



PLANNING COMMISSION ACTION MINUTES

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

DATE: JUNE 19, 2013

CALLED TO ORDER: 6:15 P.M.

COMMISSIONERS PRESENT/ABSENT

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

STAFF PRESENT

Pat Milos, Community Development Director
Robert Rodriguez, Development Services Manager
Jennifer Mizrahi, City Attorney

A. APPROVAL OF APRIL 17, 2013 MINUTES

MOTION: Commissioner Hooks, seconded by Commissioner Warlin

B. PUBLIC HEARING ITEM

Item #1

CASE NO: Conditional Use Permit
No. 13-008

STAFF: Pat Milos, Community
Development Director

APPLICANT: David Clark

LOCATION: 68-451 Moonlight Drive

ZONING: R1-LH (Single Family Residential – Limited Height) Zoning District

REQUEST: To construct additional garage space exceeding 800 square feet
within the R1 Single Family Residential District

RECOMMENDATION: Approval

PUBLIC COMMENTS: Neighbor concerned about height of addition, two-story?

MOTION: To Approve: Commissioner Hooks, seconded by Commissioner Warlin

VOTING RESULTS: APPROVED: 5-0

AYES: Hooks, Warlin, Holt, Linhart, Stark

NOES:

ABSENT:

Item #2

CASE NO: Conditional Use Permit No. 13-007 **STAFF:** Pat Milos, Community Development Director

APPLICANT: Bernardo Casian

LOCATION: 68-215 Verano Road

ZONING: R1 (Single Family Residential) Zoning District

REQUEST: To construct additional garage space exceeding 800 square feet within the R1 Single Family Residential District

RECOMMENDATION: Approval

PUBLIC COMMENTS: No comments

MOTION: To Approve: Commissioner Warlin, seconded by Commissioner Linhart

VOTING RESULTS: APPROVED: 5-0
AYES: Warlin, Linhart, Holt, Hooks, Stark
NOES:
ABSENT:

Item #3

CASE NO: Conditional Use Permit No. 13-004 **STAFF:** Pat Milos, Community Development Director

APPLICANT: Leslie Robidoux
Little Diversified Architectural Consulting

LOCATION: NE corner of East Palm Canyon Drive and Date Palm Drive

ZONING: PCC (Planned Community Commercial) Zoning District

REQUEST: To locate a stand-alone Bank of America Drive-Through ATM within an existing shopping center parking lot

RECOMMENDATION: Approval

PUBLIC COMMENTS: No comments

MOTION: To Approve: Commissioner Hooks, seconded by Commissioner Linhart

VOTING RESULTS: APPROVED: 3-2
AYES: Hooks, Linhart, Stark
NOES: Holt, Warlin
ABSENT:

Item #4

CASE NO: Conditional Use Permit No. 13-003 **STAFF:** Pat Milos, Community Development Director

APPLICANT: Dave Kazner
Smartlink, LLC

LOCATION: 67-603 30th Avenue (Cimarron Golf Resort)

ZONING: RR (Resort Residential) Zoning District

REQUEST: To locate a "stealth" telecommunications facility concealed as a eucalyptus tree within an existing golf resort

RECOMMENDATION: Approval

PUBLIC COMMENTS: Resident concerned about realistic look of eucalyptus tree and urged Commission to do further research.

MOTION: To Approve: Commissioner Warlin, seconded by Commissioner Hooks

VOTING RESULTS: APPROVED: 5-0
AYES: Warlin, Hooks, Holt, LInhart, Stark
NOES:
ABSENT:

Approval of the request with the following added condition:

1. Upon the granting of a Certificate of Occupancy and/or building permit final, the applicant shall at intervals of 3, 6, 12 and 24 months inspect the property and submit photographs, written assessment and proposal of repairs, if any, to the City Planner.

Item #5

CASE NO: Design Review No. 13-002 **STAFF:** Pat Milos, Community
Conditional Use Permit Development Director
No. 13-006

APPLICANT: Julie Mungai
National CORE

LOCATION: Three parcels between Chia Place and Mia Place and west of the Whitewater Wash in the Dream Homes Neighborhood

ZONING: R2 (Multifamily Residential) and R1 (Single Family Residential) Zoning Districts

REQUEST: To construct an 84 unit multifamily housing project and neighborhood community center

RECOMMENDATION: Approval

PUBLIC COMMENTS: Applicant presented an overview of the proposed project and remained present to answer questions.

Multiple residents of the Dream Homes Neighborhood voiced concerns about the project including the following:

- Increase in crime
- Increase in traffic
- Need for additional/alternative access to project site (Crossley Road)
- Lower property values
- Limited noticing and community outreach
- Notices only provided in English
- Continued access to rear of residential lots

MOTION: To Continue the project to August 21, 2013: Commissioner Warlin, seconded by Commissioner Linhart

VOTING RESULTS: APPROVED: 5-0
AYES: Warlin, Linhart, Holt, Hooks, Stark
NOES:
ABSENT:

Commission continued the project with the following direction:

- Have community meetings to address neighborhood concerns
- All mailings should be in English and Spanish
- Update existing traffic study
- Consult with Police Department on potential impacts

Item #6

CASE NO: Conditional Use Permit No. 13-005 **STAFF:** Pat Milos, Community Development Director

APPLICANT: Jason Rosen
Rosen Professional Services

LOCATION: 68-435 East Palm Canyon Drive

ZONING: PCC (Planned Community Commercial) Zoning District

REQUEST: To operate a pawn shop (Rocky's Pawn Shop) within an existing commercial building

RECOMMENDATION: Approval

PUBLIC COMMENTS: Applicant presented an overview of the proposed project which included the following:

- Store operating hours are Monday – Friday, 9:00am - 5:00pm, closed on weekends.

- Pawn shops regulated by State Code
- Required to have a bond with the State
- Required to submit daily to Police Department
- Currently operating stores in a number of cities including Indio, Palm Desert, Palm Springs, Yucca Valley, and Banning.

Multiple supporters spoke in support of the project.

A number of residents of the Cove community voiced concerns about the project including the following:

- Security and crime issues
- Use appropriate for Downtown
- General deterioration of the Downtown Area
- Existing issues in the lower Cove

The residents requested that the Planning Commission consider a 60 day continuance.

MOTION: To Approve: Commissioner Warlin, seconded by Commissioner Linhart

VOTING RESULTS: APPROVED: 4-1
AYES: Warlin, Linhart, Hooks, Stark
NOES: Holt
ABSENT:

ADJOURNMENT

The meeting was adjourned at approximately 11:00 p.m.