



## CITY OF DESERT HOT SPRINGS

### REGULAR MEETING OF THE PLANNING COMMISSION

#### AGENDA

**JUNE 9, 2020  
6:00 PM**

**VIA VIDEOCONFERENCE  
Desert Hot Springs, California**

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#### **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**

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

#### **For Public Comment**

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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\\_HIFMmeIFRLO\\_KRwHa-DPpw](https://us02web.zoom.us/webinar/register/WN_HIFMmeIFRLO_KRwHa-DPpw))
- **Submit Comments in Writing**  
You may also submit your comments in writing via email to the City Clerk at [cityclerk@cityofdhs.org](mailto:cityclerk@cityofdhs.org). **To give the City Clerk adequate time to compile, please submit no later than 4:00 P.M. on June 9, 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.

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## **CALL TO ORDER**

## **ROLL CALL**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF THE AGENDA**

## **MINUTES**

### **[Planning Commission Regular Meeting Minutes: May 12, 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. [Request for a One-Year Extension of Time for the Following:](#)**

**- Conditional Use Permit No. 27-16**

(Applicant: Frank Farag)

**- Conditional Use Permit No. 37-17**

(Applicant: Alexander Guzman)

*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;
- 6) Opportunity for Applicant rebuttal;
- 7) Close the Public Hearing
- 8) Planning Commission discussion and questions to Staff; and
- 9) Recommendation for approval of a one-year extension of time, subject to the proposed Conditions of Approval for:
  - Conditional Use Permit No. 27-16 (APN: 665-030-036)
  - Conditional Use Permit No. 37-17 (APN: 665-040-016)

2. [An Ordinance of the City Council of the City of Desert Hot Springs, California Amending Section 17.08.120 "Manufactured Homes" of Chapter 17.08 "Residential Districts" of Title 17 "Zoning" of the Desert Hot Springs Municipal Code Regarding Regulations for the Installation of Manufactured Homes](#)

*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;
  - 5) Close the Public Hearing;
  - 6) Planning Commission discussion and questions to Staff; and
  - 7) Planning Commission recommend to City Council approval of "An Ordinance of the City Council of the City of Desert Hot Springs, California Amending Section 17.08.120 "Manufactured Homes" Of Chapter 17.08 "Residential Districts" of Title 17 "Zoning" of the Desert Hot Springs Municipal Code Regarding Regulations for the Installation of Manufactured Homes."

3. [An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.12.030 "Land Use District Development Standards" of the Desert Hot Springs Municipal Code to Reflect Development Standards for Its New Zoning Designations Pursuant to the New General Plan Update](#)

*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;
  - 5) Close the Public Hearing;
  - 6) Planning Commission discussion and questions to Staff; and

- 7) Planning Commission recommend City Council approval of “An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.12.030 “Land Use District Development Standards” of the Desert Hot Springs Municipal Code to Reflect Development Standards for Its New Zoning Designations Pursuant to the New General Plan Update.”

4. [An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.40.200 "Projections/Construction and Equipment Permitted into Setbacks" of Title 17 "Zoning" of the Desert Hot Springs Municipal Code to Clarify What Projections Can Encroach into Setback Areas](#)

*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;
  - 5) Close the Public Hearing;
  - 6) Planning Commission discussion and questions to Staff; and
  - 7) Planning Commission recommend City Council approval of “An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.40.200 “Projections/Construction and Equipment Permitted into Setbacks” of Title 17 “Zoning” of the Desert Hot Springs Municipal Code to Clarify What Projections Can Encroach into Setback Areas”

5. [An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.108.040 "Prohibited Home Occupation Uses" of Chapter 17.108 "Home Occupancy Permits" of Title 17 "Zoning" And Addition of Chapter 6.08 "Breeding Animals" of Title 6 "Animals" of the City of Desert Hot Springs Municipal Code Pertaining to Allowance of Responsible Breeding of Dogs](#)

*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 Public
  - 5) Close the Public Hearing;
  - 6) Planning Commission discussion and questions to Staff; and
  - 7) Planning Commission recommend to City Council approval of “ An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.108.040 “Prohibited Home Occupation Uses” of Chapter 17.108 “Home Occupancy Permits” of Title 17 “Zoning” And Addition of Chapter 6.08 “Breeding Animals” of Title 6

“Animals” of the City of Desert Hot Springs Municipal Code Pertaining to Allowance of Responsible Breeding of Dogs”

6. [Coachillin Specific Plan Amendment and Addendum to the Mitigated Negative Declaration \(MND\)](#)

*Community Development Director, Rebecca Deming*

**Recommendation:** Continue to the July 14, 2020 Planning Commission meeting.

**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.