



## PLANNING COMMISSION ACTION MINUTES

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

**DATE: DECEMBER 6, 2006**

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

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### PLANNING COMMISSIONERS

**SONJA S. MARCHAND, CHAIR**

**LEE STARK, VICE-CHAIR**

**BILL CUNNINGHAM, COMMISSIONER**

**TODD HOOKS, COMMISSIONER**

**JIM WARLIN, COMMISSIONER**

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

**COMMISSIONERS ABSENT:** Jim Warlin

**STAFF PRESENT:** Leisa Lukes, City Planner, Bud Kopp, Senior Planner, Rich Malacoff, Associate Planner and Jennifer Mizrahi, Deputy City Attorney.

### **PUBLIC HEARING CALENDAR**

#### **ITEM #1**

**CASE NO:** Conditional Use Permit No. 06-015

**APPLICANT:** Palm Springs Church of the Nazarene

**STAFF PLANNER:** Rich Malacoff, AICP  
Associate Planner

**LOCATION:** The southwest corner of 33<sup>rd</sup>  
Avenue and Cathedral Canyon  
Drive

**ZONING:** R-1 (Single Family Residential)  
District

**REQUEST:** Approval of the construction of a 4,777 square foot multi-purpose building to an existing religious institution.

**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 #2**

CASE NO: Design Review No. 06-007  
(Cathedral Village East Retail  
Center - CV Phase 5)

APPLICANT: W. Curt Ealy

STAFF PLANNER: Bud Kopp, AICP  
Senior Planner

LOCATION: The south side of Ramon Road  
approximately 740 feet east of  
Date Palm Drive

ZONING: Planned Community Commercial  
(PCC)

REQUEST: Approval of Design Review application and Mitigated Negative Declaration  
for the construction of three retail buildings totaling approximately  
42,550 square feet on a 4-acre parcel located in the Planned Community  
Commercial (PCC) zoning designation

MOTION: Adopt motion approving

Motion: Stark      Second: Cunningham

CHANGES TO CONDITIONS: Condition 2.1 shall be modified to reflect that the project is exempt from  
the Transportation Unified Mitigation Fee (TUMF) and the Transit  
Development Fee.

<i>DESCRIPTION</i>	<i>CURRENT FEE/CALCULATION FORMULA</i>
<i>Transportation Uniform Mitigation Fee</i>	<i>Exempt</i>
<i>Transit Development Fee</i>	<i>Exempt</i>

The following Conditions shall be modified per the following:

- 3.11 A copy of all pages of these conditions shall be printed in one appropriate location of the construction drawings.
- 3.12 Any special event in the parking lot shall be subject to Special Use Permit.
- 3.13 The Site shall have decorative pavers at vehicular entrances. The type of paver shall compliment those already approved on site and any alternate material shall be approved by the Planning Department prior to the issuance of a Building Permit.
- 3.19 The applicant shall have label the types of decorative pavement on site approved by planning staff prior to the issuance of a Building Permit. For in the building plans in compliance with the design submittal.
- 5.18 One City approved street lights shall be installed on the northeast corner on the existing power pole as required to be approved by the City Engineer.

**The following Conditions shall be deleted:**

- ~~3.21 There shall be no exterior drain pipes used on the multi purpose building. (duplicate of 3.14)~~
- ~~5.1 All utility lines shall be placed underground in accordance with Chapter 8.30 of the Cathedral City Municipal Code. This includes all local power lines, under 35000 volts, within the property, and any community power lines that have a street frontage in excess of 600 ft. long within or abutting the development, as said lines are defined in the code. The costs of undergrounding such lines may be used as a credit against the payment of the City Master Underground Program (MUP) fees which are collectible at time of building permit issuance.~~

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

**ADJOURNMENT**

The meeting was adjourned at 7:12 p.m.  
The next regularly scheduled meeting of the Planning Commission will be held on December 20, 2006 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.