



---

## **AGENDA**

### **PLANNING COMMISSION MEETING**

City Hall Council Chambers  
68700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

**Meeting:** Planning Commission  
**Date:** June 6, 2001  
**Time:** 6:30 p.m.

---

#### **CALL TO ORDER**

#### **FLAG SALUTE**

#### **ROLL CALL**

- Introduction of new Planning Commissioner Doug Diekmann

#### **ELECTION OF OFFICERS**

- Vice-Chair

#### **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.

#### **APPROVAL OF THE MINUTES**

1. Approval of the Planning Commission Minutes for November 1, 2000.

#### **CONSENT AGENDA**

All matters listed on the Consent Agenda are considered to be routine in nature and will be enacted by one roll call vote. There will be no separate discussion of these items, unless members of the Planning Commission, and/or a member(s) of the public request that a specific item(s) be removed from the Consent Agenda for separate discussion and/or action.

**PUBLIC HEARING ITEMS**

2. **Conditional Use Permit 00-280, Ai Buangsuwon**  
A request to construct a new fast food drive-through restaurant, approximately 1,665 square feet, and parking lot, located at the southwest corner of Desert Vista and Ramon roads, (68785 Ramon Road) in the PCC (Planned Community Commercial) and R-2B (Multi-family Residential with Bonus Density Overlay) zones.
3. **General Plan Amendment 01-74 and Change of Zone 01-99, Royal Mirage Partners**  
A request to amend the General Plan land use designation from L/SP (Low density residential – 2-4.5 dwelling units/acre – Specific Plan required) to RR (Resort Residential) and change of zone from R1 – 7.2 – S (Single-family Residential – 7,200 sq.ft. lots – Specific Plan required) to RR (Resort Residential) for approximately 32 acres east of the Whitewater River, between 30<sup>th</sup> Avenue and McCallum Way.
4. **Conditional Use Permit 01-284, Sprint PCS**  
A request to construct and operate one 65-foot mono-palm and unmanned telecommunication cell site, to be located at the northeast corner of Landau Boulevard and Madrid Road, in the R-1 (Single-family Residential) zone.
5. **Conditional Use Permit 01-288, Ronald Retz**  
A request to operate a lounge and restaurant, approximately 3,600 square feet, located at 68-599 East Palm Canyon Drive, in the MXC (Mixed Use Commercial) zone.

**NON-PUBLIC HEARING ITEMS**

6. **Design Review 01-360, Terry Butts**  
A request to construct a retail building, approximately 700 square feet, and operate an outdoor nursery including plants, fountains and statues, on a parcel approximately 12, 632 square feet, located at 36079 Campbell Street in the PCC (Planned Community Commercial) zone.
7. **Preliminary Plan Amendments, Redevelopment Agency**  
A request to amend the Preliminary Plans for Project Areas Nos. 1 and 2 of the Redevelopment Plan.

**CITY ATTORNEY'S REPORT****CITY PLANNER'S REPORT**

- City Council Actions
- General Plan Update

**COMMISSIONERS' COMMENTS****ADJOURNMENT**

To the next regular meeting of the Planning Commission, to be held on June 20, 2001 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 GLORIA CASEY, PLANNING COMMISSION CLERK AT (760) 770-0374. 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]**