



PLANNING COMMISSION ACTION MINUTES

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

DATE: JULY 5, 2006

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

SONJA S. MARCHAND, CHAIR

LEE STARK, VICE-CHAIR

TODD HOOKS, COMMISSIONER

BILL CUNNINGHAM, COMMISSIONER

JIM WARLIN, COMMISSIONER

COMMISSIONERS PRESENT: Chair Sonja Marchand, Bill Cunningham, Todd Hooks, Lee Stark and Jim Warlin.

COMMISSIONERS ABSENT: None

STAFF: Bud Kopp, Interim City Planner, Rich Malacoff, Associate Planner and Jennifer Mizrahi, Deputy City Attorney

Chair Marchand stated that the election of officers needed to be added to the agenda since the bylaws state that the election of Chair and Vice-Chair must take place at the first meeting after June 30. A motion was made for a subsequent need item to be added to the agenda that became known to the Planning Commission and staff after the posting of the agenda.

Commissioner Cunningham made a motion and Commissioner Stark seconded the motion to add the item to the agenda.

All of those present voted in favor of adding the item on the agenda.

Chair Marchand opened the nomination for Vice Chair. Chair Marchand nominated Commissioner Stark for Vice-Chair, Commissioner Warlin seconded the motion. The nominations were closed. The motion was passed 5 - 0.

Chair Marchand opened the nomination for Chair. Commissioner Warlin nominated Chair Marchand for Chair, Commissioner Cunningham seconded the motion. The nominations were closed. The motion was passed 5 - 0.

PUBLIC HEARING CALENDAR

ITEM #1

CASE NO: Tentative Parcel Map 34763

APPLICANT: Alex Gurski for Sonic

STAFF PLANNER: Bud Kopp, AICP
Interim City
Planner

LOCATION: West side of Date Palm Drive
between 30th Avenue and McCallum
Way on Assessors Parcel Number
678-160-018

ZONING: Planned Community Commercial
(PCC)

REQUEST: Approval of Tentative Parcel Map No. 34763 to divide an 18.71 acre parcel
into a 1.15 acre lot and a 17.56 acre designated remainder.

MOTION: Adopt motion recommending that the City Council approve Tentative Parcel
Map 34763

Motion: Cunningham Second: Warlin

VOTING RESULTS: Approved: 5 - 0

AYES: Marchand, Cunningham, Hooks, Stark and Warlin

NOES: None

ABSTAIN: None

ABSENT: None

ITEM #2

CASE NO: Conditional Use Permit 06-006

APPLICANT: Alex Gurski for Sonic

STAFF PLANNER: Bud Kopp, AICP
Interim City
Planner

LOCATION: West side of Date Palm Drive
between 30th Avenue and McCallum
Way on Assessors Parcel Number
678-160-018

ZONING: Planned Community Commercial
(PCC) and Specific Plan 87-24

REQUEST: Approval of Conditional Use Permit 06-006 to allow a 1,718 square foot drive through restaurant with a drive in canopy structure on a 1.15 acre lot in the Planned Community Commercial (PCC) zoning designation.

MOTION: Adopt motion recommending that the City Council approve Conditional Use Permit 06-006.

Motion: Warlin Second: Stark

CHANGES TO CONDITIONS: Added the following under Section 6 Project Specific Conditions:
6.6 Final Improvement Plans shall provide a sufficient number of litter receptacles with covers at suitable locations to prevent litter from blowing onto adjacent property.

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

ITEM #3

CASE NO: Conditional Use Permit 06-007

APPLICANT: MHC Operating Partnership STAFF PLANNER: Rich Malacoff,
Date Palm Country Club AICP
Associate Planner

LOCATION: The southeast corner of Date Palm Drive and Gerald Ford Drive

ZONING: Planned Community Commercial (PCC)

REQUEST: Approval of Conditional Use Permit 06-007 for the 24 space expansion to an existing Recreational Vehicle Park lot in the Planned Community Commercial (PCC) zoning designation.

MOTION: Adopt motion recommending that the City Council approve Conditional Use Permit 06-007.

Motion: Stark Second: Warlin

CHANGES TO CONDITIONS: Conditions 4.6 and 5.20 were deleted.

VOTING RESULTS: Approved: 4 - 1 - 0

AYES: Marchand, Cunningham, Stark and Warlin
NOES: None
ABSTAIN: Hooks
ABSENT: None

Commissioner Hooks excused himself due to a conflict of interest.

NON-PUBLIC HEARING/ ITEMS AND ADMINISTRATIVE CALENDAR

None

CITY ATTORNEY'S REPORT

None

CITY PLANNER'S REPORT

Mr. Kopp provided an update on the extension of the Multiple Species Habitat Conservation Plan (MSHCP) to August 1, 2006 as well as other current projects. Mr. Malacoff provided updates as well.

COMMISSIONERS' COMMENTS

Commissioner Stark stated that he will be absent for the September 20 Planning Commission meeting and Commissioner Warlin, August 16.

Commissioner Warlin inquired about other projects in the pipeline. Mr. Kopp stated that a Project Status Report is available on-line on the Cathedral City website, providing status from the time the application is submitted to final or under construction. Mr. Kopp also stated that the report is updated approximately every 6 weeks.

Chair Marchand and Commissioner Warlin welcomed the new member of the Planning Commission, Commissioner Todd Hooks.

Chair Marchand wanted to clarify with the City Attorney's Office that if anyone has substantive communications with the applicant before a project is brought to the Planning Commission, that it is to be reported. Deputy City Attorney Mizrahi answered in the affirmative.

ADJOURNMENT

The meeting was adjourned at 8:11 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on July 19, 2006 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.