



## PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS      68-700 AVENIDA LALO GUERRERO      CATHEDRAL CITY, CA 92234

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Wednesday, June 6, 2018

REGULAR MEETING

6:00 PM

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- **CALL TO ORDER**
- **ROLL CALL**
- **FLAG SALUTE**
- **CONFIRMATION OF AGENDA**

### 1. APPROVAL OF MINUTES

- 1.A. [2018-236](#)      **Minutes of May 16, 2018**

### 2. PUBLIC COMMENTS

*The public is invited to address the Planning Commission on any matter not on the Agenda. If you wish to speak on an Agenda Item, please wait to be recognized under that item. EXCEPT FOR SPECIAL CIRCUMSTANCES, THE BROWN ACT PROHIBITS THE PLANNING COMMISSION OR STAFF FROM RESPONDING OR TAKING ACTION ON ANY COMMENTS MADE BY THE PUBLIC UNLESS IT PERTAINS TO AN ITEM THAT APPEARS ON THE AGENDA. All speakers should give their name and city of residence. Please limit your remarks to three minutes.*

### 3. PUBLIC HEARING ITEMS

- 3.A. [2018-230](#)      **CASE NO.** Conditional Use Permit No. 18-003

**APPLICANT:** Miracle Education Distributors, Inc., Danna Digiulio

**LOCATION:** 68366 Kieley Road, (APN: 687-072-029)

**REQUEST:** Consider a Conditional Use Permit application to operate a cannabis business (manufacturing and distribution/transportation site) in an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68366 Kieley Road.

- 3.B. [2018-186](#)      **CASE NO.** Conditional Use Permit No. 17-029, Conditional Use Permit No. 17-029-2 and Tentative Parcel Map No. 37355

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

**LOCATION:** Terminus of Margot Murphy Way, a private street between Perez Road and Canyon Plaza (APN: 687-510-049)

**REQUEST:** Consider Conditional Use Permit (CUP) and Tentative Parcel Map (TPM) applications for the development of a cannabis cultivation facility within two buildings with a total of 50,213 square feet of floor area on a 3.07-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.

**3.C.** [2018-229](#)

**CASE NO.** Planned Unit Development Amendment No. 97-4B

**APPLICANT:** The Rilington Group/Noel Humphrey

**LOCATION:** Rio del Sol community/south side of Gerald Ford Drive, between Date Palm Drive and Da Vall Drive.

**REQUEST:** An amendment to the Planned Unit Development standards regarding setbacks and architectural style of proposed homes within the Rio del Sol community.

#### **4. COMMISSIONER'S COMMENTS**

#### **5. CITY ATTORNEY REPORT**

#### **6. CITY PLANNER REPORT**

#### **ADJOURNMENT**

*The meeting was adjourned at \_\_\_\_ p.m.*

*The next regularly-scheduled meeting of the Planning Commission is scheduled for June 20, 2018, at 6:00 p.m.*

