



PLANNING COMMISSION AGENDA

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

DATE: DECEMBER 17, 2008

TIME: 6:00 P.M.

PLANNING COMMISSIONERS

JIM WARLIN, CHAIR

LEE STARK, VICE-CHAIR
BILL CUNNINGHAM, COMMISSIONER

JOHN HOLT, COMMISSIONER
TODD HOOKS, COMMISSIONER

CALL TO ORDER

ROLL CALL

FLAG SALUTE

CONFIRMATION OF AGENDA

PUBLIC COMMENTS

During this part of the meeting the public is invited to address the Planning Commission on any matter not on the Agenda. If you wish to speak on an Agenda Item, please wait to be recognized under that item. **EXCEPT FOR SPECIAL CIRCUMSTANCES, THE BROWN ACT PROHIBITS THE PLANNING COMMISSION OR STAFF FROM RESPONDING OR TAKING ACTION ON ANY COMMENTS MADE BY THE PUBLIC UNLESS IT PERTAINS TO AN ITEM THAT APPEARS ON THE AGENDA.** All speakers should give their name and city of residence, and please limit your remarks to three minutes.

CONSENT ITEM

ITEM #1

CASE NO: Extension of Tentative Tract Map No. 35759 and Design Review No. 07-005
STAFF PLANNER: Rich Malacoff, AICP, Senior Planner

APPLICANT: Forum Real Estate Group

LOCATION: Southwest corner of Landau Blvd. and Quijo Road

ZONING: R-3 (Multiple-Family Residential) with a B Bonus Overlay

REQUEST: Approve a one (1)-year extension of Tentative Tract Map No. 35759 and Design Review No. 07-005

RECOMMENDATION: Adopt motion approving an extension of time for Tentative Tract Map No. 35759 and Design Review No. 07-005 for one year, to March 26, 2011.

Motion: _____ Second: _____

VOTING RESULTS: APPROVED:
AYES:
NOES:
ABSTAIN:
ABSENT:

PUBLIC HEARING CALENDAR

ITEM #1

CASE NO: Conditional Use Permit 08-009
STAFF PLANNER: Leisa Lukes, RLA, City Planner/
Ken Davis, Assistant Planner

APPLICANT: Verizon Wireless

LOCATION: 68051 Ramon Road

ZONING: PCC (Planned Community Commercial)

REQUEST: Construction of a wireless communication facility, including a 65-foot monopalm.

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

VOTING RESULTS: APPROVED:
AYES:
NOES:
ABSTAIN:
ABSENT:

ITEM #2

CASE NO: Zone Ordinance Amendment No.
08-002

STAFF PLANNER: Rich Malacoff, AICP,
Senior Planner/
Keith Scott,
Redevelopment -
Planning Liaison

APPLICANT: City of Cathedral City

LOCATION: City-Wide

ZONING: RE (Residential Estate); R1
(Single-Family Residential); R2,
RM, R3 (Multiple-Family
Residential); and, RR (Resort
Residential)

REQUEST: To recommend that the City Council approve a Zone Ordinance Amendment to change the Zoning Map and Municipal Code Chapter 9 as follows:

- 1) Remove from the Zoning Map all references to the B Bonus Density Overlay Zone;
- 2) Repeal the title and text of Chapter 9.48 "B Bonus Density Overlay Zone; and
- 3) Approve Chapter 9.48 "Density Bonus and Affordable Housing Program."

RECOMMENDATION: Adopt a motion recommending that the City Council approve Zone Ordinance Amendment No. 08-002 and approve the associated CEQA exemption.

Motion: _____ Second: _____

VOTING RESULTS: APPROVED:
AYES:
NOES:
ABSTAIN:
ABSENT:

DISCUSSION ITEM

Proposed Precise Plan (PPD) of Design Ordinance and processing of General Plan

Amendments related to the North City Specific Plan (Leisa Lukes, City Planner).

CITY ATTORNEY'S REPORT

CITY PLANNER'S REPORT

COMMISSIONERS' COMMENTS

ADJOURNMENT

The meeting was adjourned at _____ p.m.

The next regularly scheduled meeting of the Planning Commission will be held on January 7, 2008, at 6:00 p.m. at the City Hall Council Chambers, located at 68-700 Avenida Lalo Guerrero.

NOTE TO THE PUBLIC



In compliance with the Americans with Disabilities 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]