



PLANNING COMMISSION ACTION MINUTES

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

DATE: OCTOBER 19, 2016

CALLED TO ORDER: 6:04 P.M.

COMMISSIONERS PRESENT/ABSENT

Chair Rivera	Present
Vice-Chair Rodriguez	Present
Commissioner Espericueta	Present
Commissioner Hagedorn	Present
Commissioner Holt	Present
Commissioner Jaquess	Present

STAFF PRESENT

Pat Milos, Community Development Director
Robert Rodriguez, Planning Manager
Salvador Quintanilla, Associate Planner
Sandra Campbell, Associate Planner
John Corella, City Engineer
Paul Wilson, Fire Chief
Leisa Lukes, Economic Development Manager
Erica L. Vega, Deputy City Attorney

APPROVAL OF MINUTES

- **September 21, 2016 and October 5, 2016 Minutes:** Motion to approve by Commissioner Rodriguez, seconded by Commissioner Hagedorn (Commissioners Hagedorn, Jaquess and Rivera abstained from voting on September 21, 2016 minutes since they were not in attendance; Commissioner Jaquess abstained from voting on October 5, 2016 minutes since he was not in attendance).

PUBLIC HEARING ITEMS

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

Item 4.A.

CASE No: Design Review No. 15-004

STAFF: Sandra Campbell
Associate Planner

APPLICANT: Narendra Patel, Patel Architecture

LOCATION: The south side of East Palm Canyon Drive, between Date Palm Drive and Van Fleet Avenue, and on the north side of D Street.

REQUEST: Consider a Design Review application for a 312-room resort hotel that includes a fitness center building, podium and surface parking, and approximately two acres of outdoor recreation areas to be constructed on an approximately 14-acre vacant site located in the MXC (Mixed Use Commercial) and DRN (Downtown Residential Neighborhood) Zoning Districts.

PUBLIC COMMENTS: Michael Azzarella, Neutral

RECOMMENDATION: Approval

MOTION: Approve an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) and approve a Mitigated Negative Declaration.

Approve Design Review No. 15-004 subject to the Conditions of Approval, adding *“Condition 3.35. In the event of onsite parking exceeding peak demand, the applicant shall provide licensed shuttle service to and from the City multi-level parking garage to the applicant’s 25 leased parking spaces on an as needed basis.”* and *“Condition 3.36. Employees shall be prohibited from parking on surrounding public streets.”*

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

APPROVED: 6-0

AYES: Espericueta, Hagedorn, Holt, Jaquess, Rivera,
Rodriguez

NOES:

ABSENT:

PUBLIC COMMENTS – No comments

Item 4.B.

CASE No: Conditional Use Permit No. 16-038

STAFF: Pat Milos
Community Dev. Dir.

APPLICANT: Green Dragon Collective, Glenn Standridge

LOCATION: 68860 Perez Road, Suite K (APN 687-330-005)

REQUEST: Consider a Conditional Use Permit application to operate a medical cannabis business (dispensary) within an existing commercial building

in the I-1 (Light Industrial) Zoning District located at 68860 Perez Road, Suite K.

RECOMMENDATION: Approval

PUBLIC COMMENTS: The applicant, Glenn Standridge, and attorney representing the applicant, Katie Podein, provided additional information to the Planning Commission about their project and spoke in favor of its approval.

The following people spoke in opposition to Conditional Use Permit No. 16-038, mentioning issues concerning undue-concentration of medical cannabis facilities, safety and security issues, potential for additional criminal and vagrancy activity, displacement of existing businesses, odor and waste-water contamination issues, and negative impacts on children: Nick Hughes, David Smith, Gerald Davidson, Joseph Cervantes, Steven Willis, Karen Panico-Willis, Debra White, Debra Morrow, and Patricia Montenegro.

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

Deny Conditional Use Permit No. 16-038.

VOTING RESULTS: Motion to deny by Commissioner Hagedorn, seconded by Commissioner Holt.

