



PLANNING COMMISSION ACTION MINUTES

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

DATE: OCTOBER 17, 2012

CALLED TO ORDER: 6:00 P.M.

CALL TO ORDER

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

COMMISSIONERS PRESENT/ABSENT

Chair Stark	Present
Vice-Chair Warlin	Present
Commissioner Holt	Present
Commissioner Hooks	Excused – Late Arrival
Commissioner Linhart	Excused
Student Commissioner Martinez	Present

STAFF PRESENT

Andy Hall, Community Development Director
Leisa Lukes, Planning Director
Pat Milos, Public Works Director
Tara Taguchi, Legal Counsel

APPROVAL OF OCTOBER 3, 2012 MINUTES

The minutes were approved with no changes.

A. NEW NON-PUBLIC HEARING ITEMS

ITEM #1

CASE No: Sign Permit No. 12-048

STAFF: Andy Hall, Community
Development Director

APPLICANT: Miguel Ruiz

LOCATION: 32-275 Date Palm Drive

ZONING: PCC (planned Community Commercial) District

REQUEST: Approval of Electronic Changeable Copy Sign

RECOMMENDATION: Approval

MOTION: COMMISSIONER WARLIN, SECONDED BY COMMISSIONER HOLT

Approval of the request for a changeable copy sign based on the findings

included in the staff report and contingent upon the following conditions:

1. The video display shall not be changed more than once in any 30 second period.
2. The electronic copy sign shall not display videos with motion or moving pictures.
3. The video display shall not display any image that could be mistaken for a traffic regulatory sign.
4. If the conditions of approval are violated, the approval is considered null and void and the applicant must reapply or remove the changeable copy sign.

VOTING RESULTS: APPROVED 3-0

Commissioner Hooks entered the meeting at approximately 6:20 p.m.

B. CONTINUED ITEMS

ITEM #2 – Continued from October 17, 2012

CASE No: Conditional Use Permit No. 12-003 **STAFF:** Pat Milos,
PW Director

APPLICANT: Crown Castle

LOCATION: LAD 8506: NW Corner of Avenida Maravilla and Tachevah Drive

ZONING: R3 (Multiple Family Residential) District

REQUEST: To install a DAS Network Antenna Structure (replacement streetlight)

RECOMMENDATION: Approval

MOTION: COMMISSIONER WARLIN, SECONDED BY COMMISSIONER HOOKS

Approval of the request for a Conditional Use Permit and CEQA exemption based on the findings included in the staff report and contingent upon satisfaction of and adherence with the following conditions:

1. Approval of the Condition Use Permit shall be valid for ten (10) years from the date of approval and shall be renewable consistent with the Right-of-Way Agreement prepared by the City Attorney.
2. Prior to issuance of a building permit the Applicant shall sign the approved Conditions of Approval which shall certify that the Applicant agrees to implement all Conditions of Approval.
3. All construction shall be consistent with the exhibits provided by the Applicant.
4. Development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code.
5. The Applicant shall submit payment of all applicable City of Cathedral City fees, charges and other costs as prescribed by City ordinance.
6. All ground equipment, such as mechanical and electrical equipment, breaker boxes and utility conduits shall be appropriately screened from public access and public view.
7. All materials, heights, colors, and other features of the antennas shall be consistent with the information and graphics contained in Exhibit A. All concrete surfaces shall be properly finished.
8. All construction trailers, equipment, trash bins, portable toilets, building materials and other similar

items shall be kept out of the vehicular and pedestrian path of travel (streets and sidewalks). Construction activities shall be limited to the hours identified in the Cathedral City Municipal Code Section 11.96.090.

9. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at the expense of the Applicant.
10. Prior to the installation of any antenna, the final agreement between Crown Castle and Cathedral City must be reviewed by the City Council and executed.
11. All physical structures located in the public right of way shall be properly maintained to include:
 - a. Annual inspection by staff and the applicant
 - b. Repair and general maintenance
 - c. Replacement of the facility if fading, cracking or other disrepair occurs
 - d. All repair and replacement shall occur within thirty (30) days or less
 - e. All of the conditions of approval and other typical maintenance and language shall be included in the right of way agreement prepared by the legal counsel of the city

VOTING RESULTS: APPROVED 4-0

ITEM #3 – Continued from October 17, 2012

CASE NOS: Conditional Use Permit
No. 12-004

STAFF: Pat Milos,
Public Works
Manager

APPLICANT: Crown Castle

LOCATION: LAD 8505: SE Corner of San Eljay and El Canto Road

ZONING: R1 (Single Family Residential) District

REQUEST: To install a DAS Network Antenna Structure (replacement streetlight)

