



# PLANNING COMMISSION ACTION MINUTES

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

DATE: JULY 20, 2005

TIME: 6:30 P.M.

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## PLANNING COMMISSIONERS

**SONJA S. MARCHAND, CHAIR**

**STAN BARNES, VICE-CHAIR**

**LEE STARK, COMMISSIONER**

**BILL CUNNINGHAM, COMMISSIONER**

**GENE TOUCHET, COMMISSIONER**

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**COMMISSIONERS PRESENT:** Marchand, Barnes and Touchet

**COMMISSIONERS ABSENT:** Cunningham and Stark

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

## **PUBLIC HEARING ITEMS**

The public hearing for Item Nos. 1A, 1B and 1C was opened.

All Commissioners declared that they had ex parte contact with the applicant and explained the content of the conversation.

### **ITEM NO. 1A**

CASE NO: General Plan Amendment No. 04-001

APPLICANT: Jeff Stein, Gazelle Development

STAFF PLANNER: Rich Malacoff,  
AICP

LOCATION: Southwest corner of Quijo Road  
and Landau Boulevard

REQUEST: To change the General Plan from Neighborhood Commercial to High  
Density Residential on approximately 8.5 acres

### **ITEM NO. 1B**

CASE NO: Change of Zone No. 04-001

APPLICANT: Jeff Stein, Gazelle Development

STAFF PLANNER: Rich Malacoff,  
AICP

LOCATION: Southwest corner of Quijo Road  
and Landau Boulevard

REQUEST: To change the Zoning Designation from PCC (Planned Community  
Commercial) to R-3 (Multiple Family Residential) District on approximately  
8.5 acres

**ITEM No. 1C**

CASE NO: Design Review No. 04-020

APPLICANT: Jeff Stein, Gazelle Development      STAFF PLANNER: Rich Malacoff,  
AICP

LOCATION: Southwest corner of Quijo Road  
and Landau Boulevard

ZONING: Currently the zoning is PCC (Planned Community Commercial) District and  
being proposed for R-3 (Multiple Family Residential) District

REQUEST: To construct 144 Multiple Family Residential Units

**MOTION:** To continue Item Nos. 1A, 1B and 1C to September 7, 2005.

Motion: Touchet      Second: Barnes

VOTING RESULTS: Approved: 3 - 0  
AYES: Marchand, Barnes and Touchet  
NOES: None  
ABSTAIN: None  
ABSENT: Cunningham and Stark

The public hearing was open for Item Nos. 2A, 2B and 3.

**ITEM No. 2A**

CASE NO: Design Review No. 04-023

APPLICANT: Jeff Morris MDI West      STAFF PLANNER: Rich Malacoff,  
Russ Nelson, Regency Shopping      AICP  
Centers

LOCATION: Northwest corner of Vista Chino  
and Landau Boulevard.

ZONING: PCC (Planned Community Commercial) District

REQUEST: The construction of 84,250 square feet of retail space in 6 buildings

MOTION: To recommend that the City Council APPROVE Design Review No. 04-023, and the associated Mitigated Negative Declaration subject to the attached Conditions of Approval

Motion: Touchet            Second: Barnes

CHANGES TO    Condition 3.18

CONDITIONS:    ~~The applicant shall record the subdivision for Tentative Tract Map No. 33763 shall record and the vacation of Avenida Belleza shall be completed prior to the issuance of Building Permits.~~

Condition 3.2n

~~All trees on open parking spaces shall be centered between parking spaces on the parking space to insure proper shading.~~

Condition 3.26

~~Prior to the issuance of Building Permits the ARC shall approve the architectural elevations for Building B and the Drug Store.~~

Condition 5.16

~~Retention Basin Vehicular Access - Vehicular access shall be provided for maintenance of the retention basins to the satisfaction of the City Engineer. The City Engineer shall determine the need and/or design of such access. The grading of a "road" to the bottom shall comply with health and safety standards and shall meet the requisite design requirements including geometries and capacity of the~~

Condition 5.25

~~The applicant shall offer for dedication, 8 feet of right-of-way, including the corner cutoff, on Vista Chino Drive frontage which shall be made to meet the current City General Plan. The project design shall incorporate that offer of dedication in its design for setbacks and appurtenance installations.~~

In accordance with the Circulation Element of the General Plan, the applicant shall offer an additional 8 feet of right-of-way along the Vista Chino frontage, including a corner cutoff at Landau Boulevard in an alignment to be approved by the City Engineer. The project design shall incorporate that offer of dedication in its design for setbacks and appurtenance installations.

