



## CITY COUNCIL STUDY SESSION MINUTES

CITY COUNCIL CHAMBERS      68-700 AVENIDA LALO GUERRERO      CATHEDRAL CITY, CA 92234

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Wednesday, January 24, 2018      STUDY SESSION      4:30 PM

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### • CALL TO ORDER

*Mayor Stan Henry called the January 24, 2018, Study Session Meeting to order at 4:30 p.m.*

### • ROLL CALL

**Present**    5 -    Mayor Stan Henry, Mayor Pro Tem Gregory S. Pettis, Council Member Shelley Kaplan, Council Member Mark Carnevale, and Council Member John Aguilar

### • AGENDA FINALIZATION

### • STATEMENT OF PARTICIPATION BY THE DEPUTY CITY CLERK

#### 1. PUBLIC COMMENT

#### 2. STUDY SESSION

##### 2.A.    [2017-501](#)      **Replacement of Fire Station 411 at 36-913 Date Palm Dr.**

*An update was provided on the replacement of Fire Station 411 by Chief Wilson, Fire Chief, Tami Scott, Administrative Services Director, Griffin Structures Inc., and LPA Architects.*

*Alan Carvalho, Cathedral City, was called to speak. He stated that he would like to see solar installed at the new station and possibly use hybrid vehicles in the future.*

*It was the consensus of the City Council to move forward to the next step with this project.*

##### 2.B.    [2018-13](#)      **SB 705 and Polystyrene Ban Discussion**

*It was the consensus of the majority of the City Council to send a letter of support of SB 705 to Senator Ben Allen. Mayor Pro Tem Greg Pettis will sign the letter on behalf of the City.*

##### 2.C.    [2018-17](#)      **National League of Cities (NLC) Service Line Warranty Program.**

*It was the consensus of the City Council to continue with a three year contract for the Service Line Warranty Program with the National League of Cities with the following conditions:*

*Amend the Letter to remove the City's logo and add the National League of Cities Logo.*

*State in the letter that it is a voluntary program provided through the National League of Cities, supported by the City, and handled through a third party.*

*Educate the community with statistics.*

*Provide the letter in spanish.*

**3. CLOSED SESSION**

*The City Council adjourned to Closed Session at 5:40 p.m. to discuss the following two items listed on the Agenda.*

**3.A.     [2018-10](#)           Conference with Real Property Negotiator pursuant to Government Code Section 54956.8.**

**Property Location:** 68510 E Palm Canyon Dr, Cathedral City, CA 92234.  
APN 687475003

**Negotiating Parties:** City of Cathedral City as Successor Agency to the former Redevelopment Agency, the City Urban Revitalization Corporation and CV Repertory

**Property Owners:** City Urban Revitalization Corporation

**Under Negotiations:** Property Negotiations

**3.B.     [2018-20](#)           Conference with Legal Counsel - Existing Litigation Pursuant to Government Code Section 54956.9(d)(1):**

**Case Name:** Alirio Moulin v. City of Cathedral City, et. al.

**Case Number:** PSC 1800253

*The City Council reconvened at 6:30 p.m.*

*City Attorney Eric Vail announced that the City Council met in Closed Session to discuss Real Property Negotiations for the property located at 68510 E. Palm Canyon Drive and Existing Litigation, Alirio Moulin v. City of Cathedral City, et al. Case Number PSC 1800253. There was no reportable action taken.*

**ADJOURN**

*Mayor Stan Henry adjourned the January 24, 2018 Study Session Meeting at 6:30 p.m.*

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STANLEY E. HENRY, Mayor

ATTEST:

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GARY F. HOWELL, City Clerk



## CITY COUNCIL MINUTES

CITY COUNCIL CHAMBERS      68-700 AVENIDA LALO GUERRERO      CATHEDRAL CITY, CA 92234

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Wednesday, January 24, 2018      REGULAR MEETING      6:30 PM

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- **CALL TO ORDER**

*Mayor Stan Henry called the January 24, 2018 Regular City Council Meeting to order at 6:30 p.m.*