#### **NOTE TO THE PUBLIC**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.104 ADA TITLE II]*



13947







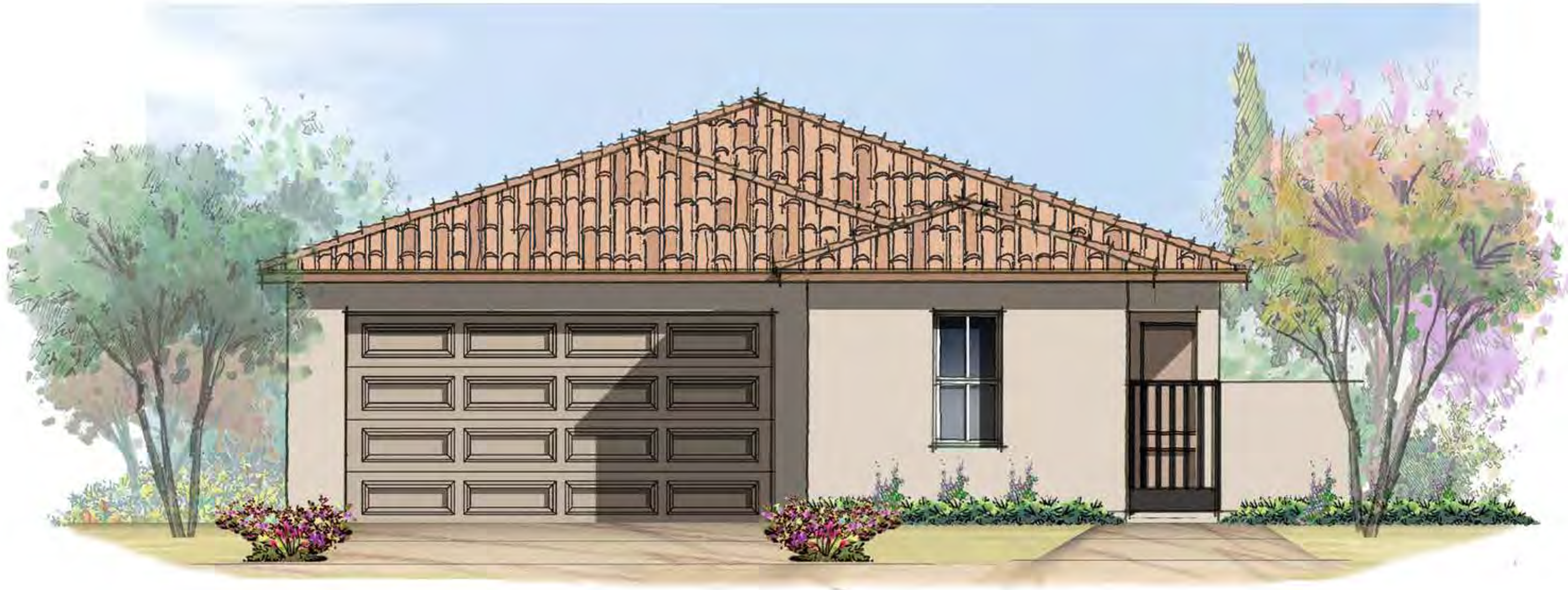
elevationA -



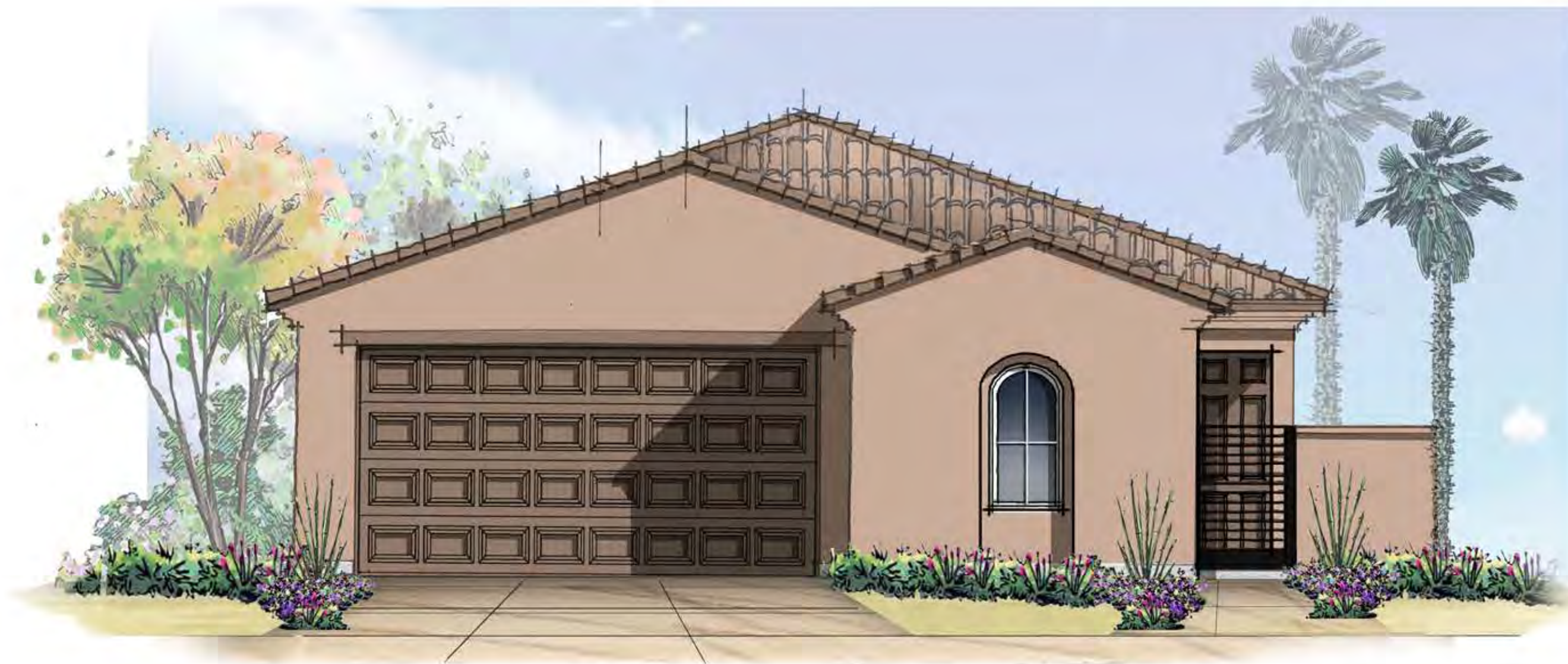
elevationB -



elevationC -



elevationA -



elevationB -



elevationC -



elevationA -



elevationB -



elevationC -

10.04.17

PLAN ONE

**MONTECITO AT RIO DEL SOL | RILINGTON GROUP**  
**CATHEDRAL CITY, CALIFORNIA**

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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 littleton, co 80120 / 303 683.7231  
**california** // 2943 pullman st. suite A  
 santa ana, ca 92705 / 949 553.8919



the **Rilington** group





elevationD -

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PLAN ONE

**MONTECITO AT RIO DEL SOL | RILINGTON GROUP**  
**CATHEDRAL CITY, CALIFORNIA**

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elevationA -



elevationB -



elevationC -





elevationD -





elevationA -



elevationB -



elevationC -

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PLAN THREE

**MONTECITO AT RIO DEL SOL | RILINGTON GROUP**  
**CATHEDRAL CITY, CALIFORNIA**

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01.10.18

PLAN THREE

**MONTECITO AT RIO DEL SOL | RILINGTON GROUP**  
**CATHEDRAL CITY, CALIFORNIA**

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elevationA -



elevationB -



elevationC -

10.04.17

PLAN ONE

**PALAZZO AT RIO DEL SOL | RILINGTON GROUP**  
**CATHEDRAL CITY, CALIFORNIA**

the **Rilington** group

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01.10.18

PLAN ONE

**PALAZZO AT RIO DEL SOL | RILINGTON GROUP**  
**CATHEDRAL CITY, CALIFORNIA**

the **Rilington** group

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PLAN TWO

**PALAZZO AT RIO DEL SOL | RILINGTON GROUP**  
**CATHEDRAL CITY, CALIFORNIA**

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PLAN TWO

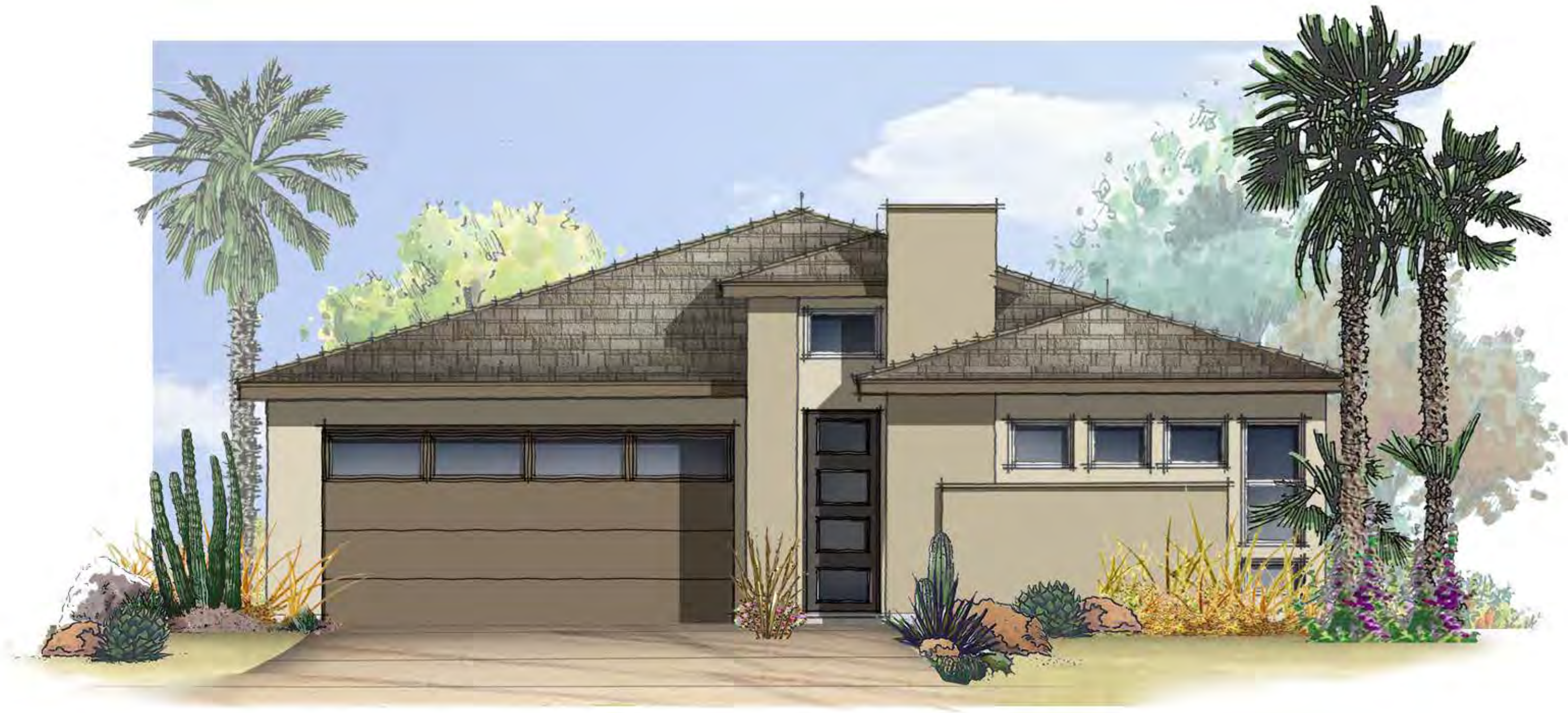
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**CATHEDRAL CITY, CALIFORNIA**

