



PLANNING COMMISSION ACTION MINUTES

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

DATE: JANUARY 18, 2006

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

SONJA S. MARCHAND, CHAIR

STAN BARNES, VICE-CHAIR

BILL CUNNINGHAM, COMMISSIONER

LEE STARK, COMMISSIONER

JIM WARLIN, COMMISSIONER

COMMISSIONERS PRESENT: Chair Sonja Marchand, Vice-Chair Stan Barnes, Bill Cuningham, Lee Stark and Jim Warlin

COMMISSIONERS ABSENT: None

STAFF PRESENT: Rich Malacoff, Associate Planner and Mike Shirey, Deputy City Attorney

PUBLIC HEARING CALENDAR

ITEM #1

CASE No: Conditional Use Permit No. 05-009

APPLICANT: Smith Pipe and Supply

STAFF Rich Malacoff,
PLANNER: AICP

LOCATION: North of Victoria Drive between
Date Palm and Eagle Canyon Drives

ZONING: PLC (Planned Limited Commercial)
District

REQUEST: The construction of a 8,373 square foot plumbing supply building.

MOTION: Project Approval

Motion: Cunningham Second: Stark

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

ITEM #2

CASE NO: General Plan Amendment No. 05-003
Zone Change No. 05-004

APPLICANT: City of Cathedral City
STAFF Rich Malacoff,
PLANNER: AICP

REQUEST: A recommendation to the City Council to change the City's General Plan and Zoning Map that includes the following:

Site A - A change in the General Plan from Low Density Residential to General Commercial and a Change of Zone from R-1 (Single Family Residential) District to PLC (Planned Limited Commercial) District on 7 parcels located on the north side of Roundup Road between Navajo Trail and Cathedral Canyon Drive.

Site B has been withdrawn.

Site C - A change in the General Plan from Low Density Residential to Medium Density Residential and a Change of Zone from R-1 (Single Family Residential) District to R-2 (Multiple Family residential) District located west of the Whitewater Wash and east of San Diego Drive.

Site D has been withdrawn.

Site E - A change in the General Plan from Downtown Commercial to General Commercial and a Change in Zone from MXC (Mixed Use Commercial) and DRN (Downtown Residential Neighborhood) District to PCC (Planned Community Commercial) District located south of East Palm Canyon Drive between Cathedral Canyon Drive and the West Cathedral Canyon Channel (Bankside Drive).

Site F - A change in the General Plan from Low Density Residential to Downtown Commercial and a change in zone from R-1 (Single Family Residential) District to DRN (Downtown Residential Neighborhood) District located in the Mobile Home Park south of H Street, east of Chuperosa Lane, and west of the East Cathedral Channel.

Site G - A change in the General Plan from Industrial to Downtown Commercial and a change in zone from I-1 (Light Industrial) District to MXC (Mixed Use Commercial) District located south of the Whitewater River and east of Date Palm Drive.

Site H - A change in the General Plan from General Commercial to Downtown Commercial and a change in zone from PCC (Planned Community Commercial) District to MXC (Mixed Use Commercial) District located south of the Whitewater River Channel and east of Date Palm Drive.

DISCUSSION There was significant discussion regarding Site C and the Planning Commission directed staff to forward the following. There were concerns on how the site would be developed and that the community would have the opportunity to participate in discussions on any future projects. There were two Commissioners who did not support this part of the General Plan Amendment, but supported the remaining parts of the package.

MOTION: Adopt resolution recommending approval of the General Plan Amendment and Zone Change

Motion: Barnes Second: Stark

VOTING RESULTS: Approved: 4 - 1
AYES: Marchand, Barnes, Cunningham and Stark
NOES: Warlin
ABSTAIN: None
ABSENT: None

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on February 1, 2006 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.