RECOMMENDATION: Approval

MOTION: COMMISSIONER WARLIN, SECONDED BY COMMISSIONER HOLT

Approval of the request for a Conditional Use Permit and CEQA exemption based on the findings included in the staff report and contingent upon satisfaction of and adherence with the following conditions:

1. Approval of the Condition Use Permit shall be valid for ten (10) years from the date of approval and shall be renewable consistent with the Right-of-Way Agreement prepared by the City Attorney.
2. Prior to issuance of a building permit the Applicant shall sign the approved Conditions of Approval which shall certify that the Applicant agrees to implement all Conditions of Approval.
3. All construction shall be consistent with the exhibits provided by the Applicant.
4. Development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code.
5. The Applicant shall submit payment of all applicable City of Cathedral City fees, charges and other costs as prescribed by City ordinance.
6. All ground equipment, such as mechanical and electrical equipment, breaker boxes and utility conduits shall be appropriately screened from public access and public view.
7. All materials, heights, colors, and other features of the antennas shall be consistent with the information and graphics contained in Exhibit A. All concrete surfaces shall be properly finished.

8. All construction trailers, equipment, trash bins, portable toilets, building materials and other similar items shall be kept out of the vehicular and pedestrian path of travel (streets and sidewalks). Construction activities shall be limited to the hours identified in the Cathedral City Municipal Code Section 11.96.090.
9. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at the expense of the Applicant.
10. Prior to the installation of any antenna, the final agreement between Crown Castle and Cathedral City must be reviewed by the City Council and executed.
11. All physical structures located in the public right of way shall be properly maintained to include:
 - a. Annual inspection by staff and the applicant
 - b. Repair and general maintenance
 - c. Replacement of the facility if fading, cracking or other disrepair occurs
 - d. All repair and replacement shall occur within thirty (30) days or less
 - e. All of the conditions of approval and other typical maintenance and language shall be included in the right of way agreement prepared by the legal counsel of the city

VOTING RESULTS: APPROVED 4-0

ITEM #4 – Continued from October 17, 2012

CASE NOS: Conditional Use Permit
No. 12-005

STAFF: Pat Milos,
Public Works
Manager

APPLICANT: Crown Castle

LOCATION: LAD 8504: SW Corner of Shifting Sands and 33rd Avenue

ZONING: R1 (Single Family Residential) District

REQUEST: To install a DAS Network Antenna Structure (new streetlight)

RECOMMENDATION: Approval

MOTION: COMMISSIONER WARLIN, SECONDED BY COMMISSIONER HOOKS

Approval of the request for a Conditional Use Permit and CEQA exemption based on the findings included in the staff report and contingent upon satisfaction of and adherence with the following conditions:

1. Approval of the Condition Use Permit shall be valid for ten (10) years from the date of approval and shall be renewable consistent with the Right-of-Way Agreement prepared by the City Attorney.
2. Prior to issuance of a building permit the Applicant shall sign the approved Conditions of Approval which shall certify that the Applicant agrees to implement all Conditions of Approval.
3. All construction shall be consistent with the exhibits provided by the Applicant.
4. Development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code.
5. The Applicant shall submit payment of all applicable City of Cathedral City fees, charges and other costs as prescribed by City ordinance.
6. All ground equipment, such as mechanical and electrical equipment, breaker boxes and utility conduits shall be appropriately screened from public access and public view.
7. All materials, heights, colors, and other features of the antennas shall be consistent with the

- information and graphics contained in Exhibit A. All concrete surfaces shall be properly finished.
8. All construction trailers, equipment, trash bins, portable toilets, building materials and other similar items shall be kept out of the vehicular and pedestrian path of travel (streets and sidewalks). Construction activities shall be limited to the hours identified in the Cathedral City Municipal Code Section 11.96.090.
 9. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at the expense of the Applicant.
 10. Prior to the installation of any antenna, the final agreement between Crown Castle and Cathedral City must be reviewed by the City Council and executed.
 11. All physical structures located in the public right of way shall be properly maintained to include:
 - a. Annual inspection by staff and the applicant
 - b. Repair and general maintenance
 - c. Replacement of the facility if fading, cracking or other disrepair occurs
 - d. All repair and replacement shall occur within thirty (30) days or less
 - e. All of the conditions of approval and other typical maintenance and language shall be included in the right of way agreement prepared by the legal counsel of the city

VOTING RESULTS: APPROVED 4-0

ITEM #5 – Continued from October 17, 2012

CASE NOS: Conditional Use Permit
No. 12-006

STAFF: Pat Milos,
Public Works
Manager

APPLICANT: Crown Castle

LOCATION: LAD 8502: South side of EPC West of Bankside

ZONING: PCC (Planned Community Commercial) District

REQUEST: To install a DAS Network Antenna Structure (replacement streetlight)