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PLAN THREE

**PALAZZO AT RIO DEL SOL | RILINGTON GROUP**  
**CATHEDRAL CITY, CALIFORNIA**

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# City of Cathedral City Public Hearing Notice Notice of Availability for Public Review and Environmental Determination

Notice is hereby given that the Cathedral City Planning Commission will hold a Public Hearing on the following:

## CASE(S)

Planned Unit Development Amendment No. 97-4B

## APPLICANT/REPRESENTATIVE

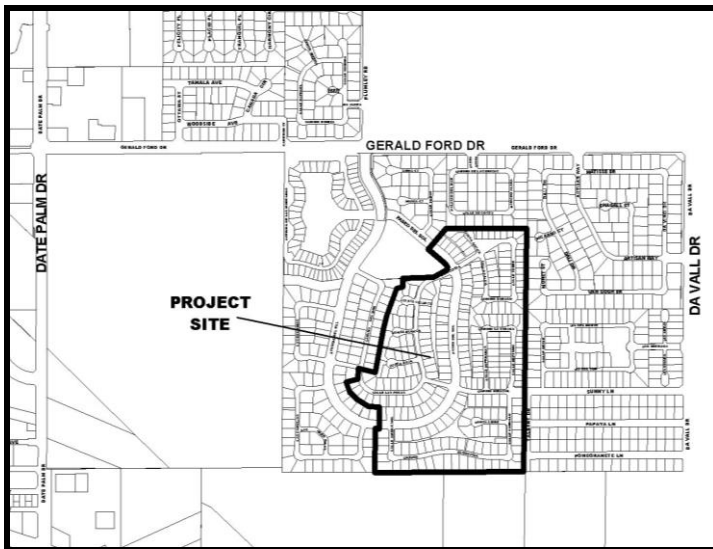
The Rilington Group  
Noel Humphrey

## PROPOSAL

Request an amendment to the Planned Unit Development standards regarding setbacks and architectural style of proposed homes within the Rio Del Sol community.

## LOCATION

Rio Del Sol  
South side of Gerald Ford Drive, between Date Palm Drive and Da Vall Drive.



## ENVIRONMENTAL DETERMINATION

In accordance with Section 15162 of the CEQA Guidelines, the request is consistent with the previously approved Negative Declaration for Planned Unit Development No. 97-4 (approved on September 24, 1997).

All information regarding the proposed project is available for public review at the City of Cathedral City Civic Center, Planning Department, 68-700 Avenida Lalo Guerrero during regular business hours (Monday through Thursday, 7:00 AM - 6:00 PM).

## DATE AND TIME OF HEARING

June 6, 2018 at 6:00 PM, or as soon thereafter as the matter may be heard

## PLACE OF HEARING

Cathedral City Civic Center  
Council Chamber  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

Any person may appear at the hearing and be heard in support of, or opposition to, or provide other testimony on the proposed project or environmental determination. In addition, persons may also submit written testimony on the proposed project or environmental determination, which must be received prior to the close of the public hearing by the Secretary of the Planning Commission, Robert Rodriguez. Please send all correspondence, written testimony or inquires to Robert Rodriguez at:

68-700 Avenida Lalo Guerrero  
Cathedral City, California 92234

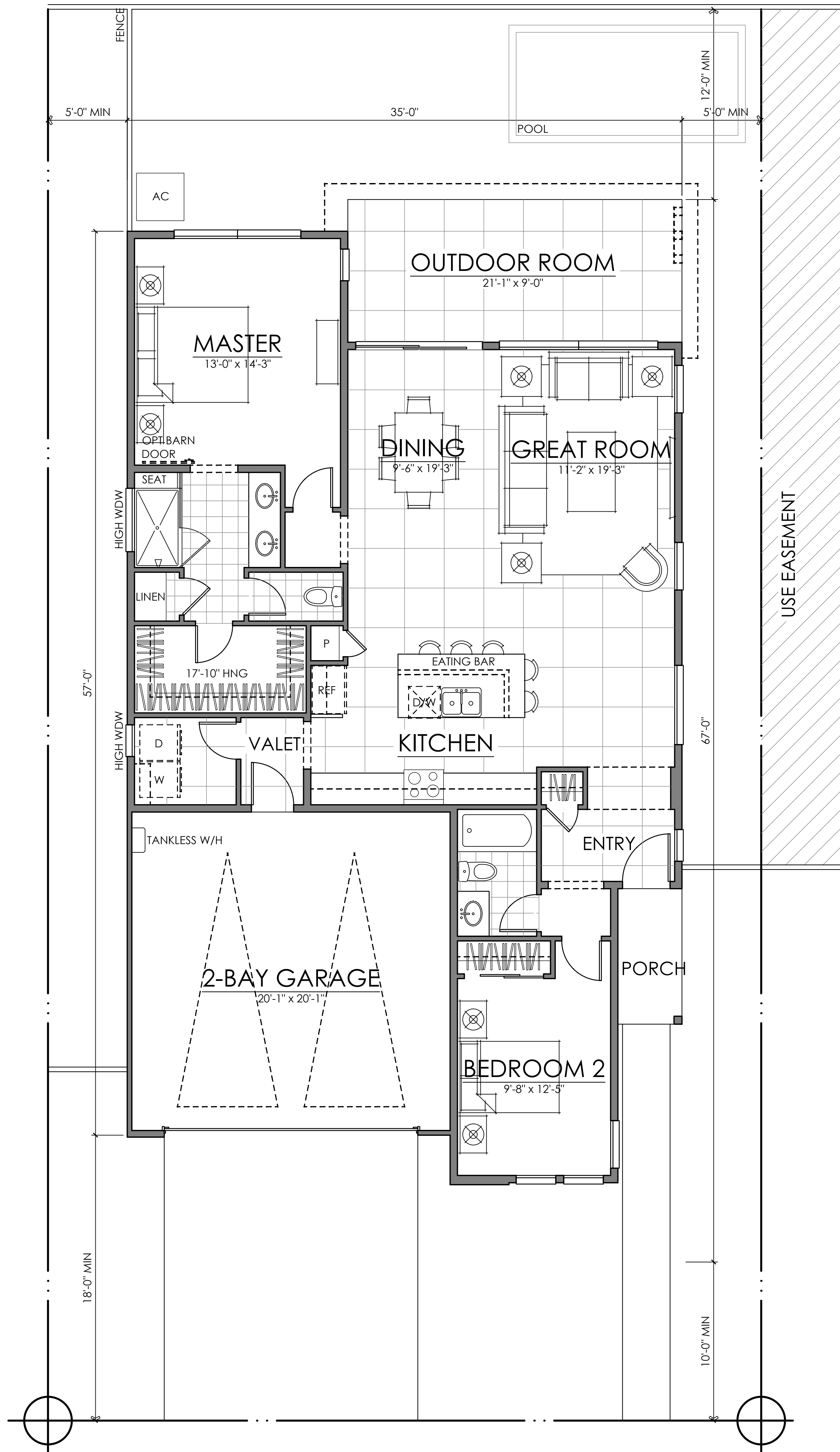
The Planning Commission, at the public hearing or during deliberations, may approve, deny, or propose changes to the project or to the environmental determination.

