



PLANNING COMMISSION ACTION MINUTES

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

DATE: NOVEMBER 7, 2012

CALLED TO ORDER: 6:00 P.M.

COMMISSIONERS PRESENT/ABSENT

Chair Stark	Present
Vice-Chair Warlin	Present
Commissioner Holt	Present
Commissioner Hooks	Present
Commissioner Linhart	Absent - Excused
Student Commissioner Martinez	Present

STAFF PRESENT

Andy Hall, Community Development Director
Leisa Lukes, Planning Director
Jennifer Mizrahi, Legal Counsel

A. MOTION TO EXCUSE

MOTION: COMMISSIONER WARLIN, SECONDED BY COMMISSIONER HOOKS

Motion to excuse Commissioner Linhart from November 7, 2012 Meeting.

VOTING RESULTS: APPROVED 4-0

B. APPROVAL OF OCTOBER 17, 2012 MINUTES

MOTION: COMMISSIONER WARLIN, SECONDED BY COMMISSIONER HOLT

Approval of the minutes as prepared, no dissent, so ordered.

C. DESIGN REVIEW ITEM

CASE No: DR No. 12-001

STAFF: Andy Hall
Community Dev. Director

APPLICANT: Cadence Development, LLC

LOCATION: 68490 Dinah Shore Drive

ZONING: NBP (Neighborhood Business Park) District

REQUEST: Approval of CEQA Exemption and Approval of Design Review to Construct a Commercial Building for the Purpose of Operating a Convenience Store Northwest of the Intersection of Dinah Shore Drive and Cathedral Canyon Drive.

RECOMMENDATION: Approval

MOTION: COMMISSIONER WARLIN, SECONDED BY COMMISSIONER STARK

Approval of a Categorical Exemption from CEQA, and Approval of the Design Review for a commercial building located at 68490 Dinah Shore Drive contingent upon satisfaction of the conditions included in the staff report together with the following additional (or modified) conditions as delineated by legal counsel:

1. Condition 1.08 is modified to read, "the applicant shall construct a seven (7) foot masonry wall along the west property line."
2. The applicant will work with, and obtain approval from, the Engineering Department in relation to the traffic issues relevant to the site and implement the best possible solutions to improve safety and traffic flow.
3. The applicant will work with, and obtain approval from, the Community Development Department for adequate and appropriate screening of the utility connections on the exterior of the building.
4. The masonry wall along the north property line shall either end at the east side of the trash enclosure or be reduced in height to no more than forty-two (42) inches.

VOTING RESULTS: APPROVED 3-1

Voting Aye: Warlin, Holt and Stark

Voting Nay: Hooks

D. COMMISSIONERS' COMMENTS

Commissioner Holt requested that staff review the design guidelines with the Building Division to ensure the regulations on the use of asphalt shingles were being properly implemented and followed.

ADJOURNMENT

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