- **PLEDGE OF ALLEGIANCE**

*Council Member Shelley Kaplan led the Pledge of Allegiance.*

- **INVOCATION (MOMENT OF REFLECTION)**

*Council Member Mark Carnevale offered the invocation.*

- **ROLL CALL**

**Present:** 5 - Mayor Stan Henry, Mayor Pro Tem Gregory S. Pettis, Council Member Shelley Kaplan, Council Member Mark Carnevale, and Council Member John Aguilar

- **SPECIAL PRESENTATION**

Cathedral City High School Choir

*The Cathedral City High School Choir sang the National Anthem and one additional song. They will be representing the State of California and Cathedral City in Rome. They are grateful for the support they have received from the community and continue to look for monetary support so that they may be able to take the entire group to Rome.*

- **AGENDA FINALIZATION**

*Mayor Stan Henry indicated that Item 5A. Appeal of Planning Commission Denial of Conditional Use Permit No. 17-013 and Tentative Parcel Map No. 37270 for Quick Quack Car Wash, located at the northeast corner of Ramon Road and Avenida Ximino, will be moved to Public Hearing and will be heard first under Public Hearing.*

- **STATEMENT OF PARTICIPATION BY THE DEPUTY CITY CLERK**

### **1. PUBLIC COMMENT**

*Allen Worthy was called to speak. He stated that he continues to work on the Ginger Rogers Foundation.*

*Robert Gomer/Marilyn Cooper were called to speak. Mr. Gomer reported that there are great things happening with the Historical Society and they look forward to working with the Public Arts Commission and the City. Ms. Cooper announced that on Thursday, February 8, 2018 the Salton Sea and Salvation Mountain Tour will be held from 8:30 a.m. to 2:30 p.m. She encouraged people to attend the informational tour and fundraiser.*

Melinda Shapiro, Cathedral City, was called to speak. She wished everyone a Happy New Year. She also stated that those in the audience can't hear the speakers at the podium.

## **2. COUNCIL REPORTS**

Council Member John Aguilar reported that he along with Mayor Pro Tem Greg Pettis participated at the High School in a Civic's class, GSA Club and Economics class. Immigration was a major topic in all of the groups. He reported there were great joint meetings between the City Council and the Parks and Community Events Commission and the City Council and the Public Arts Commission. He participated in the kick-off meeting of Lift to Rise and the grand opening of Planet Fitness. He along with Council Member Mark Carnevale hosted the City Hall at your corner, which had a good turnout. He met with the Social Justice Ministry Group who is working on organizing a new job resource center. He announced that the County Supervisors Office have identified Cathedral City as the new location for a 30,000 sq foot health clinic, they are currently working with the City to identify a site.

Council Member Shelley Kaplan reported that he had the opportunity to represent the City at the Southern California Energy, Water and Green Living Summit. It was an excellent presentation and Supervisor Perez did a wonderful presentation on the Salton Sea. He and Council Member Aguilar met with an organization called Community Housing Opportunities, which does low to moderate income housing, hoping for some movement in Cathedral City. He stated that he is the City Representative on CVEP and attended the last meeting. They provided an excellent presentation by Comcast, he and Stone James, Economic Development Director, will be looking at how this may be useful for the City. He also had the opportunity to attend the PSUSD event called Icons and Idols, which was a fantastic entertainment evening. He stated that he is chairing the Desert Community Energy Board, CCA. They are in the process of setting up an electric company for purchase of power for three cities. They are working with CPUC and providing input. The RSVP program will be held on February 1, 2018, at Heritage Palms. He attended the 60th Anniversary State of the College Event for College of the Desert. He reminded everyone that Taste of Jalisco is coming up on Feb 10th.

Mayor Pro Tem Greg Pettis attended a number of the events with the rest of the City Council. He attended the ribbon cutting for CA Jazz Foundation. There was an fundraising event at Sunshine Cafe, Dinner with Patsy. They raised \$700 for the Senior Center. They will be at Frankie's Italian Bakery on Feb 21 proceeds from that event will go to the CA Jazz Foundation. He along with Councilman Kaplan participated in the Woman's March in Palm Springs on Saturday. He also stopped by the Jammin for Jesus event at City Hall. He participated in meetings at SunLine Transit Agency and the Cap and Trade Funding with CVAG. The Agnes Pelton Home Tour will take place this weekend.

