



**- DRAFT -  
PLANNING COMMISSION ACTION MINUTES**

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

**DATE: OCTOBER 18, 2017**

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

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**COMMISSIONERS PRESENT/ABSENT**

Chair Rivera	Present
Vice-Chair Rodriguez	Present
Commissioner Barnes	Absent - Excused
Commissioner Hagedorn	Present
Commissioner Jaquess	Present

**STAFF PRESENT**

Robert Rodriguez, Planning Manager  
Paul Wilson, Fire Chief  
Erica Vega, Assistant City Attorney  
Salvador Quintanilla, Associate Planner  
Melody Segura, Assistant Planner

**APPROVAL OF MINUTES**

- **October 4, 2017:** Motion to approve by Vice-Chair Rodriguez, seconded by Commissioner Hagedorn; approved 4-0

**NON-PUBLIC HEARING ITEMS**

No non-public hearing items

**PUBLIC HEARING ITEMS**

**Item 4.A.**

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

**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 Application to modify the existing floor plan and expand the operation of the medical cannabis business to distribution and transportation within an existing commercial building in the I-1 (Light Industrial) Zoning District located at 68730 Summit Drive.

**RECOMMENDATION:** Continue to the next regularly scheduled Planning Commission Meeting of November 1, 2017.

**MOTION:** Motion to continue by Commissioner Hagedorn, seconded by Commissioner Jaquess.

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Hagedorn, Jaquess, Rivera, Rodriguez  
NOES:  
ABSENT: Barnes

**Item 4.B.**

**CASE NO:** Conditional Use Permit No. 17-036      **STAFF:** Melody Segura  
Assistant Planner

**APPLICANT:** All Desert Appliance  
Jose Aceves

**LOCATION:** 67710 Ramon Road (APN: 677-420-012)

**REQUEST:** Consider a Conditional Use Permit Application to operate a refurbished appliance store (retail store-used) within an existing commercial unit in the PCC (Planned Community Commercial) Zoning District, located at 67710 Ramon Road.

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

Approve Conditional Use Permit No. 17-036 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Condition of Approval:

- Add Condition No. 4.2: The door leading into the storage area shall have a sign stating "No Exit – Employee Area."

**MOTION:** Motion to approve by Vice-Chair Rodriguez, seconded by Commissioner Hagedorn.

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Hagedorn, Jaquess, Rivera, Rodriguez  
NOES:  
ABSENT: Barnes

**Item 4.C.**

**CASE No:** Conditional Use Permit No. 17-027      **STAFF:** Salvador Quintanilla,  
Associate Planner

**APPLICANT:** SOS Farms,  
Charles Badder

**LOCATION:** 68444 Perez Road, Suite G (APN: 687-321-011)

**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 68444 Perez Road, Suite G.

**RECOMMENDATION:** 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. 17-027 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the added Condition of Approval.

- Add Condition No. 3.44: Window coverings shall match adjacent suites (Blackout).

**MOTION:** Motion to approve by Commissioner Hagedorn, seconded by Vice-Chair Rodriguez.

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Hagedorn, Jaquess, Rivera, Rodriguez  
NOES:  
ABSENT: Barnes

**Item 4.C.**

**CASE No:** Specific Plan Amendment Nos. 07-001A and 12-001A      **STAFF:** Erica Vega,  
Assistant City Attorney

**APPLICANT:** City of Cathedral City

**LOCATION:** North City Specific Plan area and North City Extended Specific Plan area, north of Interstate 10, east of Palm Drive, and west of Bob Hope Drive.

**REQUEST:** Amendment to the North City Specific Plan and North City Extended Specific Plan.

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**RECOMMENDATION:** Recommend the City Council approve an amendment to the North City Specific Plan and North City Extended Specific Plan allowing cannabis businesses and reducing the commercial square footage requirements in the Mixed Use-Urban district

**MOTION:** Motion to continue the item by Vice-Chair Rodriguez, seconded by Commissioner Jaquess.

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Hagedorn, Jaquess, Rivera, Rodriguez  
NOES:  
ABSENT: Barnes

**PUBLIC COMMENT:**

- Paul Depalatis, Planning Director at MSA Consulting, spoke in support of the Specific Plan amendment.
- Ron Schwartz, representative of a property owner within the North City Specific Plan, spoke in support of the Specific Plan amendment.

**COMMISSIONER'S COMMENTS**

- Commissioner Jaquess requested a discussion item on vacation rentals.

**CITY ATTORNEY REPORT**

**CITY PLANNER REPORT**

- The Planning Manager announced the December 20, 2017 Planning Commission Meeting will be canceled.

**The meeting was adjourned at approximately 7:29 p.m.**