



PLANNING COMMISSION ACTION MINUTES

(Detailed Planning Commission Minutes to Follow)

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

DATE: OCTOBER 5, 2005

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

SONJA S. MARCHAND, CHAIR

STAN BARNES, VICE-CHAIR

LEE STARK, COMMISSIONER

BILL CUNNINGHAM, COMMISSIONER

COMMISSIONERS PRESENT: Chair Sonja Marchand, Vice Chair Stan Barnes, Bill Cunningham and Lee Stark

COMMISSIONERS ABSENT: None

STAFF: Joe Richards, City Planner, Bud Kopp, Senior Planner, Rich Malacoff, Associate Planner, Michael Custodio representing the City Attorney's office and Planning Department Administrative Secretary, Nancy Greene.

PUBLIC HEARING CALENDAR

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NOTE: ITEMS 1 – 4 ARE RELATED CASES

ITEM #1 (Continued from meeting of July 20, 2005)

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

MOTION: Adopt the attached resolution recommending to the City Council DENIAL of General Plan Amendment No. 04-001

Motion: Cunningham Second: Barnes

VOTING RESULTS: Disapproved: 3 - 0
AYES: Barnes, Cunningham and Marchand
NOES: None
ABSTAIN: None
ABSENT: None

Stark not voting

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ITEM #2 (Continued from meeting of July 20)

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

MOTION To recommend that the City Council DENY Change of Zone No. 04-001 based on the denial of the General Plan Amendment No 04-001

Motion: Barnes Second: Cunningham

VOTING RESULTS: Disapproved: 3 - 0
AYES: Barnes, Cunningham and Marchand
NOES: None
ABSTAIN: None
ABSENT: None

Stark not voting

ITEM #3 (Continued from meeting of July 20)

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

MOTION: To recommend that the City Council DENY Design Review No. 04-020 based
on the denial of General Plan Amendment No. 04-001 and Zone Change No.
04-001

Motion: Cunningham Second: Barnes

VOTING RESULTS: Disapproved: 3 - 0
AYES: Barnes, Cunningham and Marchand
NOES: None
ABSTAIN: None
ABSENT None

Stark not voting

ITEM #4

CASE No: Development Agreement No. 05-
001

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: A Development Agreement for the reimbursement of City Costs associated with the project.

MOTION: To recommend that the City Council DENY Development Agreement No.05-001 based on the denial of General Plan Amendment No. 04-001 and Zone Change No. 04-001, and Design Review no. 04-020.

Motion: Cunningham Second: Barnes

VOTING RESULTS: Disapproved: 3 - 0
AYES: Barnes, Cunningham and Marchand
NOES: None
ABSTAIN: None
ABSENT: None

Stark not voting

Note: Items 5 and 6 are related cases

ITEM #5

CASE NO: General Plan Amendment No. 05-002 and Zone Change No. 05-003

APPLICANT: Shadow Valley Heights, LLC
3535 Inland Empire Boulevard
Ontario, CA 91764

STAFF PLANNER: Bud Kopp, AICP,
Senior Planner

LOCATION: South of East Palm Canyon Drive
and west of the West Cathedral
Canyon Channel being
approximately 12.94 gross acres
being a portion of Assessors Parcel
Number 687-040-047.

REQUEST: Consideration of a General Plan Amendment from General Commercial (CG) to Medium Density Residential (RM); a change in zone classification from Commercial, Tourist and Recreation (CTR) to Multiple Family Residential (R-2); and approval of a Mitigated Negative Declaration.

MOTION: Adopt resolution approving

General Plan Amendment No. 05-002

Motion: Barnes Second: Cunningham

Zone Change No. 05-003

Motion: Barnes Second: Cunningham

VOTING RESULTS: General Plan Amendment No. 05-002
Approved: 3 - 1
AYES: Barnes, Cunningham and Stark
NOES Marchand
ABSTAIN: None
ABSENT: None

Zone Change No. 05-003

Approved: 3 - 1

AYES: Barnes, Cunningham and Stark

NOES Marchand

ABSTAIN: None

ABSENT: None

ITEM #6

CASE No: Tentative Tract Map No. 33668 and
Planned Unit Development No. 05-
001
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APPLICANT: Shadow Valley Heights, LLC
3535 Inland Empire Boulevard
Ontario, CA 91764

STAFF PLANNER: Bud Kopp, AICP,
Senior Planner

LOCATION: South of East Palm Canyon Drive
and west of the West Cathedral
Canyon Channel being
approximately 16.37 gross acres
including Assessors Parcel Number
687-040-047 and the proposed
bridge connecting the project with
Bankside Drive (near Sunair Road)
affecting Assessors Parcel Numbers
687-080-006 and 687-040-053.

ZONING: R-2 upon approval of item No. 1
listed above (General Plan

Amendment 05-002 and Zone
Change 05-003)

REQUEST: A Planned Unit Development that includes provisions for 107 single family lots with common areas including an active recreational amenity; a Tentative Tract Map for the purposes of dividing the subject 16.37 acres into private lots, and lots to be held in common by a proposed Homeowners Association, and approval of a Mitigated Negative Declaration.

MOTION: Adopt resolution approving
Motion: Barnes Second: Stark

VOTING RESULTS: Approved: 3 - 1
AYES: Barnes, Cunningham and Stark
NOES: Marchand
ABSTAIN: None
ABSENT: None

NON-PUBLIC HEARING/ ITEMS AND ADMINISTRATIVE CALENDAR

None

CITY ATTORNEY'S REPORT

CITY PLANNER'S REPORT

COMMISSIONERS' COMMENTS

ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on October 19, 2005 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.