



City of Cathedral City
Planning Commission Minutes for September 15, 2004
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Commissioners present: Chair Gene Touchet; Vice Chair Doug Diekmann;
Commissioners Stan Barnes, Bill Feist, and Sonja Marchand.

Staff Present: Interim Senior Planner Budd Kopp and Deputy City Attorney Michael Shirey.

Public Hearings

Conditional Use Permit 04-006, Walgreen's Pharmacy submitted by Omni Date Palm 04.

Kopp presented the staff report stating that a pharmacy is a permitted use in the PCC Zone and that the reason this item is before the Commission is that a drive-through requires a Conditional Use Permit (CUP). Kopp distributed a revised resolution which included suggestion revisions by the City Attorney's office and added Conditions of Approval Nos. 23, 24 and 25.

Diekmann asked about the west elevation of the building and its impact to the adjacent residences and that there should be additional architectural treatment. Feist agreed that the west elevation should have enhanced architecture and that maybe the Commission should add this item as a Condition of Approval requiring that the item return to the Commission for review.

Robert Green, Vice President of Omni Date Palm, responded to Diekmann's concern regarding the westerly building elevation, stating that tiles and additional treatments can be added to this elevation to mitigate views from the existing residences located to the west.

John Peruzzi, Project Architect, asked that if the Commission formulated new conditions for additional architectural treatments along the westerly elevation if it was possible that the applicant could work with staff and not have to come back before the Commission.

Marvin Logan, Cathedral City resident at Los Ninos and 30th Avenue, had the following concerns: view preservation, lighting, hours of operation, security, location of the retention basin, delivery times, street sweeping for the parking lot, access, and use of the remainder parcel.

Green said that Walgreen's are generally low impact uses and that they want to be good neighbors and that they will keep the landscaping maintained. In addition, Green said that the pharmacy is not a 24 hour operation and that deliveries are within normal working hours. Lastly, Green said that Walgreen's uses trash compactors and not dumpsters, so the area where the trash is located is kept much cleaner.



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Jeff Morris of Omni Date Palm, John Petroni, Project Engineer, and Peruzzi discussed various issues concerning drainage, retention basins, and building height.

Chuck Brown and Alan Mansfield both residents of Cathedral City spoke in favor of the project.

Barnes expressed concern with noise and would like to see additional noise buffers included in the project for delivery and trash areas. Barnes also said that he would like to see single story buildings on the 18 acre remainder parcel when a project is submitted.

Feist said that he is concerned about lighting. Kopp said that Condition No. 13 addresses lighting issues and reiterated that the Commission is only reviewing the Walgreen's site, and that any issues associated with the 18 acre remainder parcel can be addressed when a project is submitted for that parcel.

Marchand stated that she had concerns that they were already six pharmacies within a 2 mile stretch of Date Palm Drive and that two local pharmacies have already failed. Marchand said that a pharmacy and market are needed in the Landau Corridor Chino area to serve Rio Vista, Desert Princess, and Panorama areas and that she has a concern with over-concentration.

Feist asked what other businesses the Commission recently placed operation/delivery time limits on. Touchet said that he believed that it was Target. Feist also said that he likes having some type of tile element placed on the westerly and southerly facing building elevations.

The entire Commission discussed adding a Condition for enhanced facade treatment along the westerly and southerly building elevations.

Shirey suggested the following language for added Condition No. 26:

Prior to issuance of building permits, the applicant shall submit plans to the City Planner which shall identify enhanced façade treatments to the westerly and southerly building elevations, which shall include, but not be limited to, tile, faux windows, etc. and which shall be approved by the City Planner or Design Review Committee.

The Commission also added the following language as Condition No. 27:

Parking lot sweeping shall only be permitted between the hours of 7:00am and 9:00pm., or as permitted by the Municipal Code



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It was moved by Feist and seconded by Deikmann to approve Conditional Use Permit 04-006 for Omni Date Palm 04 with the addition of Condition Nos. 26 and 27 as discussed above. The motion was approved 4-1 with Marchand voting no.

Tentative Tract Map No. 32309, submitted by Landau Development.

Commissioner Barnes abstained from considering this project and was excused from the remainder of the meeting.

Kopp presented the staff report for Richard Malacoff and distributed a revised resolution which included suggestion revisions by the City Attorney's office.

Commissioner Marchand stated that the fees identified in the staff report should be corrected and reflect \$3054 not \$354.

Touchet asked when the tentative map would expire. Shirey stated that the tentative map would expire in two years if not extended and that this issue is addressed as Condition No. 5.17.

Feist stated that this subdivision will cost the City \$120,000 in affordable housing costs based on three homes at the City's subsidy of \$40,000/home.

Robert Barkley, Landau Development, said that the second recital in the resolution should read as "west of Peggy Way." Barkley also said that he was confused with the Conditions pertaining to the street width. Kopp said that there was a mistake on the plans which showed a cross section of 52 feet and plan view of 50 feet. Kopp clarified that the project was conditioned to provide 54 feet of street (i.e., right of way) width to accommodate emergency vehicles (e.g., fire trucks).

Commissioner Marchand asked whether there will be a landscape and lighting District (LLD) or Homeowners Association ("HOA") for the project. Barkley responded that there will be both and that they are already in the process of forming the LLD.

Barkley questioned Condition 5.12 concerning the financial contribution to the traffic signal. Kopp said that the contribution will be based on the cost to install the signal with a pro-rated share contribution from this project based on these projects impacts to the intersection, which the applicant can work out with the City Engineer prior to City Council.

Shirey informed the Commission that the following should be struck from Condition 5.29: "*either*".

It was moved by Diekmann and seconded by Marchand to recommend that the City Council approve Tentative Tract Map No. 32309, Landau Development, with the above revisions. The motion was approved 4-0-1 with Barnes abstaining.



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Minutes respectfully submitted by,

Rich Malacoff, AICP
Associate Planner
City of Cathedral City
September 28, 2004