



CITY OF DESERT HOT SPRINGS
REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

NOVEMBER 8, 2016 - 6:00 P.M.

**CITY COUNCIL CHAMBERS
CARL MAY COMMUNITY CENTER
11711 West Drive, Desert Hot Springs, California**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

MINUTES

[Planning Commission Regular Meeting Minutes: February 9, 2016](#)

Planning Commission Regular Meeting Minutes: March 8, 2016

Planning Commission Regular Meeting Minutes: April 12, 2016

Planning Commission Regular Meeting Minutes: May 10, 2016

Planning Commission Regular Meeting Minutes: June 14, 2016

Planning Commission Adjourned Regular Meeting Minutes: July 20, 2016

Planning Commission Regular Meeting Minutes: September 13, 2016

Planning Commission Regular Meeting Minutes: October 11, 2016

City Clerk, Jerryl Soriano, CMC

Recommendation: Approve 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.

Comments are limited to the first ten (10) speakers at three (3) minutes per speaker. All comments are to be directed to the Public Safety Commission and shall be devoid of any personal attacks. Members of the public are expected to maintain a professional, courteous decorum during public comments.

ADMINISTRATIVE REPORTS:

1. **Time extension - Tentative Tract Maps 35009 & 35448: Located West of State Route 62 within the Rancho Royale Specific Plan encompassing most of section 20, Range 4 East, Township 2 South; San Bernardino Baseline and Meridian.**

Daniel Porras P.E. Public Works Manager

Recommendation: 1. Open the Public Hearing;
2. Hear Testimony;
3. Close the Public Hearing;
4. Approve Resolution No. PC 23-07, A Resolution of the Planning Commission of the City of Desert Hot Springs, California, approving a (3) three-year time extension of Tentative Tract Map No. 35448 & 35009, pursuant to Section 16.24.170 of the Desert Hot Springs Municipal Code

Tentative Tract Map (TTM) 35448: To subdivide 481 acre site with 73 residential and commercial lots, 35 lettered lots for street connections, main spine road system and open space areas for financial and conveyance purposes in conjunction with

Tentative Tract Map (TTM) 35009: To further subdivide the 481 acre project site with 1,126 single family lots, 8 multiple family residential/recreational commercial lots (923 residential units), and 32 acres divided into 3 lots for commercial and residential (171 residential units) uses located west of State Route 62 within the Rancho Royale Specific Plan.

2. **Tentative Parcel Map - TPM 37158 - Coachillin Holdings: Request to subdivide approximately 149.7 acres of vacant land into 40 smaller parcels in the I-L (Light Industrial) Zone / General Plan land use area east of Indian Avenue between 18th Avenue and 19th Avenue.**

Daniel Porras P.E. Public Works Manager

Recommendation: Staff recommends that the Planning Commission continue the Tentative Parcel Map subdivision request TTM 37158 to the November 22, 2016 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole

CHAIRMAN, VICE-CHAIR, AND COMMISSIONER REPORTS

ADJOURN REGULAR MEETING

UPCOMING DATES

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/Agency Secretary 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, Daniel Porras, certify that the agenda was posted on November 3, 2016 not less than 72 hours prior to the meeting.

Signature: *Daniel Porras*

Date: November 3, 2016