



PLANNING COMMISSION AGENDA

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

DATE: MARCH 19, 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: Design Review No. 07-006
Cathedral Family Housing

STAFF David Jump,
PLANNER: Associate Planner

APPLICANT: Southern California Housing of the Inland Empire

LOCATION: Between Corregidor Drive and Vaquero Road approximately 315 feet north of Victoria Drive.

ZONING: R2 (Multi-family Residential)

REQUEST: Approval to construct a 60-unit, multi-family apartment complex, including a leasing office, community center, recreation areas, and associated property improvements on a 4.55 acre site.

RECOMMENDED MOTION: Adopt motion approving.

VOTING RESULTS: APPROVED:
NOES:
ABSTAIN:
ABSENT:

ITEM # 2

CASE NO: General Plan Amendment No. 08-001
Change of Zone No. 08-003

STAFF David Leonard,
PLANNER: Contract Planner

APPLICANT: Cathedral City Redevelopment Agency

LOCATION: Portions of five developed parcels on San Diego Avenue, north of Mia Place and west of the Whitewater Wash in the Dream Homes neighborhood.

ZONING: R1 (Single Family Residential)

REQUEST: To recommend approval of an Amendment to the Cathedral City General Plan Land Use Map from RL (Low Density Residential) to RM (Medium Density Residential), a Change of Zone from R1 to R2 and an Exemption from CEQA for portions of five developed parcels on San Diego Avenue, north of Mia Place and west of the whitewater wash in the Dream Homes Neighborhood.

RECOMMENDED MOTION: Adopt a Resolution recommending approval.

VOTING RESULTS: APPROVED:
NOES:
ABSTAIN:
ABSENT:

ITEM # 3

CASE NO: Design Review No. 07-002
Arroyo Auto Repair

STAFF Rich Malacoff,
PLANNER: Senior Planner

APPLICANT: Henry Arroyo

LOCATION: 67230-67270 Ramon Road

ZONING: PCC (Planned Community Commercial)
District

REQUEST: Approval of the construction of commercial buildings totaling 5,660 square feet located on two lots totaling 13,936 square feet.

RECOMMENDED MOTION: Recommend a continuance to the April 2, 2008 agenda.

VOTING RESULTS: APPROVED:
NOES:
ABSTAIN:
ABSENT:

ITEM # 4

CASE NO: Rio Vista Luxury Apartments
General Plan Amendment No. 07-007
Change of Zone No. 07-002
Design Review No. 07-005
Tentative Tract Map No. 35759

STAFF Rich Malacoff,
PLANNER: Senior Planner

APPLICANT: Landon Enterprises

LOCATION: Southwest corner of Landau Boulevard
and Quijo Road

ZONING: PCC (Planned Community Commercial)
District

REQUEST: To recommend that the City Council approve the following: 1) General Plan Amendment No. 07-007; 2) Change of Zone No. 07-007; 3) Design Review No. 07-005 for construction of 49 multiple-family apartment units in both two and three-story buildings on 6.73 acres; 4) Tentative Tract Map No. 35759 to merge seven lots into one lot for residential purposes; and 5) an Exemption from the California Environmental Quality Act (CEQA) for the Rio Vista Luxury Apartment Project located on the southwest corner of Landau Boulevard and Quijo Road.

RECOMMENDED MOTION: Adopt a Resolution recommending approval.

VOTING RESULTS: APPROVED:
NOES:
ABSTAIN:
ABSENT:

CITY ATTORNEY'S REPORT

Discussion of Public Hearing Process (Jennifer Mizrahi, Deputy City Attorney)

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 19, 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]