



AMENDED PLANNING COMMISSION AGENDA

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

DATE: AUGUST 20, 2014

TIME: 6:00 P.M.

PLANNING COMMISSIONERS

TODD HOOKS, CHAIR

JOHN RIVERA, VICE-CHAIR
JOHN AGUILAR, COMMISSIONER
J. WILLIAM BAKER, COMMISSIONER

JOHN HOLT, COMMISSIONER
SHELLEY KAPLAN, COMMISSIONER
RANDY PURNEL, COMMISSIONER

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- A. CALL TO ORDER
 - B. ROLL CALL
 - C. FLAG SALUTE
 - D. CONFIRMATION OF AGENDA
 - E. ELECTION OF OFFICERS: STREETS AND TRANSPORTATION SUBCOMMITTEE
 - F. APPROVAL OF MINUTES – JUNE 18, 2014 AND AUGUST 6, 2014
 - G. PUBLIC COMMENTS

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. Please limit your remarks to three minutes.

H. PUBLIC HEARING ITEMS

Item #1

CASE NO: Tentative Parcel Map 36584

STAFF: Robert Rodriguez,
Development Services
Manager

APPLICANT: Amir Fayazrad
Amir Engineering and Surveying

LOCATION: 67235 Mission Drive (Assessor's Parcel No. 677-383-018)

REQUEST: Consideration of an Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15315, Class 15 (Minor Land Divisions) of the State CEQA Guidelines.

Subdivision of a 23,522 square-foot residential lot into 3 lots located within the R1 (Single Family Residential) Zoning District.

RECOMMENDATION: Approval

Item #2

CASE No: Design Review 14-002

STAFF: Robert Rodriguez,
Development Services
Manager

APPLICANT: Jessica Steiner
Bickel Group Architecture

LOCATION: East side of Date Palm Drive north of the Family Dollar Store at the northeast corner of Date Palm Drive and McCallum Way (Assessor's Parcel No. 670-110-046).

REQUEST: Consideration of the following: The project is in compliance with the approved Mitigated Negative Declaration for the Uptown Village Specific Plan (99-58) prepared pursuant to the provisions of CEQA, and the mitigation measures of the adopted Mitigation Monitoring Program will be made a condition of approval for the project per CEQA Section 15075.

Construction of a new 7,000 square foot retail commercial building (Aaron's Showroom) with accessory parking located in the PCC (Planned Community Commercial) District and within the Uptown Village Specific Plan (99-58).

RECOMMENDATION: Approval

Item #3

CASE No: Planned Unit Development No. 13-001
Tentative Tract Map No. 36591

STAFF: Robert Rodriguez,
Development Services
Manager

APPLICANT: Nasser Mehdizadeh
Tri-Millennium, LLC

LOCATION: West of Landau Boulevard and south of 30th Avenue

REQUEST: Consideration of a Mitigated Negative Declaration

Consideration of a Planned Unit Development that includes provisions for up to 98 single family units with common areas including active recreational amenities, and a Tentative Tract Map for the purposes of dividing approximately 13.5 acres into private lots and lots to be held in common by a proposed Homeowners Association.

RECOMMENDATION: Approval

I. CITY ATTORNEY PRESENTATION AND DISCUSSION: Conflict of interest and the Fair Political Practices Act

J. CITY PLANNER REPORT

K. ADJOURNMENT

The meeting was adjourned at ____ p.m.

The next regularly-scheduled meeting of the Planning Commission is scheduled for **September 3, 2014, at 6:00 p.m.** Both meetings will be held in the City Council Chamber, 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 Community Development Department at (760) 770-0340. 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]