



**REGULAR MEETING OF THE CITY COUNCIL
AND THE CITY COUNCIL SITTING AS THE REDEVELOPMENT AGENCY BOARD**

**CLOSED SESSION MEETING BEGINS AT 3:00 p.m.
IN THE CITY HALL STUDY SESSION ROOM
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234**

WEDNESDAY, NOVEMBER 18, 2009

**Closed Session at 3:00 p.m., followed by Study Session at approximately 5:00 p.m. or at
such time as the City Council completes the Closed Session Agenda
and Regular Meeting at 6:30 p.m. in 3rd-floor Council Chambers**

CALL TO ORDER

ROLL CALL

- a) Roll call of City Council/RDA Board Members
- b) Action to excuse absent City Council/RDA Board Member(s)

CLOSED SESSION PUBLIC COMMENTS

*At this time, members of the public may address the City Council on any matter that is listed on this Closed Session agenda. Unless additional time is authorized by the City Council, **remarks shall be limited to three minutes.***

*In response to any public comment on an item or matter **on this Closed Session agenda**, pursuant to Government Code Section 54954.2, members of the City Council and/or the Redevelopment Agency Board may only: **1)** respond briefly to statements made or questions posed by the public; **2)** ask a question for clarification; **3)** make a brief report on his or her own activities; **4)** provide a reference to staff or other resources for factual information; **5)** request staff to report back to the City Council at a subsequent meeting concerning any matter raised by the public; or, **6)** direct staff to place a matter of business on a future agenda. (California Government Code Section 54954).*

SUMMARY OF CLOSED SESSION ITEMS

City Attorney will read a summary of Closed Session items into the record.

THE CITY COUNCIL WILL MOVE TO CLOSED SESSION

CLOSED SESSION AGENDA

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8 (J. Davison)

Property Location	APN's: 687-206-009, 687-206-010, 687-206-011, 687-206-012, 687-206-013, 687-206-014, 687-206-015, 687-206-016, 687-208-025, 687-208-026, 687-208-024, 687-208-023, 687-208-022, and 687-208-015
Negotiating Parties	Cathedral City Redevelopment Agency, Wessman Holdings and various east side landowners: Jesus Gomez, Aguilar Family Trust, Roger L. Smith, Marsh L. Smith, Karianne Middleton, Robert P. Middleton, Erminia Verlengia, Grove Street Properties
Property Owners	Jesus Gomez, Aguilar Family Trust, Roger L. Smith, Marsh L. Smith, Karianne Middleton, Robert P. Middleton, Erminia Verlengia, Grove Street Properties, Wessman Holdings
Under Negotiations	Property Negotiations

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8 (J. Davison)

Property Location	APN 670-060-024
Negotiating Parties	City of Cathedral City and Royal Street Communications California, LLC
Property Owners	City of Cathedral City
Under Negotiations	Property Negotiations

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8 (J. Davison)

Property Location:	APN 687-472-005
Negotiating Parties	Cathedral City Redevelopment Agency and Rolling Hills Silverspur Pickford Theatre, LLC
Property Owners	Cathedral City Redevelopment Agency
Under Negotiation	Property Negotiations

4. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9 (A) (C. Green)

Case name:	City of Cathedral City v. South Coast Patients Collective Association
Case No.	INC 088436
Court	Riverside County Superior Court, Indio Branch

5. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6
- | | |
|-------------------|---|
| Agency Negotiator | Donald Bradley, City Manager |
| Represented | 1) American Federation of State, County and Municipal Employees. (AFSCME) |
| Employees & Non- | 2) Cathedral City Professional Firefighters Association (CCPFA) |
| Represented | 3) Cathedral City Police/Fire Management Association (CCPFMA) |
| Employees | 4) Cathedral City Police Officers Association (CCPOA) |
| | 5) Non-Represented Employees |
6. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9 (A) **(C. Green)**
- | | |
|------------|---|
| Case name: | Redevelopment Agency of the City of Cathedral City vs. Tri-Millennium Cathedral City, LLC, et. seq. |
| Case No. | INC070997 |
| Court | Riverside County Superior Court, Indio Branch |

RECESS

Following the Closed Session meeting, the Council will convene to the Council Chamber on the third floor for the Study Session and Regular Meeting.



