



City of Cathedral City
Planning Commission Minutes for March 2, 2005
Page 1 of 5

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, Senior Planner Bud Kopp, Planning Department Administrative Secretary Nancy Greene, Development Project Manager Jerry Jack, Housing Programs Manager Warren Bradshaw and Deputy City Attorney Michael J. Shirey.

Richards Introduced Nancy Greene, Planning Department Administrative Secretary, to the Planning Commission and advised that she will be preparing minutes of Planning Commission meetings.

For the record Touchet opened the public comment portion of the public hearing.

No one from the Public was present to speak on the item.

Touchet closed the public comment portion of the public hearing.

There were no comments on the Confirmation of the Agenda

Approval of Minutes from February 16, 2005

A motion was made by Feist, seconded by Diekmann to approve the February 16, 2005 Minutes subject to the correction provided by Marchand. The motion was approved by a 5-0 vote.

Public Hearing Items

Tentative Parcel Map No. 33131, Housing Programs Manager, Warren Bradshaw

Kopp presented the staff report and stated that the project was a request to subdivide approximately one acre into four single family lots, located at the southeast corner of Mission Drive and San Joaquin Drive on Assessor's Parcel Nos. 677-383-001 and 677-383-002 in the Dream Homes area R-1, (Single Family Residential) District. The lot is designated by the City's General Plan as Low-Density Residential and permits 4.5 dwelling units per acre.



**City of Cathedral City
Planning Commission Minutes for March 2, 2005
Page 2 of 5**

Touchet opened the public comment portion of the public hearing.

No one from the Public was present to speak on the item.

Touchet closed the public comment portion of the public hearing.

Bradshaw answered questions relating to the site plan and the sale of property posed by the Planning Commission.

Staff recommended approval of the project.

A motion was made by Diekmann, seconded by Marchand and approved by a 5-0 vote to approve the categorical exemption pursuant to CEQA, Section 15315 and approved Tentative Parcel Map No. 33131.

It was brought up that minor grammatical corrections were made in the Resolutions to both Tentative Parcel Map (TPM) No. 33131 and TPM No. 33133, however this did not change the content.

Tentative Parcel Map No. 33133, Housing Programs Manager, Warren Bradshaw

Kopp presented the staff report and stated that the project was a request to subdivide approximately 0.43 acres into two parcels at the intersection of San Gabriel Circle, San Diego Drive and San Jose Road on Assessor's Parcel No. 677-331-003 in an R-1, (Single Family Residential) District. The lot is also designated by the City's General Plan as Low-Density, Single Family Residential District. Also the project was exempt from the CEQA, Section 15315.

With minor grammatical corrections to the Resolution which had already been incorporated, staff recommended approval of the project.

Bradshaw said that everything that applied to TPM No. 33131, applied to this project as well.

Touchet opened the public comment portion of the public hearing.

No one from the Public was present to speak on the item.

Touchet closed the public comment portion of the public hearing.

Commissioners Comments

None.



City of Cathedral City
Planning Commission Minutes for March 2, 2005
Page 3 of 5

A Motion was made by Marchand, seconded by Feist and approved by a 5-0 vote to approve the categorical exemption pursuant to CEQA, Section 15315 and approved Tentative Parcel Map No. 33133.

Zoning Ordinance Amendment 05-001

The staff and applicant requested a continuance to April 6, 2005 as there will be a study session at the City Council on February 23, 2005 which should give direction to staff and the applicant on how the City Council would like to proceed for both the Downtown Residential Neighborhood and the Mixed Use Commercial Districts. A Motion was made by Barnes, seconded by Diekmann and approved by a 5-0 vote to continue this item to April 6, 2005.

Design Review 04-026, Development Program Manager, Jerry Jack,

Ken Davis, Assistant Planner. who was not in attendance, is the planner for the project. Jack, however, did the presentation.

Jack presented the proposal to construct two solar panel/parking shade structures on the rooftop of the City of Cathedral City's downtown parking garage located at 68-665 Officer David Vasquez Drive, Assessor's Parcel No. 687-471-008, which is located in the MXC (Mixed Use Commercial) District. Jack said the proposal was primarily an environmental review since no CEQA documents had been completed. Staff then proceeded as the contractor/developer to process the CEQA document.

Jack distributed photo simulations of the proposed structure. He also had an actual solar panel for viewing.

Jack answered various technical and cost-related questions from the Planning Commission.

Touchet opened the public comment portion of the public hearing.

No one from the Public was present to speak on the item.

Touchet closed the public comment portion of the public hearing

A motion was made by Diekmann, seconded by Barnes and approved by a 5-0 vote to adopt the Negative Declaration, thereby approving Environmental Assessment No. 04-018 and a Notice of Determination for Design Review 04-026.



City of Cathedral City
Planning Commission Minutes for March 2, 2005
Page 4 of 5

Legislative Items

None

Discussion Items

None

City Attorney's Report

None

City Planner's Report

Richards distributed Form 700, Conflict of Interest Form with attached instructions, which is due back to the City Clerk's Office by April 1, 2005.

Richards distributed hotel and registration forms for the 2005 Planners Institute Program Conference and confirmed attendees (Touchet, Diekmann and Marchand). He requested the forms be filled out and returned at the close of the Planning Commission meeting. He advised that the Planning Department will register attendees.

Richards distributed the City Design Guidelines to the Planning Commission for review and future discussion purposes. Kopp is lead on the major overhaul of the Zoning Ordinance, incorporating the Design Guidelines. There was discussion about scheduling a study session in the near future for the Zoning Ordinance and at that time, including the discussion of the Design Guidelines as well for incorporation into the Zoning Ordinance.

Richards brought up a suggestion by Marchand from the last Planning Commission meeting on the idea of having a joint City/Tribal Planning Commission meeting. Following protocol, the suggestion will be brought up at the joint City/Tribal Council meeting which will take place in the near future.

Kopp stated that at the next Planning Commission meeting, the Design Review and Conditional Use Permit for the Sheraton Hotel Project, which is a big project, will be addressed. If anyone on the Commission is unable to attend or unable to vote on the project, please advise. Also, if there are any questions they may have or anticipate that residents may have, it is requested that they be presented to staff before the meeting so that staff can be as prepared as possible.

Commissioner's Comment

Marchand had a comment having to do with Design Review on the colorscape of future City projects, and that she is not a proponent of the tan-to-tan, drab color pallet.



City of Cathedral City
Planning Commission Minutes for March 2, 2005
Page 5 of 5

There was a general discussion by the commission and staff on various aspects of color, design and shape, and suggested incorporating broader parameters/criteria into the Design Guideline/Zoning Ordinance to promote creativity in future City projects. Richards suggested inviting the Architectural Review Committee who also shares the same concerns as the Planning Commission, to the Zoning Ordinance Study Session to get their input as well.

Touchet adjourned the meeting at 7:25 PM.

Minutes respectfully submitted by,

Nancy Greene
Administrative Secretary
City of Cathedral City
March 9, 2005