



**REVISED 2/20/08**

## **PLANNING COMMISSION AGENDA**

---

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

**DATE: FEBRUARY 20, 2008**

**TIME: 6:00 P.M.**

---

### **PLANNING COMMISSIONERS**

**JIM WARLIN, CHAIR**

**LEE STARK, VICE-CHAIR  
BILL CUNNINGHAM, COMMISSIONER**

**TODD HOOKS, COMMISSIONER  
SONJA MARCHAND, COMMISSIONER**

---

### **CALL TO ORDER**

### **ROLL CALL**

### **FLAG SALUTE**

### **CONFIRMATION OF AGENDA**

### **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.

**PUBLIC HEARING CALENDAR**

**ITEM # 1**

**CASE No:** Conditional Use Permit No. 07-009

**STAFF** Rich Malacoff,  
**PLANNER:** Senior Planner  
David Jump,  
Associate Planner

**APPLICANT:** Ann Madison

**LOCATION:** Located on the west side of Eagle Canyon Drive approximately 110 feet north of 35<sup>th</sup> Avenue at 34-925 Eagle Canyon Drive

**ZONING:** PCC (Planned Community Commercial) and Specific Plan 90-43

**REQUEST:** Approval to construct a vehicle storage lot consisting of a paved parking surface, new landscape elements, and a perimeter block wall.

**MOTION:** Adopt motion approving

Motion:        Second:

**VOTING RESULTS:** APPROVED:  
NOES:  
ABSTAIN:  
ABSENT:

**ITEM # 2**

**CASE No:** General Plan Amendment No. 07-008

**STAFF** Leisa Lukes,  
**PLANNER:** City Planner  
David Leonard,  
Contract Planner

**APPLICANT:** City of Cathedral City

**LOCATION:** Bound to the south by Interstate 10, to the east by Rio del Sol Road, to the north by the northerly lines of Sections 35 and 36, and to the west by the westerly lines of Sections 2, 11, and 35

**ZONING:** Various

**REQUEST:** Conduct a public hearing and support General Plan Amendment No. 07-008 to change the Cathedral City Sphere of Influence boundary to include approximately 4,100 acres currently within unincorporated Riverside County and to establish General Plan land use designations that are consistent with

current Riverside County Integrated Plan designations.

**MOTION:** Adopt motion approving

Motion:        Second:

**VOTING RESULTS:** APPROVED:  
NOES:  
ABSTAIN:  
ABSENT:

### **NON-PUBLIC HEARING ITEMS AND ADMINISTRATIVE CALENDAR**

#### **ITEM # 1**

**CASE No:** De-annexation of 40 acres

**STAFF** Leisa Lukes,  
**PLANNER:** City Planner

**APPLICANT:** City of Cathedral City

**LOCATION:** Northeast corner of Da Vall Drive and  
Ramon Road

**ZONING:** NBP (Neighborhood Business  
Park)

**REQUEST:** Accept Staff Report on the Memorandum of Understanding between the cities of Cathedral City and Rancho Mirage proposing to revise the cities' Spheres of Influence and municipal boundaries, and support the associated de-annexation of approximately 40 acres within the City of Cathedral City at the northeast corner of Da Vall Drive and Ramon Road.

**MOTION:** Adopt motion approving

Motion:        Second:

**VOTING RESULTS:** APPROVED:  
NOES:  
ABSTAIN:  
ABSENT:

#### **ITEM # 2**

**CASE No:** **Annexation of 38 acres**

**STAFF** Leisa Lukes,  
**PLANNER:** City Planner

**APPLICANT:** City of Cathedral City

**LOCATION:** East of Da Vall Drive between 30<sup>th</sup>  
Avenue and the terminus of Da Vall  
Drive at Interstate 10

**ZONING:** OS (Open Space)

**REQUEST:** Accept Staff Report providing an update on the application to the Local Agency Formation Commission (LAFCO) and support a change to the Cathedral City Sphere of Influence boundary and to annex into Cathedral City approximately 38 acres east of Da Vall Drive between 30<sup>th</sup> Avenue and the terminus of Da Vall Drive at Interstate 10 that are currently within unincorporated Riverside County (Municipal Reorganization Project Area #2 - General Plan Amendment No. 06-004 and Change of Zone No. 06-003).

**MOTION:** Adopt motion approving

Motion:        Second:

**VOTING RESULTS:** APPROVED:  
                          NOES:  
                          ABSTAIN:  
                          ABSENT:

### **DISCUSSION ITEMS**

North City Specific Plan (NCSP) Preferred Land Use Alternatives and Project Timeline  
(Leisa Lukes, City Planner and Keith Scott, Project Planner)

### **CITY ATTORNEY'S REPORT**

### **CITY PLANNER'S REPORT**

### **COMMISSIONERS' COMMENTS**

### **ADJOURNMENT**

The meeting was adjourned at \_\_\_\_\_ p.m.

The next regularly scheduled meeting of the Planning Commission will be held on March 5, 2008, at 6:00 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 Disabilities 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]