



## **DRAFT PLANNING COMMISSION ACTION MINUTES**

---

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

**DATE: JANUARY 18, 2017**

**CALLED TO ORDER: 6:03 P.M.**

---

### **COMMISSIONERS PRESENT/ABSENT**

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

### **STAFF PRESENT**

Pat Milos, Community Development Director  
Robert Rodriguez, Planning Manager  
Salvador Quintanilla, Associate Planner  
John Corella, City Engineer  
Erica Vega, Deputy City Attorney  
Paul Wilson, Fire Chief

### **APPROVAL OF MINUTES**

- **December 7, 2016 Minutes:** Motion to approve with minor corrections by Commissioner Barnes, seconded by Commissioner Holt; approved 6-0.

### **PUBLIC HEARING ITEMS**

#### **Item 4.A.**

**CASE NO:** Conditional Use Permit No. 16-042

**STAFF:** Salvador Quintanilla,  
Associate Planner

**APPLICANT:** RPS Lounge  
Michael Higgins

**LOCATION:** 68718 East Palm Canyon Drive, Suite No. 203 (APN 687-473-009)

**REQUEST:** Consider a Conditional Use Permit Application to establish a

bar/lounge with outdoor seating in conjunction with an Alcohol Beverage Control (ABC) Type 48 (On-Sale General Public Premises) license, within an existing multi-tenant commercial center (Pickfair Promenade) in the MXC (Mixed Use Commercial) Zoning District located at the northwest corner of East Palm Canyon Drive and Monty Hall Drive.

**RECOMMENDATION:** Approval

**MOTION:** To continue Conditional Use Permit No. 16-042.

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

CONTINUED: 6-0

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

NOES:

ABSENT: Jaquess

**Item 4.B.**

**CASE No:** Conditional Use Permit No. 14-011B

**STAFF:** Pat Milos, Community Development Director

**APPLICANT:** Green Cross Pharma  
Maria Scagliotti

**LOCATION:** 68730 Summit Drive (APN 687-161-026)

**REQUEST:** Consider an amendment to a Conditional Use Permit to allow cannabis manufacturing within an existing medical cannabis business in the I-1 (Light Industrial) Zoning District located at 68730 Summit Drive.

**RECOMMENDATION:** Approval

**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. 14-011B subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Conditions of Approval:

- 1) The material used to fill-in the window in the extraction room match the existing exterior; and
- 2) The interior improvements meet Fire and Building Code requirements.

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

APPROVED: 6-0  
AYES: Barnes, Espericueta, Hagedorn, Holt, Rivera, Rodriguez  
NOES:  
ABSENT: Jaquess

**Item 4.C.**

**CASE NO:** Conditional Use Permit No. 16-032      **STAFF:** Pat Milos  
Community Development  
Director

**APPLICANT:** CP Longistics, LLC  
Edlin Kim

**LOCATION:** 68956 Perez Road, Suite B (APN 687-330-010)

**REQUEST:** Consider a Conditional Use Permit application to operate a medical cannabis business (manufacturing site) within an existing commercial building in the I-1 (Light Industrial) Zoning District located at 68956 Perez Road, Suite B.

**RECOMMENDATION:** Approval

**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. 16-032 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

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

APPROVED: 5-1  
AYES: Barnes, Espericueta, Hagedorn, Rivera, Rodriguez  
NOES: Holt  
ABSENT: Jaquess,

**Item 4.D.**

**CASE NO:** Conditional Use Permit No. 16-035      **STAFF:** Pat Milos  
Community Development  
Director

**APPLICANT:** Coastal Harvest II, LLC  
Edlin Kim

**LOCATION:** 68956 Perez Road, Suite H, I, J, K, and L (APN 687-330-010)

**REQUEST:** Consider a Conditional Use Permit application to operate a medical cannabis business (cultivation site) within an existing commercial

building in the I-1 (Light Industrial) Zoning District located at 68956 Perez Road, Suite H, I, J, K, and L.

**RECOMMENDATION:** Approval

**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. 16-035 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Condition of Approval:

1) Staff shall approve the window coverings for the business and the front windows (office and break room areas) shall remain clear.

**VOTING RESULTS:** Motion to continue by Commissioner Rodriguez, seconded by Commissioner Barnes.

CONTINUED: 5-1

AYES: Barnes, Espericueta, Hagedorn, Rivera, Rodriguez

NOES: Holt

ABSENT: Jaquess

**PUBLIC COMMENTS:** A question was raised about the film covering proposed on the exterior windows (storefront).

**Item 4.E.**

**CASE NO:** Zoning Ordinance Amendment No. 16-003

**STAFF:** Pat Milos  
Community Development  
Director

**APPLICANT:** City of Cathedral City

**LOCATION:** Citywide

**REQUEST:** Adopt a resolution recommending that the City Council approve an ordinance permitting medical cannabis testing laboratories, transportation and distribution, and making other revisions to the medical cannabis business zoning regulations.

**RECOMMENDATION:** Approval

**MOTION:** Adopt a resolution recommending that the City Council approve an ordinance permitting medical cannabis testing laboratories, transportation and distribution, and making other revisions to the medical cannabis business zoning regulations.

**VOTING RESULTS:** Motion to approve by Commissioner Hagedorn, seconded by Commissioner Rodriguez, with the Commission's recommendations outlined in the Staff Report, excluding the recommendation for a

minimum separation distance between dispensaries, and adding recommendations that a "City Surveyor" prepare the required Certified Stamped Map and testing labs be permitted with a Conditional Use Permit in the zoning districts that allow cultivation and manufacturing.

APPROVED: 5-1

AYES: Barnes, Espericueta, Hagedorn, Rivera, Rodriguez

NOES: Holt

ABSENT: Jaquess

**PUBLIC COMMENTS:** Greg Marty discussed the testing lab industry.

Nick Hughes discussed the proposed zoning of the testing labs.

Maria Scagliotti questioned how future changes to the ordinances would affect the existing, approved medical cannabis businesses.

### **COMMISSIONER'S COMMENTS**

Commissioner Hagedorn asked if recreational cannabis was allowed in Cathedral City.

### **CITY ATTORNEY REPORT**

### **CITY PLANNER REPORT**

The meeting was adjourned at approximately 9:57 p.m.