



ARCHITECTURAL REVIEW COMMITTEE RESULTS

**CITY HALL – STUDY SESSION ROOM
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234**

DATE: FEBRUARY 11, 2008

TIME: 3:00 p.m.

ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIR

JOHN HOLT, VICE-CHAIR

ED GERLACH

RANDY PURNEL

JOHN RIVERA

CALL TO ORDER

The meeting was called to order at 3:07 p.m.

ROLL CALL

Chair Kendra Culbertson – Present

Vice-Chair John Holt – Present

Committee Member Ed Gerlach – Present

Committee Member Randy Purnel – Present

Committee Member John Rivera – Present

OLD BUSINESS

- 1. Design Review No. 07-007 – A recommendation to the Planning Commission on the architecture and landscaping for a 13,969 square foot grocery store on a 1.38 acre parcel (Fresh and Easy Grocery Store).**

Applicant: Fresh and Easy Grocery Store

Location: Date Palm Drive south of 30th Avenue

Zoning: Planned Community Commercial (PCC) District and Specific Plan No. 87-26

Planner: Rich Malacoff

The Committee recommended the following changes to the Architecture and Landscape Plans:

1. Landscape plants shall not be removed by the placement of pedestrian walkways.
2. Locate palm trees in between the canopy trees at the front elevation.

A motion to recommend approval of the project with the recommended changes was made by Committee Member Rivera, seconded by Vice-Chair Holt and approved by a vote of 5 – 0.

2. **Administrative Design Review No. 07-012 – A request for approval to raze the existing manager’s quarters at the mobile home park, construct a new 1,763 square-foot residence/office for the on-site manager, and add various new landscape elements to the mobile home park entrance (Tramview Mobile Home Park).**

Applicant: Tramview Mobile Home Park / Jacquie Jaurequi
Location: East side of East Palm Canyon Drive at 67920 East Palm Canyon Drive
Zoning: Multiple-Family Residential (R-2) District
Planner: David Jump

This project was continued to the Architectural Review Committee meeting on February 25, 2008.

3. **Design Review No. 07-005 – A recommendation to the Planning Commission on the architecture and landscaping for a 158-unit luxury apartment complex with on-site amenities (Rio Vista Apartments)**

Applicant: Landau Real Estate
Location: Southwest corner of Landau Blvd. and Quijo Road
Zoning: Planned Community Commercial (PCC)
Planner: Rich Malacoff

The Committee recommended the following changes to the Architecture and Landscape Plans:

1. Install wheel stops in each carport parking space.
2. Expand the column width to increase the appearance of mass.
3. Make the carport overheads appear similar to the trellis at the Recreation Center.
4. Provide more decorative entry statements with Date Palms at the project corners and in the median island planter at the entrance. The palm trees must be a minimum 12-foot brown trunk height (BTH).

Motion to recommend approval of the project with the recommended changes was made by Committee Member Purnel, seconded by Committee Member Gerlach and approved by a vote of 5 – 0.

4. **Design Review No. 07-006 – A recommendation to the Planning Commission on the architecture and landscaping for a 60-unit multiple-family apartment complex, which includes a leasing office and community center on a 4.55 acre site.**

Applicant: Southern California Housing of the Inland Empire
Location: Between Corregidor Drive and Vaquero Road approximately 315 feet north of Victoria Drive
Zoning: Multiple-Family Residential (R-2) District
Planner: David Jump

1. Stagger the wall along the street frontage with trees on both sides.
2. Provide a decorative cap on the wall.

A motion to recommend approval of the project with the recommended changes was made by Committee Member Gerlach, seconded by Vice-Chair Holt and approved by a vote of 5 – 0.

NEW BUSINESS

5. **Conditional Use Permit No. 07-009 – A recommendation to the Planning Commission on the Construction of a vehicle storage lot consisting of a paved parking surface, new landscape elements, and a perimeter block wall.**

Applicant: Ann Madison
Location: Located on the west side of Eagle Canyon Drive approximately 110 feet north of 35th Avenue at 34-925 Eagle Canyon Drive.
Zoning: Planned Community Commercial (PCC) – Specific Plan 90-43
Planner: David Jump

The Committee recommended the following changes to the Architecture and Landscape Plans:

1. Provide a 3:1 sloped berm covered with Lantana and decomposed granite with trees in front.
2. Extend planter to edge of Lot 11 (Chain Link Side) to contain the trees.
2. Wall shall be treated with an anti-graffiti treatment.
3. Barbed wire, razor wire, and concertina wire are not permitted.

A motion to recommend approval of the project with the recommended changes was made by Committee Member Rivera, seconded by Committee Member Purnel and approved by a vote of 5 – 0.

6. **Conditional Use Permit No. 06-014A – A recommendation to the Planning Commission on a proposed approximate 4,700 square foot expansion of an approved multi-purpose building and the revisions to architecture and site design for both the sanctuary building and multi-purpose building for the Glory to God International Ministries church.**

Applicant: Glory to God International Ministries
Location: South side of East Palm Canyon Drive east of the intersection of Golf Club Drive and East Palm Canyon Drive, specifically at 67399 East Palm Canyon Drive.
Zoning: Planned Community Commercial (PCC) District
Planner: David Jump

This project was continued to a future Architectural Review Committee meeting.

ADJOURNMENT

The next regularly scheduled meeting of the Architectural Review Committee will be February 25, 2008, at 3:00 p.m.