



PLANNING COMMISSION MINUTES

Regular Meeting

Wednesday, February 05, 2025

City Council Chambers
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CHAIR

Rich Malacoff

PLANNING COMMISSION MEMBERS

Vice-Chair

Danny Lee

Commissioner

Peter Bedard

Commissioner

Danielle Mead

Commissioner

Roy MacPhail

CALL TO ORDER

The meeting was called to order by Chair Malacoff at 6 PM.

ROLL CALL

Members Present:

Rich Malacoff, Chair
Danny Lee, Vice-Chair
Roy MacPhail, Commissioner
Danielle Mead, Commissioner
Peter Bedard, Voting Member

Members Absent:

None

Staff Present:

*Andrew Firestine, Director of Community and Economic Development
John Corella Director of Engineering and Public Works
Sandra Molina, Deputy Director of Community and Economic Development
Leila J. Moshref-Danesh, Assistant City Attorney
Dominique Camps, Associate Planner
Cynthia Schultz, Associate Planner
Breanna Lemus, Administrative Assistant*

PLEDGE OF ALLEGIANCE

CONFIRMATION OF AGENDA

No changes to the agenda.

1. PUBLIC COMMENTS

No public comments.

2. APPROVAL OF MINUTES

A. December 4, 2024 Meeting Minutes

A motion was made by Commissioner MacPhail and seconded by Commissioner Mead to approve the December 4, 2024 meeting minutes..

RESU PASS [5 TO 0]

LT:

MOVE Roy MacPhail, Commissioner

R:

SECO Danielle Mead, Commissioner

NDER

:

AYES Malacoff, Lee, MacPhail, Mead, Bedard

:

NOES

:

ABSE

NT:

ABST

AIN:

A motion was made by and seconded by to approve.

RESU PASS [4 TO 0]

LT:

MOVE ,

R:

SECO ,

NDER:

AYES: Malacoff, Lee, MacPhail, Mead

NOES:

ABSE

NT:

ABST Bedard

AIN:

3. PUBLIC HEARING ITEMS

A. **CASE NO.:** Conditional Use Permit No. 24-0002
(PLAN-CUP-24-0002)

APPLICANT: Galan Auto Sales, Noe Galan Garcia

LOCATION: 68750 Ramon Road, Building #2 (APN: 678-314-010 & 678-314-011)

REQUEST: Approve Conditional Use Permit 24-0002 to operate a used auto sales business within a 108 square-foot office of an existing 5,300 square-foot auto repair building within the PCC (Planned Community Commercial) Zoning District. (hereinafter referred to as "Project").

A presentation was made by Associate Planner Manuel Rocha.

Public Comment:

Eddie Galan, on behalf of the Applicant

Andrea Galan, on behalf of the Applicant

A motion was made by Vice-Chair Lee and seconded by Commissioner MacPhail to approve Conditional Use Permit No. 24-0002, which was amended to add new conditions of approval, as follows:

3.19 - Within thirty days of project approval, the applicant shall provide a revised Site Plan depicting a minimum of thirty-four (34) parking spaces, including the eight (8) parking spaces within the converted vehicle display area and two disabled parking spaces along the east boundary.

3.20- Prior to issuance of a final inspection for occupancy, the applicant shall stripe the eight (8) parking spaces within the converted vehicle display area for customer parking. Each space shall measure a minimum of nine (9) feet in width by nineteen (19) feet in depth.

As well as the removal of Condition 3.1- Prior to the issuance of a building permit or Certificate of Occupancy, whichever comes first, the applicant shall complete a Parcel Merger with the Department of Engineering of all six (6) parcels identified as Assessor Parcel Numbers 678-314-010 through 678-314-015 and combine them into one (1) parcel..

RESU PASS [5 TO 0]

LT:

MOVE Danny Lee, Vice-Chair

R:

SECO Roy MacPhail, Commissioner

NDER

:

AYES Malacoff, Lee, MacPhail, Mead, Bedard

:

NOES

:

ABSE

NT:

ABST

AIN:

4. NON-PUBLIC HEARING ITEMS

- A. **CASE NO.:** General Plan Annual Progress Report - Part 3
APPLICANT: City of Cathedral City
LOCATION: City-wide
REQUEST: Presentation and discussion of the General Plan Annual Progress Report for calendar years 2023 and 2024, Part 3.

*A presentation was made by Associate Planner Dominique Camps.
Presentation was for information and discussion only. No action required.*

- B. **CASE NO.:** Zoning Code Update Steering Committee
APPLICANT: NA
LOCATION: NA
REQUEST: Selection of Planning Commission Member(s) to Serve on the Zoning Code Update Steering Committee

*A presentation was made by Associate Planner Cynthia Schultz.
A motion was made by Vice-Chair Lee and seconded by Commissioner Mead to nominate Chair Malacoff and Commissioner Mead for the Zoning Code Update Steering Committee.*

RESU PASS [4 TO 1]

LT:

MOVE Danny Lee, Vice-Chair

R:

SECO Danielle Mead, Commissioner

NDER

:

AYES Malacoff, Lee, MacPhail, Mead

:

NOES Bedard

:

ABSE

NT:

ABST

AIN:

5. **DISCUSSION ON FUTURE AGENDA ITEMS**

Commissioner Bedard asked if there were ways to allow for temporary shade structures in residential front yards to shade vehicle parking.

Chair Malacoff expressed interest in staff providing a workshop to discuss the plan check review process of applications.

6. **COMMISSIONER'S COMMENTS**

Commissioner MacPhail inquired on the impact of cannabis moratorium and how it will impact the Planning Commission.

7. **CITY ATTORNEY COMMENTS**

No items to report.

8. STAFF COMMENTS

Chair Malacoff expanded on Commissioner MacPhail's inquiry on the cannabis moratorium and asked about the Outdoor Resorts residents.

Director Firestine addressed the inquiries of Commissioner MacPhail and Chair Malacoff on the process of the moratorium and the possible outcomes.

Commissioner Lee inquired about the impact of the cannabis moratorium for pending applications for Cannabis businesses.

Commissioner Mead inquired about the results of the alternative odor control for the cannabis businesses located on Ramon Road and the main area of cannabis odor complaints.

Deputy Director Molina confirmed Planning Commission receipt of her December 20, 2024 e-mail advising of a new application that would be brought to the Planning Commission in the future, and that a new update would be provided.

Director Firestine noted the importance of public engagement in regards to the cannabis moratorium and the role the Planning Commission could have in potential legislative action to address cannabis odor.

ADJOURNMENT

The meeting was adjourned at 7:49 PM.

NOTES TO THE PUBLIC

The City of Cathedral City complies with the Americans with Disabilities Act of 1990. If you require special assistance to participate in this meeting, please call the City Clerk's Office at (760) 770-0322 at least 48 hours prior to the meeting.

If you desire to address the Planning Commission during the meeting, please complete a Request to Speak Form available at the entrance and present it to the Clerk. Speakers will be called upon at the appropriate time.

Written Comments will be accepted until 2:00 p.m. on the day of the meeting. Written comments may be submitted via email, letter, or other forms of written communication. To email comments please email to planning@cathedralcity.gov.

Hard copies of written comments and any other document will be provided to the Planning Commission and made available for the general public to review. All written comments received by the submission deadline will be made part of the official record. The meeting minutes will include: The name of the individual submitting the comment and a brief statement summarizing the content of the comment.

Submitted Written Comments will not be read into the record during the meeting.