



## **CITY OF DESERT HOT SPRINGS**

### **REGULAR MEETING OF THE PLANNING COMMISSION**

#### **DRAFT MINUTES**

**DECEMBER 9, 2014**

**6:00 PM**

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

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#### **CALL TO ORDER**

The meeting was called to order by Vice-Chair Steve Sobotta at 6:04 P.M.

#### **ROLL CALL**

Planning Commissioners Dean Gray, Chuck Parker, Cathy Romero, and Vice-Chair Steve Sobotta were present at the call of roll.

#### **PLEDGE OF ALLEGIANCE**

Commissioner Gray led the Pledge of Allegiance.

#### **APPROVAL OF THE AGENDA**

Action: Commissioner Gray moved to approve the agenda, including one revision to make Item No. 12 the last item on the Administrative Calendar, motion seconded by Commissioner Romero, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Sobotta, Romero, Parker, Gray  
Passed NOES: 0 - (None)  
ABSENT: 0 - (None)

#### **SELECTION OF CHAIR AND VICE-CHAIR**

Action: Commissioner Parker moved to make an additional revision to the agenda, making Item No. 14 the first item on the Administrative Calendar, seconded by Commissioner Gray, motion passed by 4/0 vote.

Vote: AYES: 4 - Sobotta, Romero, Parker, Gray  
Passed NOES: 0 - (None)  
ABSENT: 0 - (None)

Action: Commissioner Romero moved to continue the Selection of Chair and Vice-Chair until the vacant seat was filled, seconded by Commissioner Parker, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Sobotta, Romero, Parker, Gray  
Passed NOES: 0 - (None)  
ABSENT: 0 - (None)

### **CONSENT AGENDA**

1. **April 9, 2013 Minutes**  
Recommendation: Receive and File
2. **May 14, 2013 Minutes**  
Recommendation: Receive and File
3. **June 11, 2013**  
Recommendation: Receive and File
4. **July 9, 2013 Minutes**  
Recommendation: Receive and File
5. **October 8, 2013 Minutes**  
Recommendation: Receive and File

Action: Commissioner Romero moved to approve Item Nos. 1 through 5, seconded by Vice-Chair Sobotta, motion carried 2/0 by the following vote:

Vote: AYES: 2 - Sobotta, Romero  
Passed NOES: 0 - (None)  
ABSENT: 0 - (None)  
ABSTAIN: 2 - Parker, Gray

Commissioners Gray and Parker abstained due to not being Commission Members at the time meetings were held.

6. **April 8, 2014 Minutes**  
Recommendation: Receive and File
7. **September 9, 2014 Minutes**  
Recommendation: Receive and File
8. **October 14, 2014 Minutes**  
Recommendation: Receive and File
9. **November 25, 2014 Minutes**  
Recommendation: Receive and File

Action: Commissioner Gray moved to approve Item Nos. 6 through 9, seconded by Commissioner Romero.

Commissioner Parker requested that the April 8, 2014 Planning Commission minutes be revised to include a footnote indicating that he submitted a letter on April 9, 2014 requesting to change his vote on the Two Bunch Palms item, due to his opposition to a fee waiver. He distributed a copy of the letter, a copy of which was retained for the official record.

Jerryl Soriano, City Clerk, stated that, while not appropriate to include a footnote, staff would attach a copy of the letter to the back of the approved minutes document.

Commissioner Romero requested that additional information regarding the fee components for the Two Bunch Palms item also be included.

Commissioner Parker requested that the November 25, 2014 Planning Commission minutes be revised to reflect that he asked Mission Springs Water District (MSWD) staff if their proposed sewer construction project near Indian Avenue might cause an increase in water bills and that Mr. Soulliere responded that sewer rates could increase if operation costs increased.

Commissioner Parker also requested that the minutes reflect that he proposed that the City approve minimal residential parking regulations.

Action: Commissioner Gray amended his motion to approve Item Nos. 7 and 8, and continue Items 6 and 9 in order for staff to include stated revisions, seconded by Commissioner Romero, motion carried 3/0 by the following vote:

<u>Vote:</u>	AYES: 3 - Sobotta, Romero, Gray
Passed	NOES: 0 - (None)
	ABSENT: 0 - (None)
	ABSTAIN: 1 – Parker

Commissioner Parker abstained because he was absent from the October meeting.

### **PUBLIC COMMENTS**

There were no public comments.

### **ADMINISTRATIVE CALENDAR**

#### **10. Discussion on the City's Fencing Regulations**

*Rich Malacoff, AICP, Senior Planner*

**Recommendation:** Follow Direction Provided by the Planning Commission

**NOTE:** This was the second item heard under the Administrative Calendar.

Rich Malacoff, Senior Planner, presented the staff report.

A discussion ensued.

