



# PLANNING COMMISSION ACTION MINUTES

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

DATE: JUNE 1, 2005

TIME: 6:30 P.M.

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## PLANNING COMMISSIONERS

GENE TOUCHET, CHAIR

DOUG DIEKMANN, VICE-CHAIR  
BILL FEIST, COMMISSIONER

STAN BARNES, COMMISSIONER  
SONJA S. MARCHAND, COMMISSIONER

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**COMMISSIONERS PRESENT: TOUCHET, BARNES, DIEKMANN, MARCHAND AND FEIST**

**COMMISSIONERS ABSENT: NONE**

**STAFF: BUD KOPP AND RICH MALACOFF**

## **PUBLIC HEARING ITEMS**

### **ITEM #1**

CASE No: Conditional Use Permit No. 05-005

APPLICANT: St. Raphael Antiochian Orthodox  
Church

STAFF PLANNER: Rich Malacoff,  
AICP

LOCATION: Aliso Road between Avenida Los  
Ninos and Avenida Del Yermo

ZONING: Planned Community Commercial  
(PCC)

REQUEST: Place of worship that consists of three buildings with a total area of 9,587  
square feet on 6 parcels with a total area of 1.16 acres.

Environmental Action: Categorical Exemption pursuant to Section 15303 (c),  
Class 3.

ACTION: Adopted resolution finding that the project is categorically Exempt from  
the California Environmental Quality Act pursuant to Section 15303 (c) Class  
3, and approving a Conditional Use Permit to construct a place of worship  
located on Aliso Road between Avenida Los Ninos and Avenida Del Yermo in  
the PCC Zone with the following modifications to the conditions of approval:

Revised Condition 3 by deleting the following sentence from the Air Quality/Blowsand Standard Condition of Approval: "These areas will not be allowed to be mass graded and any wind fence plants and fencing shall not be removed from any portions of the Tract not actively having homes built."  
Deleted Condition No. 5 regarding requiring project Covenants, Conditions and Restrictions.

Revised Condition 26c by deleting the following sentence from the Hydrology/Grading Plan Standard Condition of Approval: "Maintenance of Retention basins and drainage system shall be the responsibility of the Owners and be reflected in the CC&Rs."

Revised Condition 39 by deleting the following phrase from the Sidewalks/Commercial Standard Condition of Approval: "(first final map)"  
Deleted Condition 44 regarding on-street parking.  
Deleted Condition 48 regarding turret lighting.

Motion: Marchand Second: Diekmann

VOTING RESULTS: Approved: 5 - 0  
AYES: Touchet, Barnes, Diekmann, Marchand and Feist  
NOES: None  
ABSTAIN: None  
ABSENT: None

## **ITEM #2**

CASE NO: Tentative Parcel Map No. 32932

APPLICANT: Cathedral City Redevelopment Agency      STAFF PLANNER: Bud Kopp, AICP

LOCATION: South of East Palm Canyon Drive,  
west and north of the East Cathedral  
Channel, and east of Van Fleet

ZONING: Mixed Use Commercial (MXC)

REQUEST: To consolidate 59 parcels into an 11.45 acre parcel for the Sheraton Desert Cove Hotel in downtown Cathedral City.

Environmental Action: Previously Circulated Mitigated Negative Declaration for Design Review No. 05-001 (Sheraton Desert Cove) and Conditional Use Permit No. 05-003 (Joint Use Parking) adopted on March 16, 2005.

ACTION: Adopted resolution recommending City Council approval of the request to consolidate 59 lots on 11.45 acres into one lot, reservations for public right of way, utility and access easements being generally located south of west

Palm Canyon Drive, west and north of the East Cathedral Canyon Channel and east of Van Fleet Avenue in the MXC Zone and utilizing the associated Negative Declaration for Design Review No. 05-001 and Conditional Use Permit No. 05-003.

Motion: Diekmann Second: Feist

VOTING RESULTS: Approved: 5 - 0  
AYES: Touchet, Barnes, Diekmann, Marchand and Feist  
NOES: None  
ABSTAIN: None  
ABSENT: None

### **ITEM #3**

CASE NO: Conditional Use Permit No. 04-017  
(Phase III Revision of Conditional Use Permit No. 03-316) and Conditional Use Permit No. 05-001 (Phase IV)

APPLICANT: Curt Ealy for CV Storage

STAFF PLANNER: Bud Kopp, AICP

LOCATION: 32-500 Date Palm Drive

ZONING: Planned Community Commercial  
(PCC)

REQUEST: To propose Conditional Use Permits for the following: Phase III which includes 53,567 square feet of enclosed mini-storage on 2.59 acres; and, Phase IV which includes RV parking with future pad sites for RV carport storage totaling 114,950 square feet. The project site is 4.77 acres and is located in a PCC Zone.

Environmental Action: Categorical Exemption pursuant to Section 15332 (Infill Development Projects).

