



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

JULY 14, 2020
6:00 PM

VIA VIDEOCONFERENCE
Desert Hot Springs, California

Notice Regarding COVID-19 and Public Participation at Planning Commission Meetings

Pursuant to California Governor Newsom's Executive Orders N-25-20 issued on March 4, 2020 and N-29-20 issued on March 18, 2020, the Planning Commission regular meeting will be conducted remotely through Zoom and broadcast live on the City's YouTube channel.

Pursuant to the Executive Orders, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Carl May Center/Council Chamber will not be open for the meeting. The Planning Commission and Staff will be participating remotely and will not be physically present in the Council Chamber.

Watch the Meeting Live

- [City of Desert Hot Springs YouTube Channel](#)

For Public Comment

If you wish to speak under general public comment, or speak on an agenda item, you can access the meeting remotely through ONE of the following options:

- **Participate via Zoom**
[CLICK HERE](#) to register
(URL: https://us02web.zoom.us/webinar/register/WN_sTz6p2cMTbqzgc0qnWRDAw)
- **Submit Comments in Writing**
You may also submit your comments in writing via email to the City Clerk at cityclerk@cityofdhs.org. **To give the City Clerk adequate time to compile, please submit no later than 4:00 P.M. on July 14, 2020.** All written public comments will be distributed to the Planning Commission and included as part of the record.

In the subject line, please indicate:

“Public Comment – Non-Agenda Item” OR

“Public Comment – Item #” (insert the agenda item number(s) relevant to your comment(s))

The City of Desert Hot Springs thanks you in advance for taking all precautions to prevent the spreading of the COVID-19 virus.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

PUBLIC COMMENTS

At this time, pursuant to State law, any person may comment on an item, which is NOT on the agenda. PLEASE STATE YOUR NAME FOR THE RECORD.

Pursuant to State law, member of the public who have comments on a specific agenda item, may comment on that item BEFORE consideration of that item by the Planning Commission when recognized to do so by the Planning Commission Chair. Comments are limited to the first ten (10) speakers at three (3) minutes per speaker. All comments are to be directed to the Planning Commission and shall be devoid of any personal attacks. Members of the public are expected to maintain a professional, courteous decorum during public comments.

PUBLIC HEARINGS

1. [Consideration of a Variance No. 20-1 to reduce the interior rear setback from 20 feet to 10 feet for the property located at 65352 Rolling Hills Drive.](#)

Community Development Director, Rebecca Deming

- Recommendation:**
- 1) Staff Report
 - 2) Entertain questions of Staff from the Planning Commission;
 - 3) Open Public Hearing;
 - 4) Take testimony from Applicant;
 - 5) Take public testimony for those in favor;
 - 6) Take public testimony from those opposed;
 - 7) Take public testimony from those in a neutral position;
 - 8) Opportunity for Applicant rebuttal;
 - 9) Close the Public Hearing;
 - 10) Planning Commission discussion and questions to Staff; and

- 11) Staff recommends that the Planning Commission approve Variance No. 20-1 subject to the attached conditions of approval and findings for the reduction of the rear setback.

2. [Development Permit No. 19-17 and Conditional Use Permit No. 19-12; An application for the development of an approximately 2,497 square foot convenience store with a Type 21 ABC License at 66079 Pierson Blvd \(APN 641-021-048\).](#)

Community Development Director, Rebecca Deming

- Recommendation:**
- 1) Staff Report
 - 2) Entertain questions of Staff from the Planning Commission;
 - 3) Open Public Hearing;
 - 4) Take testimony from Applicant;
 - 5) Take public testimony for those in favor;
 - 6) Take public testimony from those opposed;
 - 7) Take public testimony from those in a neutral position;
 - 8) Opportunity for Applicant rebuttal;
 - 9) Close the Public Hearing
 - 10) Planning Commission discussion and questions to Staff; and
 - 11) Approve Development Permit No. 19-17 and Conditional Use Permit No. 19-12 for the development of a new convenience store with a Type 21 ABC License, subject to the Conditions of Approval and based on the findings listed.

3. [Development Permit No. 20-9; An application to develop a Anaerobic Digester facility on a 9.76 acre parcel.](#)

Community Development Director, Rebecca Deming

- Recommendation:**
- 1) Staff Report
 - 2) Entertain questions of Staff from the Planning Commission;
 - 3) Open Public Hearing;
 - 4) Take testimony from Applicant;
 - 5) Take public testimony for those in favor;
 - 6) Take public testimony from those opposed;
 - 7) Take public testimony from those in a neutral position;
 - 8) Opportunity for Applicant rebuttal;
 - 9) Close the Public Hearing
 - 10) Planning Commission discussion and questions to Staff; and
 - 11) Recommendation for approval of 1) Adoption of a Mitigated Negative Declaration 2) Development Permit No. 20-9 to develop a Anaerobic Digester Facility on a 9.76 acre parcel.

4. [Coachillin Specific Plan Amendment \(SP-20-4\) and Mitigated Negative Declaration Addendum \(ENV-20-1\)](#)

Community Development Director, Rebecca Deming,

- Recommendation:**
- 1) Staff Report
 - 2) Entertain questions of Staff from the Planning Commission;
 - 3) Open Public Hearing;
 - 4) Take testimony from Applicant;
 - 5) Take public testimony for those in favor;
 - 6) Take public testimony from those opposed;
 - 7) Take public testimony from those in a neutral position;
 - 8) Opportunity for Applicant rebuttal;
 - 9) Close the Public Hearing
 - 10) Planning Commission discussion and questions to Staff; and
 - 11) Recommendation that the Planning Commission approve "A Resolution of the Planning Commission Recommending That the City Council of the City of Desert Hot Springs, California, 1) Certify the Addendum to the Mitigated Negative Declaration; 2) Adopt the Mitigation Monitoring Plan; 3) Approve Coachillin' Specific Plan Amendment No. SP-20-4, Amending the Coachillin Specific Plan in the City; and 4) Approve an Ordinance Amending Chapter 17.200"

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC COMMENTS

Opportunity is given to those members of the public who have NOT addressed the Planning Commission on an item which is NOT on the agenda. Comments are limited to three (3) minutes per speaker. PLEASE STATE YOUR NAME FOR THE RECORD.

ADJOURN REGULAR MEETING

NOTICES

Title 2

In an effort to comply with the requirements of Title 2 of the Americans With Disabilities Act of 1990, the City of Desert Hot Springs requires that any person in need of any type of special equipment, assistance, or accommodation(s) in order to communicate at a City public meeting, must inform the City Clerk a minimum of 72 hours prior to the scheduled meeting to enable the City to make reasonable arrangements.

SB 343

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the Community Development Department at City Hall during normal business hours at 65950 Pierson Boulevard, Desert Hot Springs, CA 92240.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 11711 West Drive, Desert Hot Springs, CA 92240.