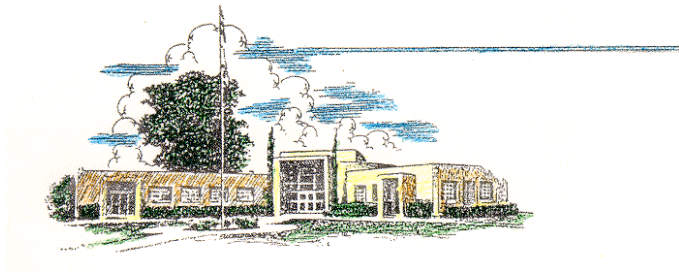


City of Coachella Planning Commission



1515 Sixth Street
Coachella, CA 92236
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Meeting of Wednesday, February 1, 2006 Regular Meeting - 6:00 P.M. AGENDA

Pledge of Allegiance

Roll Call

Minutes

- Planning Commission Minutes of December 7th, 2005

Discussion and Staff Briefing

- Agenda additions and deletions
- Items of discussion
- Written communications
- Announcements

Discussion from the Audience on Items not Listed on the Agenda

Any person may address the Commission on items of interest to the Public, if the item is not on the Agenda. Public Hearing items should be addressed during the Public Hearings. Please limit your comments to five (5) minutes.

Public Hearings

For each of the public hearing items, the public will be given an opportunity to speak. A staff report will be given. The chairman will open the public hearing and each applicant will be allowed ten minutes to present their project. Members of the public will then be allowed three minutes each to speak. After all have spoken, the applicant is allowed three minutes to summarize and the hearing is closed. Commissioners may ask the speaker questions. Answers to questions from Commissioners will not be counted against your time limit.

Public Hearings

1. Architectural Review No. 06-02

Applicant is proposing a new fountain design to replace Planning Commission Approved fountain (AR 01-10) for the Seventh Heaven located at 46156 Dillon Road. Applicant: Cloudy Moon Inc.

2. Variance No. 06-01

The Applicant is requesting a rear yard setback variance from fifteen (15) feet to a minimum Two (2) feet on 70 lots within Tract Map 32860. Conditional Use Permit No. 205 and Architectural Review No. 04-32 previously approved by the Planning Commission established a minimum rear yard setback of fifteen (15) feet for the Planned Unit Development Project generally located north of Vista del Norte and east of Dillon Road. Applicant: Mayer Luce Development Group

**3. Variance No. 05-02
Continuance from December 21, 2005**

The applicant is proposing a setback variance to allow for the encroachment of an optional bonus room for dwelling units of approved Architectural Review No. 04-28, Rancho Mariposa, within the required twenty foot (20') setback for single family dwelling units. The applicant proposes a twelve foot (12') setback for specified dwelling units. Applicant: J & R Montana, LLC

Non Public Hearing Items:

4. Tentative Tract Map 30872 (Request for one year time extension)

The applicant is requesting a one year time extension for Tentative Tract Map No. 30872 to subdivide 37.47 acres into a 95 lot residential subdivision and one commercial parcel. The project is located at the northwest corner of Avenue 54 and Harrison Street. Applicant: A. Galstian Trust

Informational

1. Items of discussion from Commissioners and Staff.

Adjournment