ACTION 1: Adopted resolution finding the project to be Categorically Exempt in accordance with the California Environmental Quality Act and approving Conditional Use Permit No. 04-017 for the construction of Phase III (Phase III Revision of Conditional Use Permit No. 03-316), CV Storage located at 32-500 Date Palm Drive in the PCC Zone with minor corrections and the following modifications to the conditions of approval:

Revised Condition 13 by changing the title from "Sewer Lines" to "Water Lines".

Revised Condition 22 by deleting the word "Residential" from the title.

Deleted Condition 44 regarding requirement to submit AutoCAD Electronic copies.

Phase III:

Motion: Feist Second: Barnes

Phase III:

Approved: 5 - 0

AYES: Touchet, Barnes, Diekmann, Marchand and Feist

NOES: None

ABSTAIN: None

ABSENT: None

**ACTION 2:** Adopted resolution finding the project to be Categorically Exempt in accordance with the California Environmental Quality Act and approving Conditional Use Permit No. 05-001 (Phase IV) for the construction of Phase IV, CV Storage located at 32-500 Date Palm Drive in the PCC Zone with minor corrections and the following modifications to the conditions of approval:

Revised Condition 13 by changing the title from "Sewer Lines" to "Water Lines".

Revised Condition 22 by deleting the word "Residential" from the title.

Deleted Condition 44 regarding requirement to submit AutoCAD Electronic copies.

Deleted Condition 46 relating to the retention basin.

Added Condition 46 as follows: "The area shall be annexed into Improvement District No. 80 of the Coachella Valley Water District for sanitation service. Plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review."

Added Condition 47 relating to alternatives to RV storage space.

The Planning Commission approves the RV carports as proposed, and as an alternative and in lieu of the RV storage, grants the applicant flexibility to provide enclosed, climate controlled self storage structures on the proposed footprints as shown in Exhibit "A" and as approved in Phase 3 with the addition of a small, gable or canopy over each pedestrian entry that is compatible with the color and materials of the structure shall be provided to emphasize pedestrian entry points, and to "break-up" the long monotonous facade. The gables and/or canopies shall be shown on the Final Improvement Plans to the satisfaction of the City Planner prior to issuance of Building Permits. If the entrance extends into the loading/unloading zone, a 15-foot vertical clearance is required, or it should be defined with planters to prevent vehicles from blocking the door;

Phase IV:

Motion: Barnes Second: Feist

Phase IV:

Approved: 5 - 0

AYES: Touchet, Barnes, Diekmann, Marchand and Feist

NOES: None

ABSTAIN: None

ABSENT: None

**ITEM #4**

CASE NO: Conditional Use Permit No. 04-018

APPLICANT: Alex Hamilton

STAFF PLANNER: Ken Davis

LOCATION: 34731 Eagle Canyon Drive

ZONING: Planned Community Commercial  
(PCC)

REQUEST: To construct a 1,768 square feet storage and parking structure addition to an existing 900 square feet office structure used for a plumbing contractor business. The project site is approximately 13,650.

Environmental Action: Categorical Exemption pursuant to Section 15301 (e) Class 1.

ACTION: Adopt resolution finding that the project is Categorically Exempt from the California Environmental Quality Act pursuant to Article 19, Section 15301(E)(2), Class One and approving Conditional Use Permit No. 04-018 to construct a 1,768 square foot storage and parking structure addition too an existing 900 square foot office structure used for a plumbing contractor business located at 34731 Eagle Canyon Drive between Victoria Drive and 35<sup>th</sup> Avenue in the PCC District, with the following modifications to the conditions of approval:

Added Condition No. 34 as follows: "The access drive from Eagle Canyon shall be a maximum of 16 feet wide and limited to customer and employee access only. The access drive to Date Palm Drive shall be used for delivery and commercial truck access.

Added Condition No. 35 as follows: "Prior to Occupancy, the applicant shall provide additional on-site asphalt-concrete paving to add three (3) additional on-site parking spaces."

Added Condition No. 36 as follows: "Prior to Occupancy, the applicant has agreed to provide reciprocal access across its adjacent lot to provide access to Date Palm Drive and shall submit a reciprocal access easement or deed restriction to the satisfaction of the City Engineer and City Attorney."

Added Condition No. 37 as follows: "Prior to issuance of a Building Permit,

the applicant shall submit plans that shows that the roofing shall be constructed with concrete tiles, to the satisfaction of the City Planner.

Motion: Feist Second: Barnes

VOTING RESULTS: Approved: 5 - 0  
AYES: Touchet, Barnes, Diekmann, Marchand and Feist  
NOES: None  
ABSTAIN: None  
ABSENT: None

### **ADJOURNMENT**

The meeting was adjourned at 9:19 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on June 15, 2005 at 6:30 p.m., at the City Hall Study Session Room, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.