



PLANNING COMMISSION ACTION MINUTES

**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**

COMMISSIONERS PRESENT/ABSENT

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

Motion by Commissioner Cunningham, 2nd by Commissioner Marchand to excuse Chair Warlin and Commissioner Hooks.

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

CONSENT CALENDAR

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: Cunningham Second: Stark

VOTING

RESULTS: APPROVED: 2-1
AYES: Cunningham and Stark
NOES: Marchand
ABSTAIN: None
ABSENT: Hooks and Warlin

PUBLIC HEARING CALENDAR

ITEM # 1

CASE NO: General Plan Amendment
No. 07-002
Zone Change No. 07-001

STAFF David Jump,
PLANNER: 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 Resolution approving

Motion: Marchand Second: Cunningham

VOTING
RESULTS: APPROVED: 3-0
AYES: Cunningham, Marchand and Stark
NOES: None
ABSTAIN: None
ABSENT: Hooks and Warlin

ITEM # 2

CASE No: General Plan Amendment
No. 07-003

STAFF Leisa Lukes, RLA
PLANNER: 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 Resolution approving

Motion: Cunningham Second: Marchand

VOTING APPROVED: 3-0
RESULTS: AYES: Cunningham, Marchand and Stark
 NOES: None
 ABSTAIN: None
 ABSENT: Hooks and Warlin

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 Resolution approving with the following additions to the Conditions of Approval:

3. 27 All decorative pavers shall have a concrete border transition between the pavers and any other surface.

3. 28 If the project is built in phases a Phasing Plan shall be approved by the City Planner prior to the issuance of a Building Permit. The phasing plan shall address landscaping, drainage, access, circulation, and ADA accessibility.

3. 29 All electrical equipment including cabinets and conduits shall be interior to the building.

3. 30 All bollards on site shall be decorative.

Motion: Cunningham Second: Marchand

VOTING APPROVED: 3-0

RESULTS: AYES: Cunningham, Marchand and Stark
 NOES: None
 ABSTAIN: None
 ABSENT: Hooks and Warlin

NON-PUBLIC HEARING ITEMS AND ADMINISTRATIVE CALENDAR

Planning Commission Meeting Calendar – The next meeting of the Planning Commission will be held on December 5, 2007, with the cancellation of the regularly-scheduled meeting of November 21, 2007.

INFORMATION ITEM

Sonic Burger - Rich Malacoff, Senior Planner, provided an update.

CITY ATTORNEY'S REPORT

CITY PLANNER'S REPORT

COMMISSIONERS' COMMENTS

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on December 5, 2007, at 6:00 p.m. at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City,