



# PLANNING COMMISSION ACTION MINUTES

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

DATE: OCTOBER 5, 2016

CALLED TO ORDER: 6:01 P.M.

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## COMMISSIONERS PRESENT/ABSENT

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

## STAFF PRESENT

Pat Milos, Community Development Director  
Robert Rodriguez, Planning Manager  
Salvador Quintanilla, Associate Planner  
Erica L. Vega, Deputy City Attorney

## APPROVAL OF MINUTES

- **September 21, 2016 Minutes:** Continued to the October 19, 2016 meeting due to lack of quorum.

## PUBLIC HEARING ITEMS

### Item 4.A.

**CASE No:** Conditional Use Permit No. 16-022      **STAFF:** Pat Milos  
Community Dev. Dir.

**APPLICANT:** Cathedral City Collective, Vietnam Nguyen

**LOCATION:** 36385 Bankside Drive (APN 687-311-010)

**REQUEST:** Consider a Conditional Use Permit application to establish a medical cannabis business (dispensary and cultivation site) within an existing industrial building in the CBP-2 (Commercial Business Park) Zoning District located at 36385 Bankside Drive.

**RECOMMENDATION:** Approval

**PUBLIC COMMENTS:** Nicholas Hughes requested that Cathedral City Collective be conditioned to change their business name as it conflicts with his business name, Cathedral City Care Collective.

Derrick King/Steven (Rembrandts Auto Body) shared their concerns about the impact on their business and the surrounding area.

Tami Monica (Stone House Tile) provided a letter to the Planning Commission and shared her concerns about the impacts to her business and the surrounding area.

Greta Carter expressed her support for licensing and regulating the medical cannabis industry.

**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. 16-022 subject to the attached Conditions of Approval, amending Planning Condition 3.1k to add a van accessible parking space, and based on the findings contained in the staff report.

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

APPROVED: 5-0

AYES: Espericueta, Hagedorn, Holt, Rivera, Rodriguez

NOES:

ABSENT: Jaquess, Snowden

**Item 4.B.**

**CASE NO:** Conditional Use Permit No. 16-008      **STAFF:** Pat Milos  
Community Dev. Dir.

**APPLICANT:** PS Patients Collective, Inc., Charles Kieley

**LOCATION:** 36555 Bankside Drive (APN 687-311-027)

**REQUEST:** Consider a Conditional Use Permit application to establish a medical cannabis business (cultivation site) within an existing industrial building in the CBP-2 (Commercial Business Park) Zoning District located at 36555 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. 16-008 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 Hagedorn.

APPROVED: 5-0

AYES: Espericueta, Hagedorn, Holt, Rivera, Rodriguez

NOES:

ABSENT: Jaquess, Snowden

**Item 4.C.**

**CASE No:** Conditional Use Permit No. 16-009      **STAFF:** Pat Milos  
Community Dev. Dir.

**APPLICANT:** PS Patients Collective, Inc., Charles Kieley

**LOCATION:** 36405 Bankside Drive (APN 687-311-009)

**REQUEST:** Consider a Conditional Use Permit application to establish a medical cannabis business (cultivation site) within an existing industrial building in the CBP-2 (Commercial Business Park) Zoning District located at 36405 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. 16-009 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

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

APPROVE: 5-0

AYES: Espericueta, Hagedorn, Holt, Rivera, Rodriguez

NOES:

ABSENT: Jaquess, Snowden

**Item 4.D.**

**CASE No:** Conditional Use Permit No. 16-021      **STAFF:** Pat Milos  
Community Dev. Dir.

**APPLICANT:** Lean Green Industries, Bernard Steimann

**LOCATION:** 68721 Summit Drive (APN 687-162-004)

**REQUEST:** Consider a Conditional Use Permit application to establish a medical cannabis business (cultivation and manufacturing site) within an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68721 Summit Drive.

**RECOMMENDATION:** Approval

**PUBLIC COMMENTS:** Nicholas Hughes asked how the applicant was able to add manufacturing to his application.

**MOTION:** Continue Conditional Use Permit No. 16-021 to the next regularly scheduled Planning Commission meeting of October 19, 2016.

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

APPROVE: 5-0

AYES: Espericueta, Hagedorn, Holt, Rivera, Rodriguez

NOES:

ABSENT: Jaquess, Snowden

**Item 4.E. – Continued from September 21, 2016**

**CASE NO:** Conditional Use Permit No. 16-012

**STAFF:** Pat Milos  
Community Dev. Dir.

**APPLICANT:** Iguana Collective, Louis Guerra

**LOCATION:** 68449 Perez Road (APN 687-322-008)

**REQUEST:** Consider a Conditional Use Permit application to establish a medical cannabis business (dispensary and cultivation site) in a suite within an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68449 Perez Road.

**RECOMMENDATION:** Approval

**PUBLIC COMMENTS:** Attorney for applicant provided an overview of the proposed business operations and the improvements that his client has already made to the property.

Nicholas Hughes asked for clarification of alcohol being permitted on the “premise” of a medical cannabis business.

**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. 16-012 subject to the attached

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Conditions of Approval, adding a condition that the facility will close at 8:00 PM seven (7) days a week, and based on the findings contained in the staff report.

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

APPROVED: 5-0

AYES: Espericueta, Hagedorn, Holt, Rivera, Rodriguez

NOES:

ABSENT: Jaquess, Snowden

### **COMMISSIONER'S COMMENTS**

- Commissioner Hagedorn thanked staff for their work.
- Commissioner Rodriguez requested smaller copies of the plan for each cannabis application and asked for clarification between cultivation and manufacturing medical cannabis facilities for the next meeting.
- Commissioner Holt mentioned the need for proper security lighting for medical cannabis facilities.
- Commissioner Rivera mentioned his concerns with the bunker-like appearance of many of the proposed medical cannabis facilities.

### **CITY PLANNER REPORT**

- None

### **CITY ATTORNEY REPORT**

- None

**The meeting was adjourned at approximately 8:24 p.m.**