



## PLANNING COMMISSION ACTION MINUTES

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

DATE: MARCH 15, 2017

CALLED TO ORDER: 6:00 P.M.

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### COMMISSIONERS PRESENT/ABSENT

Chair Rivera	Present
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  
Paul Wilson, Fire Chief  
Erica Vega, Deputy City Attorney  
Dave Leonard, Contract Planner

### APPROVAL OF MINUTES

- **February 15, 2017 Minutes:** Motion to approve by Commissioner Jaquess, seconded by Commissioner Hagedorn, Commissioners Barnes, Rodriguez, and Rivera abstained; approved 4-0.

### PUBLIC HEARING ITEMS

#### Item 3.A.

**CASE No:** Specific Plan Amendment No. 97-55C  
and Tentative Tract Map No. 37124

**STAFF:** Dave Leonard  
Contract Planner

**APPLICANT:** Verano Recovery, LLC  
Mohamad Younes

**LOCATION:** Rio Vista Village/Verano Community  
West of Landau Boulevard & north of Verano Road

**REQUEST:** To recommend approval of (1) a text amendment to the Rio Vista Village Specific Plan (RVVSP) to add Section 5.8: General Residential Site Development Standards for R2 Cluster Single-Family Development, and to add references to other section of the RVVSP text referring to the development standards of Section 5.8, and (2) a subdivision of 7.06 acres into 58 single-family lots.

**RECOMMENDATION:** Approval

**MOTION:** Approve the Mitigated Negative Declaration.

Adopt a resolution recommending that the City Council approve Specific Plan Amendment No. 97-55C and Tentative Tract Map No. 37124 with the revisions to the Conditions of Approval requested by the Staff Planner during the presentation.

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

APPROVED: 7-0

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

NOES:

ABSENT:

**Item 3.B.**

**CASE No:** Conditional Use Permit No. 17-006      **STAFF:** Robert Rodriguez  
Planning Manager

**APPLICANT:** Lamar Central Outdoor, LLC  
Betsy Hayes

**LOCATION:** 67300 Ramon Road (APN 677-447-011)

**REQUEST:** Consider a Conditional Use Permit application to replace an existing static billboard with a new single face LED digital billboard in the PCC (Planner Community Commercial) Zoning District located at 67300 Ramon Road.

**RECOMMENDATION:** Approval

**MOTION:** 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. 17-006 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

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

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

**Item 3.C.**

**CASE No:** Conditional Use Permit No. 16-044      **STAFF:** Salvador Quintanilla  
Associate Planner

**APPLICANT:** We Care Cat City, Inc.  
Greta Carter

**LOCATION:** 36450 Bankside Drive (APN 687-312-016)

**REQUEST:** Consider a Conditional Use Permit application to operate a medical cannabis business (dispensary and cultivation site) within an existing commercial building in the CBP-2 (Commercial Business Park) Zoning District located at 36450 Bankside 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. 16-044 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following addition to the Conditions of Approval:

- Add new Condition 3.46: The applicant shall construct a storefront window with clear glazing on the right side of the front elevation similar to the left side.
- Add new Condition 3.47: The applicant shall install clear glazing on the center storefront of the front elevation.

**VOTING RESULTS:** Motion to approve by Commissioner Barnes, seconded by Commissioner Rodriguez

APPROVED: 5-2  
AYES: Barnes, Espericueta, Holt, Rivera, Rodriguez  
NOES: Hagedorn, Jaquess  
ABSENT:

**Item 3.D.**

**CASE No:** Conditional Use Permit No. 16-043      **STAFF:** Pat Milos,  
Community Development  
Director

**APPLICANT:** Obie Enterprises, LLC  
Tom Obarr

**LOCATION:** 68704 Perez Road (APN 687-162-007)

**REQUEST:** Consider a Conditional Use Permit application to operate a medical cannabis business (cultivation site) within an existing building in the I-1 Light Industrial) Zoning District located at 68704 Perez Road.

**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. 16-043 subject to the attached Conditions of Approval and based on the findings contained in the staff report with additional conditions to be added by the Fire Chief upon review of the plans.

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

APPROVED: 6-1

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

NOES: Holt

ABSENT:

**COMMISSIONER'S COMMENTS**

- Commissioner Hagedorn requested that the Planning Commission Agenda packet be organized and separated by item for ease of use.
- Commissioner Jaquess asked about the status of the Club Saxony project.
- Commissioner Hagedorn provided a recap of the Planning Commissioner's Academy.
- Commissioner Rodriguez asked staff to provide the Commission with the updated Medical Cannabis Map and for the map to use addresses instead of MCL numbers.

**CITY ATTORNEY REPORT**

- The City Attorney reported on a recent court case involving Commissioner's personal email being subject to public records requests.

**CITY PLANNER REPORT**

- The medical cannabis map has been updated and will be sent to each Commissioner.
- There will be a Special Planning Commission meeting on March 29, 2017 and a Joint City Council/Planning Commission meeting on April 5, 2017.

**The meeting was adjourned at approximately 8:42 p.m.**