



PLANNING COMMISSION AGENDA

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

DATE: NOVEMBER 7, 2007

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

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 CALENDAR

All matters listed on the consent calendar are considered to be routine in nature and will be enacted by one motion. The individual terms will not be discussed or debated unless pulled from the consent calendar for the discussion by the Chair or any member of the Planning Commission.

ITEM # 1

CASE No: Tentative Tract Map No. 33668 Extension
STAFF PLANNER: Rich Malacoff, AICP Senior Planner / Ken Davis, Assistant Planner

APPLICANT: Shadow Valley Heights, LLC

LOCATION: South of East Palm Canyon Drive and West of West Cathedral Canyon Channel

ZONING: Multi-family Residential (R-2)

REQUEST: Approval of a one-year extension of TTM 33668

MOTION: Adopt motion approving Consent Calendar.

Motion: Second:

VOTING RESULTS: APPROVED:
NOES:
ABSTAIN:
ABSENT:

PUBLIC HEARING CALENDAR

ITEM # 1

CASE No: General Plan Amendment No. 07-002
Zone Change No. 07-001
STAFF PLANNER: David Jump, Associate Planner

APPLICANT: Wessman Holdings, LLC.

LOCATION: Approximately 160 feet north of Ramon Road between Via Campanile and Via Firenze

ZONING: Single Family Residence (R-1)

REQUEST: To recommend approval of an amendment to the General Plan Land Use Map from Low Density Residential (LR) to Neighborhood Commercial (CN) and adopt a Zone Change from Single Family Residential (R-1) to Planned Community Commercial (PCC) for 0.21 acres for lots 248 and 249 of Tract No. 31774 located approximately 160 feet north of Ramon Road between Via Campanile and Via Firenze.

MOTION: Adopt motion approving

Motion: Second:

VOTING RESULTS: APPROVED:
NOES:
ABSTAIN:
ABSENT:

ITEM # 2

CASE No: General Plan Amendment
No. 07-003

STAFF PLANNER: Leisa Lukes, RLA
City Planner /
David Leonard
Contract Planner

APPLICANT: City of Cathedral City

LOCATION: The intersection of Varner Road at
Date Palm Drive. Assessor's
Parcel Numbers 677-050-018
and 019.

ZONING: Open Space (OS)

REQUEST: To recommend approval of an amendment to the Circulation Element of the Cathedral City General Plan to designate the location and alignment of Varner Road and Date Palm Drive intersection consistent with the existing configuration.

MOTION: Adopt motion approving

Motion: Second:

VOTING RESULTS: APPROVED:
NOES:
ABSTAIN:
ABSENT:

ITEM # 3

CASE No: Uptown Village Project -
General Plan Amendment
No. 06-001
Zone Change No. 06-001
Specific Plan Amendment
No. 99-58A
Specific Plan Amendment
No. 06-001
Design Review No. 06-010
Conditional Use Permit
No. 06-008
Conditional Use Permit
No. 07-004
Tentative Parcel Map No. 35032

STAFF Rich Malacoff,
PLANNER: AICP Senior
Planner

APPLICANT: Dan Gluhaich, Intero Real Estate

LOCATION: Date Palm Drive between 30th
Avenue and McCallum Way.

ZONING: Multiple

REQUEST: To recommend approval of the following: 1) General Plan Amendment No. 06-001; 2) Specific Plan No. 06-001; 3) Zone Change No. 06-001; 3) Amendment to the Uptown Village Specific Plan; 4) Design Review No. 06-010 for construction of a 71,884 square-foot retail center; 5) Conditional Use Permit Nos. 06-008 and 07-004 for a drive-thru restaurant and a drive-thru drug store; 6) Tentative Parcel Map No. 35032 to subdivide 9.41 acres into 7 commercial lots; and 7) a Mitigated Negative Declaration for the Uptown Village Project located on Date Palm Drive between McCallum Way and a point 480 feet south of 30th Avenue.

MOTION: Adopt motion approving

Motion: Second:

VOTING APPROVED:
RESULTS: NOES:
ABSTAIN:
ABSENT:

NON-PUBLIC HEARING ITEMS AND ADMINISTRATIVE CALENDAR

Planning Commission Meeting Calendar

INFORMATION ITEM

Sonic Burger Update (Rich Malacoff, Senior 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 November 21, 2007, at 6:00 p.m. at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

NOTE TO THE PUBLIC



IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY 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]