

Legislation Details (With Text)

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File created: 4/10/2017 **In control:** Planning Commission
On agenda: 4/19/2017 **Final action:**
Title: CASE NO. Conditional Use Permit No. 16-039

APPLICANT: CCBC Resort, Eric Altman

LOCATION: 68300 Gay Resort Drive (APN: 687-094-001)

REQUEST: Consider a Conditional Use Permit to construct an approximately 2,560 square-foot restaurant with a 568 square-foot outdoor patio dining area within an existing resort hotel located in the DRN (Downtown Residential Neighborhood) Zoning District located at 68300 Gay Resort Drive (CCBC Resort).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment No. 1 - Conditions of Approval, 2. Attachment No. 2 - Site Plan, 3. Attachment No. 3 - Colored Elevations, 4. Attachment No. 4 - Floor Plan, 5. Attachment No. 5 - PC Hearing Notice, 6. Attachment No. 6 - ALUC Review Letter

Date	Ver.	Action By	Action	Result
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Planning Commission

MEETING DATE: 4/19/2017

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STAFF PLANNER:

Robert Rodriguez, Planning Manager

RECOMMENDATION:

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. 16-039 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

FINDINGS:

APPROVAL OF AN EXEMPTION TO CEQA based on the finding that the project qualifies as Categorically Exempt under Section No. 15332, Class 32 (In-Fill Development Projects) of the State CEQA Guidelines.

APPROVAL OF CONDITIONAL USE PERMIT NO. 16-039, subject to the attached conditions of approval and based on the following findings:

1. The restaurant, which will be located at 68300 Gay Resort Drive (CCBC Resort) and in the DRN Zoning District, is authorized as conditional use per the City of Cathedral City Zoning Ordinance, Chapter 9.25;
2. The restaurant is desirable for the development of the community in that it provides a needed service for local residents and businesses, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to uses specifically permitted in the DRN Zoning District;
3. The site is adequate in size and shape to accommodate the restaurant and has been reviewed, and specific conditions added, to ensure that the restaurant is compatible with the existing or permitted future uses in the neighborhood;
4. The site for the proposed restaurant relates properly to East Palm Canyon Drive which is designed and improved to carry the type and quantity of traffic generated or to be generated by the restaurant; and
5. The applicant agrees to comply with any and all the conditions imposed by the Planning Commission or be subject to a revocation hearing.

BACKGROUND:

The applicant, Eric Altman representing CCBC Resort, submitted a Conditional Use Permit application on September 27, 2016 for the construction of a new 2,560 square-foot restaurant with a 568 square-foot outdoor patio dining area within an existing resort hotel property (CCBC Resort) of approximately 2.7 acres.

The CCBC Resort is located on the north side of Tahquitz Road, between Palo Verde Drive and Melrose Drive. The north side of the property was originally bounded by a public street known as Sunair Road. In 2002, the street was vacated by the City at the request of the owner of the resort at the time. The street is no longer public (and now referred to as Gay Resort Drive) and is within the private property of the resort, and a portion of the restaurant will be located within this area.

The current zoning of the property is DRN (Downtown Residential Neighborhood) which allows hotels

and their ancillary uses subject to the issuance of a Conditional Use Permit. The project requires review by the Architectural Review Subcommittee and final approval by the Planning Commission. The Planning Commission will take final action on this matter unless it is appealed to the City Council.

The Architectural Review Subcommittee (ARC) reviewed the project on March 29, 2017 and recommended that the project move forward to Planning Commission for approval with the only comment being that the landscape plan be reviewed by the ARC's landscape architect. The architect has reviewed the plan and the resulting minor comments will be incorporated into the final landscape plan.

ANALYSIS:

General Plan and Zoning Consistency

The project site is consistent with the DTC (Downtown Commercial) designation of the City's General Plan. The DTC land use designation provides for a variety of commercial centers, lodging and entertainment establishments and restaurants within the Downtown, taking advantage of the convenient access to the East Palm Canyon Drive corridor. Additionally, the project is consistent with the General Plan Land Use Element, Policy 4, of encouraging in-fill development as a means of optimizing use of existing roadways and utility infrastructure. The project site is an in-fill parcel that is surrounded by existing commercial and residential development.

The project is located within the DRN zoning district. The intent of the DRN district is to provide space for facilities complimenting urban residential uses such as hotels and motels. The proposed restaurant will be located within an existing resort hotel and will provide a much needed amenity for patrons of the resort as well as the general public.

Site Plan

The project site is an irregular-shaped property bounded by public streets on three sides and the private road, Gay Resort Drive, on the north. An existing block wall and mature trees surround the site. The only access, vehicular or pedestrian, is from Melrose Drive. An existing secondary access is gated and is for emergency access only.

The proposed building (restaurant) will be located north of the guest rooms and the administration building, adjacent to the existing parking area. The main building entrance will be on the north elevation, facing the parking area, while the outdoor dining area will be located at the rear of the restaurant, largely screened from the parking area.

A portion of the parking area across from the restaurant will be redesigned to allow for a two-way drive aisle. The existing parking spaces will be relocated within the redesigned area. An ADA compliant path of travel will be established from the restaurant to the public road, Melrose Drive, along with improvements within the right-of-way including an ADA ramp.

Architecture

The building is proposed to have a contemporary-modern architectural style accented by angular roof lines and metal awnings, with complimentary materials including stone veneer and metal seam roofs, featured on all four elevations. The applicant is proposing a color scheme complimentary to the existing resort hotel while accenting certain perspectives of the building. The outdoor dining area will be surrounded by a decorative tubular steel fence consistent with the other fencing proposed around the restaurant.

Landscaping Design

The site will feature a desert landscape scheme consistent with the requirements of the Desert Water Agency and the City's water efficient landscape ordinance and regulations. The Final Landscape Plan will be required to be reviewed and approved by the Desert Water Agency to ensure compliance with water efficiency requirements.

ENVIRONMENTAL ANALYSIS:

Staff has determined that the project meets all the conditions for a Categorical Exemption under Section 15332, Class 32 (In-Fill Development Projects) of the State CEQA Guidelines.

NOTE: The City of Cathedral City Planning Department is custodian of the documents or other material, which constitute the record of proceedings upon which this decision is based.

PUBLIC NOTIFICATION:

This project and the environmental determination were noticed in accordance with the City Municipal Code and CEQA.

ATTACHMENTS:

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| Attachment No. 1 | Conditions of Approval |
| Attachment No. 2 | Site Plan |
| Attachment No. 3 | Elevations |
| Attachment No. 4 | Floor Plan |
| Attachment No. 5 | Public Hearing Notice |
| Attachment No. 6 | Airport Land Use Commission (ALUC) Review Letter |