



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

NOVEMBER 8, 2016

6:00 PM

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

CALL TO ORDER

Chairman Romero called the meeting to order at 6:05 P.M.

ROLL CALL

Present:

Commissioners: Andrew Cirner, Peter De la Torre, Paula Terifaj

Vice Chairman: Dirk Voss

Chairman: Cathy Romero

PLEDGE OF ALLEGIANCE

Commissioner Terifaj led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Cirner moved to approve the November 8, 2016 Planning Commission regular meeting agenda, motion seconded by Voss, motion carried 5/0 by the following vote:

<u>Vote:</u>	AYES: 5 - Romero, Voss, Terifaj, Cirner, De la Torre
Passed	NOES: 0 - (None)

MINUTES

Planning Commission Regular Meeting Minutes: February 9, 2016
Planning Commission Regular Meeting Minutes: March 8, 2016
Planning Commission Regular Meeting Minutes: April 12, 2016
Planning Commission Regular Meeting Minutes: May 10, 2016
Planning Commission Regular Meeting Minutes: June 14, 2016
Planning Commission Adjourned Regular Meeting Minutes: July 20, 2016
Planning Commission Regular Meeting Minutes: September 13, 2016
Planning Commission Regular Meeting Minutes: October 11, 2016

City Clerk, Jerryl Soriano, CMC

Recommendation: Approve Minutes as presented; or as corrected.

Action: Voss moved to approve the Minutes, as submitted, motion seconded by Cirner, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Romero, Voss, Terifaj, Cirner, De la Torre
Passed NOES: 0 - (None)

PUBLIC COMMENTS

Chris Canaday, CT Properties, Vista Palm Homes, distributed and discussed a handout regarding a wood fence issue, a copy of which was received and made a part of the record.

ADMINISTRATIVE REPORTS:

1. **Time extension - Tentative Tract Maps 35009 & 35448: Located West of State Route 62 within the Rancho Royale Specific Plan encompassing most of section 20, Range 4 East, Township 2 South; San Bernardino Baseline and Meridian.**

Daniel Porras P.E. Public Works Manager

Recommendation: 1. Open the Public Hearing;
2. Hear Testimony;
3. Close the Public Hearing;
4. Approve Resolution No. PC 23-07, A Resolution of the Planning Commission of the City of Desert Hot Springs, California, approving a (3) three-year time extension of Tentative Tract Map No. 35448 & 35009, pursuant to Section 16.24.170 of the Desert Hot Springs Municipal Code.

Tentative Tract Map (TTM) 35448: To subdivide 481 acre site with 73 residential and commercial lots, 35 lettered lots for street connections, main spine road system and open space areas for financial and conveyance purposes in conjunction with Tentative Tract Map (TTM) 35009: To further subdivide the 481 acre project site with 1,126 single family lots, 8 multiple family residential/recreational commercial lots (923

residential units), and 32 acres divided into 3 lots for commercial and residential (171 residential units) uses located west of State Route 62 within the Rancho Royale Specific Plan.

Chairman Romero opened the Public Hearing.

There was no public testimony.

Action: Cirner moved to continue to November 22, 2016, motion seconded by De la Torre, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Romero, Voss, Terifaj, Cirner, De la Torre
Passed NOES: 0 - (None)

2. Tentative Parcel Map - TPM 37158 - Coachillin Holdings: Request to subdivide approximately 149.7 acres of vacant land into 40 smaller parcels in the I-L (Light Industrial) Zone / General Plan land use area east of Indian Avenue between 18th Avenue and 19th Avenue.

Daniel Porras P.E. Public Works Manager

Recommendation: Staff recommends that the Planning Commission continue the Tentative Parcel Map subdivision request TTM 37158 to the November 22, 2016 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole

Chairman Romero opened the Public Hearing.

Kenny Dickerson, Applicant, addressed the Commission concerning the request to continue the Public Hearing; and stated that the Project did not require an Environmental Impact Report (EIR).

There was no additional testimony.

Action: Voss moved to approve staff recommendation (to continue to November 22, 2016), motion seconded by Romero, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Romero, Voss, Terifaj, Cirner, De la Torre
Passed NOES: 0 - (None)

CHAIRMAN, VICE-CHAIR, AND COMMISSIONER REPORTS

Chairman Romero commended City Staff.

A discussion ensued regarding fencing.

Staff responded to various questions from the Commission.

ADJOURN REGULAR MEETING

Joseph Tanner, Administrative Services Director, gave an update regarding Rio Ranch.

Chairman Romero adjourned the meeting at 6:36 P.M.

Jerryl Soriano, CMC
City Clerk

DRAFT