

REPORT TO THE PLANNING COMMISSION



DATE: April 11, 2017

TITLE: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS 1) AMENDING TABLE 17.12.01 "PERMITTED, DEVELOPMENT PERMITTED, AND CONDITIONALLY PERMITTED USES" AS FOUND IN SECTION 17.12.020 "DEVELOPMENT PERMITTED AND CONDITIONALLY PERMITTED USES," 2) AMENDING SECTION 17.04.050 "DEFINITIONS," AND 3) ADDING CHAPTER 17.12.390 "CAR WASH ESTABLISHMENTS" TO TITLE 17 "ZONING" OF THE DESERT HOT SPRINGS MUNICIPAL CODE TO ADD CAR WASH ESTABLISHMENT AS A CONDITIONALLY PERMISSIBLE USE IN COMMERCIAL-GENERAL DISTRICTS

Prepared by: Scott Taschner, Associate Planner

Reviewed By: Jennifer Mizrahi, City Attorney and Daniel Porras, Acting Community Development Director

RECOMMENDATION

That the Planning Commission recommend that the City Council adopt the attached Ordinance

BACKGROUND

Currently, Section 17.12.020 of the Desert Hot Springs Municipal Code ("DHSMC") does not specifically allow car wash establishments within the Commercial-General ("C-G") Zoning District.. Staff has received a Condition Use Permit application by the Quick Quack commercial car wash franchise for a proposed car wash establishment located on the west side of Palm Drive south of the existing Dollar General store in the Commercial General (C-G) zoning district. Staff will not be able to process the application until such time that an ordinance specifically allowing car wash establishments (in the C-G zone) is passed and becomes effective.

ORDINANCE

Staff has prepared a Draft Ordinance to 1) amend Table 17.12.01 "Permitted, Development Permitted, and Conditionally Permitted Uses" as found in Section 17.12.020 "Development Permitted and Conditionally Permitted Uses," and 2) amend Section 17.04.050 "Definitions," add Chapter 17.12.390 "Car wash establishments" to the DHSMC to allow car wash establishments within the C-G Districts, subject to reasonable regulations and obtaining a Conditional Use Permit, while at the same time ensuring that such uses do not conflict with the General Plan, are not inconsistent with surrounding uses, and not detrimental to the public health, safety and welfare.

FISCAL IMPACT

None.

EXHIBIT(S)

Exhibit No. 1 – Draft Ordinance