



PLANNING COMMISSION ACTION MINUTES

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

DATE: FEBRUARY 1, 2017

CALLED TO ORDER: 6:00 P.M.

COMMISSIONERS PRESENT/ABSENT

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

STAFF PRESENT

Pat Milos, Community Development Director
Robert Rodriguez, Planning Manager
Salvador Quintanilla, Associate Planner
John Corella, City Engineer
Erica Vega, Deputy City Attorney
Paul Wilson, Fire Chief

APPROVAL OF MINUTES

- **January 18, 2017 Minutes:** Motion to approve by Commissioner Barnes, seconded by Commissioner Hagedorn, Commissioner Jacques abstained; approved 5-0.

NON-PUBLIC HEARING ITEMS

Item 3.A.

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

STAFF: Robert Rodriguez,
Planning Manager

APPLICANT: 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) located in the R1 (Single Family Residential) Zoning District.

RECOMMENDATION: Approval

MOTION: Approve a one-year time extension for TTM 36832.

VOTING RESULTS: Motion to approve by Commissioner Hagedorn, seconded by Commissioner Barnes.

APPROVED: 6-0

AYES: Barnes, Espericueta, Hagedorn, Holt, Jacques, Rodriguez

NOES:

ABSENT: Rivera

PUBLIC HEARING ITEMS

Item 4.A.

CASE No: Conditional Use Permit No. 16-037 **STAFF:** Salvador Quintanilla, Associate Planner

APPLICANT: Mother Earth's Farmacy
Philip Norman

LOCATION: 36633 Cathedral Canyon Drive (APN 687-311-022)

REQUEST: Consider a Conditional Use Permit Application to operate a medical cannabis business (dispensary) within an existing commercial building in the CBP-2 (Commercial Business Park) Zoning District located at 36333 Cathedral Canyon Drive.

RECOMMENDATION: Approval

MOTION: 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. 16-037 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

VOTING RESULTS: Motion to approve by Commissioner Hagedorn, seconded by Commissioner Barnes.

APPROVED: 6-0

AYES: Barnes, Espericueta, Hagedorn, Holt, Jaquess, Rodriguez

NOES:
ABSENT: Rivera

Item 4.B.

CASE No: Conditional Use Permit No. 15-007 **STAFF:** Salvador Quintanilla,
Associate Planner

APPLICANT: WEW Construction Inc.
William Wright

LOCATION: North of Ramon Road, south of Aliso Road and east of Avenida Del Yermo.

REQUEST: To construct an approximately 4,157 square-foot pest control building (office and service bay), parking lot, related site improvements, and establish an outdoor storage area for vehicles on a vacant 20,920 square foot lot located in the PCC (Planned Community Commercial) Zoning District and Specific Plan No 1-022 (APN 678-322-024).

RECOMMENDATION: Approval

MOTION: Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No. 15332, Class 32 (In-Fill Development Projects).

Approve Conditional Use Permit No. 15-007 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following changes to the Conditions of Approval:

- Amend Condition 3.13; The outdoor storage of company vehicles shall be limited to the ~~six (6)~~ eight (8) parking spaces shown on the Site Plan. The remaining parking spaces shall be for employees and customers only.
- Delete in its Entirety Condition 4.16; ~~If applicable, all driveways shall be of the residential type per County of Riverside Standard 207 modified for commercial traffic with an 8 inch concrete thickness, and shall be approved by the City Engineer, or his designee, prior to installation.~~
- Add new Condition 3.37; Applicant shall construct a 6-foot high decorative block wall along the north side of the alley.

VOTING RESULTS: Motion to approve by Commissioner Barnes, seconded by Commissioner Hagedorn

APPROVED: 5-1
AYES: Barnes, Espericueta, Hagedorn, Jaquess, Rodriguez
NOES: Holt
ABSENT: Rivera

Item 4.C.

CASE No: Conditional Use Permit No. 16-033 **STAFF:** Pat Milos,
Community Development
Director

APPLICANT: Coastal Harvest, LLC
Edlin Kim

LOCATION: 68956 Perez Road, Suite D (APN 687-330-010)

REQUEST: Consider a Conditional Use Permit application to operate a medical cannabis business (manufacturing site) within an existing commercial building in the I-1 (Light Industrial) Zoning District located at 68956 Perez Road, Suite D.

RECOMMENDATION: Approval

MOTION: 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. 16-033 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following changes to the Conditions of Approval:

- Add new Condition 3.45; The applicant shall repaint the exterior of Buildings B and C, matching the existing color scheme.

VOTING RESULTS: Motion to approve by Commissioner Hagedorn, seconded by Commissioner Barnes.

APPROVED: 4-2

AYES: Barnes, Espericueta, Hagedorn, Rodriguez

NOES: Holt, Jaquess

ABSENT: Rivera

Item 4.D.

CASE No: Conditional Use Permit No. 16-034 **STAFF:** Pat Milos,
Community Development
Director

APPLICANT: Coastal Harvest, LLC
Edlin Kim

LOCATION: 68956 Perez Road, Suite F (APN 687-330-010)

REQUEST: Consider a Conditional Use Permit application to operate a medical cannabis business (manufacturing site) within an existing commercial building in the I-1 (Light Industrial) Zoning District located at 68956 Perez Road, Suite F.

RECOMMENDATION: Approval

MOTION: 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. 16-034 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following changes to the Conditions of Approval:

- Add new Condition 3.45; The applicant shall repaint the exterior of Buildings B and C, matching the existing color scheme.

VOTING RESULTS: Motion to approve by Commissioner Hagedorn, seconded by Commissioner Barnes.

APPROVED: 4-2
AYES: Barnes, Espericueta, Hagedorn, Rodriguez
NOES: Holt, Jaquess
ABSENT: Rivera

COMMISSIONER'S COMMENTS

- The Commission mentioned some issues they were having with the Form 700.
- The Commission asked for an update on the upcoming Planning Commissioner's Academy.
- The Commission requested a map and list of all the medical cannabis applications.
- The Commission asked when the Cannabis Amendments (ZOA 16-003) would be considered by the City Council.

CITY ATTORNEY REPORT

CITY PLANNER REPORT

The meeting was adjourned at approximately 8:05 p.m.