



PLANNING COMMISSION ACTION MINUTES

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

DATE: MARCH 1, 2006

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

SONJA S. MARCHAND, CHAIR

STAN BARNES, VICE-CHAIR

BILL CUNNINGHAM, COMMISSIONER

LEE STARK, COMMISSIONER

JIM WARLIN, COMMISSIONER

COMMISSIONERS PRESENT: Chair Sonja Marchand, Vice-Chair Stan Barnes, Lee Stark and Jim Warlin.

COMMISSIONERS ABSENT: Bill Cunningham (Excused)

PUBLIC HEARING CALENDAR

ITEM #1

CASE NO: Design Review No. 05-008
Wal-Mart Remodel

APPLICANT: 31033 Date Palm LLC

STAFF PLANNER: Bud Kopp, AICP
Interim City
Planner

LOCATION: 31033 Date Palm Drive
Southwest corner of Date Palm
Drive and McCallum Way

ZONING: Planned Community Commercial
(PCC)

REQUEST: Demolish minor portions of the existing Wal-Mart Structure, remodel the interior and exterior of the structure totaling 121,041 square feet, and divide space for multiple tenants ranging in size from approximately 1,450 square feet to 30,298 square feet.

MOTION: Move to approve Design Review 05-008 utilizing California Environmental Quality Act (CEQA) Categorical Exemption Section 15301 (Existing Facilities), subject to the conditions and based on the findings contained in the staff report.

Motion: Warlin Second: Stark

**CHANGE TO
CONDITIONS:** Modified Condition of Approval #6.3:

An additional 8-foot dedication shall be made along the west side of Date Palm Drive and include dedication around a SunLine bus turn-out to be located approximately 70-feet south of the existing facility. Details of the dedication of right-of-way shall be to the satisfaction of the City Engineer. Location and details of the bus turn-out shall be to the satisfaction of SunLine and the City Engineer prior to recordation of the right-of way.

New Condition of Approval #6.6:

Applicant may scale back the parking area at the southwest corner of McCallum Way and Date Palm Drive by approximately 20 parking spaces and provide desert landscaping in lieu of the parking. Details shall be worked out with City Staff. Final landscaping of this area shall be approved by the Architectural Review Committee prior to issuance of building permits.

VOTING RESULTS: Approved: 4 - 0
AYES: Marchand, Barnes, Stark and Warlin
NOES: None
ABSTAIN: None
ABSENT: Cunningham

NON-PUBLIC HEARING/ ITEMS AND ADMINISTRATIVE CALENDAR

Study Session:

1. Discussion on Brown Act
2. Ex Parte Communications

Chair Marchand opened the Study Session to discuss the Brown Act and Ex Parte Communications. A presentation was given by Kendall Berkey with the City Attorney's Office. Upon completion of the presentation, the Commissioners asked questions for clarification and asked Ms. Berkey to provide examples of various types of conflict defined by the Brown Act. Ms. Berkey gave several examples of conflicts. This Study Session Item was for informational purposes and no action was taken.

ADJOURNMENT

The meeting was adjourned at 8:12 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on March 15, 2006 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.