



PLANNING COMMISSION AGENDA

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

DATE: NOVEMBER 15, 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: Conditional Use Permit 06-013

APPLICANT: Omnipoint Communications

STAFF PLANNER: Ken Davis,
Assistant Planner

LOCATION: 30-400 Landau Boulevard

ZONING: R1 (Single Family Residential)

REQUEST: To construct a wireless communications facility including a 55 foot monopalm.

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

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

ITEM #2

CASE NO: General Plan Amendment No. 06-005
Zone Change Case No. 06-004

APPLICANT: MHC Operating Partnership
7310 N. 16th Street, Suite 165
Phoenix, AZ 85020

STAFF PLANNER: David Leonard,
Contract Planner

Rich Malacoff,
AICP, Associate
Planner

LOCATION: The project site is located at the southeast corner of Date Palm Drive and Gerald Ford Drive on Assessor's Parcel Number 674-020-012.

ZONING: Planned Community Commercial (PCC)

REQUEST: A change in the General Plan from General Commercial (CG) to Resort Residential (RR), and a Change of Zone from Planned Community Commercial (PCC) District to Resort Residential (RR) District for 2.8 acres at the southeast corner of Date Palm Drive and Gerald Ford Drive to provide consistency with the land use (recreational vehicle park).

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

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

ITEM #3

CASE NO: Specific Plan Amendment No. 87-26A
General Plan Amendment No. 06-006
Zone Change Case No. 06-005

APPLICANT: City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

STAFF David Leonard,
PLANNER: Contract Planner

Rich Malacoff,
AICP, Associate
Planner

LOCATION: The project area is located along the west side of Date Palm Drive, between Ramon Road and Dinah Shore Drive and involves numerous Assessor's Parcel Numbers.

ZONING: Specific Plan 87-26 A
R-2 B (Multiple Family Residential)
District

REQUEST: A change in the General Plan from Medium Density Residential (RM) to General Commercial (CG), and a Change of Zone from R2-B (Multiple Family Residential with Density Bonus Overlay) District to PCC (Planned Community Commercial) District involving multiple parcels totaling 28.10 acres extending from Corral Road to a distance of approximately 280 feet south of Olancho Road.

An amendment to Specific Plan 87-26A involving 41 gross / 39 net acres, to remove all references to the R2-B (Multiple Family Residential with Bonus Density Overlay) District and replace them with the provisions of the PCC (Planned Community Commercial) District, involving multiple parcels located along the west side of Date Palm Drive from a point approximately 235 feet south of Ramon Road to Dinah Shore Drive.

RECOMMENDATION: Adopt motion approving

Motion: _____ Second: _____

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

NON-PUBLIC HEARING/ ITEMS AND ADMINISTRATIVE CALENDAR

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 December 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]