



ARCHITECTURAL REVIEW COMMITTEE AND JOINT STUDY SESSION WITH THE PLANNING COMMISSION RESULTS

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

DATE: JUNE 12, 2006

TIME: 3:00 P.M.

APPROXIMATE TIME OF

STUDY SESSION: 5:00 P.M.

ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIRPERSON

ED GERLACH, VICE-CHAIRPERSON

JOHN HOLT

ED SOUTHARD

ALAN WATERS

PLANNING COMMISSION MEMBERS

SONJA S. MARCHAND, CHAIR

STAN BARNES, VICE-CHAIR

LEE STARK, COMMISSIONER

BILL CUNNINGHAM, COMMISSIONER

JIM WARLIN, COMMISSIONER

CALL TO ORDER

ROLL CALL

Committee Member Waters was excused.

CONFIRMATION OF THE AGENDA

Item C was continued to the June 26, 2006 Meeting of the Architectural Review Committee.

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 please limit your remarks to three minutes.

CONTINUED ITEMS

A. Conditional Use Permit 06-006 – A request for a 1,718 square foot structure with a carport-type canopy covering the drive-in portion of the restaurant and a drive-through.

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: Bud Kopp

There was various discussion on the revisions submitted by the applicant. The Committee recommended that Option B on the wall be approved subject to the following:

1. That the applicant use corbels and beams rather than arches as shown on Committee Member Holt's drawing.
2. That the scoring not be used in conjunction to the corbels and beams.
3. The colors used be more festive and be consistent with the architecture.
4. That there be different types of stucco.
5. The Architectural Review Committee will approve the final elevations and landscaping prior to the issuance of a Building Permit.

A motion was made by Committee Member Southard and seconded by Committee Member Holt that the project be approved by a vote of 3-0-1 with Chair Culbertson abstaining.

REVIEW ITEMS

A. Conditional Use Permit 06-005 – A recommendation to the Planning Commission on the construction of a 4,331 square foot auto service facility.

Applicant: Seva Okhrimovski
Location: 68500 Ramon Road
Zoning: PCC (Planned Community Commercial) District and
Specific Plan No. 91-49
Planner: Rich Malacoff

The Committee discussed the project and recommended that the project be continued subject to the following recommendations:

1. Ramping on the sidewalk be shown on the plans.
2. Clearly show all property lines.
3. Provide horizontal relief on Buildings A and B especially on the second floor.
4. Provide awnings over the office on Building A.
5. Provide a walkway to Building B.

6. Landscape to the sidewalk on all sides, especially on Aliso Road to soften the wall.
7. Provide more articulation or modulation on all elevations.
8. Allow a wider planter on the eastern property line or provide planter diamonds.
9. Incorporate the trellis as suggested by the applicant on the revised elevations.

A motion was made by Committee Member Southard and seconded by Vice-Chair Gerlach to continue the project to the June 26, 2006 meeting of the Architectural Review Committee and that the above comments should be incorporated into the project.

B. Conditional Use Permit No.06-007 – A recommendation to the Planning Commission on the 24 space expansion to an existing Recreational Vehicle Park.

Applicant: Equity Life Style Properties (Date Palm Country Club)
Location: 36100 Date Palm Drive
Zoning: PCC (Planned Community Commercial) District
Planner: Rich Malacoff

Committee Member Southard excused himself due to a conflict of interest on this project. The Committee reviewed the project and recommended the following:

1. That the corner of Gerald Ford Drive and Date Palm Drive be enhanced.
2. The wall have a decorative cap and pilasters/columns.
3. Provide landscaping in-between the vehicles if it can be done safely.
4. All the palms along the street frontage should be Date Palms.
5. The other trees on the outside of the wall should be canopy trees.

A motion was made by Vice-Chair Gerlach and seconded by John Holt to recommend that the Planning Commission approve the project subject to the above conditions. The motion was approved by a vote of 3-0.

C. Design Review No. 06-007 – A recommendation to the Planning Commission for the construction of a shopping center with 3 buildings and an area of 42,550 square feet.

Applicant: Curt Ealy
Location: Ramon Road Adjacent to the Stater Brothers' Shopping Center
Zoning: PCC (Planned Community Commercial) District
Planner: Bud Kopp

This item was continued to June 26, 2006 under the confirmation of the Agenda.

DISCUSSION

None

COMMITTEE MEMBER COMMENTS

None

STUDY SESSION ON SIGN CODE

The Planning Commission did not obtain a quorum for the workshop. The workshop proceeded with the Architectural Review Committee and members of the public.

ADJOURNMENT

To the next regular meeting of the Architectural Review Committee to be held June 26, 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]