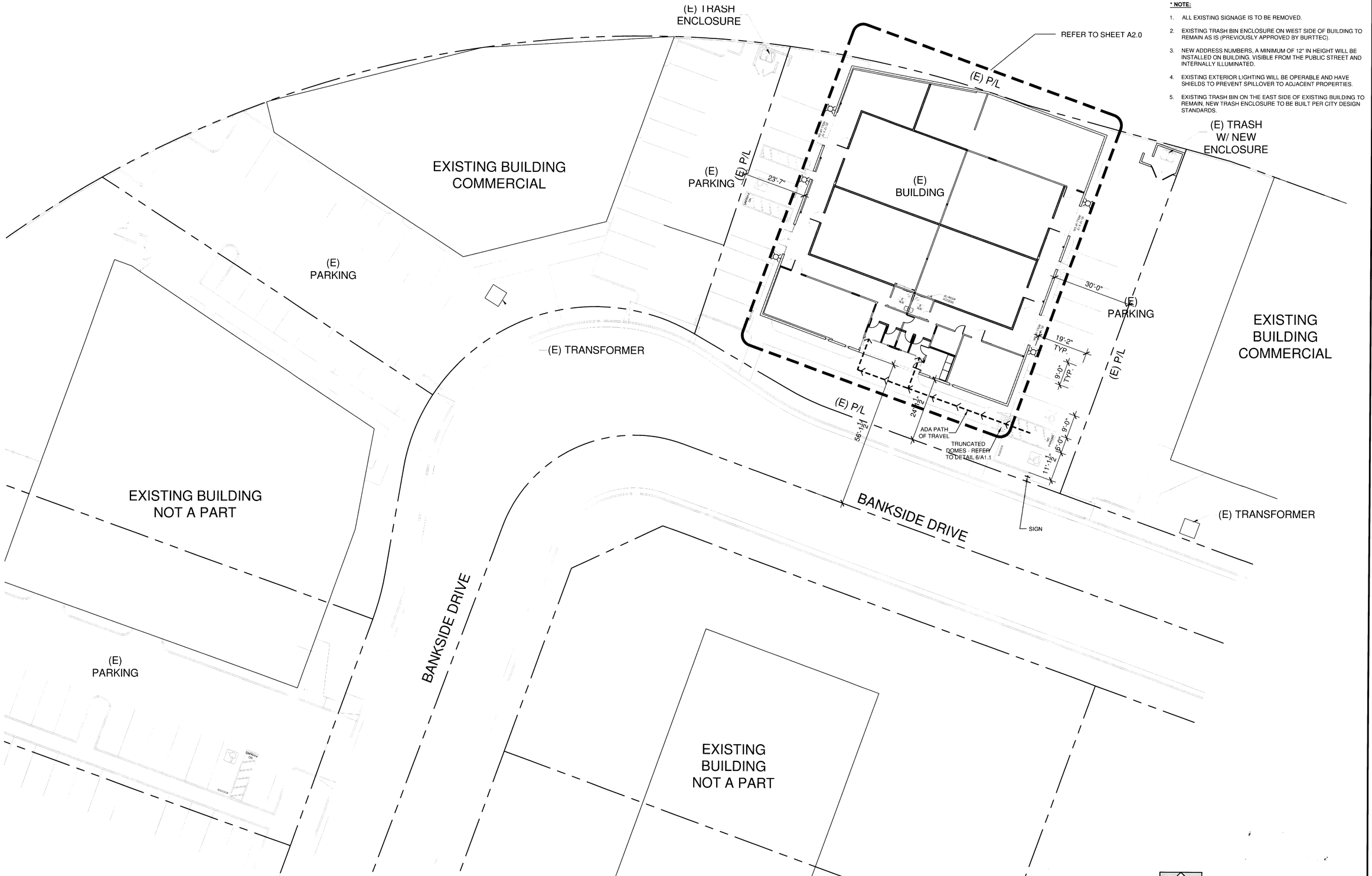
Attest: Applicant:

_____ _____

Pat Milos
Community Development Director

*** NOTE:**

1. ALL EXISTING SIGNAGE IS TO BE REMOVED.
2. EXISTING TRASH BIN ENCLOSURE ON WEST SIDE OF BUILDING TO REMAIN AS IS (PREVIOUSLY APPROVED BY BURTTEC).
3. NEW ADDRESS NUMBERS, A MINIMUM OF 12" IN HEIGHT WILL BE INSTALLED ON BUILDING. VISIBLE FROM THE PUBLIC STREET AND INTERNALLY ILLUMINATED.
4. EXISTING EXTERIOR LIGHTING WILL BE OPERABLE AND HAVE SHIELDS TO PREVENT SPILLOVER TO ADJACENT PROPERTIES.
5. EXISTING TRASH BIN ON THE EAST SIDE OF EXISTING BUILDING TO REMAIN, NEW TRASH ENCLOSURE TO BE BUILT PER CITY DESIGN STANDARDS.



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

NO.	REVISIONS	DATE

INSTRUMENTS OF SERVICE: THE ARCHITECT'S REPORTS, PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF PEBALDESIGN ARCHITECTS, INC. THEY ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF PEBALDESIGN ARCHITECTS, INC.

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ARCHITECTURE ♥ PLANNING ♥ INTERIOR DESIGN
74-290 HIGHWAY 111, SUITE 8 - PALM DESERT, CA 92260 - TEL: 760/779-9900

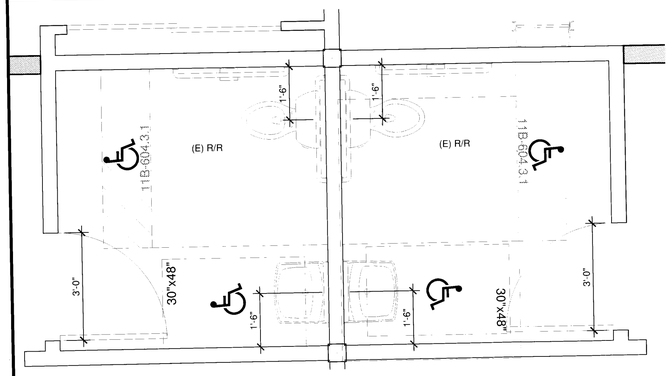
LICENSED ARCHITECT
CRAIG REED PEBALDESIGN
NO. C-11782
REN. 12.31.17
STATE OF CALIFORNIA
VALID ONLY IF SIGNED IN RED

