



PLANNING COMMISSION ACTION MINUTES

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

DATE: FEBRUARY 15, 2017

CALLED TO ORDER: 6:00 P.M.

COMMISSIONERS PRESENT/ABSENT

Chair Rivera	Absent - Excused
Vice-Chair Rodriguez	Absent - Excused
Commissioner Barnes	Absent - Excused
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
Erica Vega, Deputy City Attorney

APPROVAL OF MINUTES

- **February 1, 2017 Minutes:** Motion to approve by Commissioner Jaquess, seconded by Commissioner Hagedorn; approved 4-0.

NON-PUBLIC HEARING ITEMS

Item 3.A.

CASE No: Tentative Tract Map No. 34268
One-Year Time Extension

STAFF: Robert Rodriguez,
Planning Manager

APPLICANT: Inland Communities Corp.
Mohamad Younes

LOCATION: North of Rio Vista Drive and west of Avenida Quintana.

REQUEST: A one-year time extension for Tentative Tract Map (TTM) No. 34268 for the subdivision of approximately 12.5 acres into 86 single family

residential lots and one common lot within the Rio Vista Village/Verano Development (Specific Plan 97-55).

RECOMMENDATION: Approval

MOTION: Approve a one-year time extension for TTM 34268.

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

APPROVED: 4-0

AYES: Espericueta, Hagedorn, Holt, Jacques

NOES:

ABSENT: Barnes, Rivera, Rodriguez

PUBLIC HEARING ITEMS

Item 4.A.

CASE No: Conditional Use Permit No. 16-042 **STAFF:** Salvador Quintanilla,
Associate Planner

APPLICANT: RPS Lounge
Michael Higgins

LOCATION: 68718 East Palm Canyon Drive, Suite No. 203

REQUEST: Consider a Conditional Use Permit application to establish a bar/lounge with outdoor seating in conjunction with an Alcohol Beverage Control (ABC) Type 48 (On-Sale General Public Premises) license, within an existing multi-tenant commercial center (Pickfair Promenade) in the MXC (Mixed Use Commercial) Zoning District located at the northwest corner of East Palm Canyon Drive and Monty Hall Drive (APN 687-473-009).

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. 16-042 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 Jaquess.

APPROVED: 4-0

AYES: Espericueta, Hagedorn, Holt, Jaquess

NOES:

ABSENT: Barnes, Rivera, Rodriguez

Item 4.B.

CASE No: Conditional Use Permit No. 16-036 **STAFF:** Pat Milos
Community Development
Director

APPLICANT: Nardi Global, A Cooperative Corporation
Glenard Kotorri

LOCATION: 67625 East Palm Canyon Drive, Suites 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 – C5.

RECOMMENDATION: Approval

MOTION: Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No. 15301, Class 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 with the following additions to the Conditions of Approval:

- Add new Condition 3.42; The applicant shall paint the building to match the colors of the architectural renderings.
- Add new Condition 3.43; The exterior lighting fixtures, and the resulting illumination, shall match what is shown on the architectural renderings.

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

APPROVED: 3-1

AYES: Hagedorn, Holt, Jaquess

NOES: Espericueta

ABSENT: Barnes, Rivera, Rodriguez

PUBLIC COMMENTS: A resident (Denise Cross) shared concerns over the close proximity of the proposed cultivation facility to the existing BMX track, which is heavily used by kids.

Item 4.C.

CASE No: Conditional Use Permit No. 16-047 **STAFF:** Pat Milos,
Community Development
Director

APPLICANT: Grassland Patients Cooperative
Oren Lang

LOCATION: 36655 Sunair Plaza (APN 687-312-009)

REQUEST: Consider a Conditional Use Permit application to operate a medical cannabis business (cultivation site) within an existing commercial building in the CBP-2 (Commercial Business Park) Zoning District located at 36655 Sunair Plaza.

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. 16-047 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 Espericueta.

APPROVED: 4-0

AYES: Espericueta, Hagedorn, Holt, Jaquess

NOES:

ABSENT: Barnes, Rivera, Rodriguez

COMMISSIONER'S COMMENTS

- What is the status of Planning Commission recommendations on the cannabis amendments related to ZOA No.16-003.
- Staff to review the minutes of the Planning Commission regarding distance separation; minutes may need to be revised.
- Commissioner Jaquess requested an updated medical cannabis location map.

CITY ATTORNEY REPORT

CITY PLANNER REPORT

- Staff informed the Planning Commission that the registration for the Planning Commission Academy Conference has been finalized.

The meeting was adjourned at approximately 7:40 p.m.