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Council Chamber -- Third Floor of City Hall
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234**

**STUDY SESSION
WEDNESDAY, NOVEMBER 18, 2009 at approximately 5:00 p.m.
or at such time as the City Council completes the Closed Session Agenda.**

STUDY SESSION

CALL TO ORDER

FLAG SALUTE

Cathedral City High School Air Force ROTC Honor Guard

INVOCATION

OATH OF OFFICE CEREMONY

Catherine Cox - Public Safety Dispatcher
Stefani Maynard - Public Safety Dispatcher
Lauren Guyton - Public Safety Dispatcher

PRESENTATIONS AND PROCLAMATIONS

Presentation to Larry Davis of Forest Lawn from the Cathedral City Fire Department

PUBLIC COMMENTS

*At this time, members of the public may address the City Council on any matter not listed on the agenda or any item on the Study Session agenda. Please complete a **'Request to Speak' form** and **limit your comments to three minutes**. When you are called to speak, please come forward and state your name and city of residence for the record.*

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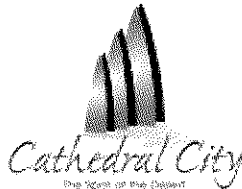
*the City Council at a subsequent meeting concerning any matter raised by the public; or, 6) direct staff to place a matter of business on a future agenda. (California Government Code Section 54954). Unless additional time is authorized by the City Council, **remarks shall be limited to three minutes.***

STUDY SESSION AGENDA

Normally, no action is taken on Study Session items; however, the City Council reserves the right to give specific policy direction and take specific action as necessary. Presentations will be limited to 10 minutes unless other provisions are made in advance.

1. Receive report on Coachella Valley Economic Blueprint (**D. Bradley**)
2. Continued discussion of Commercial Façade Program (**J. Davison**) (**pg. 1-6**)
3. Coachella Valley Integrated Regional Water Management Plan (IRWMP) Update (**M. Nieman**) (**pg. 7-12**)
4. Report on the Great California Shake Out Program (**B. Soqui**) (**pg. 13**)
5. Discussion of Proposed Operating Budget Adjustments (**D. Bradley**)
6. Discussion of Resolution in support of League of California Cities ballot measure (**D. Bradley**) (**pg. 14**)
7. City Council/Staff reports and inquiries of new or ongoing projects.

RECESS



REGULAR MEETING OF THE CITY COUNCIL AND THE COUNCIL SITTING AS THE
REDEVELOPMENT AGENCY BOARD
Council Chamber -- Third Floor of City Hall
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

WEDNESDAY, November 18, 2009
6:30 p.m.

CALL TO ORDER

PRESENTATIONS AND PROCLAMATIONS

Family Week Proclamation November 22 – 29, 2009

CLOSED SESSION ANNOUNCEMENTS

PUBLIC COMMENTS

*At this time, members of the public may address the City Council on any matter not listed on the agenda or any item on the Consent Agenda. Please complete a **'Request to Speak' form** and **limit your comments to three minutes**. When you are called to speak, please come forward and state your name and city of residence for the record.*

*In response to any public comment on an item or matter **not on this agenda**, pursuant to Government Code Section 54954.2, members of the City Council and/or the Redevelopment Agency Board may only: **1)** respond briefly to statements made or questions posed by the public; **2)** ask a question for clarification; **3)** make a brief report on his or her own activities; **4)** provide a reference to staff or other resources for factual information; **5)** request staff to report back to the City Council at a subsequent meeting concerning any matter raised by the public; or, **6)** direct staff to place a matter of business on a future agenda. (California Government Code Section 54954). Unless additional time is authorized by the City Council, **remarks shall be limited to three minutes**.*

AGENDA FINALIZATION

At this time, the City Council and/or the Redevelopment Agency Board may announce any items being pulled from the agenda or continued to another date.

URGENCY ITEMS

Urgency Items ("Added Starters"): The Brown Act, which governs public meetings, permits the City Council to take action on any item that does not appear on the agenda only if 2/3 of the Council (if all are present) or all members of the Council (if fewer than all members are present) determine there is a need to take immediate action on the item, and the need to take immediate action came to the City Council's attention after the agenda is posted.

COUNCIL COMMENTS Council Members' comments on items not on the agenda.