EXISTING SITE PLAN

TENANT IMPROVEMENT FOR:
BANKSIDE CULTIVATION FACILITIES
36-405 BANKSIDE DRIVE
CATHEDRAL CITY, CA 92234

Plot Date:	09/21/16
Scale:	AS NOTED
Drawn:	GUSRAYA
Job:	
Sheet:	A1.0

BUILDING DEPARTMENT RE-SUBMITTAL - 09/21/16

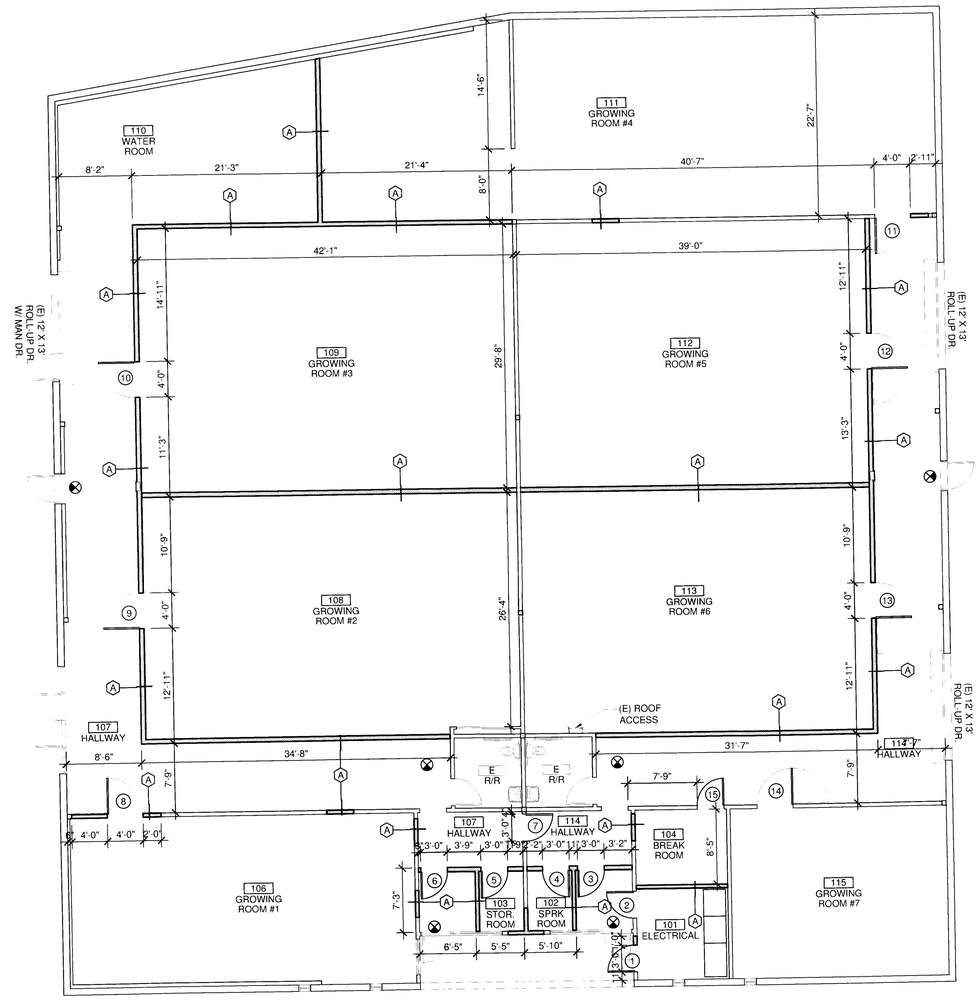


(E) RESTROOMS

SCALE: 1/2" = 1'-0"

NOTE:
ALUMINUM WIRES SMALLER THAN 1"Ø PROHIBITED.

NOTE:
NONE OF THE (E) WALLS WHICH ARE BEING DEMOLISHED ARE BEARING WALLS AND/OR NON-LATERAL SEISMIC FORCE RESISTING.



FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND SITE CONDITIONS NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
2. COORDINATE DETAILS AND DIMENSIONS WITH RELATED WORK ON ALL DRAWINGS.
3. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

(X) - WALL TYPE PER SHT. A0.1

(X) - DOOR - REFER TO DOOR SCHEDULE ON SHT. A8.0

LEGEND

EXISTING WALL

NEW WALL - WALL TYPE PER SHEET A-0.1

NEW EXIT SIGNAGE - REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS

CONSTRUCTION KEY NOTES

1. WALL MOUNTED FIRE EXTINGUISHER
2. AHU UNIT ABOVE - REFER TO MECHANICAL PLANS
3. ELECTRICAL SWITCHGEAR - REFER TO ELECTRICAL PLANS
4. ALIGN NEW WALL TO EXISTING WALL

NO.	REVISIONS	DATE

INSTRUMENTS OF SERVICE:
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ARCHITECTURE ♥ PLANNING ♥ INTERIOR DESIGN
74-560 HIGHWAY 111, SUITE #8, PALM DESERT, CA 92260 TEL: 760/779-1837

LICENSED ARCHITECT
CRAIG REED PEARSON
NO. C 11782
REN. 12-31-17
STATE OF CALIFORNIA
VALID ONLY IF SIGNED IN RED

FLOOR PLAN

TENANT IMPROVEMENT FOR:
BANKSIDE CULTIVATION FACILITIES
36-405 BANKSIDE DRIVE
CATHEDRAL CITY, CA 92234

Plot Date:	09/21/16
Scale:	AS NOTED
Drawn:	GUSRAYA
Job:	
Sheet:	A2.0

BUILDING DEPARTMENT RE-SUBMITTAL - 09/21/16

FILE NAME: X:\Projects\Bankside Cultivation Facility\CD-set\A1.0 FLOOR PLAN.dwg
DATE / TIME: Sep 21, 2016 2:21pm
USER: gusraya

Cathedral City

MEDICAL CANNABIS BUSINESS LOCAL LICENSE

(MCL 16-005b)

THIS LICENSE HAS BEEN ISSUED PURSUANT TO CATHEDRAL CITY MUNICIPAL CODE CHAPTER 5.88. ISSUANCE HEREOF DOES NOT ENTITLE THE OWNER TO OPERATE OR MAINTAIN A BUSINESS IN VIOLATION OF ANY OTHER LAW OR ORDINANCE. THE LICENSE DOES NOT CONSTITUTE ENDORSEMENT OF ANY ORGANIZATION OR MERCHANDISE OR SERVICES OF ANY CHARACTER. THIS LICENSE IS NON-TRANSFERRABLE AND APPLICATION FOR RENEWAL MUST BE MADE AT LEAST 30 DAYS BEFORE EXPIRATION.

PS PATIENTS COLLECTIVE INC

ADDRESS: 36405 Bankside Drive
LICENSE TYPE: Cultivation
DELIVERY: No

Community Development Director

8/17/16
Date

THIS PERMIT SHALL EXPIRE ON AUGUST 17, 2017

POST IN A CONSPICUOUS PLACE

City of Cathedral City
Public Hearing Notice
Notice of Availability for Public Review and Environmental Determination

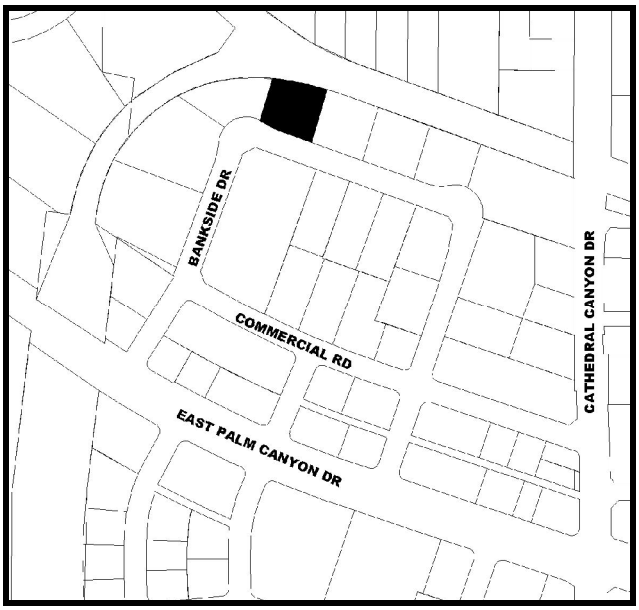
Notice is hereby given that the Cathedral City Planning Commission will hold a Public Hearing on the following:

CASE(S)
Conditional Use Permit No. 16-009

APPLICANT/REPRESENTATIVE
PS Patients Collective, Inc.
Charles Kieley

PROPOSAL
Request to operate a medical cannabis business (cultivation site) in an existing industrial building.