If you challenge any of these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence.

For further information, contact the Project Planner at:

Robert Rodriguez, Planning Manager  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234  
(760) 770-0329

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 770-0340. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations to ensure accessibility to this meeting. {28 CFR 35.104 ADA TITLE II}



FIRST FLOOR  
TOTAL LIVING

1400 SQ. FT.  
1400 SQ. FT.

PLAN ONE | 1400 SQ. FT.

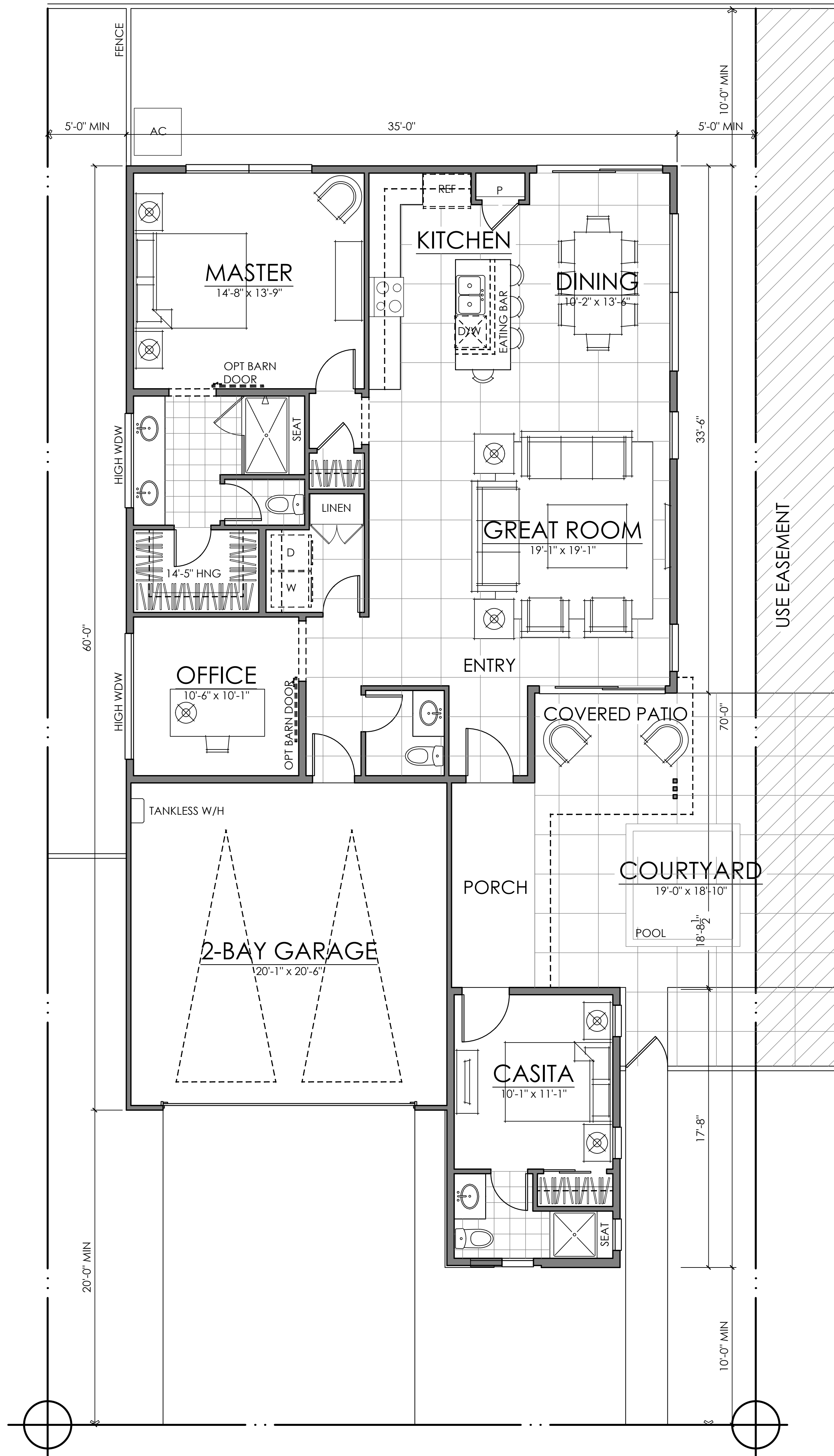
ESPAÑA AT RIO DEL SOL | RILINGTON GROUP  
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FIRST FLOOR  
TOTAL LIVING

1516 SQ. FT.  
1516 SQ. FT.

PLAN TWO | 1516 SQ. FT.

