

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY, CALIFORNIA, REVOKING CONDITIONAL USE PERMIT NO. 17-015, LOCATED AT 68342 KIELEY ROAD PURSUANT TO SECTION 9.72.130 OF THE CATHEDRAL CITY MUNICIPAL CODE

WHEREAS, on December 6, 2017, the Cathedral City Planning Commission approved Conditional Use Permit (CUP) No. 17-015 for a 4,000 square foot cannabis cultivation and manufacturing facility located at 68342 Kieley Road, Cathedral City, CA 92234, with the conditions of approval requiring continued and total compliance with the Cathedral City Municipal Code Chapter 5.88 (Cannabis Business) as well as the California Building and Fire Codes; and

WHEREAS, a Temporary Certificate of Occupancy (TCO) was issued on December 10, 2018 with a requirement that all deferred items identified in the TCO approval letter be completed within 90 to 120 days of the TCO, including the completion of exterior building and façade improvements, final landscaping, and final engineering improvements to the approved plans; and

WHEREAS, the inspection process for the TCO deferred items was never completed and a Final Certificate of Occupancy was never issued resulting in the expiration of the building permits; and

WHEREAS, the property has not held a valid Cathedral City cannabis license since September 25, 2022, and the corresponding State license issued by the Department of Cannabis Control expired on October 13, 2022; and

WHEREAS, the property has been subject to multiple City enforcement actions over the past five years, including Code Compliance cases 2022-0665, 2024-0061, and 2025-0078, all of which discovered and memorialized serious violations of the Cathedral City Municipal Code, Building Codes, and Fire Codes; and

WHEREAS, the violations include, improper storage of hazardous materials in accordance with 2022 CFC §§ 5704.2.2, 5704.4.2.2, 5704.4.2.4, and 5705.2.4; unlicensed cannabis operations covered under CCMC §§ 5.88.065, 13.80.095, 13.80.135, and 13.80.240; and unsafe extraction and electrical usage covered under CCFD §§ 105.6, 5704.3.4, 911.1, and 604.5; and

WHEREAS, continued disregard for the City Municipal Code culminated in a serious incident occurring in February 2025 involving an unpermitted cannabis extraction lab that required immediate intervention from the Cathedral City Fire Department and the County of Riverside Marijuana Enforcement Team, resulting in multiple arrests and an ongoing criminal investigation; and

WHEREAS, Cathedral City Municipal Code Section 9.72.130 allows for the revocation of CUPs if the use is found to be a public nuisance, is no longer being exercised, or if the applicant fails to comply with development conditions; and

WHEREAS, the City Council held a duly noticed public hearing on May 28, 2025, and found substantial evidence of ongoing and repeated violations that pose a significant threat to public health and safety and a continued demonstration of a willful and wanton business practice that directly violates the conditions of approval of CUP No. 17-015.

CUP No. 17-015

Street Address: 68342 Kieley Road, Cathedral City, California, 92234

Legal Description: 0.25 ACRES IN LOT 34 MB 059/009 TR 3627

Assessor's Parcel No.: 687-072-026

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS

The City Council hereby finds the recitals set forth above to be true and correct.

SECTION 2. FINDINGS

The revocation of Conditional Use Permit No. 17-015 is based on the following findings:

A. The use has been found to be detrimental to the public health and safety and constitutes a nuisance, as defined by Cathedral City Municipal Code 9.72.130(C)(1).

B. The applicant has failed to comply with multiple conditions or approval required by the CUP, in violation of Cathedral City Municipal Code 9.72.130(C)(6).

C. The use for which the permit was granted ceased or has been suspended for over one year, in violation of Cathedral City Municipal Code 9.72.130(C)(4).

D. The property has operated unlicensed and unpermitted cannabis-related business in violation of Cathedral City Municipal Code 5.88.065.

E. Repeated City intervention between 2020 to 2025 have identified fire hazards, unsafe building conditions, and illegal cannabis extraction that gravely endangered public health and safety.

SECTION 3. EFFECTIVE DATE

This Resolution shall take effect upon adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Cathedral City held on this 28th day of May 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Nancy Ross, Mayor

ATTEST:

Tracey R. Hermosillo, City Clerk

APPROVED AS TO FORM:

Eric S. Vail, City Attorney