



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

**APRIL 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://zoom.us/webinar/register/WN_JgcOB84-QvGHDDdmtCNdjA)
- **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 April 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

MINUTES

[Planning Commission Regular Meeting Minutes: March 10, 2020](#)

City Clerk, Jerryl Soriano, CMC

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. **[Tentative Parcel Map No. 37887: Subdivision of One Parcel Into Two Equal Parcels of 1.49 Acres Each \(Applicant: Robert J. Mainiero - DHS Investment Holdings\)](#)**

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 Tentative Parcel Map No. 37887 to subdivide one parcel into two 1.48 acre parcels.

2. [Development Permit No. 20-5: An Application to Develop 11 Single-Family Homes Within the Sunset Springs Residential Development Tract Map No. 31235](#)

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 to City Council to approve Development Permit No. 20-5 to develop 11 single family homes within the Sunset Springs Residential Development Tract Map No. 31235.

3. [Tentative Parcel Map 37832 \(TM-20-4\) for the Subdivision of Lots 2 through 37, Located on the West Side of Little Morongo Road Between 18th Avenue and 20th Avenue \(Request submitted by Mission Springs Water District\)](#)

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 the Applicant;
 - 5) Take public testimony from those 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 of Tentative Parcel Map No. 37832 (TM-20-4), subject to the proposed Conditions of Approval and subject to the Finding Stipulated.

4. [An Ordinance of the City Council of the City of Desert Hot Springs Amending Sections 17.12.080 \(Convenience Stores - Commercial Districts\) And 17.16.060 \(Convenience Stores- Industrial Districts\) of the Desert Hot Springs Municipal Code Regarding Convenience Stores](#)

Community Development Director, Rebecca Deming

- Recommendation:**
- 1) Staff Report;
 - 2) Entertain questions of Staff from the Planning Commission
 - 3) Open Public Hearing;
 - 4) Take public testimony from those favor;
 - 5) Take public testimony from those opposed;
 - 6) Take public testimony from those in a neutral position;
 - 7) Close the Public Hearing;
 - 8) Planning Commission discussion and questions to Staff; and
 - 9) Planning Commission recommendation that the City Council approve and read by title only the attached Ordinance: "An Ordinance of the City Council of the City of Desert Hot Springs Amending Sections 17.12.080 (Convenience Stores - Commercial Districts) And 17.16.060 (Convenience Stores- Industrial Districts) of the Desert Hot Springs Municipal Code Regarding Convenience Stores"

5. [An Ordinance of the City Council of the City of Desert Hot Springs, California Amending Desert Hot Springs Municipal Code Section 17.40.110 Fences, Walls and Hedges](#)

Community Development Director, Rebecca Deming

- Recommendation:**
- 1) Staff Report;
 - 2) Entertain questions of Staff from the Planning Commission
 - 3) Open Public Hearing;
 - 4) Take public testimony from those favor;
 - 5) Take public testimony from those opposed;
 - 6) Take public testimony from those in a neutral position;
 - 7) Close the Public Hearing;
 - 8) Planning Commission discussion and questions to Staff; and
 - 9) The Planning Commission recommends to City Council that the City Council approve and read by title only the attached Ordinance: "An Ordinance of the City Council of the City of Desert Hot Springs, California Amending Desert Hot Springs Municipal Code Section 17.40.110 Fences, Walls and Hedges"

6. [An Ordinance of the City Council of the City Of Desert Hot Springs, Amending Chapter 17.180 "Definitions" of Testing Facility, To Allow for Cannabis Facilities That are Licensed by the Federal Government Itself or by the State Government Itself.](#)

Rebecca Deming, Community Development Director

- Recommendation:**
- 1) Staff Report;
 - 2) Entertain questions of Staff from the Planning Commission
 - 3) Open Public Hearing;
 - 4) Take public testimony from those favor;
 - 5) Take public testimony from those opposed;
 - 6) Take public testimony from those in a neutral position;
 - 7) Close the Public Hearing;
 - 8) Planning Commission discussion and questions to Staff; and
 - 9) The Planning Commission recommends to City Council that the City Council approve and read by title only the attached Ordinance: " An Ordinance of the City Council of the City Of Desert Hot Springs, Amending Chapter 17.180 "Definitions" of Testing Facility, To Allow for Cannabis Facilities That are Licensed by the Federal Government Itself or by the State Government Itself."

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