



PLANNING COMMISSION ACTION MINUTES

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

DATE: JULY 6, 2005

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

SONJA S. MARCHAND, CHAIR

STAN BARNES, VICE-CHAIR

LEE STARK, COMMISSIONER

BILL CUNNINGHAM, COMMISSIONER

GENE TOUCHET, COMMISSIONER

COMMISSIONERS PRESENT: Marchand, Barnes, Cunningham, Stark and Touchet

COMMISSIONERS ABSENT: None

STAFF: Joe Richards, City Planner and Richard Malacoff, Associate Planner

ELECTION OF CHAIR AND VICE-CHAIR

Barnes was elected Vice-Chair by a unanimous vote.

Marchand was elected Chairman by a unanimous vote.

PUBLIC HEARING ITEMS

ITEM #1

CASE NO: Design Review No. 05-003

APPLICANT: Rick Sobierajski

STAFF PLANNER: Bud Kopp, AICP

LOCATION: North of the intersection of Perez Road and Kyle Road in the Cathedral City Auto Mall, just east of the Saturn dealership.

ZONING: Planned Community Commercial (PCC)

REQUEST: To construct a 22,880 square foot auto dealership and service center on 3.2 gross acres in the Auto Mall Specific Plan. Project includes a two story, 18,680 square foot Acura Sales and Service building with 292 parking spaces.

RECOMMENDATION: To approve Design Review No. 05-003 and the associated CEQA exemption

pursuant to Section 15332 subject to the conditions and based on the findings contained in the staff report.

Motion: Barnes Second: Cunningham

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

ITEM #2

CASE NO: Conditional Use Permit No. 05-007

APPLICANT: Roger Fuhrer

STAFF PLANNER: Ken Davis

LOCATION: 67-700 Ramon Road

ZONING: Planned Community Commercial
(PCC)

REQUEST: To operate a tattoo shop in an existing retail center.

RECOMMENDATION: To approve Conditional Use Permit No. 05-007 and the associated CEQA exemption pursuant to Section 15301 (a) subject to the conditions and based on the findings contained in the staff report.

Motion: Cunningham Second: Barnes

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

ITEM #3

CASE NO: Tentative Parcel Map No. 33574

APPLICANT: Sanborn A/E Inc.

STAFF PLANNER: Ken Davis

LOCATION: 38-745 Elna Way

ZONING: Single Family Residential - 12,000
Square Foot Minimum Lot Size -
Limited Height District (R1-12-LH)

REQUEST: To subdivide one lot into two lots.

RECOMMENDATION: To approve Tentative Parcel Map No. 33574 and the associated CEQA exemption pursuant to Section 15315 subject to the conditions and based on the findings contained in the staff report.

Motion: Stark Second: Barnes

CHANGES TO CONDITIONS: Delete Condition Nos. 3.2, 3.4, 4.1, 4.2, 4.3, 4.4, 4.5, 4.11, 5.4, 5.5, 5.6, 5.12, 5.19, 5.20, 5.25, 5.27, 5.36 and 5.37.

Condition 4.13 removed the phrase "over 5,000 square feet or more under roof including carports" from the condition.

Condition 5.10 should read:

Existing water on or adjacent to this property are under the jurisdiction of the local water agency. Prior to the issuance of building permits, the applicant shall show evidence that the water facilities have been relocated and/or provided to the satisfaction of water agency in the areas where they interfere with the buildings to be constructed.

Condition 5.11 was modified to remove references to the sewer.

Condition 5.13 should read as follows:

No residential building permits shall be issued until the Final Parcel Map has been approved by City Council and recorded.

Condition 5.23 should read as follows:

All improvements approved for construction are required to be maintained as to comply substantially with the plans approved for construction, unless modifications are approved by the City Engineer and City Planner.

Condition 5.39 was added:

The Applicant shall submit an application to apportion a Special Assessment for the Cove Assessment District and pay all applicable fees prior to the approval of the Final Parcel Map.

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

ITEM #4

CASE No: Conditional Use Permit No. 05-006

APPLICANT: David Hidalgo Architects, Inc STAFF PLANNER: Ken Davis

LOCATION: 35-975 Date Palm Drive at the
Northwest Corner of Date Palm
Drive and Gerald Ford Drive

ZONING: Planned Community Commercial
(PCC)

REQUEST: To construct a 4,495 square foot multi-tenant building with a drive-through
located in the Mission Plaza Shopping Center.

CHANGES TO Delete Condition Nos. 4.1, 4.2, 4.3, 4.5, 4.6, 4.9, 4.10, 5.6,
CONDITIONS: Add 6.8:

The east elevation shall have architectural features above/below the signage
to be approved by the City Planner.

Add 6.9

The drive-through shall be screened by a combination of trees and/or
berming that will specifically screen the vehicle lights in the drive-through.

RECOMMENDATION: To approve Conditional Use Permit No. 05-006 and the associated CEQA
exemption pursuant to Section 15332 subject to the conditions and based on
the findings contained in the staff report.
Motion: Barnes Second: Touchet

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

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on July
20, 2005 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida
Lalo Guerrero, Cathedral City, California 92234.