



DRAFT PLANNING COMMISSION ACTION MINUTES

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

DATE: JANUARY 17, 2018

CALLED TO ORDER: 6:00 P.M.

COMMISSIONERS PRESENT/ABSENT

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

STAFF PRESENT

Robert Rodriguez, Planning Manager
Salvador Quintanilla, Associate Planner
Brenda Ramirez, Associate Planner
Pat Milos, Community Development Director
John Corella, City Engineer
Paul Wilson, Fire Chief
Stephanie Gutierrez, Assistant City Attorney

CONFIRMATION OF AGENDA

- Motion by Vice-Chair Rodriguez to switch the order of items 4A and 4B, seconded by Commissioner Hagedorn; approved 5-0.

APPROVAL OF MINUTES

- **December 6, 2017:** Motion to approve by Commissioner Barnes, seconded by Vice-Chair Rodriguez; approved 4-0, Chair Rivera abstained.

NON-PUBLIC HEARING ITEMS

Item 3.A.

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

STAFF: Brenda Ramirez
Associate Planner

APPLICANT: Stanton Place, 2014 LLC.,
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) in the R1 (Single-Family Residential) Zoning District.

RECOMMENDATION: APPROVE a one-year time extension for TTM No. 36832 and the associated California Environmental Quality Act (CEQA) exemption per Section 15332 – Infill Development (approved December 17, 2014), and based on the findings contained in the staff report.

MOTION: Motion to approve by Commissioner Hagedorn, seconded by Commissioner Barnes.

VOTING RESULTS: APPROVED: 5-0
AYES: Barnes, Hagedorn, Jaquess, Rivera, Rodriguez
NOES:
ABSENT:

PUBLIC HEARING ITEMS

Item 4.B.

CASE No: Conditional Use Permit No. 17-033 **STAFF:** Salvador Quintanilla
Associate Planner

APPLICANT: CC Pros LLC,
Gabriel Lujan

LOCATION: 68301 Kieley Road (APN: 687-073-028)

REQUEST: Consider a Conditional Use Permit application to operate a cannabis business (cultivation, manufacturing, and distribution and transportation site) within an existing commercial building in the I-1 (Light Industrial) Zoning District located at 68301 Kieley Road.

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. 17-033 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Conditions of Approval:

- Amended Condition No. 3.28: Alcoholic beverages shall not be sold, provided, stored, distributed, or consumed on the premises. Neither the applicant nor its related Collective or Cooperative shall hold or maintain a license from the State Department of Alcohol Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages.
- Add Condition No. 5.23: The proposed warehouse area shall be fire sprinkled.

- Add Condition No. 5.24: An exit door shall be installed at the rear of the proposed warehouse area.

MOTION: Motion to approve by Commissioner Hagedorn, seconded by Commissioner Jaquess.

VOTING RESULTS: APPROVED: 5-0
AYES: Barnes, Hagedorn, Jaquess, Rivera, Rodriguez
NOES:
ABSENT:

Item 4.A.

CASE NO: Conditional Use Permit No. 17-028 **STAFF:** Salvador Quintanilla, Associate Planner

APPLICANT: SMP Desert Cultivators Inc.,
Sina Sayyah

LOCATION: 68449 Perez Road, Suite Nos. 7-11 (APN:687-322-008)

REQUEST: Consider a Conditional Use Permit application to operate a cannabis business (cultivation and manufacturing site) within an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68449 Perez Road, Suite Nos. 7-11.

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. 17-028 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Conditions of Approval:

- Add Condition No. 3.49 The applicant shall call out windows on the plans.

MOTION: Motion to approve by Commissioner Hagedorn, seconded by Commissioner Barnes.

VOTING RESULTS: APPROVED: 5-0
AYES: Barnes, Hagedorn, Jaquess, Rivera, Rodriguez
NOES:
ABSENT:

Item 4.C.

CASE NO: Conditional Use Permit No. 17-011 **STAFF:** Salvador Quintanilla, Associate Planner

APPLICANT: Tait & Associate,
Douglas Fenn

LOCATION: 69123 Ramon Road (APN: 673-020-011)

REQUEST: To demolish the existing 1,700 square-foot Valero convenience store and gas station canopy (4 double sided fuel pump stations) and reconstruct a new 2,962 square-foot 7-Eleven convenience store and gas station canopy (6 double sided fuel pump stations), existing carwash to remain, located at the southeast corner of Date Palm Drive and Ramon Road in the PCC (Planned Community Commercial) Zoning District.

RECOMMENDATION: APPROVE an exemption to the California Environmental Quality Act (CEQA) pursuant to section No. 15302, Class No. 2 (Replacement or Reconstruction).

APPROVE Conditional Use Permit No. 17-011 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Conditions of Approval:

- Add Condition 3.36: The applicant shall call out window types, spandrel and vision glass on construction plans.

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

VOTING RESULTS: APPROVED: 5-0
AYES: Barnes, Hagedorn, Jaquess, Rivera, Rodriguez
NOES:
ABSENT:

COMMISSIONER'S COMMENTS

CITY ATTORNEY REPORT

CITY PLANNER REPORT

- Staff distributed recommendations to the Planning Commission for the reduction of cannabis odor which will be discussed at a future Planning Commission meeting.

The meeting was adjourned at approximately 7:12 p.m.