



# PLANNING COMMISSION ACTION MINUTES

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

**DATE: FEBRUARY 20, 2008**

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

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## PLANNING COMMISSIONERS

**JIM WARLIN, CHAIR**

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

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

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## COMMISSIONERS PRESENT/ABSENT

Chair Jim Warlin – Present  
Vice-Chair Lee Stark – Present  
Bill Cunningham – Present  
Todd Hooks – Absent  
Sonja Marchand – Present

**STAFF PRESENT:** Leisa Lukes, City Planner; Rich Malacoff, Senior Planner; Keith Scott, Redevelopment Planning Liaison; David Leonard, Contract Planner; Jennifer Mizrahi, Deputy City Attorney.

## PUBLIC HEARING CALENDAR

### ITEM # 1

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

**STAFF PLANNER:** Rich Malacoff,  
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: Stark Second: Cunningham

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Warlin, Stark, Cunningham, and Marchand  
NOES: None  
ABSTAIN: None  
ABSENT: Hooks

**ITEM # 2**

**CASE NO:** General Plan Amendment No. 07-008  
Change in Cathedral City Sphere of Influence Boundary  
**APPLICANT:** City of Cathedral City

**STAFF PLANNER:** David Leonard,  
Contract Planner

**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 with the addition of condition 3.20 – The applicant shall process an Administrative Variance for a 7-foot wall along Eagle Canyon Drive frontage only.

Motion: Cunningham Second: Marchand

**VOTING RESULTS:** APPROVED: 4-0  
AYES: Warlin, Stark, Cunningham, and Marchand  
NOES: None  
ABSTAIN: None  
ABSENT: Hooks



**MOTION:** Adopt Resolution approving

Motion: Marchand      Second: Cunningham

**VOTING** APPROVED: 4-0  
**RESULTS:** AYES:            Warlin, Stark, Cunningham, and Marchand  
                 NOES:                None  
                 ABSTAIN:            None  
                 ABSENT:              Hooks

### **DISCUSSION ITEMS**

Keith Scott, Project Planner, provided an overview of the North City Specific Plan (NCSP) Preferred Land Use Alternative and Project Timeline.

### **ADJOURNMENT**

The meeting was adjourned at 7:33p.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.

The Planning Commission will also hold a Study Session on March 5, 2008, at 5:00 p.m. at the City Hall Study Session Room located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.