



# PLANNING COMMISSION ACTION MINUTES

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

DATE: OCTOBER 29, 2014

CALLED TO ORDER: 6:00 P.M.

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## COMMISSIONERS PRESENT/ABSENT

Chair Hooks	Present
Vice-Chair Rivera	Present
Commissioner Baker	Present
Commissioner Holt	Present
Commissioner Kaplan	Present
Commissioner Purnel	Present

## STAFF PRESENT

Pat Milos, Community Development Director  
Leisa Lukes, Business Development Administrator  
Charles Green, City Attorney  
Jennifer Mizrahi, Deputy City Attorney  
Nicholas Hensen, Deputy City Attorney

## PUBLIC HEARING ITEMS

### Item #1

**CASE NO:** Conditional Use Permit  
No. 14-007

**STAFF:** Pat Milos  
Community Development  
Director

**APPLICANT:** In-Shape Health Clubs  
Sandra Stephenson

**LOCATION:** 35935 Date Palm Drive (Assessor's Parcel No. 687-060-073)

**REQUEST:** Development of a full-service fitness facility in an existing vacant commercial building in the PCC (Planned Community Commercial) District.

**RECOMMENDATION:** Approval

**MOTION:** To approve an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of

the State CEQA Guidelines.

To approve Conditional Use Permit 14-007 for the development of a full-service fitness facility in an existing vacant commercial building in the PCC (Planned Community Commercial) District.

Commissioner Kaplan, seconded by Commissioner Purnel

**VOTING RESULTS:** APPROVED: 6-0  
AYES: Baker, Holt, Hooks, Kaplan, Purnel, Rivera  
NOES:  
ABSENT:

**Item #2**

**CASE NO:** Conditional Use Permit No. 14-006      **STAFF:** Pat Milos  
Community Development Director

**APPLICANT:** Un Ejercito Para Cristo Church  
Javier Munoz

**LOCATION:** 28401 Date Palm Drive (Assessor's Parcel No. 675-164-043)

**REQUEST:** Request to locate a church in a vacant tenant space within an existing building in the NBP (Neighborhood Business Park) District.

**RECOMMENDATION:** That Planning Commission considers the request by Applicant.

**MOTION:** To approve an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the State CEQA Guidelines.

To approve Conditional Use Permit 14-006 to locate a church in a vacant tenant space within an existing building in the NBP (Neighborhood Business Park) District.

Commissioner Holt, seconded by Commissioner Kaplan

**VOTING RESULTS:** APPROVED: 4-2  
AYES: Holt, Hooks, Kaplan, Purnel  
NOES: Baker, Rivera  
ABSENT:

**Item #3**

**CASE NO:** General Plan Amendment No. 14-002  
Zone Ordinance Amendment No. 14-002  
Specific Plan Amendment No. 97-55A      **STAFF:** Leisa Lukes  
Business Development Administrator

**APPLICANT:** City of Cathedral City

**LOCATION:** Citywide

**REQUEST:** The proposed amendments would revise the General Plan, Zoning Ordinance and Specific Plan 97-55 to create a new *Medium High Density Residential (RMH)* land use category with a density range of 11-20 units/acre, and revise the allowable density in the *High Density Residential (RH)* land use category from 11-20 units/acre to 20-24 units/acre. Properties that are currently designated *RH* would be redesignated *RMH* and no change to development standards would occur for those properties. Revisions to the Zoning Ordinance are proposed to maintain consistency with the General Plan. Assessor Parcel No. 677-050-018 in the Rio Vista Village Specific Plan would retain its *RH* designation, allowing a density of 20-24 units/acre. The proposal also includes an amendment to Section 9.56.060 of the Municipal Code to revise the development standards for emergency shelters in conformance with state law.

**RECOMMENDATION:** Approval

**MOTION:** To approve a resolution recommending that the City Council adopt an addendum to the Initial Study/Negative Declaration prepared for the 2009 Housing Element Update satisfies the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15164.

To approve a resolution recommending that the City Council approve amendments to the General Plan, Zoning Code, Zoning and Land Use Maps, and the Rio Vista Village Specific Plan in response to comments from the California Department of Housing and Community Development regarding the 2013-2021 Housing Element (5<sup>th</sup> Cycle).

**VOTING RESULTS:** Commissioner Baker, seconded by Commissioner Kaplan

APPROVED: 5-1

AYES: Baker, Hooks, Kaplan, Purnel, Rivera

NOES: Holt

ABSENT:

## **ADJOURNMENT**

The meeting was adjourned at approximately 8:40 p.m.