



## CITY OF DESERT HOT SPRINGS

### REGULAR MEETING OF THE PLANNING COMMISSION

#### ACTION MINUTES

JUNE 9, 2020

6:00 PM

VIA VIDEO-CONFERENCE  
Desert Hot Springs, California

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*This meeting was held pursuant to Executive Orders N-25-20 and N-29-20 issued by Governor Newsom. The Planning Commission and Staff participated remotely.*

#### CALL TO ORDER

Chairman Buchanan called the meeting to order at 6:00 P.M.

#### ROLL CALL

Present:

Commissioner: Richard Duffle (via videoconference)  
Vice Chairman: James Nindel (via videoconference)  
Chairman: Larry Buchanan (via videoconference)

Absent:

Commissioner: Agustin Aragon

#### PLEDGE OF ALLEGIANCE

Commissioner Duffle led the Pledge of Allegiance.

#### APPROVAL OF THE AGENDA

Jennifer Mizrahi, City Attorney, requested that Item 5 (Proposed Dog Breeding Ordinance) be withdrawn from the agenda for further review.

Action: Nindel moved to approve the June 9, 2020 Regular Meeting agenda, withdrawing Item No. 5 (Proposed Dog Breeding Ordinance), motion seconded by Buchanan, motion carried 2/0 by the following vote:

Vote: AYES: 2 - Buchanan, Nindel  
Passed NOES: 1 - Duffle  
ABSENT: 1 - Aragon

## **MINUTES**

### **[Planning Commission Regular Meeting Minutes: May 12, 2020](#)**

*City Clerk, Jerryl Soriano, CMC*

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

Action: Duffle moved to approve the Minutes as presented, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle  
Passed NOES: 0 - (None)  
ABSENT: 1 - Aragon

## **PUBLIC COMMENTS**

None.

## **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)

Patricia Villagomez, Assistant Planner, presented the staff report.

Rebecca Deming, Community Development Director, responded to questions.

Chairman Buchanan opened the Public Hearing.

There was no testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve a one-year extension of time, subject to the proposed Conditions of Approval for CUP 27-16, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle  
Passed NOES: 0 - (None)  
ABSENT: 1 - Aragon

Action: Duffle moved to approve a one-year extension of time, subject to the proposed Conditions of Approval for CUP 37-17, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle  
Passed NOES: 0 - (None)  
ABSENT: 1 - Aragon

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."

Rebecca Deming, Community Development Director, presented the staff report and responded to questions.

Chairman Buchanan opened the Public Hearing.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation with an additional recommendation for staff to look into adding additional earthquake strapping requirements and if permitted by law to include additional requirements in the Ordinance, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle  
Passed NOES: 0 - (None)  
ABSENT: 1 - Aragon

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."

Rebecca Deming, Community Development Director, presented the staff report.

Chairman Buchanan opened the Public Hearing.

John Berry commended Staff.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle  
Passed NOES: 0 - (None)  
ABSENT: 2 - Griffiths, Aragon

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"

Rebecca Deming, Community Development Director, presented the staff report and responded to questions.

Chairman Buchanan opened the Public Hearing.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle  
Passed NOES: 0 - (None)  
ABSENT: 1 - Aragon

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”

This item was withdrawn from the agenda; therefore no action was taken. Public comments related to this item were heard during the "Public Comment" period at the end of the agenda.

**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.

Rebecca Deming, Community Development Director, presented the staff report.

Chairman Buchanan opened the Public Hearing.

There was no public testimony at this time.

Action: Duffle moved to continue the Public Hearing to July 14, 2020, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle  
Passed NOES: 0 - (None)  
ABSENT: 1 - Aragon

**CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

Chairman Buchanan expressed thanks to Staff for implementing an email address for members of the public to contact the Planning Commission.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

None.

**PUBLIC COMMENTS**

Tabitha Davies spoke regarding Item 5.

Janet McAfee spoke regarding Item 5.

Terry Toussaint spoke regarding Item 5.

Israel Rivera spoke regarding Item 5.

**ADJOURN REGULAR MEETING**

Chairman Buchanan adjourned the meeting at 7:01 P.M.

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Jerryl Soriano, CMC, City Clerk