LOCATION
36405 Bankside Drive
Assessor's Parcel No. 687-311-009



ENVIRONMENTAL DETERMINATION
The Project is exempt from the California Environmental Quality Act (CEQA) per Section 15301, Class No.1 (Existing Facilities).

All information regarding the proposed project is available for public review at the City of Cathedral City Civic Center, Planning Department, 68-700 Avenida Lalo Guerrero during regular business hours (Monday through Thursday, 7:00 AM - 6:00 PM)

DATE AND TIME OF HEARING
October 5, 2016 at 6:00 PM, or as soon thereafter as the matter may be heard.

PLACE OF HEARING
Cathedral City Civic Center
Council Chamber
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Any person may appear at the hearing and be heard in support of, or opposition to, or provide other testimony on the proposed project or environmental determination. In addition, persons may also submit written testimony on the proposed project or environmental determination, which must be received prior to the close of the public hearing by the Secretary of the Planning Commission, Robert Rodriguez. Please send all correspondence, written testimony or inquiries to Robert Rodriguez at:

68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

The Planning Commission, at the public hearing or during deliberations, may approve, deny, or propose changes to the project or the environmental determination.

If you challenge any of these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence.

For further information, contact the Project Planner at:

Robert Rodriguez, Planning Manager
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 770-0344

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations to ensure accessibility to this meeting. {28 CFR 35.104 ADA TITLE II}

Cathedral City

Agenda Report

File #: 2016-351 **Item No:** 4.D.

Planning Commission

MEETING DATE: 10/5/2016

CASE NO. Conditional Use Permit No. 16-021

APPLICANT: Lean Green Industries, Bernard Steimann

LOCATION: 68721 Summit Drive (APN: 687-162-004)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (cultivation site and manufacturing site) within an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68721 Summit Drive.

STAFF PLANNER:
Pat Milos, Community Development Director

RECOMMENDATION:
CONTINUANCE to the next regularly-scheduled Planning Commission meeting of October 19, 2016

FINDINGS:
None associated with this action.

BACKGROUND:
The Local License application for a cultivation facility was submitted on April 1, 2016 and amended with a manufacturing application on August 18, 2016. The Conditional Use Permit was submitted on June 1, 2016. The Local License application was reviewed by staff including the Police Department, the background check completed and the license was granted on August 31, 2016.

ANALYSIS:
Staff is requesting a continuance in order to address minor items and details associated with the medical cannabis business.

ENVIRONMENTAL ANALYSIS:
None associated with this action.

PUBLIC NOTIFICATION:
This project and the environmental determination were noticed in accordance with the City Municipal Code and CEQA. Requirements have been met for a continuance.

ATTACHMENTS:
Attachment 1: Public Hearing Notice

City of Cathedral City
Public Hearing Notice
Notice of Availability for Public Review and Environmental Determination

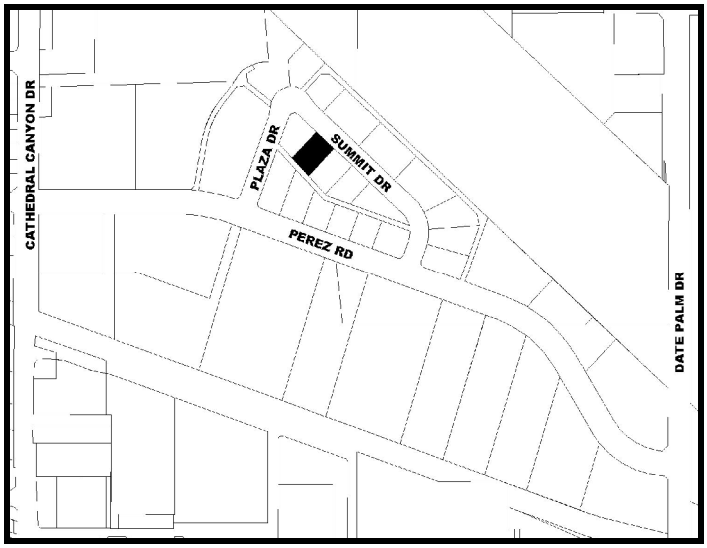
Notice is hereby given that the Cathedral City Planning Commission will hold a Public Hearing on the following:

CASE(S)
Conditional Use Permit No. 16-021

APPLICANT/REPRESENTATIVE
Lean Green Industries
Bernard Steimann

PROPOSAL
Request to operate a medical cannabis business (cultivation site and manufacturing site) in an existing industrial building.

LOCATION
68721 Summit Drive
Assessor's Parcel No. 687-162-004



ENVIRONMENTAL DETERMINATION
The Project is exempt from the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities.

All information regarding the proposed project is available for public review at the City of Cathedral City Civic Center, Planning Department, 68-700 Avenida Lalo Guerrero during regular business hours (Monday through Thursday, 7:00 AM - 6:00 PM)

DATE AND TIME OF HEARING
October 5, 2016 at 6:00 PM, or as soon thereafter as the matter may be heard.

PLACE OF HEARING
Cathedral City Civic Center
Council Chamber
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Any person may appear at the hearing and be heard in support of, or opposition to, or provide other testimony on the proposed project or environmental determination. In addition, persons may also submit written testimony on the proposed project or environmental determination, which must be received prior to the close of the public hearing by the Secretary of the Planning Commission, Robert Rodriguez. Please send all correspondence, written testimony or inquiries to Robert Rodriguez at:

68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

The Planning Commission, at the public hearing or during deliberations, may approve, deny, or propose changes to the project or the environmental determination.

If you challenge any of these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence.

For further information, contact the Project Planner at:

Robert Rodriguez, Planning Manager
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 770-0344

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations to ensure accessibility to this meeting. {28 CFR 35.104 ADA TITLE II}

Cathedral City

Agenda Report

File #: 2016-400 **Item No:** 4.E.

Planning Commission

MEETING DATE: 10/5/2016

Continued from September 21, 2016

CASE NO. Conditional Use Permit No. 16-012

APPLICANT: Iguana Collective, Louis Guerra

LOCATION: 68449 Perez Road (APN: 687-322-008)

REQUEST: Consider a Conditional Use Permit Application to establish a medical cannabis business (dispensary and cultivation site) in a suite within an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68449 Perez Road (APN: 687-322-008).

STAFF PLANNER:
Pat Milos, Community Development Director

RECOMMENDATION:
APPROVE an exemption to the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities).

APPROVE Conditional Use Permit No. 16-012 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

FINDINGS:
APPROVAL OF AN EXEMPTION TO CEQA based on the finding that the project qualifies as Categorically Exempt under Section 15301, Class 1 (Existing Facilities) of the State CEQA Guidelines.

