



PLANNING COMMISSION ACTION MINUTES

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

DATE: JUNE 3, 2009

PLANNING COMMISSIONERS

JIM WARLIN, CHAIR

LEE STARK, VICE-CHAIR
BILL CUNNINGHAM, COMMISSIONER

JOHN HOLT, COMMISSIONER
TODD HOOKS, COMMISSIONER

CALL TO ORDER

Meeting was called to order at 6:00 p.m.

COMMISSIONERS PRESENT/ABSENT

Chair Jim Warlin – Present
Vice-Chair Lee Stark – Present
Commissioner Cunningham – Present
Commissioner Holt – Present
Commissioner Hooks – Present

STAFF PRESENT Leisa Lukes, City Planner; Rich Malacoff, Senior Planner; Keith Scott, Redevelopment-Planning Liaison; Heidi von Tongeln, Deputy City Attorney.

PUBLIC HEARING CALENDAR

ITEM #1

CASE NO: General Plan Amendment No. 09-001
Change of Zone No. 09-001

STAFF Rich Malacoff, AICP,
PLANNER: Senior Planner

APPLICANT: E. R. Beall
Rose Dibello, Baddour & Associates

LOCATION: 68-303 Ramon Road between
Whispering Palms Trail and Sky Blue
Water Trail

ZONING: R-1 (Single Family Residential)
District

REQUEST: Recommendation to the City Council to approve that the General Plan and Zoning Maps be changed from the General Plan designation of RL (Low Density Residential) to CG (General Commercial) and the Zoning designation from R-1 (Single Family Residential) District to PCC (Planned Community Commercial) District to be consistent with the General Plan and Zoning designations of the adjacent property to the north on Assessor's Parcel Number 680-212-002.

MOTION: Adopt Resolution recommending approval to the City Council

Motion: Stark Second: Cunningham

VOTING RESULTS: APPROVED: 5 - 0

AYES: Cunningham, Holt, Hooks, Stark and Warlin

NOES: None

ABSTAIN: None

ABSENT: None

ITEM #2

CASE NO: General Plan Amendment No. 08-005
Change of Zone No. 08-004
Specific Plan No. 07-001
North City Specific Plan

STAFF Leisa Lukes,
PLANNER: City Planner

APPLICANT: City of Cathedral City

LOCATION: Property within City limits north of Interstate 10 between Palm Drive and the eastern City limits.

ZONING: Various

REQUEST: Recommend that the City Council approve the following:

1. Amendments to the General Plan, incorporating changes to facilitate adoption of the North City Specific Plan
2. A Change of Zone to amend the City's Zoning map to reflect changes required to adopt the North City Specific Plan
3. The North City Specific Plan
4. Certification of the associated Environmental Impact Report, which includes a Statement of Overriding Considerations

MOTION: Adopt Resolution recommending approval to the City Council with the following modifications:

1. Include the height locational criteria for clustering of buildings as per Option 3.
2. Include in its entirety the recommended changes to Environmental Mitigation Measure CR-2 per the Agua Caliente Historic Resources Department.
3. Include revisions to title and headers of Table 13-1 and associated text per HDR Environmental Consultants.

Motion: Stark Second: Hooks

VOTING RESULTS: APPROVED: 4 - 1
AYES: Cunningham, Hooks, Stark and Warlin
NOES: Holt
ABSTAIN: None
ABSENT: None

ADJOURNMENT

The meeting was adjourned at 9:20 p.m. to the next regularly-scheduled Planning Commission meeting to be held on June 17, 2009, at 6:00 p.m. in the City Hall Council Chamber, 68-700 Avenida Lalo Guerrero.

ATTENDANCE SUMMARY (FY 08/09)

	<u>Meetings Attended</u>	<u>Excused Absences</u>	<u>Unexcused Absences</u>
Chair Jim Warlin	15	0	0
Vice-Chair Lee Stark	14	1	0
Bill Cunningham	15	0	0
John Holt	14	1	0
Todd Hooks	13	2	0