



PLANNING COMMISSION AGENDA

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

DATE: DECEMBER 15, 2004

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

GENE TOUCHET, CHAIR

DOUG DIEKMANN, VICE-CHAIR
BILL FEIST, COMMISSIONER

STAN BARNES, COMMISSIONER
SONJA S. MARCHAND, COMMISSIONER

CALL TO ORDER

FLAG SALUTE

ROLL CALL

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.

CONFIRMATION OF THE AGENDA

APPROVAL OF MINUTES

A. December 1, 2004

PUBLIC HEARING ITEMS

A. **1. Tentative Tract Map No. 32557** – A proposal to subdivide 3.43 gross acres into 11 single family residential lots, two private streets, landscaping, retention easement(s) and a well site.

2. Tentative Tract Map No. 32558 – A proposal to subdivide 15.64 gross acres into 41 single family residential lots, two private streets, landscaping, retention easement(s), and two well sites.

Applicant: Palm Springs Classic - Lennar Communities

Location: East and South of the Whitewater Wash to the City Limits and North of the Dream Homes Area (San Mateo Drive).

Zoning: R-1 (Single Family Residential) District

Environmental Action: Mitigated Negative Declaration (Environmental Assessment No. 04-012)

Planner: Bud Kopp

B. 1. Conditional Use Permit 04-013, A proposal for the conversion of the existing K-Mart structure to a two-story, self storage facility with approximately 176,314 gross square feet, 25 covered RV parking spaces (23,120 square feet) and new construction of a 1-story, 33,000 square foot retail building on an 8.02 acre site in a Planned Community Commercial (PCC) zone.

2. Conditional Use Permit 04-020, A proposal for a drive-through facility associated with a proposed 3,200 square foot commercial pad site located in a Planned Community Commercial (PCC) zone.

Applicant: Atelier V Architecture

Location: Northeast corner of Date Palm Drive and Gerald Ford Drive.

Zoning: PCC (Planned Community Commercial) District

Environmental Action: Mitigated Negative Declaration (Environmental Assessment No. 04-012)

Planner: Bud Kopp

LEGISLATIVE ITEMS

None

CITY ATTORNEY'S REPORT

None

CITY PLANNER'S REPORT

Report on City Council actions and ongoing projects.

COMMISSIONER'S COMMENTS**ADJOURNMENT**

To the next regularly scheduled meeting of the Planning Commission will be held on January 5, 2005 at 6:30 p.m., at the City Hall Council Chambers, 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]