



DRAFT PLANNING COMMISSION ACTION MINUTES

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

DATE: JUNE 6, 2018

CALLED TO ORDER: 6:00 P.M.

COMMISSIONERS PRESENT/ABSENT

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

STAFF PRESENT

Robert Rodriguez, Planning Manager
Salvador Quintanilla, Associate Planner
John Corella, City Engineer
John Muhr, Battalion Chief
Erica Vega, Assistant City Attorney

CONFIRMATION OF AGENDA

Chair Rivera requested that item 3.C. be the first public hearing item heard.

APPROVAL OF MINUTES

- **May 16, 2018:** Motion to approve by Commissioner Holk, seconded by Commissioner Jaquess; approved 4-0

PUBLIC COMMENTS

PUBLIC HEARING ITEMS

Item 3.C.

CASE No:	Planned Unit Development Amendment No. 97-4B	STAFF:	Robert Rodriguez Planning Manager
APPLICANT:	The Rilmington Group Noel Humphrey		

LOCATION: Rio del Sol community/south side of Gerald Ford Drive, between Date Palm Drive and Da Vall Drive.

REQUEST: An amendment to the Planned Unit Development standards regarding setbacks and architectural style of proposed homes within the Rio del Sol community.

RECOMMENDATION: Approve an amendment to Planned Unit Development No. 97-4 regarding front and rear yard setbacks and the architectural style of the proposed homes within the gated community of Rio del Sol subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Condition of Approval and finding the request consistent with the previously approved Negative Declaration.

- Amend the requested rear yard setback (minimum of 5 feet) to a minimum of seven (7) feet.

PUBLIC COMMENT: Numerous public comments were shared including the following:

- Traffic on Sunny Lane and surrounding public streets.
- Sunny Lane/Rio del Sol secondary gate
- Safety concerns on Sunny Lane and surrounding public streets due to lack of sidewalks, lighting and anticipated increased traffic.
- The proposed reduced rear setback and effect on neighboring properties.
- The height of the proposed homes and effect on the current view of the mountains.

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

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

Item 3.A.

CASE NO: Conditional Use Permit No. 18-003 **STAFF:** Salvador Quintanilla, Associate Planner

APPLICANT: Miracle Education Distributors, Inc.
Danna Digiulio

LOCATION: 68366 Kieley Road, (APN: 687-072-029)

REQUEST: Consider a Conditional Use Permit application to operate a cannabis business (manufacturing and distribution/transportation site) in an existing industrial building in the 1-1 (Light Industrial) Zoning District located at 68366 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. 18-003 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

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

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

Item 3.B.

CASE No: Conditional Use Permit No. 17-029,
Conditional Use Permit No. 17-029-2 &
Tentative Parcel Map No. 37355

STAFF: Robert Rodriguez
Planning Manager

APPLICANT: Mountain Edge Collective II, Inc./Ecoplex Park II
Alex Gonzales

LOCATION: Terminus of Margot Murphy Way, a private street between Perez Road and Canyon Plaza (APN: 687-510-049)

REQUEST: Consider Conditional Use Permit (CUP) and Tentative Parcel Map (TPM) applications for the development of a cannabis cultivation facility within two buildings with a total of 50,213 square feet of floor area on a 3.07-acre site. The project site is located within the PCC (Planned Community Commercial) and OS (Open Space) Zoning Districts and is within Specific Plan No. 89-39.

RECOMMENDATION: Approve the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the project.

Approve Conditional Use Permit Nos. 17-029 and 17-029-2 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

Approve Tentative Parcel Map No. 37355 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

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

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

COMMISSIONER'S COMMENT

CITY ATTORNEY REPORT

CITY PLANNER REPORT

The meeting was adjourned at approximately 8:25 p.m.