



PLANNING COMMISSION RESULTS

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

DATE: JUNE 1, 2005

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

GENE TOUCHET, CHAIR

DOUG DIEKMANN, VICE-CHAIR
BILL FEIST, COMMISSIONER

STAN BARNES, COMMISSIONER
SONJA S. MARCHAND, COMMISSIONER

COMMISSIONERS PRESENT: TOUCHET, BARNES, DIEKMANN, MARCHAND AND FEIST

COMMISSIONERS ABSENT: NONE

STAFF: BUD KOPP AND RICH MALACOFF

PUBLIC HEARING ITEMS

ITEM #1

CASE No: Conditional Use Permit No. 05-005

APPLICANT: St. Raphael Antiochian Orthodox
Church

STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Aliso Road between Avenida Los
Ninos and Avenida Del Yermo

ZONING: Planned Community Commercial
(PCC)

REQUEST: Place of worship that consists of three buildings with a total area of 9,587
square feet on 6 parcels with a total area of 1.16 acres.

Environmental Action: Categorical Exemption pursuant to Section 15303 (c),
Class 3.

VOTING RESULTS: Approved: 5 - 0
AYES: Touchet, Barnes, Diekmann, Marchand and Feist
NOES: None
ABSTAIN: None
ABSENT: None

ITEM #2

CASE NO: Tentative Parcel Map No. 32932

APPLICANT: Cathedral City Redevelopment Agency STAFF PLANNER: Bud Kopp, AICP

LOCATION: South of East Palm Canyon Drive,
west and north of the East Cathedral
Channel, and east of Van Fleet

ZONING: Mixed Use Commercial (MXC)

REQUEST: To consolidate 59 parcels into an 11.45 acre parcel for the Sheraton Desert
Cove Hotel in downtown Cathedral City.

Environmental Action: Previously Circulated Mitigated Negative Declaration
for Design Review No. 05-001 (Sheraton Desert Cove) and Conditional Use
Permit No. 05-003 (Joint Use Parking) adopted on March 16, 2005.

VOTING RESULTS: Approved: 5 - 0
AYES: Touchet, Barnes, Diekmann, Marchand and Feist
NOES: None
ABSTAIN: None
ABSENT: None

ITEM #3

CASE NO: Conditional Use Permit No. 04-017
(Phase III Revision of Conditional Use
Permit No. 03-316) and Conditional
Use Permit No. 05-001 (Phase IV)

APPLICANT: Curt Ealy for CV Storage STAFF PLANNER: Bud Kopp, AICP

LOCATION: 32-500 Date Palm Drive

ZONING: Planned Community Commercial

(PCC)

REQUEST: To propose Conditional Use Permits for the following: Phase III which includes 53,567 square feet of enclosed mini-storage on 2.59 acres; and, Phase IV which includes RV parking with future pad sites for RV carport storage totaling 114,950 square feet. The project site is 4.77 acres and is located in a PCC Zone.

Environmental Action: Categorical Exemption pursuant to Section 15332 (Infill Development Projects).

Phase IV:

Approved: 5 - 0

AYES: Touchet, Barnes, Diekmann, Marchand and Feist

NOES: None

ABSTAIN: None

ABSENT: None

ITEM #4

CASE NO: Conditional Use Permit No. 04-018

APPLICANT: Alex Hamilton

STAFF PLANNER: Ken Davis

LOCATION: 34731 Eagle Canyon Drive

ZONING: Planned Community Commercial
(PCC)

REQUEST: To construct a 1,768 square feet storage and parking structure addition to an existing 900 square feet office structure used for a plumbing contractor business. The project site is approximately 13,650.

Environmental Action: Categorical Exemption pursuant to Section 15301 (e) Class 1.

ACTION: Adopt resolution finding that the project is Categorically Exempt from the California Environmental Quality Act pursuant to Article 19, Section 15301(E)(2), Class One and approving Conditional Use Permit No. 04-018 to construct a 1,768 square foot storage and parking structure addition too an existing 900 square foot office structure used for a plumbing contractor business located at 34731 Eagle Canyon Drive between Victoria Drive and 35th Avenue in the PCC District, with the following modifications to the conditions of approval:

Added Condition No. 34 as follows: "The access drive from Eagle Canyon shall be a maximum of 16 feet wide and limited to customer and employee access only. The access drive to Date Palm Drive shall be used for delivery and commercial truck access.

Added Condition No. 35 as follows: "Prior to Occupancy, the applicant shall provide additional on-site asphalt-concrete paving to add three (3) additional on-site parking spaces."

Added Condition No. 36 as follows: "Prior to Occupancy, the applicant has agreed to provide reciprocal access across its adjacent lot to provide access to Date Palm Drive and shall submit a reciprocal access easement or deed restriction to the satisfaction of the City Engineer and City Attorney."

Added Condition No. 37 as follows: "Prior to issuance of a Building Permit, the applicant shall submit plans that shows that the roofing shall be constructed with concrete tiles, to the satisfaction of the City Planner.

Motion: Feist Second: Barnes

VOTING RESULTS: Approved: 5 - 0
AYES: Touchet, Barnes, Diekmann, Marchand and Feist
NOES: None
ABSTAIN: None
ABSENT: None

ADJOURNMENT

The meeting was adjourned at 9:19 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on June 15, 2005 at 6:30 p.m., at the City Hall Study Session Room, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.