



# PLANNING COMMISSION ACTION MINUTES

---

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

**DATE: AUGUST 16, 2006**

**TIME: 6:30 P.M.**

---

## PLANNING COMMISSIONERS

**SONJA S. MARCHAND, CHAIR**

**LEE STARK, VICE-CHAIR**

**BILL CUNNINGHAM, COMMISSIONER**

**TODD HOOKS, COMMISSIONER**

**JIM WARLIN, COMMISSIONER**

---

**COMMISSIONERS PRESENT:** Chair Sonja Marchand, Bill Cunningham, Todd Hooks and Vice-Chair Lee Stark.

**COMMISSIONERS ABSENT:** Jim Warlin (Excused)

**STAFF:** Bud Kopp, Interim City Planner, Rich Malacoff, Associate Planner and Jennifer Mizrahi, Deputy City Attorney.

## **PUBLIC HEARING CALENDAR**

### **ITEM #1**

**CASE NO:** CUP 06-009  
Cathedral City Soccer Park

**APPLICANT:** City of Cathedral City

**STAFF PLANNER:** Bud Kopp, AICP  
Interim City Planner

**LOCATION:** Northwest Corner of 30<sup>th</sup> Avenue  
and Santoro Drive

**ZONING:** R1 (Single Family Residential)

**REQUEST:** To construct a soccer park with an accessory parking lot, restrooms, concession stand and picnic shelter

**MOTION:** Adopt motion approving

Motion: Stark      Second: Cunningham

VOTING RESULTS: Approved: 4 - 0  
AYES: Marchand, Cunningham, Hook and Stark  
NOES: None  
ABSTAIN: None  
ABSENT: Warlin

**ITEM #2**

CASE NO: CUP 06-010

APPLICANT: Wessman Holdings

STAFF PLANNER: Bud Kopp, AICP  
Interim City Planner

LOCATION: 67-625 East Palm Canyon (former  
Burger King location at the  
southeast corner of East Palm  
Canyon and Canyon Plaza Drive)

ZONING: PCC (Planned Community  
Commercial)

REQUEST: To renew an expired CUP to allow the operation of a drive-through  
restaurant (Yellow Basket Restaurant)

MOTION: Adopt motion approving

Motion: Cunningham      Second: Hooks

VOTING RESULTS: Approved: 4 - 0  
AYES: Marchand, Cunningham, Hooks and Stark  
NOES: None  
ABSTAIN: None  
ABSENT: Warlin

**ITEM #3**

CASE NO: Design Review No. 06-004

APPLICANT: Mohammed Fadel

STAFF PLANNER: Rich Malacoff,  
AICP

LOCATION: Vista Chino between Horizon and

Date Palm Drive

ZONING: PCC (Planned Community  
Commercial) District and Specific  
Plan 87-21

REQUEST: The construction of a 8,256 square foot retail building on 0.72 acres.

MOTION: Continued to the Meeting of September 6, 2006

Motion: Hooks      Second: Cunningham

VOTING RESULTS: Approved: 4 - 0  
AYES: Marchand, Cunningham, Hooks and Stark  
NOES: None  
ABSTAIN: None  
ABSENT: Warlin

**ITEM #4**

CASE NO: Conditional Use Permit No. 06-005

APPLICANT: Seva Okhrimoski

STAFF PLANNER: Rich Malacoff,  
AICP

LOCATION: Avenida Valdez east of Avenida  
Maravilla and north of Ramon  
Road

ZONING: PCC (Planned Community  
Commercial) District and Specific  
Plan No. 91-49.

REQUEST: An application for the construction of a 4,331 square foot auto service facility on a parcel with an area of 0.42 acres in the PCC (Planned Community Commercial) District and Specific Plan No. 91-49.

MOTION: Adopt motion approving

Motion: Stark      Second: Hooks

CHANGES TO CONDITION: Condition 3.18 was modified to read:

There shall be no cueing of vehicles on Avenida Valdez or the alley and any off-site cueing shall be directed to the parking area on-site. This shall be enforced with the placement of a sign prohibiting any cueing or parking on avenida Valdez.

Add Conditions 3.26 and 3.27

There shall be no employee parking on Aliso Drive.

The project shall comply with the City's Noise Ordinance and that the noise level shall not exceed 65 DbA measured at the exterior of the nearest dwelling unit.

VOTING RESULTS: Approved: 3 - 1  
AYES: Marchand, Hooks and Stark  
NOES: Cunningham  
ABSTAIN: None  
ABSENT: Warlin

### **ITEM #5**

CASE NO: Zoning Ordinance Amendment 06-01 (Chapter 9.62 Signs)

APPLICANT: City of Cathedral City

STAFF PLANNER: Dave Leonard/  
Bud Kopp

LOCATION: Cathedral City Limits

ZONING: All Zones

REQUEST: Amendment of Zoning Ordinance per comments received during public workshop

MOTION: Continued to the Meeting of September 6, 2006

Motion: Stark                      Second: Cunningham

VOTING RESULTS: Approved: 4 - 0  
AYES: Marchand, Cunningham, Hooks and Stark  
NOES: None  
ABSTAIN: None  
ABSENT: Warlin

---

**NON-PUBLIC HEARING/ ITEMS AND ADMINISTRATIVE CALENDAR**

Recommend approval to the City Council of the 2006 Merger of the existing Merged Project Area and Project Area No. 3.

CASE NO: N/A

APPLICANT: Cathedral City Redevelopment Agency

STAFF PLANNER: Keith Scott,  
Redevelopment  
Project Manager

REQUEST: Make a Finding that the proposed 2006 Merger (of the exiting Merged Project Area and Project Area No. 3) is in conformance with the General Plan of the City of Cathedral City and recommend to the Cathedral City Redevelopment Agency Board and the City Council of the City of Cathedral City that said Redevelopment Project Merger be approved.

MOTION: **MOVE TO FIND** that the proposed 2006 Merger (of the existing Merged Project Area and Project Area No. 3) is in conformance with the General Plan of the City of Cathedral City; **AND RECOMMEND APPROVAL** of the 2006 Merger by the City Council.

STAFF RECOMMENDS: 

- Make a finding that the proposed 2006 Merger (of the Exiting Merged Project Area and Project Area No. 3) is in conformance with the General Plan of the City of Cathedral City.

Recommend approval to the City Council of the 2006 Merger of the existing Merged Project Area and Project Area No. 3.

APPROVING MOTION: Motion: Cunningham Second: Stark

VOTING RESULTS: Approved: 4 - 0  
AYES: Marchand, Cunningham, Hooks and Stark  
NOES: None  
ABSTAIN: None  
ABSENT: Warlin

**CITY ATTORNEY'S REPORT**

None

### **CITY PLANNER'S REPORT**

Interim City Planner Kopp stated that there are currently no changes to the MSHCP Matrix.

### **COMMISSIONERS' COMMENTS**

None

### **ADJOURNMENT**

The meeting was adjourned at 9:08 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on September 6, 2006 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

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



**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) 770-0370. 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]**