



## PLANNING COMMISSION AGENDA

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

**DATE: DECEMBER 20, 2006**

**TIME: 6:30 P.M.**

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### PLANNING COMMISSIONERS

**SONJA S. MARCHAND, CHAIR**

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

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

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### 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

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**PUBLIC HEARING CALENDAR**

**ITEM #1**

CASE NO: Specific Plan Amendment No. 06-003  
Tentative Tract Map No. 34422  
Conditional Use Permit No. 06-016

APPLICANT: Kathryn Ware and Mark Melzer  
19292 Sierra Inez Road  
Irvine, CA 92603

STAFF PLANNER: Rich Malacoff, AICP  
Associate Planner

LOCATION: Northeast corner of Corral Road at  
Rancho Vista Drive

ZONING: PCC (Planned Community  
Commercial)

REQUEST: Continue to January 17, 2007.

RECOMMENDATION: Adopt Resolution approving

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

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

**ITEM #2**

CASE NO: Change of Zone No. 06-002  
Municipal Reorganization,  
Project Area #1

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

STAFF PLANNER: Bud Kopp, AICP  
Senior Planner

LOCATION: Approximately 1,275 acres generally  
bound by Varner Road on the north,  
Interstate 10 on the south, existing  
City limits on the east, and Palm  
Drive on the west.

REQUEST: Rezoning (Change of Zone #06-002) and the annexation of approximately 1,275 acres of land from Riverside County to the City of Cathedral City.

RECOMMENDATION: Adopt Resolution approving

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

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

**ITEM #3**

CASE NO: General Plan Amendment No. 06-004  
Change of Zone No. 06-003  
Municipal Reorganization,  
Project Area #2

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

STAFF PLANNER: Bud Kopp, AICP  
Senior Planner

LOCATION: Approximately 88.5 acres as follows:  
Area A - Approximately 6 acres at the northeast corner of Palm Drive and Interstate 10;  
Area B - Approximately 42 acres at the southeast corner of Palm Drive and Varner Road;  
Area C - Approximately 38 acres at the southeast corner of DaVall Drive and Interstate 10;  
Area D - Approximately 2.5 acres at the northwest corner of East Palm Canyon Drive and Cree Road.

REQUEST: General Plan Amendment (#06-004), pre-zoning (Change of Zone #06-003), and the annexation of approximately 88.5 acres of land from Riverside County to the City of Cathedral City.

RECOMMENDATION: Adopt Resolution 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 January 17, 2007 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]**