APPROVAL OF CONDITIONAL USE PERMIT NO. 16-012, subject to the attached conditions of approval, and based on the following findings:

1. The applicant has been granted a local license (MCL 16-004) in accordance with Chapter 5.88 of the Cathedral City Municipal Code (CCMC).

2. The medical cannabis business to be located at 68449 Perez Road in the I-1 (Light Industrial) Zoning District is authorized as a conditional use per the City of Cathedral City Zoning Ordinance,

Chapter 9.40.

3. The medical cannabis business as well as all operations as conducted therein, fully complies with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act (ADA), and all relevant City and State Law.

4. The medical cannabis business fully complies with and meets all operating criteria required pursuant to State Laws, Chapter 5.88 of the CCMC, any other provisions of the CCMC, and any specific, additional operating procedures and measures as may be imposed as part the conditions of approval in this conditional use permit.

5. The number, type, and availability of dispensaries located in or near the proposed licensed premises is such that the issuance of a conditional use permit to the Applicant will not result in or add to an undue concentration of Dispensaries and/or result in a need for additional law enforcement resources.

6. The medical cannabis business is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located.

7. The site for the medical cannabis business is adequate in size and shape to accommodate such use and any and all of the yards, setbacks and walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

8. The site for the medical cannabis business relates properly to streets and highways which are designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.

9. The applicant agrees to comply with any and all of the conditions imposed by the Planning Commission or be subject to a revocation hearing.

BACKGROUND:

On September 21, 2016, the Planning Commission continued the item to the October 5, 2016, regularly scheduled Planning Commission meeting. This decision was made following a motion for approval which failed on a 2-2 vote. Part of the Planning Commission's discussion at the meeting centered around compatibility of the proposed use with the existing nightclub occupying one of the adjacent suites. Specifically, concerns were expressed regarding the overlapping hours of operation with the night club and potential parking impacts.

As the Planning Commission is aware, the City Council recently enacted a number of ordinances allowing for the establishment of medical cannabis businesses (dispensaries, cultivation sites and manufacturing sites) within certain zoning districts of the City, subject to a Conditional Use Permit

(CUP). The ordinances regulating medical cannabis businesses are codified at CCMC Chapters 5.88 and 9.108 (the "Ordinance").

Under the ordinance, medical cannabis businesses are required to obtain both a medical cannabis license (local license) and CUP. For the local license, applicants are required to submit various documents such as the ownership structure of the medical cannabis business, a general description of the products and services to be provided and security and delivery plans. In addition, all owners, directors, officers and persons who are managing or otherwise responsible for the activities of a proposed medical cannabis business must submit to a background check. The City Manager, or his designee, shall decide whether to approve or deny a local license application.

The Local License application for a dispensary was submitted on April 1, 2016. The Conditional Use Permit was submitted on April 28, 2016. The Local License application was reviewed by staff including the Police Department, the background check completed and the license was granted on August 17, 2016 (see Attachment 4).

There are no exterior changes proposed to the building. Therefore, no review from the Architectural Review Subcommittee is needed. The Planning Commission will take final action on this matter unless it is appealed to the City Council.

ANALYSIS:

The project site is located within the I-1 (Light Industrial) zoning district. The surrounding uses are primarily retail and service commercial uses including a number of automobile repair and auto body shops. The center where the dispensary and cultivation site will be located is comprised of an existing one story, multi-tenant building. The other tenants in the building include a smog shop and night club. Pursuant to CCMC Section 9.108.090, a combined dispensary and cultivation site may only be located within the I-1 (Light Industrial), CBP-2 (Commercial Business Park) and PCC (Planned Community Commercial) Zoning Districts.

Furthermore, no combined dispensary and cultivation site shall be located: a) within six-hundred (600) feet of a school, day care center, or youth center or b) within two hundred and fifty (250) feet of East Palm Canyon Drive or a residential zone. Staff has confirmed that the subject location does not violate any of the applicable location restrictions set forth in the CCMC.

The applicant is proposing to establish the medical cannabis business in a multi-tenant industrial building. The applicant will occupy approximately 7,000 square feet of building area, in which approximately 1,500 square feet will be used for the dispensary (retail), approximately 3,500 square feet for cultivation, and the remaining 2,000 square feet for office and miscellaneous uses. The entire building is approximately 9,000 square feet. The remaining 2,000 square feet are currently occupied by existing businesses. The site is approximately 22,500 square feet.

There are no exterior changes or the addition of square footage proposed to the building. Therefore,

there are no issues with setbacks, building height or number of parking spaces. The applicant is evaluating a number of alternatives to secure the windows and doors including metal bars and gates and security glass. Staff has conditioned the project to ensure the security method chosen will be properly screened from the public street. Upon inspection of the site, there are a number of other concerns that the applicant has agreed to address and have been noted on the Site Plan and incorporated into the Conditions of Approval:

1. Illuminated building address numbers, a minimum of 12” in height, shall be placed on the building.

2. The existing parking area will be required to be repaved, parking stalls restriped and signed, and all existing broken or damaged sidewalk, curb, gutter and drive approach be replaced and/or repaired.

3. The existing window mounted air conditioners shall be removed.

4. The existing security bars on the exterior of the windows shall be removed.

5. Landscaping shall be renovated to comply with current City design standards and requirements.

ENVIRONMENTAL ANALYSIS:

Categorical Exemption under Section 15301, Class 1 (Existing Facilities) of the State CEQA Guidelines, which allows tenant improvements in existing buildings to be exempt. Since there is no outside expansion, this qualifies for a Class 1 Exemption.

NOTE: The City of Cathedral City Planning Department is custodian of the documents or other material, which constitute the record of proceedings upon which this decision is based.

PUBLIC NOTIFICATION:

This project and the environmental determination were noticed in accordance with the City Municipal Code and CEQA (see Attachment 5).

ATTACHMENTS:

Attachment 1: Conditions of Approval

Attachment 2: Site Plan

Attachment 3: Floor Plan

Attachment 4: Local License

Attachment 5: Public Hearing Notice

Cathedral City	**CITY OF CATHEDRAL CITY** **PLANNING COMMISSION** **CONDITIONS OF APPROVAL** **CONDITIONAL USE PERMIT NO. 16-012** **IGUANA COLLECTIVE** **68449 PEREZ ROAD** **(ASSESSOR'S PARCEL NUMBER 687-322-008** **DATE APPROVED: OCTOBER 5, 2016**

SECTION 1 ADMINISTRATIVE CONDITIONS

1. 1 Approval of the medical cannabis (dispensary and cultivation site) within an existing commercial business park is preliminary only. All final working drawings for tenant improvements, if any, shall be submitted to and approved by the Planning and Building Departments prior to issuance of building permits. The development of the property shall conform substantially to the following conditions of approval.

1. 2 Any deviation from these plans or this approval shall be submitted to the Planning Manager for review and approval.

1. 3 This approval shall be valid for two years from date of approval, unless extended, pursuant to the Zoning Ordinance.

1. 4 No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

1. 5 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code taking effect prior to issuance of any building permits.