Condition 5.26

~~The applicant shall offer for dedication, 12 feet of right-of-way~~

~~including the corner cutoff, on Landau Boulevard frontage to meet the City General Plan of 56 foot wide half street section. The project design shall incorporate that offer of dedication in its design for setbacks and appurtenance installations.~~

In accordance with the Circulation Element of the General Plan, the applicant shall offer an additional 12 feet of right-of-way along the Landau Boulevard frontage, including a corner cutoff at Vista Chino in an alignment to be approved by the City Engineer. The project design shall incorporate that offer of dedication in its design for setbacks and appurtenance installations.

Condition 5.27

Concrete sidewalks, 6 feet in width ~~should~~ shall be provided along Vista Chino and Landau Boulevard and 5 feet wide ~~should be provided along Quijo Road~~ including any required handicapped ramps & landings. City approved street lights shall be installed as required by the City Engineer.

Condition 5.30

In accordance with Chapter 8.30 of the Municipal Code the overhead utility lines ("local lines") along the west side of the property shall be under grounded prior to Certificate of Occupancy.

Condition 5.31

The overhead utility lines ("local lines") along the Vista Chino and Landau frontages shall also be under grounded unless the voltage exceeds 35,000 volts.

Condition 5.32

A bus turnout shall be constructed on the Vista Chino frontage west of Landau Boulevard in accordance with SunLine Transit and City standards and therefore the Transit Development Fee is not applicable.

VOTING RESULTS: Approved: 3 - 0  
AYES: Marchand, Barnes and Touchet  
NOES: None  
ABSTAIN: None  
ABSENT: Cunningham and Stark

**ITEM No. 2B**

CASE NO: Conditional Use Permit No. 04-021,  
Conditional Use Permit No. 04-022,  
and Conditional Use Permit No. 04-023

APPLICANT: Jeff Morris MDI West  
Russ Nelson, Regency Shopping  
Centers

STAFF PLANNER: Rich Malacoff,  
AICP

LOCATION: Northwest corner of Vista Chino  
and Landau Boulevard

ZONING: PCC (Planned Community Commercial) District

REQUEST: To construct three drive-through facilities located in a proposed shopping  
center

MOTION: Adopt resolution recommending that the City Council APPROVE Conditional  
Use Permit Nos. 04-021, 04-022, 04-023, Design Review No. 04-023, and the  
associated Negative Declaration

Motion: Touchet          Second: Barnes

CHANGES TO CONDITIONS: Same as Item 2A. See above.

VOTING RESULTS: Approved: 3 - 0  
AYES: Marchand, Barnes and Touchet  
NOES: None  
ABSTAIN: None  
ABSENT: Cunningham and Stark

### ITEM NO. 3

CASE NO: Tentative Parcel Map No. 33763

APPLICANT: Jeff Morris MDI West  
Russ Nelson, Regency Shopping  
Centers  
Jeff Stein Gazelle Development

STAFF PLANNER: Rich Malacoff,  
AICP

LOCATION: Northwest corner of Vista Chino and Landau Boulevard

ZONING: PCC (Planned Community Commercial) District

REQUEST: To reconfigure 16 existing lots into one residential lot, six commercial  
lots, and vacate Avenida Belleza

MOTION: To continue Item No. 3 to September 7, 2005.

Motion: Barnes          Second: Touchet

VOTING RESULTS: Approved: 3 - 0  
AYES: Marchand, Barnes and Touchet  
NOES: None  
ABSTAIN: None  
ABSENT: Cunningham and Stark

**ADJOURNMENT**

The meeting was adjourned at 7:37 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on August 3, 2005 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.