



# PLANNING COMMISSION ACTION MINUTES

Cathedral City

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

DATE: AUGUST 2, 2017

CALLED TO ORDER: 6:01 P.M.

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## COMMISSIONERS PRESENT/ABSENT

Chair Rivera	Present
Vice-Chair Rodriguez	Present
Commissioner Barnes	Present
Commissioner Hagedorn	Absent - Excused
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

- **July 19, 2017 Minutes:** Motion to continue by Commissioner Barnes, seconded by Chair Rivera; Commissioner Jaquess and Commissioner Rodriguez abstained. Minutes will be continued to a meeting where Commissioner Hagedorn is in attendance.

## PUBLIC HEARING ITEMS

Motion by Chair Rivera to move Item 3.E. to be heard first, seconded by Commissioner Jacquess.

### Item 3.E.

**CASE NO:** Conditional Use Permit No. 17-005,  
Conditional Use Permit No. 17-005-2,  
Tentative Parcel Map No. 37273

**STAFF:** Robert Rodriguez  
Planning Manager

**APPLICANT:** Mountain Edge Collective, Inc./Ecoplex Park

Alex Gonzales

**LOCATION:** Terminus of Margot Murphy Way, a private street between Perez Road and Canyon Plaza (APN: 687-510-048)

**REQUEST:** Consider a Conditional Use Permit and Tentative Parcel Map (TPM) applications for the development of a medical cannabis cultivation facility within two buildings with a total of 43,444 square feet of floor area on a 2.8-acre site. The project site is located within the PCC (Planned Community Commercial) and OS (Open Space) Zoning Districts and is within Specific Plan No. 89-39.

**RECOMMENDATION:** Approve the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the project.

Approve Conditional Use Permit No. 17-005, Conditional Use Permit No. 17-005-2, and Tentative Parcel Map No. 37273 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

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

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Barnes, Jaquess, Rivera, Rodriguez  
NOES:  
ABSENT: Hagedorn

**PUBLIC COMMENTS:**

- Mario Gonzales, spoke on behalf of the Applicant regarding the scope of the project proposal.
- Chris Armenta, Attorney representing the auto center franchisees, spoke on the public notice process for a previously approved change of zone and asked the item be tabled for further review
- Wes Hinkle, property owner, spoke in opposition to the project.
- William Slater, Lexus Dealership Owner, stated he had no objection to the project.
- Alex Gonzales, Applicant, answered questions regarding project operation and clarified he was the applicant.

**Item 3.A.**

**CASE NO:** Conditional Use Permit No. 17-022

**STAFF:** Salvador Quintanilla  
Associate Planner

**APPLICANT:** V1 Perez, LLC,  
Edlin Kim

**LOCATION:** 68956 Perez Road, Building 1 (APN: 687-330-010)

**REQUEST:** Consider a Conditional Use Permit Application to operate a medical

cannabis business (cultivation site) within an existing commercial building in the I-1 (Light Industrial) Zoning District located 68956 Perez Road, Building 1.

**RECOMMENDATION:** Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No.15301, Existing Facilities.

Approve Conditional Use Permit No. 17-022 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Conditions of Approval.

- Add Condition No. 3.39: The existing storefront windows shall remain as they currently exist.

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

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Barnes, Jaquess, Rivera, Rodriguez  
NOES:  
ABSENT: Hagedorn

**Item 3.B.**

**CASE NO:** Conditional Use Permit No. 17-023      **STAFF:** Salvador Quintanilla  
Associate Planner

**APPLICANT:** G1 Perez, LLC,  
Edlin Kim

**LOCATION:** 68956 Perez Road, Suite G (APN: 687-330-010)

**REQUEST:** Consider a Conditional Use Permit Application to operate a medical cannabis business (manufacturing site) within an existing commercial building in the I-1 (Light Industrial) Zoning District located at 68956 Perez Road, Suite G.

**RECOMMENDATION:** Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No.15301, Existing Facilities.

Approve Conditional Use Permit No. 17-023 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Conditions of Approval.

- Add Condition No. 3.45: Proposed window coverings and graphics shall be approved by the Architectural Review Committee.

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

**VOTING RESULTS:** APPROVED: 4-0

AYES: Barnes, Jaquess, Rivera, Rodriguez  
NOES:  
ABSENT: Hagedorn

**Item 3.C.**

**CASE NO:** Conditional Use Permit No. 17-024      **STAFF:** Salvador Quintanilla  
Associate Planner

**APPLICANT:** A1 Perez, LLC,  
Edlin Kim

**LOCATION:** 68956 Perez Road, Suite A (APN: 687-330-010)

**REQUEST:** Consider a Conditional Use Permit Application to operate a medical cannabis business (manufacturing site) within an existing commercial building in the I-1 (Light Industrial) Zoning District located at 68956 Perez Road, Suite A.

**RECOMMENDATION:** Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No.15301, Existing Facilities.

Approve Conditional Use Permit No. 17-024 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Conditions of Approval.

- Add Condition No. 3.45: Proposed window coverings and graphics shall be approved by the Architectural Review Committee.

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

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Barnes, Jaquess, Rivera, Rodriguez  
NOES:  
ABSENT: Hagedorn

**Item 3.D.**

**CASE NO:** Conditional Use Permit No. 16-033A      **STAFF:** Salvador Quintanilla  
Associate Planner

**APPLICANT:** Coastal Harvest, LLC,  
Edlin Kim

**LOCATION:** 68956 Perez Road, Suite D and E (APN: 687-330-010)

**REQUEST:** Consider an amendment to a Conditional Use Permit to expand the operation of a medical cannabis business (manufacturing site) to the adjacent suite, Suite E, within an existing commercial building in the I-1 (Light Industrial) Zoning District at 68956 Perez Road, Suite D and E.

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**RECOMMENDATION:** Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No.15301, Existing Facilities.

Approve Conditional Use Permit No. 16-033A subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following added Conditions of Approval.

- Add Condition No. 3.45: Proposed window coverings and graphics shall be approved by the Architectural Review Committee.

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

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Barnes, Jaquess, Rivera, Rodriguez  
NOES:  
ABSENT: Hagedorn

**COMMISSIONER'S COMMENTS**

- The Planning Commission requested to add short term vacation rentals as a discussion item on a future agenda.
- The Planning Commission requested to add cannabis social lounges as a discussion item on a future agenda.

**CITY ATTORNEY REPORT**

**CITY PLANNER REPORT**

**The meeting was adjourned at approximately 8:36 p.m.**