SECTION 2 FEES

2. 1 The Applicant shall pay all applicable City of Cathedral City fees, charges and other costs as prescribed by City Ordinance, including development impact fees. Be advised that the fees may change at the time they become due and payable, as permitted by applicable law.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d)(1), the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this approval and any such protest must be in a manner that complies with Section

66020(a), and failure to follow this procedure in a timely manner will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project. It further does not apply to any fees, dedication, reservations, or exactions for which the applicant has been given a notice similar to this, nor does it revive challenges to any fees for which the Statute of Limitations has previously expired. Current fees are as follow:

SECTION 3 PLANNING

3. 1 The applicant shall complete the following items prior to the issuance of the Certificate of Occupancy:

a. Building address numbers, a minimum of 12" in height, shall be placed on the building, plainly visible from the public street, and be internally or externally illuminated.

b. The parking area shall be repaved, parking stalls striped and signed, and all broken or damaged sidewalk, curb, gutter and drive approach replaced and/or repaired as determined by the City Engineer.

c. The existing window mounted air conditioners shall be removed.

d. The existing security bars on the exterior of the windows shall be removed.

e. All signage related to previous tenants shall be removed and the area(s) patched and painted to match the building.

f. Landscaping shall be renovated to comply with current City design standards and requirements.

3. 2 Any and all window and door security devices such as metal bars, gates and shutters shall be installed within the interior of the building and screened from the public street to the satisfaction of the Planning Manager.

3. 3 Signage is not a part of this approval and shall require a separate Sign Permit.

3. 4 The applicant shall comply with all applicable provisions of the Cathedral City Municipal Code (CCMC) relating to medical cannabis businesses, including but not limited to those provisions of Chapters 3.48, 5.88 and 9.108, as they may be amended from time to time.

3. 5 The applicant shall install or provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Medical Cannabis Business that is distinctive to its operation is not detected outside the Medical Cannabis Business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby

areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the Medical Cannabis Business. As such, Medical Cannabis Businesses must install and maintain the following equipment or any other equipment which the Local Licensing Authority determines has the same or better effectiveness:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or
2. An air system that creates negative air pressure between the Medical Cannabis Businesses' interior and exterior so that the odors generated inside the Medical Cannabis Business are not detectable outside the Medical Cannabis Business.

3. 6 The Applicant or its legal representative shall execute an agreement indemnifying and holding the City harmless from any and all claims, damages, legal or enforcement actions, including, but not limited to, any actions or claims associated with violation of federal law associated with the operation of the Medical Cannabis Business. This Agreement must be executed as a prerequisite and prior to the issuance of the Certificate of Occupancy.

3. 7 The Applicant or its legal representative shall maintain insurance in the amounts and of the types that are acceptable to the City pursuant to guidelines and policies set forth by the Local Licensing Authority. Evidence of such insurance must be satisfied as a prerequisite to and prior to the issuance of the Certificate of Occupancy.

3. 8 The Applicant or its legal representative shall name the City as an additionally insured and certificate holder on all City-required insurance policies. Evidence of such insurance must be satisfied as a prerequisite to and prior to the issuance of the Certificate of Occupancy.

3. 9 The Applicant or its legal representative agrees to defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval of the Local License, Conditional Use Permit or the operation of the Medical Cannabis Business.

3. 10 The Applicant or its legal representative agrees to reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge (or federal enforcement action) related to the City's approval of a Conditional Use Permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the operator of its obligation hereunder.

3. 11 The Medical Cannabis Business as well as all operations as conducted therein shall comply with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant City and State Law.

3. 12 The Medical Cannabis Business shall comply with and meet all operating criteria required pursuant to State Laws, Chapter 5.88 of the CCMC, any other provisions of the CCMC, and any specific, additional operating procedures and

measures as may be imposed as conditions of approval in the Conditional Use Permit.

3. 13 Community Development Director or Police Department approval of all security features is required prior to the issuance of a Certificate of Occupancy and/or operation of the medical cannabis business.

3.13 Security cameras shall be installed in compliance with the floor plan submitted with the subject application. Such cameras shall be maintained in good condition, and used in an on-going manner with at least 120 hours of digitally recorded documentation in a format approved by the Community Development Director (the "Director"). The cameras shall be in use 24 hours per day, 7 days per week. The areas to be covered by the security cameras shall include, but are not limited to, the public areas, storage areas, all doors and windows, and any other areas as determined to be necessary by the Director and/or the Chief of Police to an extent sufficient to ensure the safety of persons and deter crime.

3.14 The Cannabis Facility shall be alarmed with an audible interior and exterior alarm system that is operated and monitored by a recognized security company licensed by the Department of Consumer Affairs, Bureau of Security & Investigative Services. Any change in the security company shall be subject to the approval of the Director.

3.15 The Cannabis Facility entrance(s) and all window areas shall be illuminated during evening hours. The applicant shall comply with the City's lighting standards regarding fixture type, wattage, illumination levels, shielding, etc., and secure the necessary approvals and permits as needed.

3.16 All windows on the building that houses the Cannabis Facility shall be appropriately secured and all marijuana securely stored.

3.17 The applicant shall maintain a current register of the names of all volunteers and employees currently working at or employed by the Cannabis Business.

3.18 Medical Cannabis shall be kept in a secured manner during business and non-business hours, in accordance with the required security plan.

3.19 The applicant shall have an electronic point of sale system that produces historical transactional data for review by the City Manager for auditing purposes. An "electronic point of sale system" shall mean an electronically operated register or computer system that produces an electronic or automatic paper record for all transactions associated with any product sold, rented or otherwise provided to the facility's members or purchased or received from them.

3.20 The applicant must pay any applicable sales tax pursuant to federal, state, and local law.

3.21 On-site smoking, ingestion, or consumption of Marijuana or Alcohol shall be prohibited on the premises, including the actual building, as well as any accessory structures, common areas and parking areas. Each building entrance

shall be clearly and legibly posted with a notice indicating that smoking, ingesting, or consuming marijuana on the premises or in the vicinity is prohibited and a violation of the Cathedral City Municipal Code.

3.22 Alcoholic beverages shall not be sold, provided, stored, distributed, or consumed on the premises. Neither the applicant nor its related Collective or Cooperative shall hold or maintain a license from the State Department of Alcohol Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.

3.23 No person under eighteen (18) years of age shall be permitted inside the dispensary portion of the medical cannabis business, unless that person is a medical cannabis patient or primary caregiver and accompanied by a parent or legal guardian. No person under eighteen (18) years of age shall be permitted inside any restricted access areas, including the cultivation portion of the medical cannabis business, under any circumstances.

3.24 The building in which the medical cannabis business is located as well as all operations as conducted therein, shall fully comply with all applicable rules, regulations, and laws including, but not limited to, zoning and building codes, Chapter 3.28 of the CCMC requiring application and issuance of a business license, the Revenue and Taxation Code, the Americans with Disabilities Act, and all applicable Federal, State and Local mandates.

3.25 The applicant shall fully comply with and meet all operating criteria required pursuant to State Laws, the provisions of this Code, and any specific, additional operating procedures and measures as may be imposed as these conditions of approval, in order to ensure that the operation of the Cultivation Facility is consistent with the protection of the health, safety, and welfare of the community.

