



PLANNING COMMISSION ACTION MINUTES

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

DATE: MAY 4, 2016

CALLED TO ORDER: 6:00 P.M.

COMMISSIONERS PRESENT/ABSENT

Chair Rivera	Present
Vice-Chair Rodriguez	Present
Commissioner Espericueta	Present
Commissioner Hagedorn	Present
Commissioner Holt	Present
Commissioner Jaquess	Present
Commissioner Snowden	Present

STAFF PRESENT

Robert Rodriguez, Development Services Manager
Salvador Quintanilla, Associate Planner
John Corella, City Engineer
Nicholas Hermsen, Deputy City Attorney

APPROVAL OF MINUTES

- **April 6, 2016 Minutes:** Motion to approve Commissioner Rodriguez; Seconded by Commissioner Hagedorn; approved with Commissioners Holt, Rivera, and Jaquess abstaining.

PUBLIC HEARING ITEMS

Item #1

CASE No: Planned Unit Development No. 13-002 **STAFF:** Dave Leonard,
Tentative Parcel Map 36619 Contract Planner
Conditional Use Permit Nos. 13-010, 13-
011, 13-012, 13-013 and 16-003

APPLICANT: Mirage Bob Hope Varner, LLC/Brent Ogden

LOCATION: Southeast Corner of Bob Hope Dr. and Varner Rd.
Assessor's Parcel No. 670-250-019

REQUEST: The development of a commercial retail center consisting of a gas station, hotel, fast-food and drive-thru establishments and pad sites for future development.

RECOMMENDATION: Approval

MOTION: Approve the environmental determination that no additional CEQA (California Environmental Quality Act) review is required pursuant to Section 15162, Subsequent EIRs and Negative Declarations, of the State CEQA Guidelines, in that a Final EIR was adopted by the Cathedral City City Council by Resolution 2014-03 for the North City Extended Specific Plan (No. 12-001) and no substantial changes have been found to exist that would require additional CEQA review for the project.

Approve Planned Unit Development No. 13-002, Conditional Use Permit Nos. 13-010, 13-011, 13-012, 13-013 and 16-003, and Tentative Parcel Map No. 36619 subject to the attached Conditions of Approval and based on the findings contained in this report.

VOTING RESULTS: Motion to approve by Commissioner Rodriguez, seconded by Commissioner Hagedorn, with changes to the following Engineering Conditions of Approval:

1. Condition of Approval 4.29: The applicant shall offer for dedication on the Final Parcel Map a 10-foot wide public utility easement contiguous with, and along ~~both sides of all private streets~~ west side of private street "Lot A."
2. Condition of Approval 4.35A1E: Construct a ~~42~~ 6-foot wide concrete meandering sidewalk...
3. Condition of Approval 4.352H: Construct a ~~42~~ 6-foot wide concrete sidewalk...
4. Condition of Approval 4.354A: ADA compliant crosswalks and signal modification equipment for complete City ~~and County of Riverside~~ approved pedestrian movement from the southeast corner of Bob Hope Drive and Varner Road's ~~42~~ 6-foot sidewalk's to:
 - ~~e. The southwest corner of Bob Hope Drive and Varner Road, including all required ADA ramps, traffic signal modification equipment for pedestrian crossings, concrete/curb/sidewalk modifications and all related appurtenances complete and in place; and~~
 - a. The northeast corner of Bob Hope Drive and Varner Road, including all required ADA ramps, traffic signal modification equipment for pedestrian crossings concrete/curbs/sidewalk modifications and all related appurtenances complete and in place.

APPROVED: 7-0

AYES: Espericueta, Hagedorn, Holt, Jaquess, Rivera, Rodriguez, Snowden

NOES:

ABSENT:

COMMISSIONER'S COMMENTS

- Discussion on blowsand at Vista Chino and Date Palm Drive

John Corella, City Engineer, gave a presentation regarding blowsand issues at Vista Chino and Date Palm.

The meeting was adjourned at approximately 7:42 p.m.