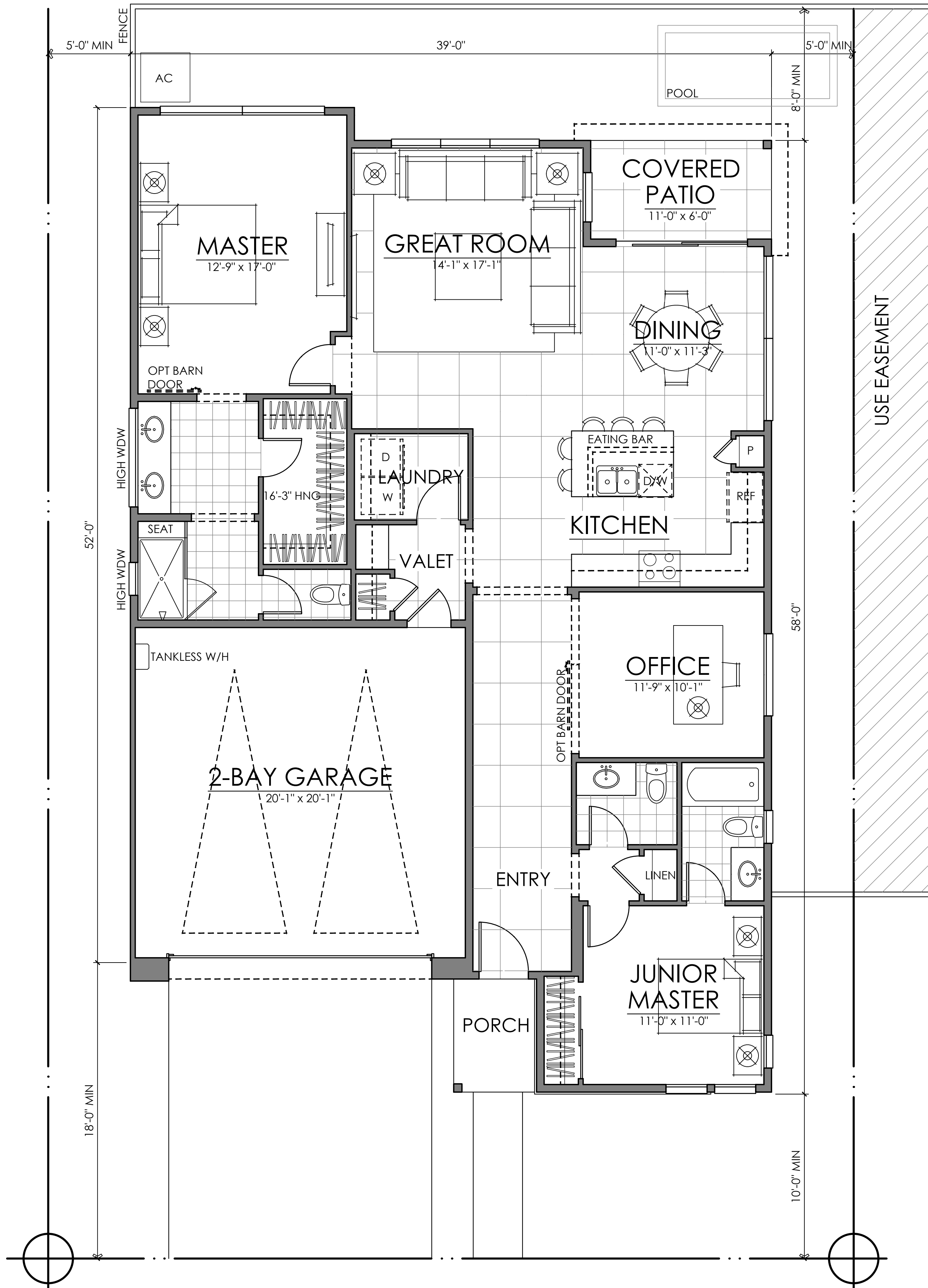
ESPAÑA AT RIO DEL SOL | RILINGTON GROUP  
CATHEDRAL CITY, CALIFORNIA

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FIRST FLOOR  
TOTAL LIVING

1613 SQ. FT.  
1613 SQ. FT.

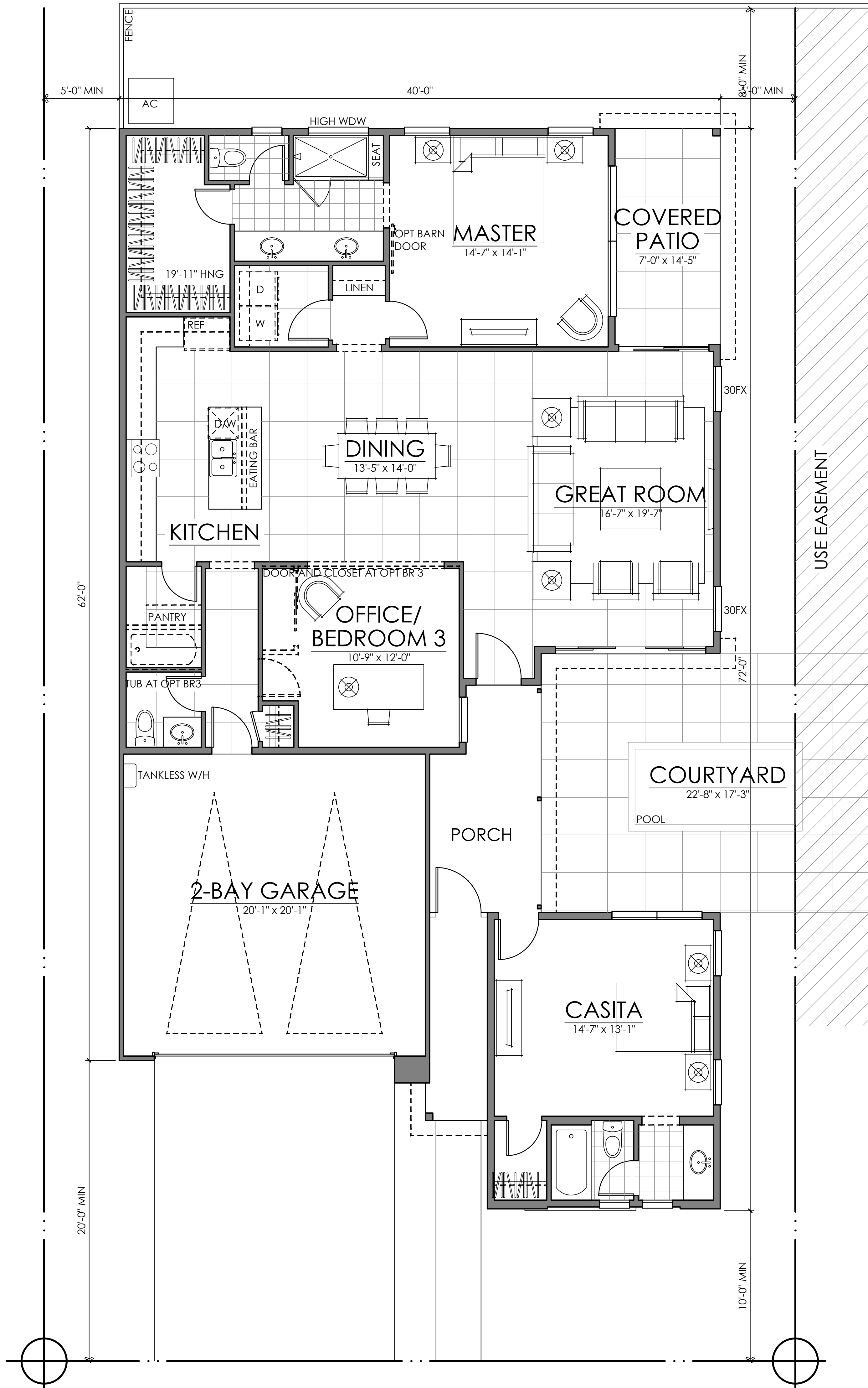
PLAN ONE | 1613 SQ. FT.

