



PLANNING COMMISSION ACTION MINUTES

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

DATE: NOVEMBER 20, 2013

CALLED TO ORDER: 6:00 P.M.

COMMISSIONERS PRESENT/ABSENT

Chair Stark	Present
Vice-Chair Warlin	Present
Commissioner Holt	Present
Commissioner Hooks	Excused
Commissioner Linhart	Excused

STAFF PRESENT

Robert Rodriguez, Development Services Manager
Leisa Lukes, Business Development Manager
Jennifer Mizrahi, Deputy City Attorney

APPROVAL OF NOVEMBER 6, 2013 MINUTES

MOTION: Commissioner Warlin, seconded by Commissioner Holt

NON-PUBLIC HEARING ITEM

ITEM # 1:

CASE No: Sign Permit 13-058, Date Palm Center Sign Program **STAFF:** Robert Rodriguez, Development Services Manager

APPLICANT: Damien Delany
Charles Company

LOCATION: 35750 Date Palm Drive

REQUEST: Consideration of an Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15311a (On-Premise Signs).

Request for Additional Height and Signage Area for a Monument Sign and a Master Sign Program for Date Palm Center, a shopping center located at the southeast corner of Date Palm Drive and Converse Road in the Planned Community Commercial (PCC) District.

RECOMMENDATION: Approval

MOTION: To approve Sign Permit 13-058, Master Sign Program for Date Palm Center, subject to the elimination of Option 3 (Changeable Copy/Digital Display Sign) for the Monument Sign and the following findings per Section 9.62.030E of the Cathedral City Municipal Code:

1. The proposed signs do not constitute a detriment to public health, safety and welfare;
2. The proposed signs are in compliance with all applicable city codes, including but not limited to electrical codes;
3. The Master Sign Program complies with the purpose and intent of this chapter, including all requirements and other special provisions as specified in this chapter;
4. The proposed Master Sign Program is in harmony with and enhances the overall development and surrounding structures; and
5. The Master Sign Program complies with the standards of this chapter, except that flexibility is allowed in the Planning Commission's interpretation of appropriate sign area, number, location, and/or height to the extent that the Master Sign Program will enhance the overall development, achieve superior quality design, and will more fully accomplish the purposes of this chapter.

Commissioner Warlin, seconded by Commissioner Holt

VOTING RESULTS:

APPROVED: 3-0
AYES: Holt, Stark, Warlin
NOES:
ABSENT: Hooks, Linhart

PUBLIC HEARING ITEMS

ITEM #1

CASE NO: Change of Zone No. 12-001
Specific Plan No. 12-001
North City Extended Specific Plan

STAFF Dave Leonard,
PLANNER: Contract Planner

APPLICANT: SDC Ventura, LLC

LOCATION: 591 acres located in unincorporated Riverside County between Varner Road and Interstate 10, including lands east and west of Bob Hope Drive

ZONING: Existing: Riverside County - Industrial Park and Manufacturing, Service, Commercial
Proposed: City Pre-zoning - Specific Plan

REQUEST: Adopt Resolution recommending that the City Council approve the following:

1. Certification of the associated Final Environmental Impact Report, which includes a Statement of Overriding Considerations
2. Amendments to the General Plan, incorporating changes to facilitate adoption of the North City Extended Specific Plan

3. A Change of Zone to amend the existing zoning to reflect changes required to adopt the North City Extended Specific Plan
4. The North City Extended Specific Plan

RECOMMENDATION: Adopt Resolution recommending approval to the City Council

MOTION: To continue to Planning Commission meeting on December 4, 2013

Commissioner Warlin, seconded by Commissioner Holt

VOTING RESULTS: APPROVED: 3-0
AYES: Holt, Stark, Warlin
NOES:
ABSENT: Hooks, Linhart

Item #2

CASE NO: Zone Ordinance Amendment No. 13-003 **STAFF:** Jennifer Mizrahi, Deputy City Attorney

APPLICANT: City of Cathedral City

LOCATION: City-wide

REQUEST: Consideration of a proposed Zoning Ordinance entitled:

An ordinance of the City Council of the City of Cathedral City approving Zone Ordinance Amendment No. 13-003 amending several chapters of the Zoning Code and the Zoning Map to implement the Housing Element of the General Plan to allow Transitional and Supportive Housing as residential uses subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone, in compliance with State law.

RECOMMENDATION: Approval of Resolution for Zone Ordinance Amendment No. 13-003

MOTION: To adopt Resolution recommending approval to City Council

Commissioner Warlin, seconded by Commissioner Holt

VOTING RESULTS: APPROVED: 3-0
AYES: Holt, Stark, Warlin
NOES:
ABSENT: Hooks, Linhart

ADJOURNMENT

The meeting was adjourned at approximately 8:15 p.m.