



## PLANNING COMMISSION ACTION MINUTES

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

**DATE: JULY 19, 2006**

**TIME: 6:30 P.M.**

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### PLANNING COMMISSIONERS

**SONJA S. MARCHAND, CHAIR**

**LEE STARK, COMMISSIONER, VICE –CHAIR  
TODD HOOK, COMMISSIONER**

**BILL CUNNINGHAM, COMMISSIONER  
JIM WARLIN, COMMISSIONER**

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**COMMISSIONERS PRESENT:** Chair Sonja Marchand, Vice-Chair Lee Stark, Bill Cunningham, Todd Hooks and Jim Warlin.

**COMMISSIONERS ABSENT:** None

**STAFF:** Bud Kopp, Interim City Planner, Rich Malacoff, Associate Planner and Deputy City Attorney Jennifer Mizrahi.

### **PUBLIC HEARING CALENDAR**

#### **ITEM #1**

**CASE NO:** Tentative Parcel Map No. 33934  
Planned Unit Development No. 05-002  
Cimarron Ridge Planned Unit  
Development

**APPLICANT:** Frank Webb  
Inland Empire Land Company

**STAFF** Rich Malacoff,  
**PLANNER:** AICP, Associate  
Planner

**LOCATION:** Northeast of the intersection of  
Crossley Road and Sarah Street.

**ZONING:** R-2 (Multiple Family Residential)

MOTION: A Planned Unit Development and Tentative Parcel Map that includes provisions for 294 residential condominium units on three (3) lots situated on approximately 29.4 acres.

- CHANGES TO CONDITIONS:
1. Page 21 of the Staff Report, Condition No. 2.1 - The Condition should be corrected to state the following: "Fringe-Toed Lizard Mitigation Fee or MSHCP fee".
  2. Page 24 of the Staff Report, Condition No. 3.13 - The Condition should be corrected to state the following: The applicant shall place 24" and 48" box trees along the rear of this building to ensure that the privacy to the residents of the adjacent Dream Homes.
  3. Page 27 of the Staff Report, Condition No. 3.36 - The Condition should be corrected to state the following: In order to comply with Mitigation Measure Number 21, the applicant shall comply with the following: the project developer shall remove all oil-stained soil on the site along with the debris prior to issuance of building permits. These measures shall be completed to the satisfaction of the City Engineer.
  4. Page 30 of the Staff Report, Condition No. 3.51 - The following Condition should be added: Prior to the issuance of a Building Permit, the applicant shall submit a plan of action for proper abandonment of any and all septic tanks found on site.
  5. Page 33 of the Staff Report, Condition No. 5.9 - The Condition should be corrected to state the following: A detailed hydrology and hydraulics study of the site and offsite tributary areas, prepared by a registered civil engineer, shall be approved by the City Engineer, prior to the issuance of a grading permit. The Hydrology Study shall include the following elements, but not limited to the following:
    - Storm drains
    - Retention and Detention basins
    - Any other facilities required in the drainage study shall be designed and installed as detailed in Section 8.24.070 of the Cathedral City Municipal Code.
    - The final grading plan shall be in substantial conformance with the designs set forth in the hydrology report and site drainage design.
    - The hydrology study shall determine the depth of 100-year storm flows and all pads within the development

shall be set above that level with a minimum 1-foot freeboard. The engineer of work shall certify to this standard.

- Retention Basin Design - The soils report shall provide confirmation of appropriate slope stability for retention basins with the 2:1 conditions of the soil material including the saturated condition. Percolation data, including time to empty, shall be provided. If the retention basin is fenced, the fence design shall be reviewed and approved by the City Planner. At a minimum, a continuous 3-foot wide level service access and maintenance area should be provided at the top of the basin slopes.
  - Retention Basin Vehicular Access - Vehicular access shall be provided for maintenance of the retention basins to the satisfaction of the City Engineer. The City Engineer shall determine the need and/or design of such access. The grading of a "road" to the bottom shall comply with health and safety standards and shall meet the requisite design requirements including geometries and capacity of the basin(s). Maintenance of retention basins and drainage system shall be the responsibility of the applicant / property owner / operator.
6. Page 34 of the Staff Report, Condition No. 5.17 - The Condition should be corrected to state the following: A National Pollutant Discharge Elimination System (NPDES) / Storm Water Pollution Prevention Plan (SWPPP), Notice of Intention (NOI) and other submittals for approvals as required by the State Water Quality Control Board and Southern California Air Quality Management District shall be prepared and evidence of approval provided to the Engineering Department prior to the issuance of any permits. The plans shall clearly show the manner of acceptance of off-site runoff, the disposal of on and off-site runoff, and similar NPDES water quality best management practices.
  7. Page 35 of the Staff Report, Condition No. 5.21 should be deleted in its entirety. ~~FEMA Elevation Certificate to be provided prior to issuance of grading permit, and resubmitted "as constructed" prior to final grading signoff.~~
  8. Page 39 of the Staff Report, Condition No. 3.43 The Condition should be corrected to state the following: In order to comply with Mitigation Measure Number 28, the applicant shall comply with the following: The following intersection improvements are

required for Opening Year (2007) traffic conditions in conjunction with development:

- a. Crossley Road (NS) at Ramon Road (EW) change eastbound right turn lane into through lane. The Mitigated Negative Declaration will be revised to reflect this change also.
9. Page 30 of the Staff Report, Condition No. 3.52 - The following condition should be added to state the following: The applicant shall annex into any future or existing Community Facilities District prior to the issuance of any Building Permit.

RECOMMENDATION: Adopt resolution approving

Motion: Cunningham Second: Warlin

VOTING RESULTS: Approved: 4 - 1  
AYES: Marchand, Cunningham, Stark and Warlin  
NOES: Hooks  
ABSTAIN: None  
ABSENT: None

### ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on August 2, 2006 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]**