3.26 The Applicant shall prepare, Implement and make available a written Hazardous Materials Management Plan to include a listing of all hazardous products, chemicals, fertilizers, herbicides, pesticides, lubricants, flammable liquids, bleaches, cleaning supplies, aerosols, etc. that will be stored, or in use on the site and the related Material Data Safety Sheets (MSDS). Ensure safe and proper storage of chemicals and products in accordance with all applicable local, state and federal laws. Insure that when handling hazardous materials use of appropriate personal protective equipment (PPE) is available and used properly. A copy of the Hazardous Materials Management Plan shall be subject to review and approval by the Director.

3.27 The Applicant shall provide the names and phone numbers for after hours and weekend contact of responsible parties, who can respond to the facility in the event of a fire or hazardous materials incident and prepare a response plan to address spills and releases of hazardous materials.

3.28 The Applicant shall provide the employees with the name and location and phone number of the nearest medical facility to be used in an emergency.

3.29 The Applicant shall provide the employees with the name and emergency phone number for the nearest private Hazardous Material Response Company, to clean-up and dispose of spilled hazardous product or waste at the facility.

3.30 The Applicant shall post the emergency phone number 9-1-1, for the Cathedral City Fire Department, at the facility.

3.31 The Applicant shall update the Hazardous Material Management Plan annually and more frequently if changes in personnel, products or equipment significantly alter the threat to human health or the environment. All such changes are subject to review and approval by the Director.

3.32 The Applicant shall provide a plan and proof of coordination with the Regional Water and Waste Water treatment provider to determine appropriate pretreatment procedures, if any, required for industrial effluent from the facility.

3.33 The Applicant shall develop and implement an Occupational Health and Safety Administration (OSHA) Hazard Communication Program training program including proper site placarding, record keeping, and emergency notification and reporting procedures.

3.34 The Applicant shall fully comply with the Environmental Plan and Emergency Response Plan submitted with their application, and shall update such plans annually and more frequently if determined to be appropriate by the Director. All such changes are subject to review and approval by the Director.

3.35 Project shall comply with the most recently adopted version of the California Building Standards Code (Title 24, California Code of Regulations) in effect in Cathedral City and other adopted City Ordinances which include the following:

a. CA Building Code
b. CA Plumbing Code
c. CA Mechanical Code
d. CA Electrical Code
e. CA Fire Code
f. CA Green Building Standards Code
g. CA Energy Code
h. Chapter 8.34 of the Municipal Code: Building Security

3.36 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code.

SECTION 4 FIRE PROTECTION

4. 1 A “Knox”-keyed device, as approved by the Fire Chief, shall be installed on all access gates for emergency access.

4. 2 A “Knox”-keyed box, as approved by the Fire Chief, shall be installed for all emergency building access.

4. 3 Fire Department approval is required prior to the issuance of a Certificate of Occupancy and/or operation of the medical cannabis business.

4. 4 Enhanced building security shall not interfere with exiting of occupants (i.e. customers, employees and vendors), in the event of an emergency.

4. 5 Fire Lanes shall be maintained at all times for emergency access to the building.

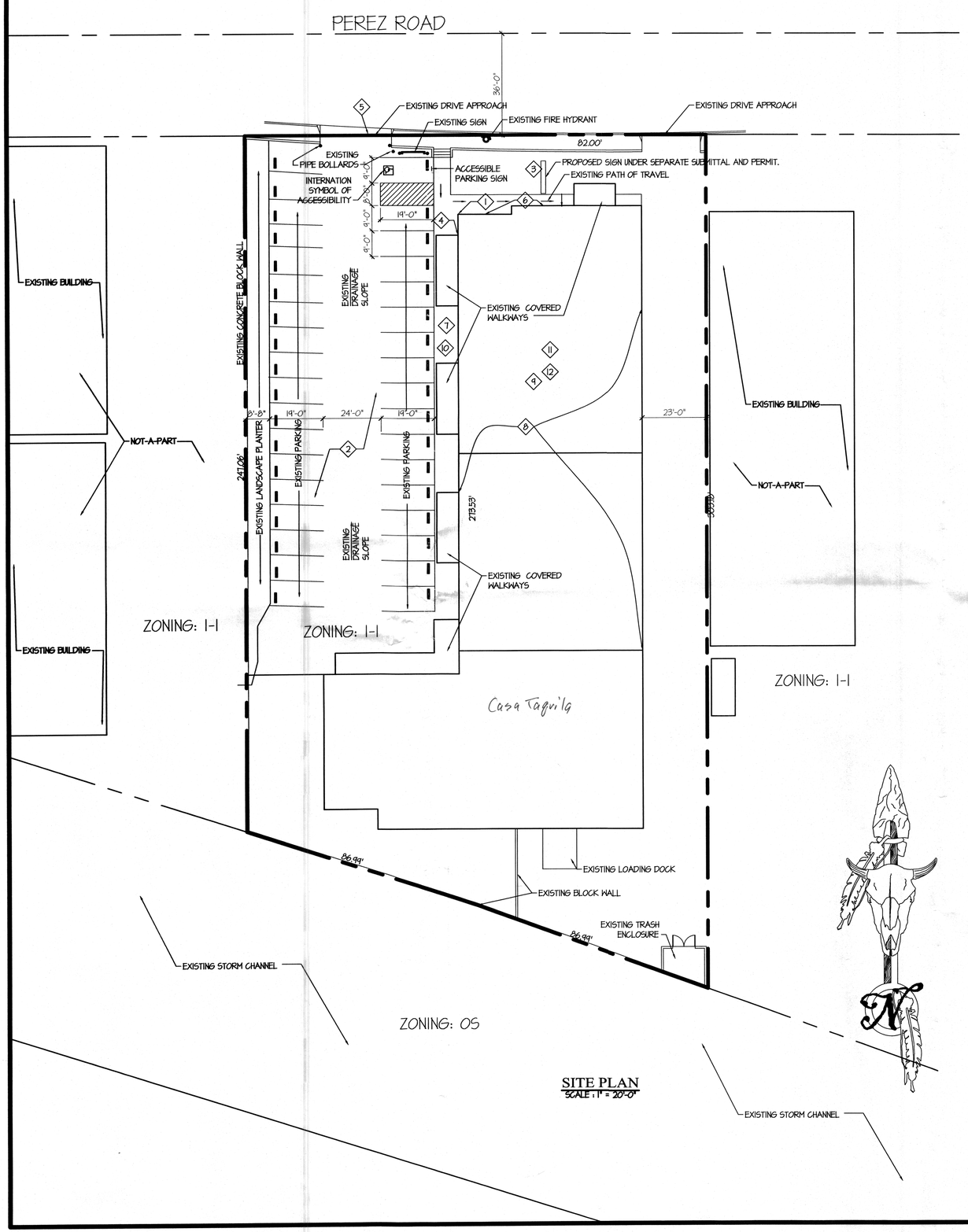
4. 6 The Automatic Fire Sprinkler System shall be certified as operable by a fire sprinkler servicing company prior to occupancy.

Approved for Planning Entitlements by the Cathedral City Planning Commission on October 5, 2016.

