



## PLANNING COMMISSION ACTION MINUTES

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

DATE: JANUARY 7, 2015

CALLED TO ORDER: 6:04 P.M.

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### COMMISSIONERS PRESENT/ABSENT

Chair Hooks	Absent - Excused
Vice-Chair Rivera	Present
Commissioner Baker	Present
Commissioner Holt	Present
Commissioner Purnel	Absent - Excused
Commissioner Rodriguez	Present

### STAFF PRESENT

Pat Milos, Community Development Director  
Robert Rodriguez, Development Services Manager  
John Corrella, City Engineer  
Jennifer Mizrahi, Deputy City Attorney

### APPROVAL OF MINUTES

Motion to approve Planning Commission Minutes as prepared for December 17, 2014:  
Commissioner Rodriguez; Seconded by Commissioner Baker

### PUBLIC HEARING ITEMS

#### Item #1

**CASE No:** Planned Unit Development  
14-001  
Tentative Tract Map 36747  
Variance 14-006

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

**APPLICANT:** GHA Enterprise  
Mario Gonzalez

**LOCATION:** 67500 Jones Road (Assessor's Parcel Numbers 681-310-010 & 011)

**REQUEST:** Consideration of an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration is recommended by staff and will be considered during this hearing.

Consideration of a Planned Unit Development that includes provisions for 47 single family residential units with common areas including active recreational amenities, and a Tentative Tract Map for the purposes of dividing approximately 7.5 acres into private lots and lots to be held in common by a proposed homeowners association.

**RECOMMENDATION:** Approval

**MOTION:** To approve an Initial Study, with corrected CVWD reference (should be DWA), prepared in accordance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration is recommended by staff and will be considered during this hearing.

To approve a Planned Unit Development that includes provisions for 47 single family residential units with common areas including active recreational amenities, and a Tentative Tract Map for the purposes of dividing approximately 7.5 acres into private lots and lots to be held in common by a proposed homeowners association, adding the following Conditions of Approval :

**3.6K** All palm trees shall have a brown trunk height of between a minimum of 10 – 20 feet, varied to the satisfaction of City staff.

**4.17** The Applicant shall install a wedge curb, designed to the satisfaction of the City Engineer, which will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations.

**VOTING RESULTS:** Motion by Commissioner Baker, seconded by Commissioner Rodriguez

APPROVED: 4-0

AYES: Baker, Holt, Rivera, Rodriguez

NOES:

ABSENT: Hooks, Purnel

The meeting was adjourned at approximately 7:44 p.m.