COMMITTEE ASSIGNMENTS See last page of Agenda Book

MINUTES

Approval of the minutes from the regularly scheduled City Council Meetings of June 10, 2009; June 24, 2009 and October 28, 2009.

CONSENT AGENDA

All matters on the Consent Agenda are considered routine in nature and are expected to be enacted by one motion. Members of the public may comment on any item on the consent agenda. However, Council Members will not discuss individual items among themselves unless those items are pulled off the Consent Agenda by a Council Member.

1. COUNCIL/RDA. Receive and File payment of Claims and Demands in the aggregate sum of \$7,310,210 for the month of October, 2009. **(T. Scott) (pg. 1)**

2. COUNCIL. Receive report of intended travel from City Clerk Hammers: City Clerk's New Law & Leadership Conference in Monterey, December 1 thru 4, 2009.

3. COUNCIL. Approve a second amendment to the August 2001 PCS Site Lease Agreement between the City of Cathedral City and STC ONE, LLC to allow Royal Street Communications California, LLC (assignee) to sublet a portion of STCs city-owned leased area **(M. Nieman) (pg. 2-14)**

4. RDA. Authorize California Property Specialists, Inc. to complete a Relocation Plan for the Cathedral Canyon Site (proposed site for relocation of Fire Station 411) and approve an expenditure in an amount not to exceed \$240,000 from previously budgeted Agency funds for professional and administrative services and relocation payments **(J. Davison) (pg. 15-16)**

5. RDA. Authorize reprogramming \$20,000 from the Redevelopment Agency funds budgeted for the Fire Station 411 Relocation Project to the Commercial Façade Program. **(J. Davison) (pg. 17-18)**

6. COUNCIL. Approve a California Fire Fighter Joint Apprenticeship Committee (CFFJAC) Professional Services Agreement. **(B. Soqui) (pg. 19-30)**

PUBLIC HEARINGS

7. COUNCIL. Consider recommendation to approve General Plan Amendment No. 07-006 to update the Housing Element to conform with State law and incorporate the City's Regional Housing Needs Allocation for the 2006-2014 planning period, and approve the associated Negative Declaration. **(L. Lukes) (pg. 31-164)**

- a. Report by City Planner
- b. Public Hearing
- c. Recommendation: Adopt a Resolution approving General Plan No. 07-006 and approve the associated Negative Declaration.

8. COUNCIL. Consider Recommendation to approve a Zone Ordinance Amendment to Cathedral City Municipal Code Sections 9.08.020, 9.30.030, 9.34.040, 9.36.030, 9.36.040, and 9.40.030 to clarify the definitions and permitted locations for automobile body and collision shops, automobile repair shops and automobile service stations, and approve the CEQA Exemption for the Ordinance Amendment. **(R. Malacoff) (pg. 165-175)**

- a. Report by Senior Planner
- b. Public Hearing
- c. Recommendation for Approval
- d. Waive further reading, read by title only and introduce for first reading an Ordinance adopting Zone Ordinance Amendment No. 09-008 and approve the associated Categorical Exemption based on California Environmental Quality Act (CEQA) Section 15061 (b) (3).

LEGISLATIVE

9. COUNCIL. Approve conceptual Roadway Alignment Study to widen East Palm Canyon Drive to six traffic lanes from east to west City limits. **(R. Mohler) (under separate cover)**

- a. Report by Traffic Manager
- b. Public Comment
- c. Recommendation: Approve the conceptual study and proceed with next steps.

COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS

ADJOURNMENT

NOTES TO THE PUBLIC

The next regularly scheduled meeting of the City Council/Redevelopment Agency is scheduled for WEDNESDAY, DECEMBER 9, 2009. The regularly scheduled meeting of DECEMBER 23, 2009 HAS BEEN CANCELLED due to Holiday Scheduling.

Please remember: City Hall is closed every Friday.

Agendas for Council meetings are posted at City Hall at least 72 hours before the meeting and on the Cathedral City Web site, www.cathedralcity.gov. The agenda is available for public inspection in the City Hall lobby or the City Clerk's office the Monday preceding the meeting. Any document or writing that relates to an agenda item on the open session of a City Council meeting that is not distributed at least 72 hours prior to the meeting is also available for public inspection in the City Hall lobby or the City Clerk's office.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office at (760)770-0385. Assisted-listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Notification at least 48 hours prior to the meeting or the time when services are needed will assist city staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.