



PLANNING COMMISSION AGENDA

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

DATE: SEPTEMBER 7, 2005

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

SONJA S. MARCHAND, CHAIR

STAN BARNES, VICE-CHAIR

LEE STARK, COMMISSIONER

BILL CUNNINGHAM, COMMISSIONER

GENE TOUCHET, COMMISSIONER

CALL TO ORDER

FLAG SALUTE

ROLL CALL

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.

CONFIRMATION OF THE AGENDA

CONSENT ITEMS

None

NON-HEARING/REVIEW ITEMS

None

CONTINUED PUBLIC HEARINGS

ITEM #1

CASE NO: Tentative Tract
Map No. 33763

APPLICANT: Jeff Morris MDI West
Russ Nelson, Regency Shopping
Centers

STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Northwest corner of Vista Chino and Landau Boulevard

ZONING: PCC (Planned Community Commercial) District

REQUEST: Request to merge the 9 existing lots into six commercial lots in the PCC
(Planned Community Commercial) District.

RECOMMENDATION: That the City Council APPROVE Tentative Tract Map No. 33763 and the
associated Mitigated Negative Declaration subject to the attached conditions
of approval

Motion: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:
ABSTAIN:
ABSENT:

ITEM #2

CASE NO: General Plan Amendment No. 04-
001

APPLICANT: Jeff Stein, Gazelle Development

STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

REQUEST: To change the General Plan from Neighborhood Commercial to High
Density Residential on approximately 8.5 acres

RECOMMENDATION: Continue to the Meeting of September 21, 2005

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:
ABSTAIN:
ABSENT:

ITEM #3

CASE NO: Change of Zone No. 04-001

APPLICANT: Jeff Stein, Gazelle Development STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

REQUEST: To change the Zoning Designation from PCC (Planned Community
Commercial) to R-3 (Multiple Family Residential) District on approximately
8.5 acres

RECOMMENDATION: Continue to the Meeting of September 21, 2005

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:
ABSTAIN:
ABSENT:

ITEM #4

CASE NO: Design Review No. 04-020

APPLICANT: Jeff Stein, Gazelle Development STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

ZONING: Currently the zoning is PCC (Planned Community Commercial) District and
being proposed for R-3 (Multiple Family Residential) District

REQUEST: To construct 144 Multiple Family Residential Units

RECOMMENDATION: Continue to the Meeting of September 21, 2005

VOTING RESULTS: Approved/Disapproved:

AYES:
NOES:
ABSTAIN:
ABSENT:

ITEM #5

CASE NO: Conditional Use Permit 05-008

APPLICANT: Hugh Kaptur

STAFF PLANNER: Ken Davis

LOCATION: 36193 Date Palm Drive

ZONING: PCC (Planned Community
Commercial)

REQUEST: To construct a 5,832 square foot multi-tenant commercial building with a
drive-through.

RECOMMENDATION: Approve subject to attached conditions

Motion: _____ Second: _____

VOTING RESULTS: Approved:
AYES:
NOES:
ABSTAIN:
ABSENT:

LEGISLATIVE ITEMS

None

DISCUSSION ITEMS

Planning Commission Rules and Procedures, Amended September 7, 2005

CITY ATTORNEY'S REPORT

CITY PLANNER'S REPORT

COMMISSIONER'S COMMENTS

ADJOURNMENT

The meeting was adjourned at _____ p.m.

The next regularly scheduled meeting of the Planning Commission will be held on September 21, 2005 at 6:30 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]