



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

MARCH 12, 2019

6:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

MINUTES

[Planning Commission Regular Meeting Minutes: February 12, 2019](#)

Recording Secretary, Ana Morales

Recommendation: Approve Minutes as submitted; 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. 37606; a request to subdivide a 18.83 acre parcel into three \(3\) smaller lots at the northeast corner of Calle De Los Ramos and 19th Avenue in the Light Industrial Zoning District. APN: 666-360-015](#)

Rebecca Deming, Community Development Director

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) A recommendation from staff for approval of Tentative Parcel Map 37606, to subdivide an 18.83-acre parcel into three smaller parcels. APN 666-360-015

2. [Applications \(DP 06-18, DR 04-18, CUP 05-18, TTM 37571, SVAR 03-18, Mitigated Negative Declaration and Mitigation Monitoring Program\) for the development of a 20,000 square foot discount grocery store \("The Grocery Outlet"\) on a 2.09 acre site located on the west side of Palm Drive across from Park Lane and within the C-N \(Commercial Neighborhood\) Zoning District.](#)

Rebecca Deming, Community Development Director

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) Recommendation from staff to approve the applications for development of a new 20,000 square foot discount grocery store on the west side of Palm Drive across from Park Lane and within the C-N Zoning District. Applications: DP 06-18, DR 04-18, CUP 05-18, TTM 37571, & SVAR 03-18. APN: 656-020-034

3. [Tentative Parcel Map No.37530; A proposed subdivision to divide 9.1 acres into two parcels. Located at the southeast corner of Dillon Road & Bearce Road \(just east of Angel View\). APN's 666-280-014 & 666-290-010](#)

Rebecca Deming, Community Development Director

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) Recommendation from staff to approve Tentative Parcel Map No. 37530; a proposed subdivision of the property

located at the southeast corner of Dillon Road & Bearce
Road, APN's 666-280-014 & 666-290-010

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, Ana Morales, Planning Commission Secretary, certify that the agenda was posted on March 7, 2019, not less than 72 hours prior to the meeting.