



PLANNING COMMISSION ACTION MINUTES

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

DATE: MAY 7, 2008

TIME: 6:00 P.M.

PLANNING COMMISSIONERS

JIM WARLIN, CHAIR

**LEE STARK, VICE-CHAIR
BILL CUNNINGHAM, COMMISSIONER**

**TODD HOOKS, COMMISSIONER
SONJA MARCHAND, COMMISSIONER**

CALL TO ORDER

Meeting was called to order at 6:00 p.m.

COMMISSIONERS PRESENT/ABSENT

Chair Jim Warlin – Present
Vice-Chair Lee Stark – Present
Bill Cunningham – Present
Todd Hooks – Present
Sonja Marchand – Present

STAFF PRESENT: Leisa Lukes, City Planner; Rich Malacoff, Senior Planner; Dave Jump, Associate Planner; Jennifer Mizrahi, Deputy City Attorney.

PUBLIC HEARING CALENDAR

ITEM #1

CASE NO: Conditional Use Permit No. 08-001

APPLICANT: Hertz Corporation

**STAFF
PLANNER:** Rich Malacoff, AICP
Senior Planner/
Ken Davis,
Assistant Planner

LOCATION: 67-777 East Palm Canyon Drive

ZONING: PCC
(Planned Community Commercial)

REQUEST: Approval for a passenger vehicle leasing business to be located in an existing retail center.

MOTION: Adopt motion approving

Motion: Marchand Second: Cunningham

VOTING RESULTS: Approved: 5 - 0
AYES: Warlin, Stark, Cunningham, Hooks and Marchand
NOES: None
ABSTAIN: None
ABSENT: None

ITEM #2

CASE NO: Design Review No. 07-007
Tentative Parcel Map No. 35920

APPLICANT: Fresh and Easy Markets/
Golden Mile Investments

STAFF Rich Malacoff, AICP,
PLANNER: Senior Planner

LOCATION: South of 30th Avenue on Date Palm Drive.

ZONING: PCC (Planned Community Commercial) District and Specific Plan No. 87-24.

REQUEST: Approval to construct a 13,943 square-foot grocery store on a 1.56 acre parcel and the subdivision of 17.58 gross acres into two commercial parcels having areas of 16.02 acres and 1.56 acres.

MOTION: Adopt motion approving

Motion: Hooks Second: Stark

VOTING RESULTS: Approved: 4 - 1
AYES: Warlin, Stark, Cunningham and Hooks
NOES: Marchand
ABSTAIN: None
ABSENT: None

Changes to Conditions of Approval for Design Review No. 07-007

Addition of Conditions 3.48 and 3.49

3.48 The applicant shall have a cart security system that prevents the carts from being removed from the property.

3.49 The applicant shall install three spandrel windows on the west elevation.

Modification of Condition No. 5.22

5. 22 A National Pollutant Discharge Elimination System (NPDES) / Storm Water Pollution Prevention Plan (SWPPP), Notice of Intention (NOI) and other submittals for approvals as required by the State Water Quality Control Board and Southern California Air Quality Management District shall be prepared and evidence of approval provided to the City Engineer prior to the issuance of any permits. The plans shall clearly show the manner of acceptance of off-site runoff, the disposal of on and off-site runoff, and similar NPDES water quality BMP's.

Changes to Conditions of Approval for Tentative Parcel Map No. 35920

Deletion of Condition 5.07

- ~~5. 07 Prior to Final Map approval, the subdivider/property owner agrees to execute a recordable covenant requesting the annexation to a Landscape and Lighting District to cover the ongoing maintenance of any general benefit landscape and lighting areas which may be maintained by the City. The owner shall submit a letter of request and process annexation into the district concurrently with Map approval by City Council should it be determined by the City Engineer that any infrastructure facility is outside the maintenance area of the HOA and falls within a general public benefit.~~

Modifications and Addition of Conditions 5.16 and 5.30

5. 16 Two copies of the Final Parcel Map ~~or Final Parcel Map~~ shall be submitted in AutoCAD 2005 (compatible) to the City Engineer prior to recordation of the Final Map.
5. 30 The existing 30-foot wide access to the adjacent property to the north shall be maintained during and after construction into perpetuity.

DISCUSSION ITEMS

1. Review of Draft Housing Element Update (Nicole Criste, Terra Nova)

A motion to continue this discussion item to the Planning Commission meeting on June 4, 2008, was made by Vice-Chair Stark, seconded by Commissioner Marchand, and approved by a vote of 5-0

2. Dave Jump, Associate Planner, provided an overview of multiple-family parking regulations

ADJOURNMENT

The meeting was adjourned at 7:19 p.m.

There will be a Special Joint Meeting of the Planning Commission and the Streets and Transportation Commission on May 15, 2008, at 6:00 p.m. in the Study Session Room located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