MONTECITO AT RIO DEL SOL | RILINGTON GROUP  
CATHEDRAL CITY, CALIFORNIA

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FIRST FLOOR  
TOTAL LIVING

1766 SQ. FT.  
1766 SQ. FT.

PLAN TWO | 1766 SQ. FT.

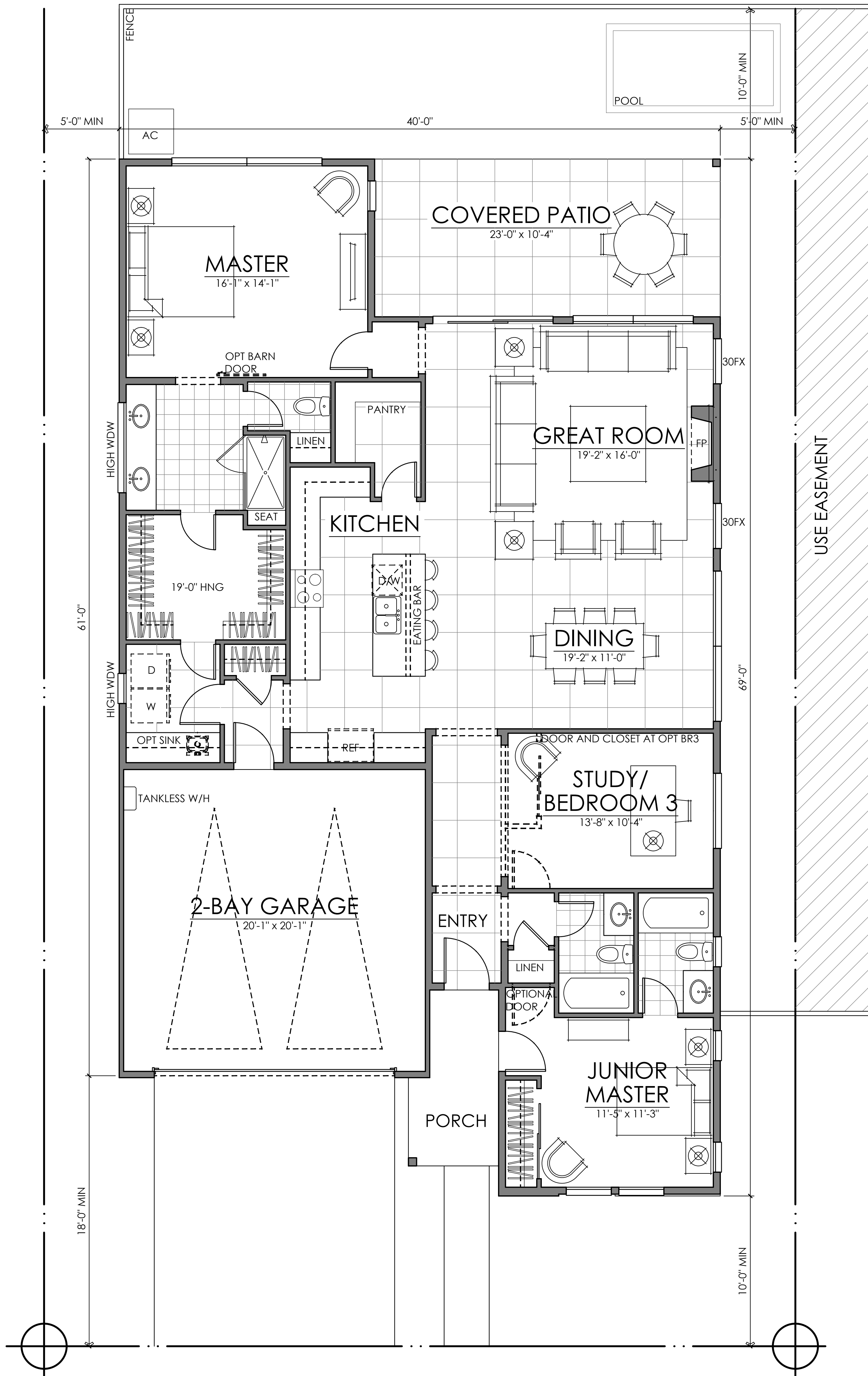
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FIRST FLOOR  
TOTAL LIVING

1872 SQ. FT.  
1872 SQ. FT.

PLAN THREE | 1872 SQ. FT.

