



## PLANNING COMMISSION AGENDA

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

DATE: JANUARY 19, 2005

TIME: 6:30 P.M.

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### PLANNING COMMISSIONERS

GENE TOUCHET, CHAIR

DOUG DIEKMANN, VICE-CHAIR  
BILL FEIST, COMMISSIONER

STAN BARNES, COMMISSIONER  
SONJA S. MARCHAND, COMMISSIONER

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### CALL TO ORDER

### FLAG SALUTE

### ROLL CALL

### 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.

### CONFIRMATION OF THE AGENDA

### APPROVAL OF MINUTES

- A. December 15, 2004

### PUBLIC HEARING ITEMS

- A. **Conditional Use Permit 04-015**, A request to install a telecommunication facility in the form of a 45 foot mono-palm.

**Applicant:**

Nextel Communications

**Location:** The project is located at 68625 Perez Road between Cathedral Canyon and Plaza Drives.

**Zoning:** I-1 (Light Industrial) District

**Environmental Action:** Exempt from CEQA

**Planner:** Joe Richards

**B. Tentative Tract Map No. 32858** – A proposal to subdivide 101.0 gross acres into 51 single family residential lots and two common lots.

**Applicant:** Sol Pac, LLC

**Location:** The project is located north of Rio Valenica and Verona Roads, south of Rio Largo Road, and west of Avenida Quintana.

**Zoning:** Planning Area 4 of Specific Plan No. 97-55, Rio Vista Village Specific Plan

**Environmental Action:** Finding of Consistency with previous Mitigated Negative Declaration approved in March of 2001.

**Planner:** Rich Malacoff

**C. Design Review 04-021** – A proposal for the construction of a 6,250 square foot office building.

**Applicant:** Citicom Development

**Location:** The project is located at 69160 Ramon Road between Date Palm Drive and San Eljay Avenue.

**Zoning:** Specific Plan 93-51 with an underlying zone of PCC (Planned Community Commercial) District.

**Environmental Action:** Exempt from CEQA.

**Planner:** Rich Malacoff

**LEGISLATIVE ITEMS**

None

### **DISCUSSION ITEMS**

1. Modification to draft Outdoor Lighting Ordinance to provide exemptions for auto dealerships meeting certain criteria.
2. Request to remove street trees along Date Palm Drive adjacent to Jiffy Lube.

### **CITY ATTORNEY'S REPORT**

None

### **CITY PLANNER'S REPORT**

Report on City Council actions and ongoing projects.

### **COMMISSIONER'S COMMENTS**

### **ADJOURNMENT**

To the next regularly scheduled meeting of the Planning Commission will be held on February 5, 2005 at 6:30 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 DISABILITY 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]**