



# PLANNING COMMISSION ACTION MINUTES

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

DATE: FEBRUARY 18, 2015

CALLED TO ORDER: 6:02 P.M.

## COMMISSIONERS PRESENT/ABSENT

Chair Hooks	Present
Vice-Chair Rivera	Present
Commissioner Baker	Present
Commissioner Espericueta	Present
Commissioner Holt	Absent - Excused
Commissioner Purnel	Absent - Excused
Commissioner Rodriguez	Present

## STAFF PRESENT

Pat Milos, Community Development Director  
Robert Rodriguez, Development Services Manager  
John Corrella, City Engineer  
Jennifer Mizrahi, Deputy City Attorney

## PUBLIC HEARING ITEMS

### Item #1

**CASE NO:** Conditional Use Permit 14-005      **STAFF:** Robert Rodriguez,  
Development Services  
Manager

**APPLICANT:** Date Palm Petroleum, Inc.  
Mark Deveau

**LOCATION:** Northeast corner of Date Palm Drive and Vista Chino, east of the  
Arco Service Station (Assessor's Parcel Number 670-030-033)

**REQUEST:** Consideration of an Initial Study prepared in accordance with the  
California Environmental Quality Act (CEQA). A Mitigated Negative  
Declaration is recommended by staff and will be considered during  
this hearing.

Construction of two fast food restaurants, a 2,612 square-foot Dairy

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Queen restaurant and 2,100 square-foot pad site for a future fast food restaurant, both with drive-through lanes, located in the PCC (Planned Community Commercial) Zoning District and within Specific Plan 89-40.

**RECOMMENDATION:** Approval

**MOTION:** To approve an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration is recommended by staff and will be considered during this hearing.

To approve construction of two fast food restaurants, a 2,612 square-foot Dairy Queen restaurant and 2,100 square-foot pad site for a future fast food restaurant, both with drive-through lanes, located in the PCC (Planned Community Commercial) Zoning District and within Specific Plan 89-40, adding the following Planning Condition of Approval:

**3.23** Provide pedestrian path of travel from rear parking area to buildings, to be approved by the City Engineer.

**VOTING RESULTS:** Motion by Commissioner Baker, seconded by Commissioner Rodriguez

**APPROVED:** 5-0

**AYES:** Baker, Espericueta, Hooks, Rivera, Rodriguez

**NOES:**

**ABSENT:** Holt, Purnel

The meeting was adjourned at approximately 6:43 p.m.