Mayor Stan Henry congratulated Councilman John Aguilar on his retirement. The City was one of the hosts for the Palm Springs Film Festival. He attended the College of the Desert State of the College address. The college offered free tuition to High School graduates for two. This is a great opportunity for the kids in the Valley to get an education.

Council Member Mark Carnevale reported that he attended the Homeless Committee Meeting. He stated that Path of Life Ministry is doing a great job with the homeless issue the Valley is facing. He announced that the City Council will be holding their Goal Setting meeting on Saturday and is looking forward to it.

## **3. CONSENT AGENDA**

### ***Approval of the Consent Agenda***

A motion was made to approve the following Consent Agenda Items. The motion carried by the following vote:

#### **3.A. [2017-385](#) SunLine Agreement for Bus Shelter Advertising and Maintenance**

This Agreement approved.

Enactment No: M.O. 6887

**3.B.     [2018-01](#)            2018 Agua Caliente Band of Cahuilla Indians Grant Application**

**This Grant Application was approved.**

Enactment No: M.O. 6888

**3.C.     [2018-09](#)            2018 California Office of Traffic Safety Grant**

**This Resolution was approved.**

Enactment No: Reso 2018-01

**3.D.     [2018-03](#)            Agnes Pelton Society's Annual Historic Homes and Artists Tour**

**This Special Use Permit was approved.**

Enactment No: M.O. 6889

**3.E.     [2018-11](#)            Contract Award to Fomotor Engineering for Surveying for the Date  
Palm Drive and Gerald Ford Drive Sidewalk Gap Closure Project.**

**This Contract was approved.**

Enactment No: M.O. 6890

**3.F.     [2018-14](#)            Contract with CASC Engineering and Consulting, Inc. for Support  
Services Related to the Annual NPDES Inspections.**

**This Contract was approved.**

Enactment No: M.O. 6891

**3.G.     [2018-18](#)            Resolution of Intention to Establish Improvement Area No. 10 -  
CFD NO. 2006-1**

**This Resolution was approved.**

Enactment No: Reso 2018-02

**3.H.     [2018-19](#)            Contract Amendment with National Demographics Corporation**

**This Contract was approved.**

Enactment No: M.O. 6892

**4. PUBLIC HEARINGS**

**5.A.     [2018-07](#)            Appeal of Planning Commission Denial of Conditional Use Permit  
No. 17-013 and Tentative Parcel Map No. 37270 for Quick Quack  
Car Wash, located at the northeast corner of Ramon Road and  
Avenida Ximino**

*Robert Rodriguez, Planning Manager, gave an overview of the project.*

*Joe Walters, Developer for Quick Quack, was available for questions.*

*Mayor Stan Henry opened the Public Hearing for comments.*

*Yury Gershfeld, owner of the AMPM, spoke in opposition of the project.*

*Randy Winbigler, Cathedral City, spoke in favor of the project.*

*Alan Carvalho, Cathedral City, spoke in favor of the project.*

*Demetri, spoke in opposition of the project.*

*Mayor Stan Henry closed the Public Hearing.*

**A motion was made by Council Member Carnevale, seconded by Council Member Kaplan, to overturn the Planning Commission denial of Conditional Use Permit No. 17-013 and Tentative Parcel Map No. 37270 for Quick Quack Car Wash, located at the northeast corner of Ramon Road and Avenida Ximino based on the findings contained in the Staff Report. The motion carried by the following vote:**

**Aye:** 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: M.O. 6895

**4.A.     [2018-06](#)           General Plan Amendment No. 17-001, Change of Zone No. 17-002,  
Specific Plan Amendment No. 07-001B**

*Robert Rodriguez, Planning Manager, gave an overview of the request for a General Plan Amendment No. 17-001, Change of Zone No. 17-002, Specific Plan Amendment No. 07-001B.*

*Mayor Stan Henry opened the Public Hearing for comments, there being none, he closed the Public Hearing.*

**A motion was made by Council Member Kaplan, seconded by Council Member Aguilar, to approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No. 15061 (b)(3); and approve the first reading of an ordinance, by title only, approving General Plan Amendment No. 17-001, Change of Zone No. 17-002 and Specific Plan Amendment No. 07-001B and to return the required fees that applicant had to pay due to inadvertently changes land use designation of open space during the adoption of the North City Specific Plan. The motion carried by the following vote:**