Attest: Applicant:

_____ _____

Pat Milos
Community Development Director

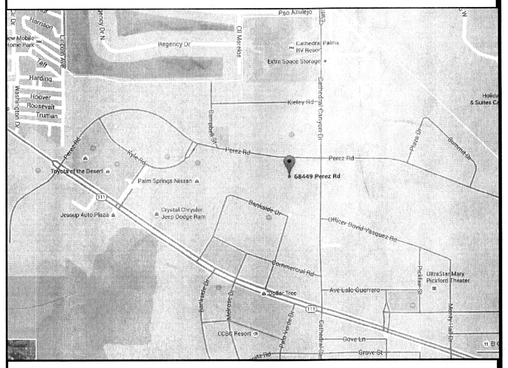


SITE PLAN
SCALE: 1" = 20'-0"

NOTE: ALL PROPERTIES ACROSS STREET ARE ZONED I-I.

KEYNOTES:

1. = ILLUMINATED 12" HIGH ADDRESS NUMBERS TO BE PLAINLY VISIBLE FROM PUBLIC THE PUBLIC STREET.
2. = OPEN PARKING.
3. = PROPOSED SIGN UNDER SEPARATE PERMIT AND SUBMITTAL.
4. = EXISTING TILE SIGN TO BE REMOVED.
5. = NEW AC PAVING AND PARKING STALLS STRIPED AND SIGNED. ALL EXISTING BROKEN OR DAMAGED SIDEWALK, CURB, GUTTER AND DRIVE APPROACH REPLACED TO ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
6. = EXISTING WINDOW AIR CONDITIONER UNITS TO BE REMOVED.
7. = EXISTING SECURITY BARS ON WINDOWS TO REMAIN.
8. = EXISTING BUILDING TO BE REPAINTED.
9. = ODOR FILTRATION SYSTEM SHALL BE INSTALLED..
10. = NO NEW EXTERIOR LIGHTING AT THIS TIME.
11. = EXISTING 500 AMP PANEL. USAGE WILL NOT EXCEED THE 500 AMP EXISTING.
12. = WATER SOURCE WILL BE THE CITY WATER, WHICH DEMAND WILL NOT EXCEED NORMAL USAGE.
13. = The building currently has Fire sprinklers



VICINITY MAP

Primary Owner:	MITTELMANN ILDIKO & GABRIEL
Secondary Owner:	
Mail Address:	1552 SAN JOAQUIN DR PALM SPRINGS CA 92262
Site Address:	68449 PEREZ RD CATHEDRAL CITY CA 92234
County:	RIVERSIDE
Assessor Parcel Number:	687-322-008
Housing Tract Number:	
Lot Number:	6,7
Page Grid:	787-E7
Legal Description:	Lot: 6,7 Abbreviated Description: LOT:6,7 CITY:CATHEDRAL CITY 1.06 ACRES M/L IN PARS 6 & 7 PM 014/017 PM 5749 City/Muni/Twp: CATHEDRAL CITY

Property Characteristics

Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 1.06 AC
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Manufacturing (light)
No of Stories : 1		
Building Style :		

22,500 Size

AREA OF EXISTING BUILDING: 16,930 SQ. FT.
AREA OF TENANT IMPROVEMENT: 10,000 SQ. FT.
OCCUPANCY: M (MARIJUANA STORE), F-1 (MARIJUANA CULTIVATION)
TYPE OF CONSTRUCTION: V-B SPRINKLERED

SITE DATA

C-1 SITE PLAN, VICINITY MAP, SITE DATA
A-1 FLOOR PLAN
A-2 ELEVATIONS

SHEET INDEX

DIG ALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

IMPORTANT NOTICE
Section 4216-4217 of the Government Code requires a DigAlert Identification Number issued to you before you begin excavating will be valid. For your DigAlert I.D. Number Call Underground Service Alert
TOLL FREE 1-800-227-2600
Two working days before you dig

RECEIVED
JUL 20 2016
CITY OF CATHEDRAL CITY
PLANNING DEPARTMENT

REVISIONS

DATE:	BY:

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE ARCHITECT - CA. LIC. #C-11,046
456 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-1500

LICENSED ARCHITECT
JONATHAN L. ZANE
NO.-C 11,046
REN. 8-31-17
STATE OF CALIFORNIA

DATE : 7-19-2016

A PROJECT FOR:
ILDIKO & GABRIEL MITTELMANN
LOCATED AT:
68449 PEREZ ROAD
CATHERDAL CITY, CA. 92234

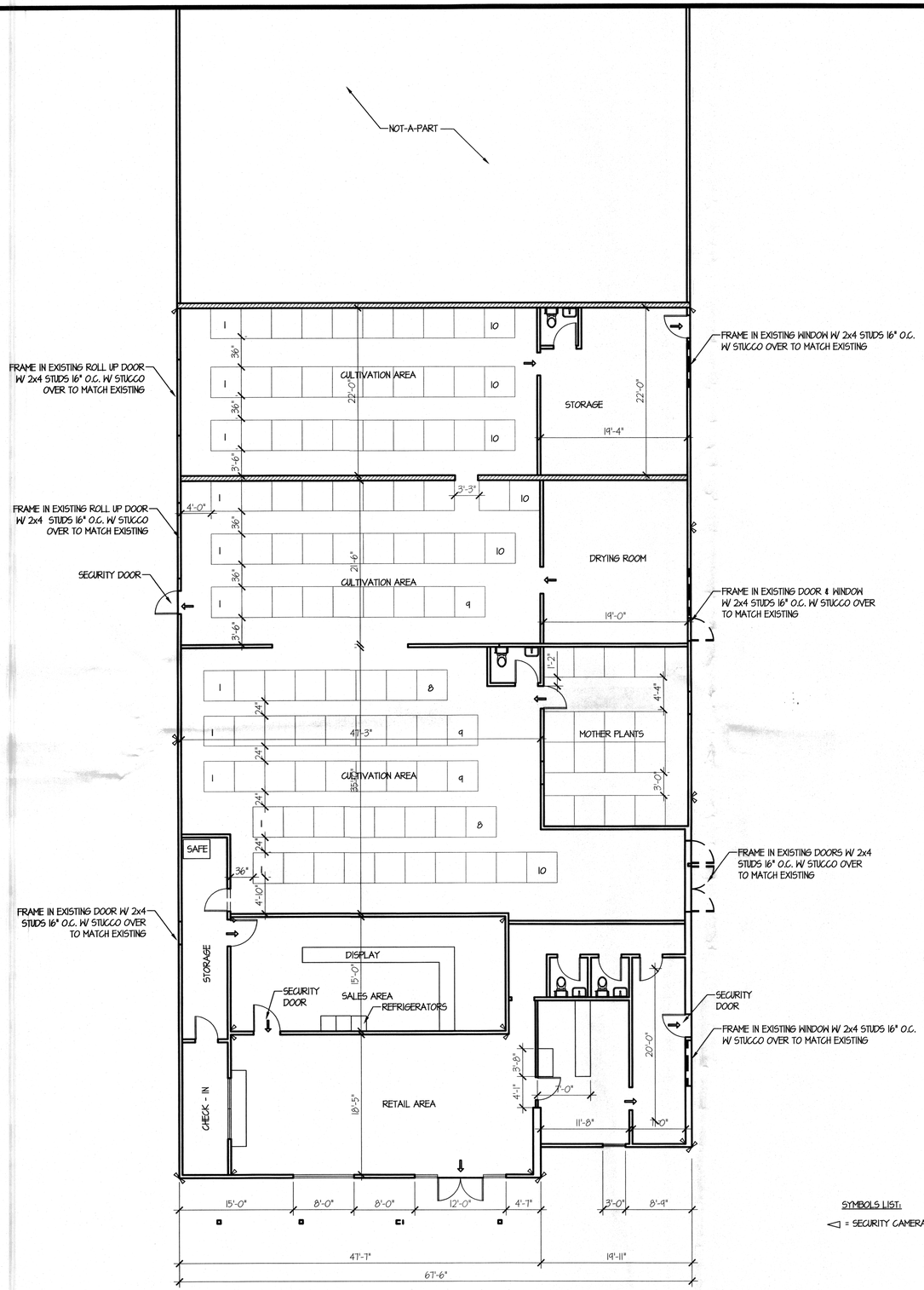
APPLICABLE CODES:

Model Code:	State Code:
2012 I.B.C.	2013 C.B.C.
2012 I.R.C.	2013 C.R.C.
2012 U.M.C.	2013 C.M.C.
2012 U.P.C.	2013 C.P.C.
2012 I.F.C.	2013 C.F.C.
2012 I.F.C.	2013 C.F.C.

