



## DRAFT PLANNING COMMISSION ACTION MINUTES

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

DATE: SEPTEMBER 21, 2016

CALLED TO ORDER: 6:00 P.M.

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### **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.**