



**DRAFT
PLANNING COMMISSION ACTION MINUTES**

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

DATE: APRIL 19, 2017

CALLED TO ORDER: 6:00 P.M.

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

APPROVAL OF MINUTES

- **April 5, 2017 Minutes:** Motion to approve by Commissioner Rodriguez, seconded by Commissioner Hagedorn; approved 7-0.

PUBLIC HEARING ITEMS

Item 3.A.

CASE No: Conditional Use Permit No. 16-039

STAFF: Robert Rodriguez
Planning Manager

APPLICANT: CCBC Resort
Eric Altman

LOCATION: 68300 Gay Resort Drive (APN: 687-094-001)

REQUEST: Consider a Conditional Use Permit to construct an approximately

2,560 square-foot restaurant with a 568 square-foot outdoor patio dining area within an existing resort hotel located in the DRN (Downtown Residential Neighborhood) Zoning District located at 68300 Gay Resort Drive (CCBC Resort).

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. 16-039 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: 7-0

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

NOES:

ABSENT:

Item 3.B.

CASE NO: Conditional Use Permit No. 16-041

STAFF: Pat Milos
Community Development
Director

APPLICANT: Valley Compassionate Care, Inc.
Benno Pabst

LOCATION: 68374 Kieley Road (APN: 687-072-030)

REQUEST: Consider a Conditional Use Permit Application to operate a medical cannabis business (dispensary and cultivation site) within an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68374 Kieley Road.

RECOMMENDATION: Approval

MOTION: To continue Conditional Use Permit No. 16-041 to the May 3, 2017 regularly scheduled Planning Commission meeting to allow the applicant time to revise the plans, with the following recommendations:

- Remove the metal door along the front of the building and replace it with a storefront door and sidelight.
- Add windows throughout the second floor where the balcony was located.
- Add down lighting throughout the building.
- Add windows to the east side of the dispensary area.

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

APPROVED: 4-3

AYES: Espericueta, Hagedorn, Rivera, Rodriguez

NOES: Barnes, Holt, Jaquess

ABSENT:

Item 3.C.

CASE NO: Conditional Use Permit No. 16-031

STAFF: Pat Milos
Community Development
Director

APPLICANT: The Hi Collective
Drew Milburn

LOCATION: 68333 Perez Road (APN: 687-322-018)

REQUEST: Consider a Conditional Use Permit Application to operate a medical cannabis business (dispensary with delivery, cultivation, site and manufacturing site) within an existing commercial building in the I-1 (Light Industrial) Zoning District located at 68333 Perez Road.

RECOMMENDATION: Approval

MOTION: To continue Conditional Use Permit No. 16-031 to the May 3, 2017 regularly scheduled Planning Commission meeting to allow the applicant time to address the following comments:

- Layout of the parking area
- ADA path of travel
- Loading of products for delivery
- Location of the trash enclosure
- Landscaping

VOTING RESULTS: Motion to continue by Commissioner Hagedorn, seconded by Commissioner Holt.

APPROVED: 6-0

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

NOES:

ABSENT: Rodriguez (Commissioner Rodriguez left the meeting early)

COMMISSIONER'S COMMENTS

- Commissioner Hagedorn asked how to avoid incomplete plans being submitted for Planning Commission review.
- Commissioner Holt asked that plans should show the property line more clearly.

- Commissioner Jaquess asked what is the role of the Planning Commission.
- Commissioner Rivera asked for an update on the Vista Chino road improvements.

CITY ATTORNEY REPORT

- Erica Vega, Deputy City Attorney, will not be in attendance at the May 3, 2017 Planning Commission meeting; however, she will be available via phone.

CITY PLANNER REPORT

- The Planning Manager informed the Planning Commission that there will be an Architectural Review Committee meeting on May 3, 2017 at 5:00 PM.

The meeting was adjourned at approximately 8:51 p.m.