



## **DRAFT PLANNING COMMISSION ACTION MINUTES**

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

**DATE: FEBRUARY 1, 2017**

**CALLED TO ORDER: 6:00 P.M.**

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### **COMMISSIONERS PRESENT/ABSENT**

Chair Rivera	Absent - Excused
Vice-Chair Rodriguez	Present
Commissioner Barnes	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  
John Corella, City Engineer  
Erica Vega, Deputy City Attorney  
Paul Wilson, Fire Chief

### **APPROVAL OF MINUTES**

- **January 18, 2017 Minutes:** Motion to approve by Commissioner Barnes, seconded by Commissioner Hagedorn, Commissioner Jacques abstained; approved 5-0.

### **NON-PUBLIC HEARING ITEMS**

#### **Item 3.A.**

**CASE NO:** Tentative Tract Map No. 36832  
One-Year Time Extension

**STAFF:** Robert Rodriguez,  
Planning Manager

**APPLICANT:** Fred Brilman

**LOCATION:** Between Elizabeth Road and McCallum Way, approximately 660 feet west of Landau Boulevard.

**REQUEST:** A one-year time extension for Tentative Tract Map (TTM) No. 36832 for the subdivision of approximately 4.57 acres into 18 lots (17 single family residential lots and one common lot) located in the R1 (Single Family Residential) Zoning District.

**RECOMMENDATION:** Approval

**MOTION:** Approve a one-year time extension for TTM 36832.

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

APPROVED: 6-0

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

NOES:

ABSENT: Rivera

## **PUBLIC HEARING ITEMS**

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

**CASE No:** Conditional Use Permit No. 16-037

**STAFF:** Salvador Quintanilla,  
Associate Planner

**APPLICANT:** Mother Earth's Farmacy  
Philip Norman

**LOCATION:** 36633 Cathedral Canyon Drive (APN 687-311-022)

**REQUEST:** Consider a Conditional Use Permit Application to operate a medical cannabis business (dispensary) within an existing commercial building in the CBP-2 (Commercial Business Park) Zoning District located at 36333 Cathedral Canyon 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. 16-037 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

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

APPROVED: 6-0

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

NOES:  
ABSENT: Rivera

**Item 4.B.**

**CASE No:** Conditional Use Permit No. 15-007      **STAFF:** Salvador Quintanilla,  
Associate Planner

**APPLICANT:** WEW Construction Inc.  
William Wright

**LOCATION:** North of Ramon Road, south of Aliso Road and east of Avenida Del Yermo.

**REQUEST:** To construct an approximately 4,157 square-foot pest control building (office and service bay), parking lot, related site improvements, and establish an outdoor storage area for vehicles on a vacant 20,920 square foot lot located in the PCC (Planned Community Commercial) Zoning District and Specific Plan No 1-022 (APN 678-322-024).

**RECOMMENDATION:** Approval

**MOTION:** Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No. 15332, Class 32 (In-Fill Development Projects).

Approve Conditional Use Permit No. 15-007 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following changes to the Conditions of Approval:

- Amend Condition 3.13; The outdoor storage of company vehicles shall be limited to the ~~six (6)~~ eight (8) parking spaces shown on the Site Plan. The remaining parking spaces shall be for employees and customers only.
- Delete in its Entirety Condition 4.16; ~~If applicable, all driveways shall be of the residential type per County of Riverside Standard 207 modified for commercial traffic with an 8 inch concrete thickness, and shall be approved by the City Engineer, or his designee, prior to installation.~~
- Add new Condition 3.37; Applicant shall construct a 6-foot high decorative block wall along the north side of the alley.

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

APPROVED: 5-1

AYES: Barnes, Espericueta, Hagedorn, Jaquess, Rodriguez

NOES: Holt

ABSENT: Rivera

**Item 4.C.**

**CASE No:** Conditional Use Permit No. 16-033      **STAFF:** Pat Milos,  
Community Development  
Director

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

**LOCATION:** 68956 Perez Road, Suite D (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 D.

**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. 16-033 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following changes to the Conditions of Approval:

- Add new Condition 3.45; The applicant shall repaint the exterior of Buildings B and C, matching the existing color scheme.

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

APPROVED: 4-2

AYES: Barnes, Espericueta, Hagedorn, Rodriguez

NOES: Holt, Jaquess

ABSENT: Rivera

**Item 4.D.**

**CASE No:** Conditional Use Permit No. 16-034      **STAFF:** Pat Milos,  
Community Development  
Director

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

**LOCATION:** 68956 Perez Road, Suite F (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 F.

**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. 16-034 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following changes to the Conditions of Approval:

- Add new Condition 3.45; The applicant shall repaint the exterior of Buildings B and C, matching the existing color scheme.

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

APPROVED: 4-2  
AYES: Barnes, Espericueta, Hagedorn, Rodriguez  
NOES: Holt, Jaquess  
ABSENT: Rivera

### **COMMISSIONER'S COMMENTS**

- The Commission mentioned some issues they were having with the Form 700.
- The Commission asked for an update on the upcoming Planning Commissioner's Academy.
- The Commission requested a map and list of all the medical cannabis applications.
- The Commission asked when the Cannabis Amendments (ZOA 16-003) would be considered by the City Council.

### **CITY ATTORNEY REPORT**

### **CITY PLANNER REPORT**

The meeting was adjourned at approximately 8:05 p.m.