



Attendance

Commissioners Present: Chair Gene Touchet; Vice Chair Doug Diekmann; Commissioners Bill Feist and Sonja Marchand.

Commissioners Absent: Commissioner Stan Barnes

A Motion was made by Feist, seconded by Diekmann to excuse Commissioner Barnes from the meeting.

Staff Present: Interim City Planner Joe Richards, Associate Planner Rich Malacoff, and Deputy City Attorney Michael Shirey.

Approval of Minutes

A motion was made Feist, seconded by Diekmann to approve the November 17, 2004 Minutes. The motion was approved by a vote of 4-0-1 with Barnes not voting since was absent.

Public Hearing Items

Design Review No. 04-017, Angela Garcia

Malacoff presented the staff report, stating that after the required public right of way dedication of Date Palm Drive, the structure will be located within the right of way. He also said that since the project is an existing residential structure which is being converted to an office use, the structure will be permitted to encroach into the right of way and the applicant will be required to execute an encroachment agreement for the structures eventual removal. The requirement for an encroachment agreement is listed as Condition of Approval No. 4.31 of the approving resolution and that applicant has agreed to this condition.

Marchand suggested that the second sentence in Condition of Approval 4.18(g) on page 7 of 10 of the approving resolution should read as "*This type of equipment shall not be placed in a turf area and **shall** be screened from public view.*"

Feist asked who owns the property abutting Date Palm Drive south of the existing residential structure. Malacoff replied that the applicant owns this property. Then Feist asked whether a building could be placed on this parcel in the future. Malacoff responded that in accordance with Specific Plan 87-26, another building can be placed on this lot in the future as long as it is office and meets all the development standards. Feist said that



he has concerns over too much commercial being approved along Date Palm Drive and would like to see certain residential areas retained. Malacoff explained that in accordance with the Specific Plan, this parcel may only be used for residential or office, not commercial uses.

Diekmann asked whether this portion of Date Palm Drive is actually being widened. Marchand added that the future widening of Date Palm Drive crisscrosses or jumps from one side to the other.

Touchet asked if a copy of the Conditions of Approval would be attached to the project plans. Malacoff said that this condition was inadvertently dropped of the standard list of Conditions of Approval and would be restored.

Touchet opened the public comment portion of the public hearing.

Stanford Brody, the applicant's architect, said that he believes that the project will be a nice addition to the City; and that he will answer any questions that the Commission may have.

Touchet closed the public comment portion of the public hearing.

Diekmann requested that Malacoff re-visit Feist's comments regarding Date Palm Drive. Feist added that he is concerned that Date Palm Drive will become one long commercial corridor. Diekmann asked whether this project contradicts plans for the Date Palm Drive realignment. Marchand said that there is a Specific Plan which must be followed.

Malacoff said that there are actually a number of Specific Plans along the Date Palm Drive corridor and that staff is following them and that these Specific Plans correspond with the future Date Palm Drive realignment project.

A Motion was made by Feist, seconded by Deikmann, carried by a 4-0-1 vote, with Barnes being absent, to approve a Categorical Exemption pursuant to CEQA Code of Regulation 15301(e), Class 1 for Design Review No. 04-017 and approving Design Review 04-017 subject to the correction to Condition No. 4.18g which shall read as: "*This type of equipment shall not be placed in a turf area and **shall** be screened from public view*"

Conditional Use Permit 04-016, AFL Network Services for Cingular Communications

Malacoff presented the staff report, stating that the proposed height of the monopalm is 63 feet, not 65 feet and that this revision will be reflected in writing in the signed resolution. Malacoff also informed the Commission that the applicant has agreed to



install additional wrought iron fencing and screening trees on the south and east sides of the site.

Touchet opened the public comment portion of the public hearing. No one from the public commented on the project.

Touchet closed the public comment portion of the public hearing.

Feist asked why staff was giving the applicant a choice between installing a wrought iron fence or a decorative block wall. Malacoff explained that a wall already exists on-site to screen the existing tow yard, and that there were advantages and disadvantages for having the applicant install a second block wall. Therefore, staff left the decision up to the applicant.

A Motion was made by Marchand, seconded by Diekmann, carried by a 4-0-1 vote, with Barnes absent, to approve a Categorical Exemption pursuant to CEQA Code of Regulation 15303, Class 3 for Conditional Use Permit 04-016 and approving Conditional Use Permit 04-016 and revising the approving resolution to state 63 feet instead of 65 feet as the height of the monopalm.

City Planner Report

Richards informed the Commission that the Auto Center landscaping that is being installed in conjunction with the Auto Center pylon sign project is still in work and that staff has not yet signed off on the landscaping.

Malacoff informed the Commission that the K-Mart project will be coming before the Commission at the December 15, 2004 meeting. Marchand said that her family trust owns property within 500 feet of the K-Mart project. Shirey said that he will contact Marchand before the next Commission meeting concerning her property ownership matter.

Malacoff reported to the Commission that staff is currently working on the Sign Program for the Tri-millennium project and that no date had been given for when the project would be finished.

Richards informed the Commission that, pursuant to the Commission's request at the last Commission meeting, staff has put the developer and Mr. Landers, the adjacent property owner, in touch with each other regarding the grading and perimeter wall for Tentative Parcel Map No. 32807, Leo Turrigiano's project. Commissioner Feist again requested that staff monitor this project and wall issue.



Commissioner Comments

Marchand said that Channel 6 News reported that the City Attorney's office was successful in obtaining a temporary restraining order against Marie's Mobile Home Park regarding repairing the broken gas line and thanked the City Attorney's office.

Touchet said that he has concerns with people backing into Date Palm Drive in the future.

Diekmann said that the palm trees are dying at the AM/PM-Arco station and that he hopes that staff looks closely at aesthetic designs for projects along Date Palm Drive, because the structure that is currently being constructed near his residence, in his opinion, does not have attractive tile. Feist said that the color pallets approved for Date Palm Drive do include a number of different colors, including the one that is currently being installed on this structure.

Minutes respectfully submitted by,

Rich Malacoff, AICP
Associate Planner
City of Cathedral City
December 1, 2004