



## PLANNING COMMISSION AGENDA

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

DATE: AUGUST 21, 2002

TIME: 6:30 P.M.

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### 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

### 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

#### **1. TENTATIVE TRACT MAP 30372, ROYAL MIRAGE PARTNER, LP**

A request to approve Tentative Tract Map 30372 for the subdivision of approximately 31.8 acres into 20 lots for condominium purposes, 1 RV parking lot, 1 maintenance lot, 2 infiltration lots, 1 well lot, 1 recreation lot and 5 single-family residential lots, of a property located south of 30<sup>th</sup> Avenue, north of McCallum Way, east of Whitewater Channel (golf course) and west of Amy Drive and Keith Avenue, in the RR-S zone.

#### **2. CONDITIONAL USE PERMIT 02-302, MERCY HOUSING CALIFORNIA**

A request to construct a 76-unit elderly housing project and senior center on 2.5 acres, bounded by Cathedral Canyon Drive, Glen Avenue (West Buddy Rogers) and "A" and "B" Streets, in the Downtown Residential Neighborhood classification of the Downtown Design Guidelines.

**3. SPECIFIC PLAN AMENDMENT 90-42A, ALPHA III, INC.**

A request to recommend that the City Council repeal Ordinance No. 283, thereby rescinding in its entirety Specific Plan 90-42 which established the street extension plans and other related matters for Landau Boulevard and its connection with 33<sup>rd</sup> Avenue south of Ramon Road, just east and adjacent to the Whitewater River Channel.

**LEGISLATIVE ITEMS****4. DESIGN REVIEW 02-373, JOHN TRUEBLOOD, ARCHITECT**

A request to approve Design Review 02-373 for construction of a 1,708 square foot dental office building to be located on the northeast corner of Ramon Road and Victor Drive at 69-450 Ramon Road in the PCC-S zone.

**5. DESIGN REVIEW 01-365, ALPHA III, INC.**

A request to approve Design Review 01-365 for a 185-unit 2-story apartment complex to be located on approximately 21 acres located at the westerly terminus of 33<sup>rd</sup> Avenue just east and adjacent to the Whitewater Channel in the R2-B zone.

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

- City Council Actions

**COMMISSIONER'S COMMENTS****ADJOURNMENT**

To the next meeting of the Planning Commission on September 4, 2002 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]