



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

DRAFT MINUTES

APRIL 8, 2014

6:00 PM

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

CALL TO ORDER

The meeting was called to order by Chairman John Gerardi at 6:05 P.M.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Vice-Chair Sobotta led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Commissioner Sobotta moved to approve staff recommendation, motion seconded by Commissioner Romero, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Gerardi, Sobotta, Romero, Parker, Gray
Passed NOES: 0 - (None)

PUBLIC COMMENTS

Tim Brophy, resident, spoke in opposition of City Commissioners having criminal records and/or arrest warrants.

PUBLIC HEARINGS

1. TBP Bliss, LLC (Kevin Kelly) - Development Agreement 01-14 (DA 01-14) and Zoning Map Amendment 01-14 (ZMA 01-14)

Recommendation: Staff recommends that the Planning Commission recommends that the City Council:

- 1) Approve the Addendum to the 2007 Final Environmental Impact Report for the Two Bunch Palms Specific Plan regarding the TBS Bliss Development Agreement and the Project described therein;
- 2) Adopt an Ordinance approving the TBS Bliss Development (TBP) Development Agreement, subject to the terms and conditions contained therein;
- 3) Adopt a Zoning Ordinance Amendment approving a change the existing zoning of the Two Bunch Palms Resort and Spa and surrounding properties, as described in the TBS Development Agreement, to permit the development of a maximum of 621 residential units, 283 residential visitor units, 385 resort units, 19.92 acres of permanent open space and 3.97 acres of commercial space on: (a) one (1) R/VS-L "Resort Zone" parcel, on which the current Resort and its expansion will be located; (b) one (1) parcel with five (5) residential lots which are and will continue to be zoned residential low (R-L) and residential visitor medium (R/VS-M); (c) one (1) parcel zoned R/VS-H, but set aside for open space; and (d) one (1) parcel zoned commercial which will permit the development of a maximum of 621 residential units, 283 residential visitor units, 385 resort units, 19.92 acres of permanent open space and 3.97 acres of commercial space; and
- 4) Waive the application of the provisions of Municipal Code Section 16.20.110, which prohibits lot line adjustments that increase or decrease the gross area of any property involved by more than 20%; and
- 5) Direct staff to process for approval the necessary Lot line Adjustments to conform with the description of the Project as set forth in the TBD Development Agreement, subject to TBP providing the City, within 180 days of the approval of the Development Agreement a Record of Survey for the affected lots and any adjustments to the legal descriptions needed to conform to that Record of Survey.

Martín Magaña, Acting City Manager, presented the staff report.

Chairman Gerardi opened the Public Hearing.

Emily Hemphill, Applicant's Legal Counsel, explained the Transient Occupancy Tax (TOT) agreement and answered Commissioner's questions.

Kevin Kelly, Applicant (Two Bunch Palms Bliss. LLC) answered Commissioner's questions.

Chairman Gerardi closed the Public Hearing.

Chairman Gerardi said that there should be performance measures involved, but Council could make that decision.

Action: Commissioner Gray moved to approve staff recommendation, motion seconded by Vice-Chair Sobotta, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Gerardi, Sobotta, Romero, Parker, Gray
Passed NOES: 0 - (None)

ADMINISTRATIVE CALENDAR

2. Mission Lakes Marketplace Sign Program

Recommendation: Adopt a Minute Motion No. PC 11557 approving a Master Sign Program located at the southwest corner of Mission Lakes Boulevard and Little Morongo Road in the C-G (General Commercial) District.

Rich Malacoff, Acting Community Development Director, presented the staff report and answered Commissioner's questions.

Dr. Shah, Applicant, answered Commissioner's questions.

Chairman Gerardi said he thought that there were too many monument signs and they were too large.

Commissioner Romero expressed concern with the amount of illumination.

A discussion ensued.

Action: Commissioner Gray moved to approve staff recommendation, motion seconded by Vice-Chair Sobotta, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Gerardi, Sobotta, Romero, Parker, Gray
Passed NOES: 0 - (None)

3. Discussion on General Plan Workshop

Rich Malacoff, Acting Community Development Director, presented the staff report and a discussion ensued.

Commissioner Parker requested that staff put one large General Plan Map, in the Council Chamber, either on an easel or on a television screen. He also requested that staff include legends on any maps they distribute.

Chairman Gerardi suggested that staff provide new Commissioners with a copy of the New Planning Commissioner Handbook.

A General Plan Workshop was tentatively scheduled for July 2014.

4. Discussion on Parks Policy

Rich Malacoff, Acting Community Development Director, presented the staff report and a discussion ensued. He stated that staff will provide Commissioner's with a copy of the Parks Master Plan.

Commissioner Parker requested that staff provide him with a rate schedule.

STAFF COMMENTS

There were no staff comments.

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioner Gray said he had nothing to apologize for.

Commissioner Parker said something should be done to alleviate traffic congestion at Palm Drive & Two Bunch Palms Trail. Chairman Gerardi referred him to the Public Safety Commission.

ADJOURN REGULAR MEETING

Action: Vice-Chair Sobotta moved to adjourn the meeting at 7:43 P.M., motion seconded by Commissioner Romero, motion carried 5/0 by the following vote:

<u>Vote:</u>	AYES: 5 - Gerardi, Sobotta, Romero, Parker, Gray
Passed	NOES: 0 - (None)

Minutes prepared by:

Kristie Ramos
Deputy City Clerk