



PLANNING COMMISSION AGENDA

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

DATE: JULY 20, 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

CALL TO ORDER

FLAG SALUTE

ROLL CALL

PUBLIC COMMENTS

During this part of the meeting the public is invited to address the Planning Commission on any matter not on the Agenda. If you wish to speak on an Agenda Item, please wait to be recognized under that item. **EXCEPT FOR SPECIAL CIRCUMSTANCES, THE BROWN ACT PROHIBITS THE PLANNING COMMISSION OR STAFF FROM RESPONDING OR TAKING ACTION ON ANY COMMENTS MADE BY THE PUBLIC UNLESS IT PERTAINS TO AN ITEM THAT APPEARS ON THE AGENDA.** All speakers should give their name and city of residence, and please limit your remarks to three minutes.

CONFIRMATION OF THE AGENDA

CONSENT ITEMS

None

NON-HEARING/REVIEW ITEMS

None

PUBLIC HEARING ITEMS

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

RECOMMENDATION: Adopt the attached resolution recommending to the City Council DENIAL of General Plan Amendment No. 04-001

Motion: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:
ABSTAIN:
ABSENT:

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

RECOMMENDATION: To recommend that the City Council DENY Change of Zone No. 04-001 based on the denial of the General Plan Amendment No 04-001

Motion: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:

AYES:
NOES:
ABSTAIN:
ABSENT:

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

RECOMMENDATION: To recommend that the City Council DENY Design Review No. 04-020 based
on the denial of General Plan Amendment No. 04-001 and Zone Change No.
04-001

Motion: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:
ABSTAIN:
ABSENT:

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

RECOMMENDATION: 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: _____ Second: _____

VOTING RESULTS: Approved:
AYES:
NOES:
ABSTAIN:
ABSENT:

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

RECOMMENDATION: 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: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:
AYES:

NOES:
ABSTAIN:
ABSENT:

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 merge the 16 existing lots into one residential lot, six commercial lots,
and to vacate Avenida Belleza

RECOMMENDATION: To recommend that the City Council APPROVE Tentative Tract Map No. 33763
and the associated Mitigated Negative Declaration subject to the attached
conditions of approval

Motion: _____ Second: _____

VOTING RESULTS: Approved/Disapproved:

AYES:

NOES:

ABSTAIN:

ABSENT:

LEGISLATIVE ITEMS

None

DISCUSSION ITEMS

1. Zoning Workshop
2. Planning Commission's policy regarding contacts with applicants.

CITY ATTORNEY'S REPORT

CITY PLANNER'S REPORT

COMMISSIONER'S COMMENTS

ADJOURNMENT

The meeting was adjourned at _____ 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.

NOTE TO THE PUBLIC:



IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE PLANNING DEPARTMENT AT (760) 770-0370. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING. [28 CFR 35.104 ADA TITLE II]