



# PLANNING COMMISSION ACTION MINUTES

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

**DATE: MARCH 7, 2007**

**TIME: 6:30 P.M.**

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## PLANNING COMMISSIONERS

**SONJA S. MARCHAND, CHAIR**

**LEE STARK, VICE-CHAIR  
BILL CUNNINGHAM, COMMISSIONER**

**TODD HOOKS, COMMISSIONER  
JIM WARLIN, COMMISSIONER**

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## COMMISSIONERS PRESENT/ABSENT:

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

**STAFF PRESENT:** Leisa Lukes, City Planner; Rich Malacoff, Associate Planner; and Jennifer Mizrahi, Deputy City Attorney.

## PUBLIC HEARING CALENDAR

### ITEM #1

CASE NO: Conditional Use Permit No. 06-014

APPLICANT: Glory to God Ministries  
68625 Perez Road  
Cathedral City, CA 92234

STAFF PLANNER: Rich Malacoff, AICP

LOCATION: 67399 East Palm Canyon Drive

ZONING: Planned Community Commercial  
(PCC)

REQUEST: To locate a "place of worship" in an existing building and to construct a 12,312 square foot multi-purpose building.

CHANGES TO Delete Condition Number 3.11  
CONDITIONS:

~~This project is subject to the City's Art in Public Places Ordinance pursuant to Chapter 11.45 of the Cathedral City Municipal Code.~~

Modify Condition Number 3.15

All drain terminations shall be decorative and approved by the City Planner prior to the issuance of a building permit.

Modify Condition Number 4.1

All buildings shall have a Knox Box lock at the main entrance to the facility.

Delete Condition 3.17

~~The applicant shall annex into any future or existing Community Facilities District prior to the issuance of any building permit.~~

Modify Condition 4.2

New access roads shall be a minimum of 20 feet in width, shall not exceed 5% grade and shall be designated as Fire Lanes.

MOTION: Adopt motion approving

Motion: Cunningham Second: Warlin

VOTING RESULTS: Approved: 5 - 0  
AYES: Marchand, Stark, Cunningham, Hooks and Warlin  
NOES: None  
ABSTAIN: None  
ABSENT: None

## **ITEM #2**

Commissioner Warlin excused himself due to a potential conflict of interest and left the Council Chamber.

CASE NO: Design Review No. 06-011

APPLICANT: Wessman Holdings, LLC  
300 South Palm Canyon Road  
Palm Springs, CA 92262

STAFF PLANNER: Rich Malacoff, AICP

LOCATION: The northeast corner of Cree Road

and East Palm Canyon Drive in the Canyon Plaza North Shopping Center (Target).

ZONING: Planned Community Commercial (PCC)  
Specific Plan 88-30

REQUEST: The construction of a 28,770 square foot retail building.

CHANGES TO CONDITIONS: Modify Condition 2.1

<b>DESCRIPTION</b>	<b>CURRENT FEE/CALCULATION FORMULA</b>
<i>Police, Fire, Facilities &amp; Signalization</i>	<i>\$150.00 per 1,000 square foot increment</i>
<i>Development Impact Fee</i>	<i>\$9,151</i>
<i>Master Underground Plan</i>	<i>\$. 15 per square foot of area under roof structure</i>
<i>Transportation Uniform Mitigation Fee</i>	<i>\$3,177.56 per 1000 square feet</i>
<i>Transit Development Fee</i>	<i>\$5.00 per linear foot of frontage on major or arterial streets</i>
<i>Art in Public Places Fee</i>	<i>Provide Art or pay in-lieu fee equal to 1% of 90% of the total project valuation.</i>

Delete Condition 3.3g

~~Projects shall minimize the use of turf for all facilities, and front yards shall have no more than 50% turf.~~

Modify Condition 3.13

Enhanced surfaces ~~decorative pavers~~ shall be installed at all new vehicular entrances on Jones Road. The type of ~~paver~~ enhanced surface shall be approved by the City Planner prior to the issuance of a building permit.

Modify Condition 3.23

Request that Target Store require its delivery truck drivers to use Cree Road and Jones Road for delivery.

Delete Condition 5.11 and replace with the following:

Owner shall provide previous Riverside County Flood Control District approved hydrology reports and designs for Line No. 41. Finished floor of new pads shall be minimum one-foot above the 100-year flood plain elevation as established by this report. Any change in pad elevation within one-foot can

MOTION: Adopt motion approving

Motion: Stark      Second: Hooks

VOTING RESULTS: Approved: 4 - 0  
AYES: Marchand, Stark, Cunningham and Hooks  
NOES: None  
ABSTAIN: Warlin  
ABSENT: None

**ADJOURNMENT**

The meeting was adjourned at 7:50 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on March 21, 2007 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.