



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

SEPTEMBER 10, 2019

6:00 PM

CITY COUNCIL CHAMBERS
Carl May Community Center
11711 West Drive, Desert Hot Springs, California

CALL TO ORDER

[SWEARING-IN OF NEW PLANNING COMMISSIONER](#)

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

MINUTES

[Planning Commission Regular Meeting Minutes: June 11, 2019](#)

[Planning Commission Regular Meeting Minutes: August 13, 2019](#)

Recording Secretary, Emily Pearson

Recommendation: Approve the Minutes as presented; or as corrected.

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. **Conditional Use Permit No. 02-19. A proposed cell tower within a commercial property located at 22755 Palm Drive. Applicant: J5 Infrastructure Partners, LLC (AT&T)**

Community Development Director, Rebecca Deming

Recommendation: 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) The Public Hearing is Open;
4) Take Testimony from Applicant;
5) Take Public Testimony;
6) Opportunity for Applicant Rebuttal;
7) Public Hearing to remain Open;
8) Planning Commission discussion and questions to Staff;
and
9) Recommendation to continue CUP 02-19 to a date certain of October 08, 2019.

2. **Request for a two-year extension of time for Tentative Tract Map No. 37331 to subdivide a property into eight lots and one common area on the New Green Acres Cultivation project site located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road.**

Community Development Director, Rebecca Deming

Recommendation: 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open the Public Hearing;
4) Take Testimony from Applicant;
5) Take Public Testimony;
6) Opportunity for Applicant Rebuttal;
7) Close the Public Hearing;
8) Planning Commission discussion and questions to staff;
and
9) Staff Recommends the Planning Commission approval of a two-year extension of time of Tentative Tract Map 37331 subject the Conditions of Approval and based on the findings stipulated.

3. **Request for a one-year Extension of Time for Conditional Use Permit No. 28-17 and Tentative Parcel Map 37332: for the Desert Harvest Project located at the northeast corner of the intersection of Interstate 10 and North Indian Canyon Drive approximately one-half mile east of Indian Canyon Drive, and fronting the north side of 20th Avenue.**

Community Development Director, Rebecca Deming

Recommendation: 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open the Public Hearing;
4) Take Testimony from Applicant;
5) Take Public Testimony;
6) Opportunity for Applicant Rebuttal;

- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff;
and
- 9) Staff Recommends the Planning Commission approve a one-year extension of time for Conditional Use Permit No. 28-17 and Tentative Parcel Map 37332 subject to the Conditions of Approval and based on the findings stipulated.

4. **Conditional Use Permit No. 04-19 to establish a medical clinic on 14080 Palm Drive within the Commercial Neighborhood (C-N) zone. Applicant: Angelica Rodriguez.**

Community Development Director, Rebecca Deming

- Recommendation:**
- 1) Staff Report;
 - 2) Entertain Questions of Staff from Planning Commission;
 - 3) Open the Public Hearing;
 - 4) Take Testimony from Applicant;
 - 5) Take Public Testimony;
 - 6) Opportunity for Applicant Rebuttal;
 - 7) Close the Public Hearing;
 - 8) Planning Commission discussion and questions to Staff;
and
 - 9) Staff recommends Planning Commission approve Conditional Use Permit No. 04-19 subject to the Conditions of Approval and based on the findings stipulated.

5. **Zoning Map Amendment (ZMA) 01-19, and General Plan Amendment (GPA) 01-19. Applications to change the Zoning & General Plan Land Use Designations from R/VS-L (Residential Visitor Low Density) and R-L (Low Density Residential) to V-S-V (Visitor Serving Village) on a 108 acre site located on both sides of Yerxa Road north of San Gorgonio Street.**

Community Development Director, Rebecca Deming

- Recommendation:**
- 1) Staff Report;
 - 2) Entertain Questions of Staff from Planning Commission;
 - 3) Open the Public Hearing;
 - 4) Take Testimony from Applicant;
 - 5) Take Public Testimony;
 - 6) Opportunity for Applicant Rebuttal;
 - 7) Close the Public Hearing;
 - 8) Planning Commission discussion and questions to Staff;
and
 - 9) The Planning Commission recommend to the City Council approval of the CEQA Exemption, Zone Map Amendment 01-19, and General Plan Amendment 01-19, subject to the attached conditions of approval and based of the findings contained herein.

6. **Consideration of a Variance No. 02-19 to reduce the interior side setback from 10 feet to 5 feet for the property located at 66015 Acoma Avenue.**

Community Development Director, Rebecca Deming

- Recommendation:** 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open the Public Hearing;
4) Take Testimony from Applicant;
5) Take Public Testimony;
6) Opportunity for Applicant Rebuttal
7) Close the Public Hearing;
8) Planning Commission discussion and questions to Staff;
and
9) Staff Recommends the Planning Commission approve Variance No 02-19 subject to the Conditions of Approval and based on the findings stipulated.

7. [Development Permit No. 04-19 proposing the construction of four \(4\) single-family residences located on Rockies Ave within the Mountain View Country Estates Specific Plan. Applicant: Chris Ifeanyi, on behalf of MVE Property Ventures, LLC.](#)

Community Development Director, Rebecca Deming

- Recommendation:** 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open the Public Hearing;
4) Take Testimony from Applicant;
5) Take Public Testimony;
6) Opportunity for Applicant Rebuttal;
7) Close the Public Hearing;
8) Planning Commission discussion and questions to Staff;
and
9) Staff recommends Planning Commission approval of Development Permit No. 04-19 subject the Conditions of Approval and based on the findings stipulated.

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.

DECLARATION OF POSTING

I, Emily Pearson, Planning Commission Secretary, certify that the agenda was posted on September 5, 2019, not less than 72 hours prior to the meeting.