



## PLANNING COMMISSION ACTION MINUTES

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

DATE: DECEMBER 17, 2008

### PLANNING COMMISSIONERS

JIM WARLIN, CHAIR

LEE STARK, VICE-CHAIR  
BILL CUNNINGHAM, COMMISSIONER

JOHN HOLT, COMMISSIONER  
TODD HOOKS, COMMISSIONER

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### CALL TO ORDER

Meeting was called to order at 6:04 p.m.

### COMMISSIONERS PRESENT/ABSENT

Chair Jim Warlin – Present  
Vice-Chair Lee Stark – Present  
Commissioner Cunningham – Present  
Commissioner Holt – Present  
Commissioner Hooks – Present

**STAFF PRESENT** Leisa Lukes, City Planner; Rich Malacoff, Senior Planner; Tara Taguchi, Deputy City Attorney.

### CONSENT ITEM

#### ITEM #1

**CASE NO:** Extension of Tentative Tract Map  
No. 35759 and Design Review No.  
07-005

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

**MOTION:** 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, 2012.

Motion: Cunningham      Second: Holt

**VOTING RESULTS:** APPROVED: 4 - 0  
AYES: Cunningham, Holt, Hooks, and Warlin  
NOES: None  
ABSTAIN: None  
ABSENT: Stark

### **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.

**MOTION:** Adopt motion approving with the following stipulated condition added:  
A photo sample of the proposed monopalm specimen shall be submitted to the Planning Department for approval prior to installation and upon installation, the monopalm shall imitate, in shape and proportion, a healthy specimen of the palm species in which it is intended to replicate.

Motion: Cunningham      Second: Hooks

**VOTING RESULTS:** APPROVED: 4 - 0  
AYES: Cunningham, Holt, Hooks, and Warlin  
NOES: None  
ABSTAIN: Stark  
ABSENT: None

Mr. Malacoff excused himself from the meeting due to possible conflict of interest.

**ITEM #2**

**CASE NO:** Zone Ordinance Amendment No.  
08-002

**STAFF** Rich Malacoff, AICP,  
**PLANNER:** 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."

**MOTION:** Adopt a motion recommending that the City Council approve Zone Ordinance Amendment No. 08-002, adopt a resolution with a subsection in procedures, and approve the associated CEQA exemption.

Motion: Stark      Second: Cunningham

**VOTING RESULTS:** APPROVED: 5 - 0  
AYES: Cunningham, Holt, Hooks, Stark, and Warlin  
NOES: None  
ABSTAIN: None  
ABSENT: None

**DISCUSSION ITEM**

Leisa Lukes, City Planner, provided an overview, with Commission discussion, of the proposed Precise Plan of Design (PPD) Ordinance and the General Plan amendments related to the North City Plan.

**ADJOURNMENT**

The meeting was adjourned at 7:15 p.m. to the next regularly-scheduled Planning Commission meeting to be held on January 21, 2009, at 6:00 p.m. in the City Hall Council Chamber, 68-700 Avenida Lalo Guerrero. Note: The regularly-scheduled Planning Commission meeting on January 7, 2009 is cancelled.

**ATTENDANCE SUMMARY (FY 08/09)**

	<u>Meetings Attended</u>	<u>Excused Absences</u>	<u>Unexcused Absences</u>
Chair Jim Warlin	8	0	0
Vice-Chair Lee Stark	7	1	0
Bill Cunningham	8	0	0
John Holt	7	1	0
Todd Hooks	6	2	0