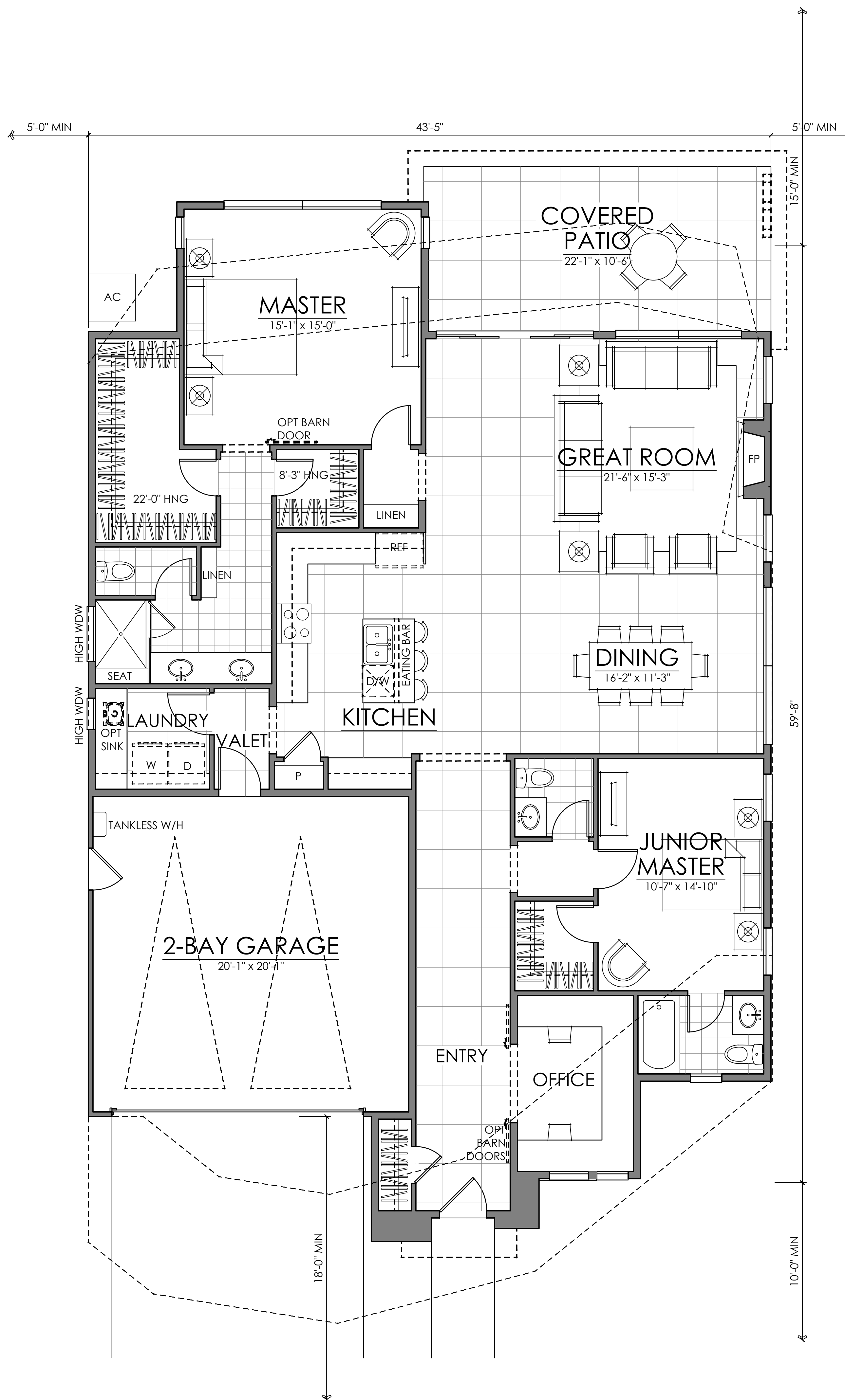
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FIRST FLOOR  
TOTAL LIVING

1959 SQ. FT.  
1959 SQ. FT.

PLAN ONE | 1959 SQ. FT.

**PALAZZO AT RIO DEL SOL | RILINGTON GROUP**  
CATHEDRAL CITY, CALIFORNIA

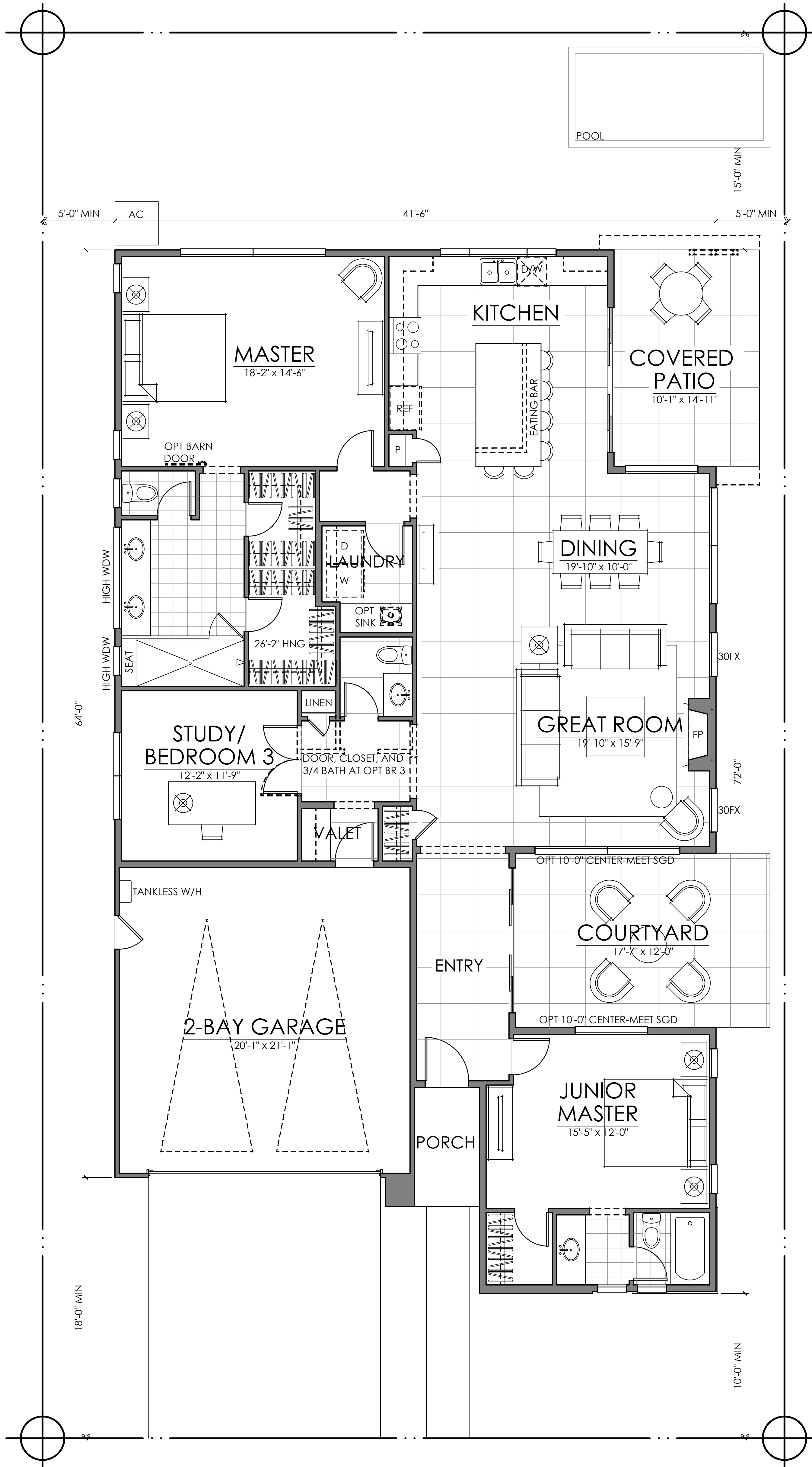
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FIRST FLOOR  
TOTAL LIVING

2047 SQ. FT.  
2047 SQ. FT.

PLAN TWO | 2047 SQ. FT.

