



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.