



## PLANNING COMMISSION ACTION MINUTES

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

DATE: AUGUST 17, 2016

CALLED TO ORDER: 6:00 P.M.

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### COMMISSIONERS PRESENT/ABSENT

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

### STAFF PRESENT

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

### APPROVAL OF MINUTES

- **August 3, 2016 Minutes:** Motion to approve by Commissioner Jaquess; Seconded by Commissioner Hagedorn; approved unanimously.

### NON-PUBLIC HEARING ITEMS

#### Item #1

**CASE No:** Similar Use Determination No. 16-001      **STAFF:** Robert Rodriguez  
Planning Manager

**APPLICANT:** Mayfield College  
Lawrence Reeves

**LOCATION:** All PCC (Planned Community Commercial) Zoning Districts in the City.

**REQUEST:** To determine that vocational or trade schools are a similar use to the Conditional Uses of the PCC Zoning District.

**RECOMMENDATION:** Approval

**MOTION:** Approve Similar Use Determination No. 16-001.

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

APPROVED: 5-0

AYES: Espericueta, Hagedorn, Holt, Jacquess, Rodriguez

NOES:

ABSENT: Rivera, Snowden

## **PUBLIC HEARING ITEMS**

### **Item #1**

**CASE NO:** Conditional Use Permit No. 16-025

**STAFF:** Robert Rodriguez  
Planning Manager

**APPLICANT:** Remedy Inc.  
Klint Jackson

**LOCATION:** 68945 Vista Chino, Suite C  
Assessor's Parcel No. 675-143-058

**REQUEST:** To operate a medical cannabis business (dispensary) in a suite within an existing commercial building.

**RECOMMENDATION:** Approval

**MOTION:** Approve an exemption to the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities.

Approve Conditional Use Permit 16-025 to operate a medical cannabis business (dispensary) in a suite within an existing commercial building.

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

APPROVED: 5-0

AYES: Espericueta, Hagedorn, Holt, Jacquess, Rodriguez

NOES:

ABSENT: Rivera, Snowden

**Item #2**

**CASE No:** Conditional Use Permit No. 16-011      **STAFF:** Robert Rodriguez  
Planning Manager

**APPLICANT:** H.O.T.N. Club  
Robert Fierro

**LOCATION:** 68945 Vista Chino, Suite A  
Assessor's Parcel No. 675-143-058

**REQUEST:** To operate a medical cannabis business (dispensary) in a suite within an existing commercial building.

**RECOMMENDATION:** Approval

**MOTION:** Approve an exemption to the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities.

Approve Conditional Use Permit 16-011 to operate a medical cannabis business (dispensary) in a suite within an existing commercial building.

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

APPROVED: 5-0

AYES: Espericueta, Hagedorn, Holt, Jacquess, Rodriguez

NOES:

ABSENT: Rivera, Snowden

**Item #3**

**CASE No:** Specific Plan Amendment No. 97-55B      **STAFF:** Robert Rodriguez  
General Plan Amendment No. 16-003      Planning Manager  
Change of Zone No. 16-003

**APPLICANT:** City of Cathedral City

**LOCATION:** Rio Vista Village/Verano  
Northwest corner of Verona Road and Landau Boulevard

**REQUEST:** A Specific Plan Amendment to the Rio Vista Village Specific Plan to  
1) Amend the text of the MF-4 land use category requirements establishing a minimum density; 2) Allow a density transfer between Planning Area 1.1 and 2.2; and 3) a zone change for Planning Area 2.2 from R-6 to R-2.

**RECOMMENDATION:** Continue to September 7, 2016.

**MOTION:** To continue Specific Plan Amendment No. 97-55B, General Plan Amendment No. 16-003, and Change of Zone No. 16-003 to the next

Planning Commission meeting on September 7, 2016.

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

APPROVED: 5-0

AYES: Espericueta, Hagedorn, Holt, Jacquess, Rodriguez

NOES:

ABSENT: Rivera, Snowden

**Item #4**

**CASE No:** Conditional Use Permit No. 14-011A      **STAFF:** Robert Rodriguez  
Planning Manager

**APPLICANT:** Green Cross Pharma  
Maria Scagliotti

**LOCATION:** 68730 Summit Drive  
Assessor's Parcel No. 678-161-026

**REQUEST:** To expand an existing medical cannabis business from approximately 2,500 square feet to 4,000 square feet within an existing industrial building.

**RECOMMENDATION:** Approval

**MOTION:** Approve an exemption to the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities.

Approve Conditional Use Permit 14-011A to expand an existing medical cannabis business from approximately 2,500 square feet to 4,000 square feet within an existing industrial building.

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

APPROVED: 5-0

AYES: Espericueta, Hagedorn, Holt, Jacquess, Rodriguez

NOES:

ABSENT: Rivera, Snowden

**COMMISSIONER'S COMMENTS**

- Commissioner Hagedorn would like staff reports and supporting materials delivered on a more timely basis.

**CITY ATTORNEY REPORT**

- No report

**CITY PLANNER REPORT**

- Pat Milos, Community Development Director, mentioned that there may be a need to schedule Special Planning Commission meetings during the remainder of this year.

**The meeting was adjourned at approximately 7:02 p.m.**