



**DRAFT
PLANNING COMMISSION ACTION MINUTES**

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

DATE: MAY 17, 2017

CALLED TO ORDER: 6:01 P.M.

COMMISSIONERS PRESENT/ABSENT

Chair Rivera	Present
Vice-Chair Rodriguez	Present
Commissioner Barnes	Present
Commissioner Espericueta	Present
Commissioner Hagedorn	Present
Commissioner Holt	Absent - Excused
Commissioner Jaquess	Present

STAFF PRESENT

Robert Rodriguez, Planning Manager
Salvador Quintanilla, Associate Planner
John Corella, City Engineer
Erica Vega, Deputy City Attorney

APPROVAL OF MINUTES

- **May 3, 2017 Minutes:** Motion to approve by Commissioner Rodriguez, seconded by Commissioner Espericueta; Commissioner Barnes abstained, approved 5-0.

NON-PUBLIC HEARING ITEMS

Item 3.A.

CASE No: Tentative Tract Map No. 36591- One-Year Time Extension **STAFF:** Robert Rodriguez
Planning Manager

APPLICANT: Tri-Millennium Desert Bloom, LLC
Bijan Shahmoradi

LOCATION: West Landau Boulevard and south of 30th Avenue

REQUEST: A one-year time extension for Tentative Tract Map (TTM) No. 36591 for

the subdivision of approximately 13.5 acres into 96 single family residential lots in the Resort Residential (RR) Zoning District.

RECOMMENDATION: Approval

MOTION: Approve Tentative Tract Map No. 36591- One-Year Time Extension subject to the attached Conditions of Approval and based on the findings contained in the staff report

VOTING RESULTS: Motion to approve by Commissioner Barnes, seconded by Commissioner Hagedorn.

APPROVED: 6-0

AYES: Barnes, Espericueta, Hagedorn, Jaquess, Rivera, Rodriguez

NOES:

ABSENT: Holt

PUBLIC HEARING ITEMS

Item 4.A.

CASE NO: Conditional Use Permit No. 17-007

STAFF: Robert Rodriguez
Planning Manager

APPLICANT: Tumanjan Homes Corp.
Michael Tumanjan

LOCATION: North side of Buddy Rodgers Avenue, between Pickfair Street and Monty Hall Drive (APN: 687-472-005)

REQUEST: Consider a Conditional Use Permit Application to develop a paved surface parking lot on a vacant lot adjacent to the Mary Pickford Theatre in the MXC (Mixed Use Commercial) Zoning District.

RECOMMENDATION: Approval

MOTION: Approve an exemption to the California Environmental Quality Act (CEQA) pursuant to Section No. 15332, Class 32 (In-Fill Development Projects).

Approve Conditional Use Permit No. 17-007 subject to the attached Conditions of Approval and based on the findings contained in the staff report with the following amendments to the Conditions of Approval:

- Add Condition No. 3.13 to read: The applicant shall keep the two triangle planters located on the northwest side of

the property and remove the remaining triangle planters from the property.

- Add Condition No. 4.16(2) to read: 6" P.C.C. with reinforcement to be approved by the City Engineer.
- Amend Condition No. 4.32(B) to read: Install conduits for ~~two~~ one street lights along Pickfair Street at a locations subject to approval by the City Engineer.

VOTING RESULTS: Motion to approve by Commissioner Rodriguez, seconded by Commissioner Barnes.

APPROVED: 6-0

AYES: Barnes, Espericueta, Hagedorn, Jaquess, Rivera, Rodriguez

NOES:

ABSENT: Holt

COMMISSIONER'S COMMENTS

Chair Rivera commented that it was a nice change to the agenda.

CITY ATTORNEY REPORT

CITY PLANNER REPORT

The meeting was adjourned at approximately 6:39 p.m.