The Commission came to a consensus to do the following:

- § Add metal fencing to Item No. 2A on Page 48;
- § Delete Item No. 2E on Page No. 48;
- § Allow wrought iron fencing up to six (6) foot in height in front yards, as long as a determined percentage of light was allowed through;
- § Add language encouraging landscape screening;

- § Allow property owners to install fence in easement, at Community Development Director's discretion;
- § Allow flexibility on block size, and
- § Ensure that definitions of materials are consistent.

Commissioner Gray expressed concerns regarding the recent installation of non-permitted barbed wire fencing at a solar field.

Mr. Malacoff responded that he would provide additional information on the matter when it became available.

Greg Jones, audience member, spoke regarding security fencing and the importance of applying standards equitably.

Ted Mayrhofer, audience member, spoke in favor of wood fencing that was properly installed and maintained, suggested that front yard fencing over four feet was a safety concern, and spoke regarding optional fencing materials.

Cliff Lavy, audience member, spoke regarding improving the image of the City and his opposition to vinyl and chain link fencing.

Alvaro Saldavar, audience member, spoke in opposition to vinyl fencing.

Russell Betts, audience member/ Council Member, spoke in favor of wood fencing that was installed properly, and suggested not banning all types of wooden fencing.

A discussion ensued.

Action: Commissioner Gray moved to table the item and allow Commissioners to provide feedback to staff, seconded by Commissioner Romero, motion carried 4/0 by the following vote:

<u>Vote</u> :	AYES: 4 - Sobotta, Romero, Parker, Gray
Passed	NOES: 0 - (None)
	ABSENT: 0 - (None)

# **11. Discussion on Purpose, Format, and Legal Requirements for Minutes**

*Alexander P. Meyerhoff, AICP, Community Development Director*

**Recommendation:** Receive and File

**NOTE:** This was the third item heard under the Administrative Calendar.

Jerry Soriano, City Clerk, provided a PowerPoint presentation on the purpose, format and legal requirement for minutes, a copy of which was retained for the official record, and answered questions.

Commissioner Parker requested that minutes be included as the first item on every Planning Commission meeting agenda and that Commissioners be notified when a alternate meeting secretary would attend a meeting.

**12. Presentation from Commissioner Dean Gray on the History of Desert Hot Springs**

*Alexander P. Meyerhoff, AICP, Community Development Director*

**Recommendation:** Receive and File

**NOTE:** This was the fifth item heard under the Administrative Calendar.

Commissioner Gray provided a PowerPoint presentation regarding the history of the City of Desert Hot Springs and the life of Hilda M. Gray, a copy of which was retained for the official record, and answered questions.

**13. Discussion on In-Lieu Parking**

*Rich Malacoff, AICP, Senior Planner*

**Recommendation:** Follow Direction provided by the Planning Commission

**NOTE:** This was the fourth item heard under the Administrative Calendar.

Staff stated that this item would be continued to an indefinite date.

Commissioner Parker requested that school parking issues be addressed as well.

A discussion ensued.

**14. Overview of Conditional Use Permit process for Dispensaries.**

*Alexander P. Meyerhoff, AICP, Community Development Director*

**NOTE:** This was the first item heard under the Administrative Calendar.

Alex Meyerhoff, Community Development Director, provided an update on the progress of application review and distributed a document including applicant and property address information, a copy of which was retained for the official record.

Commissioner Gray expressed concern that the process was not moving fast enough and that some agreements may have already been made.

Action: Commissioner Gray moved to approve that Planning Commissioners be notified as soon as the review process was complete, in order to call a Special Meeting, seconded by Commissioner Parker, motion carried 3/1 by the following vote:

<u>Vote:</u>	AYES: 3 - Sobotta, Parker, Gray
Passed	NOES: 1 - Romero
	ABSENT: 0 - (None)

Commissioner Romero explained that she voted against the motion because she would like to participate in the subject meeting, but would not be available to attend a special meeting in the next month.

## **CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

Commissioner Gray inquired about a permit application for an oil processing and/or storage facility, requested that the Planning Commission be made aware of what Planning staff was working on, and requested to be notified when staff published public notices.

Mr. Malacoff responded that there was currently a private service station in the environmental review process and that staff planned to create a development status report.

Commissioner Gray requested to be notified of all special event permits issued.

Vice-Chair Sobotta requested that staff inform Code Enforcement of a fence made of wooden sheeting on Avenida Barona, inquired as to the status of solar farm landscaping requirements, and suggested having the option of accepting color pallets for houses.

Mr. Malacoff responded that he would inform Code Enforcement staff about the fence and that staff was working with the City Manager on the solar farm landscaping issue.

## **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

There was no report given.

## **ADJOURN REGULAR MEETING**

The meeting was adjourned by Vice-Chair Sobotta at 9:49 P.M.

**Minutes prepared by:**

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Kristie Ramos  
Deputy City Clerk