

# CITY OF CATHEDRAL CITY

## PLANNING COMMISSION MINUTES

July 7, 2004

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### CALL TO ORDER

Chairman Touchet called the meeting to order at 6:30 p.m.

### FLAG SALUTE

Led by Commissioner Diekmann.

### ROLL CALL

Commission members in attendance: Chairman Touchet, Vice Chair Diekmann, Commissioners Marchand and Feist.

Commissioners absent: Commissioner Feist, excused.

### STAFF MEMBERS IN ATTENDANCE:

Deputy City Manager, Julie Baumer

Interim City Planner, Joseph Richards

Interim Senior Planner, Bud Kopp

Legal Counsel: Michael J. Shirey, Deputy City Attorney

### PUBLIC COMMENTS

None.

### CONFIRMATION OF THE AGENDA

Agenda confirmed.

### REORGANIZATION - ELECTION OF OFFICERS

Interim City Planner Richards opened nominations for Chairman of the Planning Commission. Chairman Touchet was re-nominated as Chairman, and the motion carried 4-0 with Commissioner Feist Absent. Interim City Planner Richards opened nominations for Vice Chairman of the Planning Commission. Vice Chairman Diekmann was re-nominated as Chairman, and the motion carried 4-0 with Commissioner Feist Absent.

**PUBLIC HEARING ITEMS**

1. **Planned Unit Development 03-01 and Tentative Tract Map 31774, Ramon Santoro Group, LLC:** A request to subdivide approximately 65.9 acres into a gated 286 single family lot subdivision, with related recreational amenities, located between Ramon Road and McCallum Way, generally 1,300 feet west of DaVall Road in the R-1 (Single-Family Residential) zone.

**INTERIM SENIOR PLANNER KOPP** gives a background on the project. Chairman Touchet opened the public hearing on the matter and project applicant John Wessman requested that the acreage of the project be changed from "approximately 2.9 acres" to "+/- 3 acres." Deputy City Attorney Shirey confirmed with staff that all of the noticing for the project, the CEQA review and staff report states that the project is "approximately 2.9 acres". Mr. Shirey then said that he is not comfortable with revising the project acreage at the Planning Commission meeting, and it was incumbent upon the applicant to have requested this revision prior to the project coming forward. The applicant then requested that the item be continued. Mr. Kopp asked that if the project acreage changes, does further environmental analysis have to be completed. Mr. Shirey said yes.

Motion to Continue to the September 15, 2004 Planning Commission meeting/Second, Diekman/Touchet; Carried 3-0. Commissioner Barnes recused himself because an immediate family member's employer currently has a business relationship with the applicant's company. Commissioner Feist was absent.

2. Sign Permit 03-62A, Auto Dealer's Association.

Interim City Planner Joe Richards presented the project without a staff report. Mr. Richards said that this item was just added by staff to the agenda this morning. Mr. Shirey questioned if adequate notice had been provided and Mr. Richards (and the Commission) said that this item was continued from a previous meeting. There was a question as to whether it was continued to a date certain or not and Mr. Shirey stated that he was uncomfortable with going forward with a project without the benefit of a staff report or Resolution that would include the requisite Findings and project Conditions of Approval. The Commission decided to move forward with the project. Mr. Shirey suggested that a recess be taken so that a Resolution could be prepared by staff and the Deputy City Attorney. Recess was taken

Planning Commission reconvened and Mr. Richards presented a Resolution that was based on this project's original approving Resolution (as the sign currently exists). Included in the Resolution was the following:

- The word "construct" was changed to "relocate" throughout the Resolution;
- The third recital was revised to state "Whereas, the applicant is requesting a permit to relocate a 35-foot pylon sign...**approximately 5-feet to the south of its existing location...**";
- Resolution date was changed to July 7, 2004;
- Finding (a) was revised to state "The **relocation of the sign** is compatible with the design and character of the development and the surrounding area. **A comprehensive landscaping plan will be implemented in conjunction with the relocation of the sign which will enhance the characteristic of development in the area.**";
- The following Condition of Approval was added by the Deputy City Attorney: "**Prior to issuance of any permit to relocate the sign the applicant shall enter into an Indemnification Agreement for the relocated sign subject to the approval of the Deputy City Manager and City Attorney.**"

Applicant Tim Jessup had concern over entering into an Indemnification Agreement but agreed to the Condition of Approval.

Motion to Approve/Second, Marchand/Diekmann; Approved 4-0 with Commissioner Feist Absent.

Regarding the last minute scheduling of Item No 2 above, Chairman Touchet expressed his concerns about adding last minute items to the Agenda without a complete staff report or Resolution.

#### CITY ATTORNEY'S REPORT

Nothing to report.

**CITY PLANNER'S REPORT**

Nothing to report.

**COMMISSIONERS' COMMENTS**

Nothing to report.

Motion is made to adjourn the meeting.