**Aye:** 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: M.O. 6893

**4.B.     [2018-16](#)           General Plan Amendment No. 17-002, Change of Zone No. 17-003**

*Robert Rodriguez, Planning Manager, gave an overview of the requested General Plan Amendment No. 17-002, Change of Zone No. 17-003.*

*Mayor Stan Henry opened the Public Hearing for comments.*

*Miriam Alario, read a letter that she presented to the City Council via email. The letter was made part of the record by attachment to the Staff Report. She is opposed to the requested zone change.*

*Melinda Shapiro spoke in opposition to the requested zone change.*

*Randy Winbigler spoke in opposition to the requested zone change.*

*Kathleen Patterson spoke in opposition to the requested zone change.*

*Dan Jessup spoke in opposition to the requested zone change.*

*Sue Townsley spoke in favor of the requested zone change.*

*Richard Altman spoke in favor of the requested zone change.*

*Mario Alvarez spoke in favor of the requested zone change.*

*Alan Carvalho spoke in favor of the requested zone change.*

*Doug Schmidt spoke in favor of the requested zone change.*

*Keith Davis spoke in favor of the requested zone change.*

*Allen Worthy spoke in opposition of the requested zone change.*

*Sam Stickles spoke in favor of the requested zone change*

*Jason Sugerman spoke in favor of the requested zone change.*

*Adel Campbell spoke in favor of the requested zone change.*

*Bradley Johnson spoke in favor of the requested zone change.*

*Thommy Kocan stated that he is neutral on the requested zone change.*

*Mayor Stan Henry closed the Public Hearing.*

*George Baker, property owner, gave an overview of his proposed project in the event that the requested zone change is approved.*

*After much discussion with the property owner, the City Council and Staff regarding limiting certain uses and the amount of space that can be used for specific uses it was suggested to table this item at this time and to create a subcommittee of Mayor Stan Henry, Council Member Shelley Kaplan to work with the staff and the developer to come up with new zone classification that will work for this property.*

**A motion was made by Mayor Pro Tem Pettis, seconded by Council Member Kaplan, to table this item at this time and to create a Council Subcommittee of Mayor Stan Henry and Council Member Shelley Kaplan to work with the staff and the developer to come up with a new zone classification that will work for this property and to bring this item back to the City Council on February 28, 2018 for discussion. The motion carried by the following vote:**

**Aye:** 4 - Mayor Henry, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

**Nay:** 1 - Mayor Pro Tem Pettis

Enactment No: M.O. 6894

## **5. LEGISLATIVE ACTIONS**

**5.B.     [2017-515](#)     2018 Cannabis Local License Annual Renewal Fee Review and Adjustment**

**A motion was made by Council Member Kaplan, seconded by Council Member Carnevale, to adopt a Resolution adjusting the 2018 Cannabis Local License Annual Renewal Fee. The motion carried by the following vote:**

**Aye:**           5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: Reso 2018-03

**6. CLOSED SESSION**

*The Closed Session items were handled during the Study Session portion of the meeting on this same date. There was no reportable action as stated in the record.*

**6.A.     [2018-10](#)     Conference with Real Property Negotiator pursuant to Government Code Section 54956.8.**

**Property Location:** 68510 E Palm Canyon Dr, Cathedral City, CA 92234.  
APN 687475003

**Negotiating Parties:** City of Cathedral City as Successor Agency to the former Redevelopment Agency, the City Urban Revitalization Corporation and CV Repertory

**Property Owners:** City Urban Revitalization Corporation

**Under Negotiations:** Property Negotiations

**6.B.     [2018-20](#)     Conference with Legal Counsel - Existing Litigation Pursuant to Government Code Section 54956.9(d)(1):**

**Case Name:** Alirio Moulin v. City of Cathedral City, et. al.

**Case Number:** PSC 1800253

**ADJOURN**

*Mayor Stan Henry adjourned the January 24, 2018 Regular City Council Meeting at 9:13 p.m.*

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STANLEY E. HENRY, Mayor

ATTEST:

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GARY F. HOWELL, City Clerk