



PLANNING COMMISSION AGENDA

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

DATE: AUGUST 16, 2006

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

SONJA S. MARCHAND, CHAIR

**LEE STARK, VICE-CHAIR
BILL CUNNINGHAM, COMMISSIONER**

**TODD HOOKS, COMMISSIONER
JIM WARLIN, COMMISSIONER**

CALL TO ORDER

ROLL CALL

FLAG SALUTE

CONFIRMATION OF AGENDA

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.

CONSENT CALENDAR

None

PUBLIC HEARING CALENDAR

ITEM #1

CASE NO: CUP 06-009
Cathedral City Soccer Park

APPLICANT: City of Cathedral City

STAFF PLANNER: Bud Kopp, AICP
Interim City Planner

LOCATION: Northwest Corner of 30th Avenue
and Santoro Drive

ZONING: R1 (Single Family Residential)

REQUEST: To construct a soccer park with an accessory parking lot, restrooms,
concession stand and picnic shelter

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

VOTING RESULTS: Approved:

AYES:

NOES:

ABSTAIN:

ABSENT:

ITEM #2

CASE NO: CUP 06-010

APPLICANT: Wessman Holdings

STAFF PLANNER: Bud Kopp, AICP
Interim City Planner

LOCATION: 67-625 East Palm Canyon (former
Burger King location at the
southeast corner of East Palm
Canyon and Canyon Plaza Drive)

ZONING: PCC (Planned Community
Commercial)

REQUEST: To renew an expired CUP to allow the operation of a drive-through
restaurant (Yellow Basket Restaurant)

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

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

ITEM #3

CASE NO: Design Review No. 06-004

APPLICANT: Mohammed Fadel

STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Vista Chino between Horizon and
Date Palm Drive

ZONING: PCC (Planned Community
Commercial) District and Specific
Plan 87-21

REQUEST: The construction of a 8,256 square foot retail building on 0.72 acres.

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

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

ITEM #4

CASE NO: Conditional Use Permit No. 06-005

APPLICANT: Seva Okhrimoski

STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Avenida Valdez east of Avenida
Maravilla and north of Ramon
Road

ZONING: PCC (Planned Community
Commercial) District and Specific
Plan No. 91-49.

REQUEST: An application for the construction of a 4,331 square foot auto service facility on a parcel with an area of 0.42 acres in the PCC (Planned Community Commercial) District and Specific Plan No. 91-49.

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

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

ITEM #5

CASE NO: Zoning Ordinance Amendment 06-
01 (Chapter 9.62 Signs)

APPLICANT: City of Cathedral City

STAFF PLANNER: Dave Leonard/
Bud Kopp

LOCATION: Cathedral City Limits

ZONING: All Zones

REQUEST: Amendment of Zoning Ordinance per comments received during public workshop

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

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

NON-PUBLIC HEARING/ ITEMS AND ADMINISTRATIVE CALENDAR

Recommend approval to the City Council of the 2006 Merger of the existing Merged Project Area and Project Area No. 3.

CASE NO: N/A

APPLICANT: Cathedral City Redevelopment Agency

STAFF PLANNER: Keith Scott,
Redevelopment
Project Manager

REQUEST: Make a Finding that the proposed 2006 Merger (of the exiting Merged Project Area and Project Area No. 3) is in conformance with the General Plan of the City of Cathedral City and recommend to the Cathedral City Redevelopment Agency Board and the City Council of the City of Cathedral City that said Redevelopment Project Merger be approved.

RECOMMENDED MOTION: MOVE TO FIND that the proposed 2006 Merger (of the existing Merged Project Area and Project Area No. 3) is in conformance with the General Plan of the City of Cathedral City; AND RECOMMEND APPROVAL of the 2006 Merger by the City Council.

STAFF RECOMMENDS:

- Make a finding that the proposed 2006 Merger (of the Exiting Merged Project Area and Project Area No. 3) is in conformance with the General Plan of the City of Cathedral City.
- Recommend approval to the

City Council of the 2006
Merger of the existing
Merged Project Area and
Project Area No. 3.

CITY ATTORNEY'S REPORT

CITY PLANNER'S REPORT

COMMISSIONERS' COMMENTS

ADJOURNMENT

The meeting was adjourned at _____ p.m.

The next regularly scheduled meeting of the Planning Commission will be held on September 6, 2006 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]