2013 California Green Building Code
All work shall comply with the 2013 California Building Code, and all amendments.

NOTICE:
The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect

DATE : 4-8-2016
SCALE : 1" = 20'-0"
DRAWN : Kenneth
JOB : x-file 001
SHEET :
C-1



SYMBOLS LIST:

◁ = SECURITY CAMERAS

↓ = EXITING

EMERGENCY RESPONSE PLAN:
EMERGENCY RESPONSE PLAN WOULD INCLUDE EXITING THE BUILDING THROUGH THE EXITING PLAN AND RE-ASSEMBLYING OUTSIDE IN THE PARKING AREA UNTIL HELP ARRIVES. THE BUILDING WILL BE SECURED UNTIL AFTER THE EMERGENCY IS OVER. SECURITY WILL BE MAINTAINED BY SECURITY GUARDS.

FLOOR PLAN

SCALE : 1/8" = 1'-0"

REVISIONS

DATE:	BY:

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046
458 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500

LICENSED ARCHITECT
JONATHAN L. ZANE
NO.-C 11,046
REN. 8-31-17
STATE OF CALIFORNIA

DATE : 7-19-2016

A PROJECT FOR:
ILDIKO & GABRIEL MITTELMANN
LOCATED AT:
68449 PEREZ ROAD
CATHERDAL CITY, CA. 92234

APPLICABLE CODES:

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2012 I.R.C.	2013 C.R.C.
2012 I.B.C.	2013 C.B.C.
2012 U.M.C.	2013 C.M.C.
2012 U.P.C.	2013 C.P.C.
2011 N.E.C.	2013 C.E.C.
2012 I.F.C.	2013 C.F.C.

2013 California Green Building Code
2013 California Energy Code
All work shall comply with local and state ammendments.

NOTICE:
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DATE : 4-8-2016

SCALE : 1/8" = 1'-0"

DRAWN : Kenneth

JOB : x-file 001

SHEET :

A-1

Cathedral City

MEDICAL CANNABIS BUSINESS LOCAL LICENSE

(MCL 16-004)

THIS LICENSE HAS BEEN ISSUED PURSUANT TO CATHEDRAL CITY MUNICIPAL CODE CHAPTER 5.88. ISSUANCE HEREOF DOES NOT ENTITLE THE OWNER TO OPERATE OR MAINTAIN A BUSINESS IN VIOLATION OF ANY OTHER LAW OR ORDINANCE. THE LICENSE DOES NOT CONSTITUTE ENDORSEMENT OF ANY ORGANIZATION OR MERCHANDISE OR SERVICES OF ANY CHARACTER. THIS LICENSE IS NON-TRANSFERRABLE AND APPLICATION FOR RENEWAL MUST BE MADE AT LEAST 30 DAYS BEFORE EXPIRATION.

IGUANA COLLECTIVE

ADDRESS: 68449 Perez Road
LICENSE TYPE: Dispensary and Cultivation
DELIVERY: No

Community Development Director

8/17/16
Date

THIS PERMIT SHALL EXPIRE ON AUGUST 17, 2017

POST IN A CONSPICUOUS PLACE

City of Cathedral City
Public Hearing Notice
Notice of Availability for Public Review and Environmental Determination

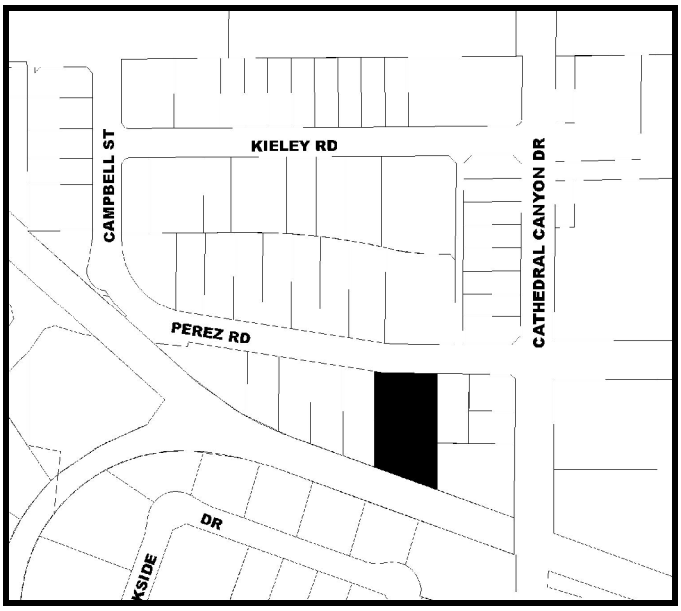
Notice is hereby given that the Cathedral City Planning Commission will hold a Public Hearing on the following:

CASE(S)
Conditional Use Permit 16-012

APPLICANT/REPRESENTATIVE
Iguana Collective
Louis Guerra

PROPOSAL
Request to operate a medical cannabis business (dispensary and cultivation site) in a suite within an existing industrial building.

LOCATION
68449 Perez Road
Assessor's Parcel No. 687-322-008



ENVIRONMENTAL DETERMINATION
The Project is exempt from the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities.

All information regarding the proposed project is available for public review at the City of Cathedral City Civic Center, Planning Department, 68-700 Avenida Lalo Guerrero during regular business hours (Monday through Thursday, 7:00 AM - 6:00 PM)

DATE AND TIME OF HEARING
September 21, 2016 at 6:00 PM, or as soon thereafter as the matter may be heard.

PLACE OF HEARING
Cathedral City Civic Center
Council Chamber
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Any person may appear at the hearing and be heard in support of, or opposition to, or provide other testimony on the proposed project or environmental determination. In addition, persons may also submit written testimony on the proposed project or environmental determination, which must be received prior to the close of the public hearing by the Secretary of the Planning Commission, Robert Rodriguez. Please send all correspondence, written testimony or inquiries to Robert Rodriguez at:

68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

The Planning Commission, at the public hearing or during deliberations, may approve, deny, or propose changes to the project or the environmental determination.

If you challenge any of these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence.

For further information, contact the Project Planner at:

Robert Rodriguez, Planning Manager
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 770-0344

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations to ensure accessibility to this meeting. {28 CFR 35.104 ADA TITLE II}