



# PLANNING COMMISSION AGENDA

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

DATE: OCTOBER 15, 2014

TIME: 6:00 P.M.

## PLANNING COMMISSIONERS

TODD HOOKS, CHAIR

JOHN RIVERA, VICE-CHAIR  
J. WILLIAM BAKER, COMMISSIONER  
JOHN HOLT, COMMISSIONER

SHELLEY KAPLAN, COMMISSIONER  
RANDY PURNEL, COMMISSIONER

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- A. CALL TO ORDER
- B. ROLL CALL
- C. FLAG SALUTE
- D. CONFIRMATION OF AGENDA
- E. APPROVAL OF MINUTES – OCTOBER 1, 2014
- F. PUBLIC COMMENTS

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. Please limit your remarks to three minutes.

## G. PUBLIC HEARING ITEMS

### Item #1

**CASE No:** Conditional Use Permit  
No. 14-007

**STAFF:** Robert Rodriguez,  
Development Services  
Manager

**APPLICANT:** In-Shape Health Clubs  
Sandra Stephenson

**LOCATION:** 35935 Date Palm Drive (Assessor's Parcel No. 687-060-073)

**REQUEST:** Development of a full-service fitness facility in an existing vacant commercial building in the PCC (Planned Community Commercial) District.

**RECOMMENDATION:** Approval

**Item #2**

**CASE NO:** Conditional Use Permit  
No. 14-006

**STAFF:** Robert Rodriguez,  
Development Services  
Manager

**APPLICANT:** Un Ejercito Para Cristo Church  
Javier Munoz

**LOCATION:** 28401 Date Palm Drive (Assessor's Parcel No. 675-164-043)

**REQUEST:** Request to locate a church in a vacant tenant space within an existing building in the NBP (Neighborhood Business Park) District.

**RECOMMENDATION:** That Planning Commission consider the request by Applicant.

**Item #3**

**CASE NO:** General Plan Amendment No.  
14-002  
Zoning Amendment No. 14-002  
Specific Plan Amendment No.  
97-55A

**STAFF:** Leisa Lukes, Economic  
Development

**APPLICANT:** City of Cathedral City

**LOCATION:** Citywide

**REQUEST:** The proposed amendments would revise the General Plan, Zoning Ordinance and Specific Plan 97-55 to create a new *Medium High Density Residential (RMH)* land use category with a density range of 11-20 units/acre, and revise the allowable density in the *High Density Residential (RH)* land use category from 11-20 units/acre to 20-24 units/acre. Properties that are currently designated *RH* would be redesignated *RMH* and no change to development standards would occur for those properties. Revisions to the Zoning Ordinance are proposed to maintain consistency with the General Plan. Assessor Parcel Nos. 677-050-017 and 677-050-018 in the Rio Vista Village Specific Plan would retain their *RH* designation, allowing a density of 20-24 units/acre. The proposal also includes an amendment to Section 9.56.060 of the Municipal Code to revise the development standards for emergency shelters in conformance with state law.

**RECOMMENDATION:** Approval

#### H. CITY ATTORNEY REPORT

- Discussion on Dispensary Conditional Use Permit
- Discussion on Sexually Oriented Business Permit

#### I. CITY PLANNER REPORT

#### J. ADJOURNMENT

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

The next regularly-scheduled meeting of the Planning Commission is scheduled for **November 5, 2014, at 6:00 p.m.** Both meetings will be held in the City Council Chamber, 68-700 Avenida Lalo Guerrero.

#### 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 Community Development Department at (760) 770-0340. 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]