RECOMMENDATION: Approval

MOTION: COMMISSIONER WARLIN, SECONDED BY COMMISSIONER HOLT

Approval of the request for a Conditional Use Permit and CEQA exemption based on the findings included in the staff report and contingent upon satisfaction of and adherence with the following conditions:

1. Approval of the Condition Use Permit shall be valid for ten (10) years from the date of approval and shall be renewable consistent with the Right-of-Way Agreement prepared by the City Attorney.
2. Prior to issuance of a building permit the Applicant shall sign the approved Conditions of Approval which shall certify that the Applicant agrees to implement all Conditions of Approval.
3. All construction shall be consistent with the exhibits provided by the Applicant.
4. Development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code.
5. The Applicant shall submit payment of all applicable City of Cathedral City fees, charges and other costs as prescribed by City ordinance.
6. All ground equipment, such as mechanical and electrical equipment, breaker boxes and utility conduits shall be appropriately screened from public access and public view.

7. All materials, heights, colors, and other features of the antennas shall be consistent with the information and graphics contained in Exhibit A. All concrete surfaces shall be properly finished.
8. All construction trailers, equipment, trash bins, portable toilets, building materials and other similar items shall be kept out of the vehicular and pedestrian path of travel (streets and sidewalks). Construction activities shall be limited to the hours identified in the Cathedral City Municipal Code Section 11.96.090.
9. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at the expense of the Applicant.
10. Prior to the installation of any antenna, the final agreement between Crown Castle and Cathedral City must be reviewed by the City Council and executed.
11. All physical structures located in the public right of way shall be properly maintained to include:
 - a. Annual inspection by staff and the applicant
 - b. Repair and general maintenance
 - c. Replacement of the facility if fading, cracking or other disrepair occurs
 - d. All repair and replacement shall occur within thirty (30) days or less
 - e. All of the conditions of approval and other typical maintenance and language shall be included in the right of way agreement prepared by the legal counsel of the city

VOTING RESULTS: APPROVED 4-0

ITEM #6 – Continued from October 17, 2012

CASE NOS: Conditional Use Permit
No. 12-007

STAFF: Pat Milos,
Public Works
Manager

APPLICANT: Crown Castle

LOCATION: LAD 8501: NW Corner of Grandview and Bel Air

ZONING: R1-12-LH (single Family Residential Limited Height and Overlay)
District

REQUEST: To install a DAS Network Antenna Structure (new faux element –
TBD)

RECOMMENDATION: Approval

MOTION: COMMISSIONER WARLIN, SECONDED BY COMMISSIONER HOOKS

Approval of the request for a Conditional Use Permit and CEQA exemption based on the findings included in the staff report and contingent upon satisfaction of and adherence with the following conditions:

1. Approval of the Condition Use Permit shall be valid for ten (10) years from the date of approval and shall be renewable consistent with the Right-of-Way Agreement prepared by the City Attorney.
2. Prior to issuance of a building permit the Applicant shall sign the approved Conditions of Approval which shall certify that the Applicant agrees to implement all Conditions of Approval.
3. All construction shall be consistent with the exhibits provided by the Applicant.
4. Development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code.
5. The Applicant shall submit payment of all applicable City of Cathedral City fees, charges and other

- costs as prescribed by City ordinance.
6. All ground equipment, such as mechanical and electrical equipment, breaker boxes and utility conduits shall be appropriately screened from public access and public view.
 7. All materials, heights, colors, and other features of the antennas shall be consistent with the information and graphics contained in Exhibit A. All concrete surfaces shall be properly finished.
 8. All construction trailers, equipment, trash bins, portable toilets, building materials and other similar items shall be kept out of the vehicular and pedestrian path of travel (streets and sidewalks). Construction activities shall be limited to the hours identified in the Cathedral City Municipal Code Section 11.96.090.
 9. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at the expense of the Applicant.
 10. Prior to the installation of any antenna, the final agreement between Crown Castle and Cathedral City must be reviewed by the City Council and executed.
 11. All physical structures located in the public right of way shall be properly maintained to include:
 - a. Annual inspection by staff and the applicant
 - b. Repair and general maintenance
 - c. Replacement of the facility if fading, cracking or other disrepair occurs
 - d. All repair and replacement shall occur within thirty (30) days or less
 - e. All of the conditions of approval and other typical maintenance and language shall be included in the right of way agreement prepared by the legal counsel of the city
 12. The facility shall be designed in the likeness of a saguaro cactus, consistent with the images provided by the applicant with the final color and materials to be approved by the Architectural Review Committee prior to November 1, 2012.

VOTING RESULTS: APPROVED 4-0

ADJOURNMENT

The meeting was adjourned at approximately 8:20 p.m.