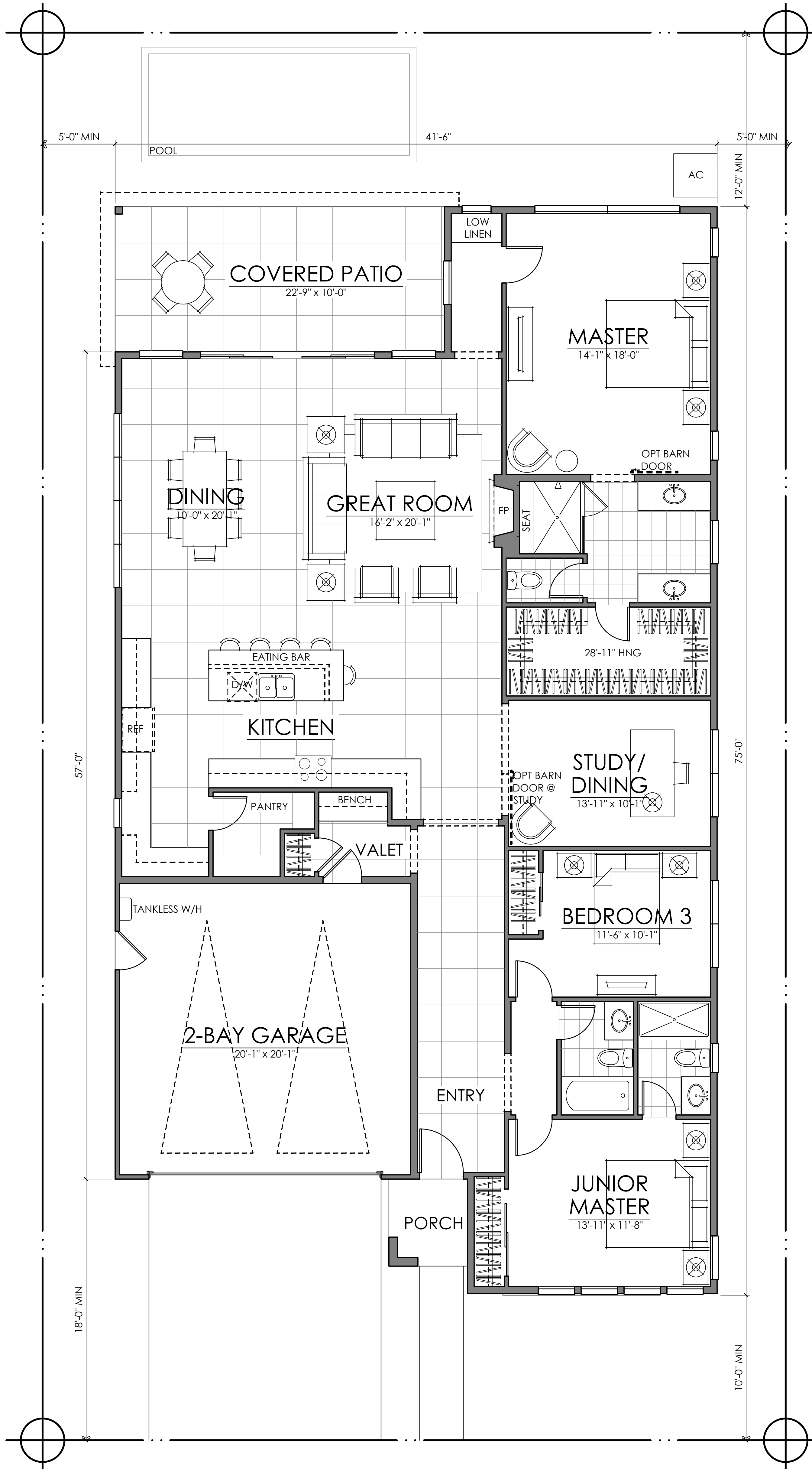
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CATHEDRAL CITY, CALIFORNIA

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FIRST FLOOR  
TOTAL LIVING

2274 SQ. FT.  
2274 SQ. FT.

PLAN THREE | 2274 SQ. FT.

**PALAZZO AT RIO DEL SOL | RILINGTON GROUP**  
CATHEDRAL CITY, CALIFORNIA

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Rio del Sol  
VILLAGES HOA

February 12, 2018

Robert Rodriguez  
Cathedral City Planning Commission  
The City of Cathedral City  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234-7031

RE: Rio Del Sol – Rear Yard Setbacks/Driveway Lengths/Architectural Theme

Dear Mr. Rodriguez:

The purpose of this letter is to inform you of our recent coordination meeting with the The Rilington Group concerning development plans for Rio Del Sol, and to provide our support regarding (i) the proposed minor revisions to Master Standards for building setbacks and driveway lengths and (ii) the proposed architectural theme for the Espana, Montecito and Palazzo communities within the Rio Del Sol project.

A. Minor Revision to Master Standards

The Rilington Group's current product design and plotting plan results in some lots which have minor deviations from existing PUD standards. Therefore, an adjustment to rear yard setbacks and driveway lengths are necessitated, as follows:

DESCRIPTION	CURRENT STANDARD	PROPOSED REVISED STANDARD
Rear Yard Setback	10' minimum	5' minimum
Side Yard Setback	4' or 0' minimum	No Change
Front Yard Setback	10'	No Change
Driveway Length	Range 4' to 10'	Range 4' to 20'

The Villages at Rio Del Sol Association supports a revision to the PUD that would allow for (i) rear yard setbacks of 5') and (ii) a range of driveway lengths from 4' to 20'. It is our understanding that the minor revisions to the Master Standards for Building Setbacks are depicted in the attached typical exhibits.

B. Architectural Theme

The Rilington Group has provided revised elevations for the proposed "in-fill" lots which are adjacent to existing homes in the Palazzo, Espana and Montecito Villages. The revised elevations have improved the consistency of material and building scale in relation to the existing homes, and the Association believes that the revised elevations will help integrate the architectural style of the proposed homes with the existing homes. Additionally, the Association supports the updated architectural theme as originally presented by The Rilington Group, for the balance of the community build out (i.e., the non in-fill units).

We are very excited that the project has momentum and we look forward to receiving further updates from the developer as the development plans progress.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Bremseth". The signature is written in a cursive, slightly slanted style.

Chris Bremseth, Community Manager  
at the direction of the Board  
Villages at Rio del Sol Homeowners Association