



JOINT PLANNING COMMISSION AND STREETS AND TRANSPORTATION COMMISSION WORKSHOP MINUTES

CITY HALL – STUDY SESSION ROOM
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234

DATE: DECEMBER 20, 2007

TIME: 6:00 P.M.

PLANNING
COMMISSIONERS
JIM WARLIN, CHAIR
LEE STARK, VICE-CHAIR
TODD HOOKS, COMMISSIONER
BILL CUNNINGHAM, COMMISSIONER
SONJA MARCHAND, COMMISSIONER

STREETS AND TRANSPORTATION
COMMISSIONERS
JAMES NAVARRO, CHAIR
HAROLD BLUMBERG, VICE-CHAIR
ROSALINA NAVA, COMMISSIONER
WILLIAM BAKER, COMMISSIONER
ART GREGOIRE, COMMISSIONER

PLANNING COMMISSIONERS PRESENT/ABSENT

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

STREETS AND TRANSPORTATION COMMISSIONERS PRESENT/ABSENT

Chair James Navarro – Present
Vice-Chair Harold Blumberg – Present
Rosalina Nava – Absent
William Baker – Present
Art Gregoire – Present

Motion by Chair Navarro, 2nd by Commissioner Baker to excuse Commissioner Nava.

STAFF PRESENT: Leisa Lukes, City Planner; Rich Malacoff, Senior Planner; Keith Scott, Redevelopment Planning Liaison; Bob Mohler, Transportation Manager; Jennifer Mizrahi, Deputy City Attorney.

WORKSHOP DISCUSSION ITEM **NORTH CITY SPECIFIC PLAN UPDATE**
(Summary comments attached)

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on January 2, 2008, at 6:00 p.m. in the City Hall Council Chambers, located at 68-700 Avenida Lalo Guerrero, Cathedral City,

The next regularly scheduled meeting of the Streets and Transportation Commission will be held on January 17, 2008, at 6:30 p.m. in the Study Session Room, located at 68-700 Avenida Lalo Guerrero, Cathedral City,



NORTH CITY SPECIFIC PLAN

Joint Planning Commission/Streets and Transportation Commission

December 20, 2007

6:00 – 7:30 pm

Comments Received

The following is a list of comments provided by attendees:

General Consensus on Alternatives

- Alternative 1 preferred due to elements:
 - Mixed uses along Palm Drive
 - Landau Blvd. overcrossing the freeway
 - Destination Resort concept
- Refine alignment of Valley Center Blvd.
- Reroute Edom Hill truck traffic around Destination Resort/Hotel use

General Discussion

- Use creative and practical approaches to wind protection design
 - Higher density buffers residential
 - Blow sand diversion
- Fiscal health greater with mixed use, commercial and Destination Resort uses
- Emphasize walking and bicycle facilities with abundant shade for hot weather
- Velodrome campus suggested
- Increase City's parking standards, including shaded parking
- Wind minor factor for retail uses; impacts residential uses
- Rename "Town Center", avoiding confusion with Downtown
- Plan water usage carefully
- Consider LEED (Leadership in Environmental Design) approaches
- Create a walkable environment with shade and misting
- Make North City a "destination project"
- Windmills/wind farm on Edom Hill
- Allow hotels/motels in mixed use areas
- Maximize fiscal opportunities with Destination Resort, commercial and mixed uses
- Clarify habitat designation parcels and eliminate inconsistencies between MSHCP and THCP
- Southeastern portion of planning area relatively sheltered
- Continue to consider projects adjacent to planning area