



ARCHITECTURAL REVIEW COMMITTEE RESULTS

CITY HALL – STUDY SESSION ROOM
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234

DATE: OCTOBER 23, 2006

TIME: 3:00 P.M.

ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIRPERSON

ED GERLACH, VICE-CHAIRPERSON
ED SOUTHARD

JOHN HOLT
ALAN WATERS

CALL TO ORDER

Chairperson Kendra Culbertson called the meeting to order at 3:03 p.m.

ROLL CALL

All members were present except for Committee Member Alan Waters who was excused.

CONFIRMATION OF THE AGENDA

PUBLIC COMMENTS

During this part of the meeting the public is invited to address the Architectural Review Committee 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 ARCHITECTECTURAL REVIEW COMMITTEE 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 limit their remarks to three minutes.

- A. Conditional Use Permit 06-006 (Sonic Burger)** – Final Approval of a Landscape Plan for a drive-through restaurant.

Applicant: Alex Gurski

Location: West side of Date Palm Drive between 30th Avenue
and McCallum Way
Zoning: PCC (Planned Community Commercial) and Specific
Plan No. 87-24
Planner: Ken Davis

Associate Planner Rich Malacoff reviewed the final landscaping for the project. Discussion by the ARC regarding the final landscaping resulted in the following three conditions:

1. The back-flow preventor and transformers need to be screened.
2. The headers need to be concrete not redwood.
3. All curb and walkways needs to be higher than the decomposed granite in the planter.

A motion was made by Vice-Chairperson Ed Gerlach, seconded by Committee Member Ed Southard to approve the final landscape with the above conditions implemented. The motion was approved by a vote of 4 – 0.

B. Administrative Design Review No. 06-009 – Final Approval of a Landscape Plan for a retail building.

Applicant: Anica Rusneac
Location: 67455 East Palm Canyon Road (Former Shell Station)
Zoning: PCC (Planned Community Commercial) District
Planner: Ken Davis

Associate Planner Malacoff went over the final landscape for the project. Discussion by the ARC regarding the final landscaping resulted in the following four conditions:

1. The headers need to be concrete not bender board.
2. Pavement needs to be higher than the decomposed granite.
3. The ocotillo needs to be clustered and spaced irregularly.
4. The walkway should be extended to the main walkway.

A motion was made by Vice-Chairperson Gerlach, seconded by Committee Member Southard to approve the final landscape with the above conditions implemented. The motion was approved by a vote of 4 – 0.

C. Conditional Use Permit No. 06-015 – A recommendation to the Planning Commission for a 4,794 square foot addition to an existing Religious Institution.

Applicant: Church of the Nazarene
Pastor Randy Cloud
Location: 33055 Cathedral Canyon Drive

Southwest Corner of Cathedral Canyon Drive and 33rd Street.
Zoning: R-1 (Single Family Residential District)
Planner: Rich Malacoff

Associate Planner Malacoff presented the project to the ARC, recommending approval to the Planning Commission. There was much discussion between the ARC and the architect with the resulting conditions.

1. There shall be an accent color used on the accent wall, around the door recess, and the shadow wall (exterior wall of the men's room).
2. Replace the Jacaranda trees with another species to be approved by the City Planner.
3. Need trees in all finger planters

A motion was made by Committee Member John Holt, seconded by Committee Member Southard to approve the recommendation to the Planning Commission with the above conditions implemented. The motion was approved by a vote of 4 – 0.

D. Design Review No. 06-001 – A recommendation to the Planning Commission for an 8-unit condominium complex.

Applicants: Mark Melzer and Katherine Ware
Location: 33055 Cathedral Canyon Drive
Northeast Corner of Rancho Vista Drive and Corral Road
Zoning: PCC (Planned Community Commercial) with an R-2B (Multiple Family Residential Overlay) and Specific Plan No. 87-26.
Planner: Rich Malacoff

Associate Planner Malacoff presented the condominium project to the ARC. He commented on the use of Desert Modern design. The ARC members were very complimentary on the fresh new approach to the Desert Modern look as well as the colors utilized.

The only condition that needed to be satisfied was the interior courtyard of the condominium complex. Some landscaping would be required in the interim before the pool is built. Landscaping will be required with some trees which will provide shade and pervious concrete utilized in the interior courtyard.

A question was brought up by Associate Planner Malacoff regarding whether a project with three or more units, would require a dumpster as opposed to the individual waste receptacles which is being proposed for each of the units. Mr.

Malacoff will check with Deanna Pressgrove, Environmental Conservation Manager.

A motion was made by Committee Member Southard, seconded by Committee Member Holt and approved by a vote of 4 – 0.

COMMITTEE MEMBER COMMENTS

None.

ADJOURNMENT

To the next regular meeting of the Architectural Review Committee to be held November 13, 2006, at 3:00 PM., at the City Hall - Study Session Room, 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 RICH MALACOFF, ASSOCIATE PLANNER AT (760) 770-0339. 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]