DENIED: 4-2
AYES: Espericueta, Hagedorn, Holt, Jaquess
NOES: Rivera, Rodriquez
ABSENT:

Item 4.C.

CASE NO: Conditional Use Permit No. 16-007 **STAFF:** Pat Milos
Community Dev. Dir.

APPLICANT: Sunshine Coast Wellness (dba sunshine Botanical), Allen Cooper

LOCATION: 28201 Date Palm Drive, Suite B & C (APN 675-145-015)

REQUEST: Consider a Conditional Use Permit application to operate a medical cannabis business (dispensary) within an existing multi-tenant commercial building in the PCC (Planned Community Commercial) Zoning District and Specific Plan No. 87-21 located at 28201 Date Palm Drive, Suites B & C.

RECOMMENDATION: Approval

PUBLIC COMMENTS: The applicant, Allen Cooper, was available to provide additional information to the Planning Commission.

The following people spoke in opposition to Conditional Use Permit NO. 16-007, questioning whether the location met the distance requirement from residential uses: Klint Jackson and Dennis Dumas.

MOTION: Approve continuance the item to verify the distance requirement from a dispensary to a single-family residential home.

Motion to approve by Commissioner Hagedorn, seconded by Commissioner Rodriguez.

VOTING RESULTS:
APPROVE: 6-0
AYES: Espericueta, Hagedorn, Holt, Jaquess, Rivera, Rodriguez
NOES:
ABSENT:

Item 4.D.

CASE NO: Conditional Use Permit No. 16-023 **STAFF:** Pat Milos
Community Dev. Dir.

APPLICANT: WCCC – West Coast Cannabis Club, Kenneth Churchill

LOCATION: 68828 Ramon Road, Suite A2 (APN 678-312-024)

REQUEST: Consider a Conditional Use Permit application to operate a medical cannabis business (dispensary) within an existing multi-tenant commercial building in the PCC (Planned Community Commercial) Zoning District and Specific Plan No. 1-022, located at 68828 Ramon Road, Suite A2.

RECOMMENDATION: Approval

PUBLIC COMMENTS: The applicant, Kenneth Churchill, and the property owner, William Bronstein, provided additional information to the Planning Commission about the project and spoke in favor of its approval.

The following people spoke in opposition to Conditional Use Permit No. 16-023, mentioning issues with undue-concentration and the nearby proximity of a dance academy that included programs for children: Tom Breitfeller and Michael Peterson.

MOTION: 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. 16-023 subject to the Conditions of Approval and based on the findings contained in the staff report, adding a condition that deliveries are limited to 8PM to 10PM.

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

APPROVE: 4-1-1
AYES: Espericueta, Hagedorn, Rivera, Rodriguez
NOES: Holt
ABSTAIN: Jaquess
ABSENT:

Item 4.E.

CASE No: Conditional Use Permit No. 16-021 **STAFF:** Pat Milos
Community Dev. Dir.

APPLICANT: Lean Green Industries, Bernard Steimann

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

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

RECOMMENDATION: Approval

PUBLIC COMMENTS: Karen Panico-Willis mentioned the issue of undue-concentration of medical cannabis facilities.

MOTION: Approve a continuance in order to address minor items and details associated with the medical cannabis business.

Motion to continue by Commissioner Rodriguez, seconded by Commissioner Hagedorn.

VOTING RESULTS: APPROVE: 6-0
AYES: Espericueta, Hagedorn, Holt, Jaquess, Rivera, Rodriguez
NOES:
ABSENT:

COMMISSIONER'S COMMENTS

- The Commissioner's expressed their frustration with the number of medical cannabis applications under consideration, possible negative effects, and lack of direction from City Council regarding the review and approval process.

CITY ATTORNEY REPORT

- None

CITY PLANNER REPORT

- Staff informed the Planning Commission about the upcoming holidays and wanted to know if the Planning Commission will be available for the November 16th and December 21st Planning Commission meeting, to staff of the availability.

The meeting was adjourned at approximately 10:09 p.m.