



Cathedral City

Legislation Text

File #: 2017-69, Version: 1

Planning Commission

MEETING DATE: 2/15/2017

CASE NO. Conditional Use Permit No. 16-036

APPLICANT: Nardi Global, A Cooperative Corporation, Glenard Kotorri

LOCATION: 67625 East Palm Canyon Drive, Suite C1 - C5 (APN: 687-510-022)

REQUEST: Consider a Conditional Use Permit Application to operate a medical cannabis business (cultivation site) within an existing commercial building in the PCC (Planned Community Commercial) Zoning District located at 67625 East Palm Canyon Drive, Suites C1 through C5.

STAFF PLANNER:

Pat Milos, Community Development Director

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. 16-036 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

FINDINGS:

APPROVAL OF AN EXEMPTION TO CEQA based on the finding that the project qualifies as Categorical Exempt under Section No. 15301, Class No. 1 (Existing Facilities) of the State CEQA Guidelines.

APPROVAL OF CONDITIONAL USE PERMIT NO. 16-036, subject to the attached conditions of approval, and based on the following findings:

1. The medical cannabis business to be located at 67625 East Palm Canyon Drive, Suites C1 - C5, in the PCC Zoning District is authorized as a conditional use per the City of Cathedral City Zoning Ordinance, Chapter 9.30.

2. The medical cannabis business as well as all operations as conducted therein, fully complies with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act (ADA), and all relevant City and State Law. Staff has reviewed the site and floor

plans submitted and determined that, as conditioned herein, the medical cannabis business will comply with all relevant building codes, zoning, and the ADA.

3. The medical cannabis business fully complies with and meets all operating criteria required pursuant to State Laws, Chapter 5.88 of the City Municipal Code (CCMC), any other provisions of the CCMC, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in this conditional use permit. The applicant has been granted a local license (MCL No. 16-031) in accordance with Chapter 5.88 of the CCMC, and in granting the local license the City Manager determined that the medical cannabis business was in compliance with all applicable laws regarding the operation of the business.

4. The medical cannabis business is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located. By allowing medical cannabis businesses in certain zones, the City Council has determined that medical cannabis businesses are necessary and desirable for the development of the community, is consistent with the general plan, and will not be detrimental to other uses in the zones.

5. The site for the medical cannabis business is adequate in size and shape to accommodate such use and any and all of the yards, setbacks and walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood. The medical cannabis business meets all site development standards.

6. The site for the medical cannabis business relates properly to streets and highways which are designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use. The medical cannabis business primary collector street is East Palm Canyon Drive, which has adequate capacity to serve the limited traffic that will be generated by the use.

7. The applicant agrees to comply with any and all of the conditions imposed by the Planning Commission or be subject to a revocation.

BACKGROUND:

City ordinances allow for the establishment of medical cannabis businesses (dispensaries, cultivation sites and manufacturing sites) within certain zoning districts of the City, subject to a Conditional Use Permit (CUP). The ordinances regulating medical cannabis businesses are codified at CCMC Chapters 5.88 and 9.108 (the "Ordinance").

Under the ordinance, medical cannabis businesses are required to obtain both a medical cannabis license (local license) and CUP. For the local license, applicants are required to submit various documents such as the ownership structure of the medical cannabis business, a general description of the products and services to be provided and security and delivery plans. In addition, all owners, directors, officers and persons who are managing or otherwise responsible for the activities of a proposed medical cannabis business must submit to a background check. The City Manager, or his

designee, shall decide whether to approve or deny a local license application.

A Local License application was submitted on August 17, 2016 and Conditional Use Permit application for a cultivation site was submitted by the applicant on August 25, 2016. The Local License application was reviewed by staff, including the Police Department, the background check completed and the license was granted on November 15, 2016 (see Attachment 4).

The building does not face a public road and is largely screened from public view by surrounding commercial buildings. As a result, staff reviewed the changes made to the building and no formal review by the Architectural Review Subcommittee was needed. The Planning Commission will take final action on this matter unless it is appealed to the City Council.

ANALYSIS:

The project site is located within the PCC (Planned Community Commercial) zoning district. The surrounding uses include a bar, BMX track, convenience store/gas station, and a number of retail and service uses. Pursuant to CCMC Section 9.108.090, a cultivation site may only be located within the I-1 (Light Industrial), CBP-2 (Commercial Business Park), PCC (Planned Community Commercial) or the OS (Open Space) Zoning Districts.

Furthermore, no cultivation site shall be located: a) within six-hundred (600) feet of a school, day care center, or youth center; b) within three hundred (300) feet of a residential zone, or c) within two hundred and fifty (250) feet of East Palm Canyon Drive. Staff has confirmed that the subject location does not violate any of the applicable location restrictions set forth in the CCMC. Though the site's address is on East Palm Canyon Drive, the building is set back from the road and the building is more than 250 feet from the edge of the East Palm Canyon right of way.

The 11,520 square foot building is comprised of multiple suites. The cultivation facility will occupy suites C1 - C5 which totals approximately 7,600 square feet. The floor plan consists of approximately 6,598 square feet of cultivation and 1,002 square feet of ancillary space including offices, bathroom, breakroom, loading, and storage. The remaining suites are occupied by the existing bar (The Barracks). Since the proposed medical cannabis business is for cultivation only, it will not be open to the general public and will not conflict with the bar in the neighboring suites.

There is no addition of square footage proposed to the building. Therefore, there are no issues with setbacks, building height or number of parking spaces. However, upon inspection of the site, there were a number of other concerns that the applicant has agreed to address and have been incorporated into the Conditions of Approval:

1. Illuminated building address numbers, a minimum of 12 inches in height, shall be placed on the building, plainly visible from the street.
2. The existing parking area will need to be repaved, parking stalls striped and signed in accordance with Americans with Disabilities Act (ADA) standards.

3. All existing broken or damaged sidewalk, curb, gutter and drive approaches shall be replaced and/or repaired as determined by the City Engineer.
4. Landscaping shall be renovated to comply with current City design standards and requirements.
5. A new trash enclosure shall be constructed per City standard.
6. The rear (south) parking and loading areas will be debris free and all non-operative vehicles and machinery shall be removed.
7. All existing exterior lighting must be operable and shielded to prevent spillover to adjacent properties.
8. Any existing chain link fence on the property shall be removed and replaced with an acceptable fence material such as block or tubular steel.

ENVIRONMENTAL ANALYSIS:

Categorical Exemption under Section No. 15301, Class No. 1 (Existing Facilities) of the State CEQA Guidelines, which allows tenant improvements in existing buildings to be exempt. Since there is no outside expansion, this qualifies for a Class No. 1 Exemption.

NOTE: The City of Cathedral City Planning Department is custodian of the documents or other material, which constitute the record of proceedings upon which this decision is based.

PUBLIC NOTIFICATION:

This project and the environmental determination were noticed in accordance with the City Municipal Code and CEQA (see Attachment 5).

ATTACHMENTS:

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| Attachment 1: | Conditions of Approval |
| Attachment 2: | Site Plan |
| Attachment 3: | Floor Plan |
| Attachment 4: | Local License |
| Attachment 5: | Public Hearing Notice |