



## PLANNING COMMISSION AGENDA

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

DATE: NOVEMBER 4, 2009

TIME: 6:00 P.M.

### PLANNING COMMISSIONERS

LEE STARK, CHAIR

BILL CUNNINGHAM, VICE-CHAIR  
JOHN HOLT, COMMISSIONER

TODD HOOKS, COMMISSIONER  
JIM WARLIN, COMMISSIONER

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### CALL TO ORDER

### ROLL CALL

### FLAG SALUTE

### CONFIRMATION OF AGENDA

### 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.

**PUBLIC HEARING ITEMS**

**OLD BUSINESS**

**ITEM #1 (Continued from the September 24, 2009 Planning Commission Special Meeting)**

**CASE NO:** Zone Ordinance Amendment  
No. 09-008

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

**APPLICANT:** City of Cathedral City

**LOCATION:** City-wide

**ZONING:** N/A

**REQUEST:** Recommend approval of a Zone Ordinance Amendment to Cathedral City Municipal Code Sections 9.08.020, 9.28.030, 9.30.030, 9.34.040, 9.36.030, 9.36.040, 9.40.030 and 9.40.040 to clarify the definitions and permitted locations for automobile repair and automobile service stations.

**RECOMMENDATION:** Adopt Resolution recommending approval to the City Council

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

**VOTING RESULTS:** APPROVED:  
AYES:  
NOES:  
ABSTAIN:  
ABSENT:

**NEW BUSINESS**

**ITEM #1**

**CASE NO:** Time Extension for  
Conditional Use Permit No. 00-274

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

**APPLICANT:** Allan Levin, Desert Cove Golf  
Resort, LLC

**LOCATION:** Portions of the Whitewater River  
and East Cathedral Canyon Flood  
Control Channel northerly and  
southerly of East Palm Canyon  
Drive

**ZONING:** Planned Community Commercial  
(PCC), Mixed Used Commercial  
(MXC) and Open Space (OS)  
Districts

**REQUEST:** A one-year time extension for Conditional Use Permit No. 00-0274 for an 18-hole golf course, driving range, and supporting facilities.

**RECOMMENDATION:** Adopt motion approving

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

**VOTING RESULTS:** APPROVED:  
AYES:  
NOES:  
ABSTAIN:  
ABSENT:

**ITEM #2**

**CASE NO:** Design Review No. 09-001

**STAFF** Keith Scott  
**PLANNER:** Redevelopment-  
Planning Liaison

**APPLICANT:** Desert Green Consultants

**LOCATION:** Northeast corner of East Palm Canyon Drive and Monty Hall Drive

**ZONING:** MXC (Mixed Use Commercial) District

**REQUEST:** Construction of a commercial building totaling 4,262 square-feet on a 10,454 square-foot lot.

**RECOMMENDATION:** Adopt motion approving

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

**VOTING RESULTS:** APPROVED:  
AYES:  
NOES:  
ABSTAIN:  
ABSENT:

**ITEM #3**

**CASE NO:** General Plan Amendment  
No. 07-006

**STAFF** Leisa Lukes, RLA  
**PLANNER:** City Planner

**APPLICANT:** City of Cathedral City

**LOCATION:** City-wide

**ZONING:** N/A

**REQUEST:** Recommend approval of a General Plan Amendment to update the Housing Element to conform with State law and incorporate the City's Regional Housing Needs Allocation for the 2006-2014 planning period.

**RECOMMENDATION:** Adopt Resolution recommending approval to the City Council

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

**VOTING RESULTS:** APPROVED:  
AYES:  
NOES:  
ABSTAIN:  
ABSENT:

**INFORMATION ITEM**

Water Conservation in Landscaping Act - AB 1881 (Leisa Lukes, City Planner)

**CITY ATTORNEY'S REPORT**

**CITY PLANNER'S REPORT**

**COMMISSIONERS' COMMENTS**

**ADJOURNMENT**

The meeting was adjourned at \_\_\_\_\_ p.m.

The next regularly-scheduled meeting of the Planning Commission will be held on December 2, 2009, at 6:00 p.m. in the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero.

**NOTE TO THE PUBLIC**



In compliance with the Americans with Disabilities 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]