

## REPORT TO THE CITY COUNCIL AND SUCCESSOR AGENCY

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**DATE:** April 18, 2017

**TITLE:** 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:** Daniel Porras, Acting Community Development Director  
Jennifer Mizrahi, City Attorney

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### RECOMMENDATION

- 1) Staff Report;
- 2) Entertain Questions from the City Council;
- 3) Open the Public Hearing;
- 4) Take Public Testimony;
- 5) Close the Public Hearing;
- 6) City Council discussion and questions to Staff; and
- 7) Adopt and read by title only: 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

### DISCUSSION

On April 11, 2017 the Planning Commission held a public hearing on the proposed ordinance. During that meeting, the Planning Commission voted 5-0 to recommend that the City Council adopt the proposed ordinance as shown in Exhibit No. 1.

### 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") Districts. Staff has received a Conditional 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. Based on this proposed project and the proposed location, staff was given direction to prepare a draft ordinance to allow for car wash establishments in the C-G zone, subject to a Conditional Use Permit. Staff will not be able to process the Quick Quack application until such time that an ordinance specifically allowing car wash establishments in the C-G zone is approved 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)**

1. Car Wash C-G Zoning Draft Ordinance