



PLANNING COMMISSION ACTION MINUTES

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

DATE: OCTOBER 17, 2007

TIME: 6:00 P.M.

PLANNING COMMISSIONERS

JIM WARLIN, CHAIR

LEE STARK, VICE-CHAIR

TODD HOOKS, COMMISSIONER

BILL CUNNINGHAM, COMMISSIONER

SONJA MARCHAND, COMMISSIONER

COMMISSIONERS PRESENT/ABSENT

Chair Jim Warlin – Present
Vice-Chair Lee Stark – Absent
Bill Cunningham – Absent
Todd Hooks – Present
Sonja Marchand – Present

Motion by Commissioner Hooks, 2nd by Commissioner Marchand to excuse Vice-Chair Stark and Commissioner Cunningham.

STAFF PRESENT: Leisa Lukes, City Planner; Rich Malacoff, Senior Planner; Dave Jump, Associate Planner; Jennifer Mizrahi, Deputy City Attorney; Bill Bayne, City Engineer.

CONSENT CALENDAR

ITEM # 1

CASE No: Tentative Tract Map No. 33668
Extension

STAFF PLANNER: Rich Malacoff, AICP
Senior Planner /
Ken Davis, Assistant
Planner

APPLICANT: Shadow Valley Heights, LLC

LOCATION: South of East Palm Canyon Drive
and West of West Cathedral
Canyon Channel

ZONING:

R2 (Multifamily Residential)

REQUEST: Approval of a one-year extension of TTM 33668

MOTION: Adopt motion to continue to November 7, 2007, Consent Calendar.

Motion: Marchand Second: Hooks

VOTING RESULTS: APPROVED: 3-0
NOES: None
ABSTAIN: None
ABSENT: 2

PUBLIC HEARING CALENDAR

ITEM # 1

CASE No: Tentative Parcel Map 35234

STAFF PLANNER: Rich Malacoff, AICP
Senior Planner /
Ken Davis
Assistant Planner

APPLICANT: Rick Sobierajski
Toyota of the Desert

LOCATION: 68105 Kyle Road

ZONING: PCC (Planned Community
Commercial)

REQUEST: Approval of TPM 35234 to subdivide one lot into 2 lots.

MOTION: Adopt motion approving

Motion: Marchand Second: Hooks

VOTING RESULTS: APPROVED: 3-0
NOES: None
ABSTAIN: None
ABSENT: 2

ITEM # 2

CASE No: Tentative Parcel Map 35503

STAFF Rich Malacoff, AICP
PLANNER: Senior Planner /
Ken Davis
Assistant Planner

APPLICANT: Martin Wass

LOCATION: 38310 Charlesworth Way

ZONING: R1-12-LH (Single Family
Residential - 12,000 Square Feet
Minimum Lot Size - Limited Height
District)

REQUEST: Approval of TPM 35503 to subdivide one lot into 3 lots.

MOTION: Adopt motion approving

Motion: Marchand Second: Hooks

VOTING APPROVED: 3-0
RESULTS: NOES: None
ABSTAIN: None
ABSENT: 2

ITEM # 3

CASE No: Conditional Use Permit No. 07-007

STAFF Dave Jump,
PLANNER: Associate Planner

APPLICANT: Christopher McFadden

LOCATION: North of Ramon Road between
Date Palm Drive and San Eljay
Avenue. (Approximately 835 feet
east of Date Palm Drive)

ZONING: Planned Community Commercial
(PCC)

REQUEST: Approval of the construction of a 2,220 square-foot used car showroom on two lots totaling 35,548 square feet and a second pad site of approximately 2,715 square feet.

MOTION: Adopt motion approving with the following changes to Conditions of Approval:

Conditional Use Permit No. 07-007

Modify Condition 5.19 to read:

Concrete sidewalks, 6 feet in width, shall be provided along Ramon Road including any required handicapped ramps and landings. A 5-foot **wide** sidewalk shall be constructed on Aliso Road.

Delete Condition 6.9

~~The applicant shall revise the proposed landscaping for the retention basin/future pad area eliminating the proposed wildflower planting and shall install a permanent type landscape palette using a minimum of three trees, various shrubs and grasses, and a decomposed granite base within this area. The area shall be irrigated using a drip irrigation system and shall have a drainage element such as a dry well or French drain to eliminate the potential for standing water and weed infestation.~~

Modify Condition 6.11

~~Any No auto repair that shall takes place on-site. shall be performed in an enclosed building approved for auto repair activity.~~

Motion: Hooks Second: Marchand

VOTING APPROVED: 3-0
RESULTS: NOES: None
ABSTAIN: None
ABSENT: 2

NON-PUBLIC HEARING ITEMS AND ADMINISTRATIVE CALENDAR

City Mission Statement Update Follow-up - Allen Howe, City Public Information Officer, provided a status of the Update process and thanked the Commissioners for their input.

INFORMATION ITEM

North City Specific Plan (NCSP) Update - Leisa Lukes, City Planner, noted that the NCSP website had been updated to include information from Public Workshop #1. Ms. Lukes also noted that Public Workshop #2 is scheduled for December 17, 2007 at 6:30 p.m. in the City Hall Study Session Room.

CITY ATTORNEY'S REPORT

CITY PLANNER'S REPORT

COMMISSIONERS' COMMENTS

The Commissioners requested Staff to provide an update on the Sonic Burger restaurant. They also requested staff to evaluate the retention basin adjacent to the Ramon Road AM/PM retailer.

ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on November 7, 2007, at 6:00 p.m. at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.