



PLANNING COMMISSION AGENDA

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

DATE: OCTOBER 1, 2008
TIME: 6:00 P.M.

PLANNING COMMISSIONERS

JIM WARLIN, CHAIR

LEE STARK, VICE-CHAIR
BILL CUNNINGHAM, COMMISSIONER

JOHN HOLT, COMMISSIONER
TODD HOOKS, COMMISSIONER

CALL TO ORDER

ROLL CALL

FLAG SALUTE

CONFIRMATION OF AGENDA

PUBLIC COMMENTS

During this part of the meeting 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, and please limit your remarks to three minutes.

PUBLIC HEARING CALENDAR

ITEM #1

CASE No: General Plan Amendment No. 08-004
Zone Ordinance Amendment No. 08-001
Conditional Use Permit No. 08-006
Development Agreement No. 08-001
Amendment to Planned Unit
Development Nos. 98-5 and 90-2

STAFF: Dave Leonard,
PLANNER: Contract Planner

APPLICANT: Cathedral Group Ltd.
Mohammed "Moe" Nasr

LOCATION: South of 30th Avenue and just east of the
Cimarron Golf Resort within the
Whitewater River Storm Channel

ZONING: Resort Residential (RR)

REQUEST: A General Plan Amendment to modify the residential density of the RR (Resort Residential) Zone from 6.5 to 10 dwelling units per acre; a Zone Amendment to reflect modifications to the uses allowed in the RR District; a Conditional Use Permit to establish an approximate 133,000 square-foot hotel on 11.44 acres; an amendment to an existing Development Agreement setting forth performance standards between the developer and the City; and amendments to two Planned Unit Developments.

RECOMMENDATION: Accept staff presentation, take public testimony, and move to continue the public hearing for General Plan Amendment No. 08-004; Zone Ordinance Amendment No. 08-001; Conditional Use Permit No. 08-006; amendments to Planned Unit Development Nos. 98-5 and 90-2; and Development Agreement No. 08-001 to the next regularly-scheduled meeting of the Planning Commission, which is currently set for October 15, 2008, or to another date certain.

Motion: _____ Second: _____

VOTING RESULTS: APPROVED:
AYES:
NOES:
ABSTAIN:
ABSENT:

ITEM #2

CASE NO: Conditional Use Permit No. 08-010

STAFF Kenneth S. Davis,
PLANNER: Assistant Planner

APPLICANT: Vaz Babekian

LOCATION: 68350 East Palm Canyon Drive

ZONING: Planned Community Commercial (PCC)

REQUEST: Architectural and landscape enhancements to an existing commercial building for use as a rental car agency.

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

VOTING RESULTS: APPROVED:
AYES:
NOES:
ABSTAIN:
ABSENT:

ITEM #3

CASE NO: Conditional Use Permit No. 07-014

STAFF Kenneth S. Davis,
PLANNER: Assistant Planner

APPLICANT: Victor Butte

LOCATION: 37219 & 37227 Melrose Drive

ZONING: Downtown Residential Neighborhood (DRN)

REQUEST: Architectural and landscape enhancements and the addition of parking garages for a 5-unit multi-family development.

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

VOTING RESULTS: APPROVED:
AYES:

NOES:
ABSTAIN:
ABSENT:

INFORMATION ITEM

October is National Community Planning Month (Leisa Lukes, City Planner)

CITY ATTORNEY'S REPORT

CITY PLANNER'S REPORT

COMMISSIONERS' COMMENTS

ADJOURNMENT

The meeting was adjourned at _____ p.m.

The next regularly scheduled meeting of the Planning Commission will be held on October 15, 2008, at 6:00 p.m. at the City Hall Council Chambers, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

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 Planning Department at (760) 770-0370. 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]