



Attendance

Commissioners Present: Chair Gene Touchet; Vice Chair Doug Diekmann; Commissioners Stan Barnes, Bill Feist, and Sonja Marchand.

Commissioners Absent: None

Staff Present: City Planner Joe Richards, Associate Planner Rich Malacoff, and Deputy City Attorney Michael J. Shirey.

Approval of Minutes from January 19, 2005

A motion was made by Marchand, seconded by Diekmann to approve the January 19, 2005 Minutes subject to the corrections provided by Touchet and Marchand. The motion was approved by a 4-0-1 vote with Barnes not voting since he did not attend the meeting.

Public Hearing Items

Tentative Parcel Map No. 33229, Gregory Holta

Richards presented the staff report and stated that the project was a request to subdivide 0.7 acres into three residential lots located on the south side of Mission Drive between San Antonio and San Luis Rey Drives. The proposal is consistent with the zoning and the General Plan. Richards said that he distributed new Resolutions that reflected changes from Touchet.

Touchet opened the public comment portion of the public hearing.

No one from the Public requested to speak on the item.

Touchet closed the public comment portion of the public hearing.

A Motion was made by Feist, seconded by Marchand, approved by a 5-0 vote, to approve a Categorical Exemption pursuant to CEQA Section 15315, (Class 15) for Tentative Parcel Map No. 33229 and approving Tentative Parcel Map No. 33229.

Conditional Use Permit No. 04-019, Peninsula Retail Development

Richards presented the staff report which was a proposal for a shopping center revision to an approved plan located on the northeast corner of Landau Boulevard and Vista Chino



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Road. This application would also enable the applicant to extend the project for another two years since it will have a new expiration date. Richards also distributed a new Resolution that corrected the Conditions and provided changes requested by Touchet. There was also an elaboration on the costs of the traffic signal to have the parties from both commercial projects on each side of Landau Boulevard.

Touchet was concerned about the location of the Trash Enclosure and Richards responded that the current location was the best location so as not to have a negative impact on the adjacent residential land uses.

Diekmann requested that there be no blank walls on the commercial buildings.

Barnes requested that Condition No. 65 be modified to ensure that the turn pocket have the proper dimensions to be effective.

Feist asked if there was any requirement for the north side of Vista Chino be red curbed so that traffic flows and it is easier to turn. Richards said he would confer with Jerry Jack, City Development Manager on the issue.

Touchet opened the public comment portion of the public hearing.

Carter Ewing, the applicant said he accepted staff's conditions and clarified the raised median issue that Planning Commission was previously asking about.

Touchet closed the public comment portion of the public hearing.

Marchand discussed the landscaping and that if they were going to import that type of Saguaro Cactus (*Carnegiea gigantea*) that they need to get a permit from the original location.

A Motion was made by Marchand, seconded by Diekmann, approved by a 5-0 vote, to approve a finding of Consistency with the previous Mitigated Negative Declaration.

City Attorney's Report

None

City Planner's Report

Richards distributed information on the April Meeting of the Planner's Institute.

Richards presented the most recent information on the Coachella Valley Multi Species Habitat Plan. There were various discussions on the implementation of this plan.



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Commissioner's Comment

The Commission asked about the status of the Tri-Millennium Project and both Richards and Malacoff said they are moving forward and have applied for sign permits for Coldstone Creamery, Starbucks and the Wine Store.

The Commission requested that they have some type of Joint Meeting with the Agua Caliente Indian Tribal Council concerning mutual Planning Interests.

The Commission discussed various aspects of design and would like to further review the City's Design Guidelines.

Touchet adjourned the meeting at 7:28 PM.

Minutes respectfully submitted by,

Rich Malacoff, AICP
Associate Planner
City of Cathedral City
February 17, 2005