



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

APRIL 11, 2017

6:00 PM

MISSION SPRINGS WATER DISTRICT

Board Room

66575 2nd Street, Desert Hot Springs, California

CALL TO ORDER

Chairman Voss called the meeting to order at 6:00 P.M.

ROLL CALL

Present:

Commissioners: Larry Buchanan, Andrew Cirner, Cathy Romero

Vice-Chair: Scott De la Torre

Chairman: Dirk Voss

PLEDGE OF ALLEGIANCE

Commissioner Cirner led Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Cirner moved to approve the April 11, 2017 regular meeting agenda, motion seconded by Buchanan, motion carried 5/0 by the following vote:

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

MINUTES

Planning Commission Special Meeting Minutes: January 31, 2017

Planning Commission Regular Meeting Minutes: February 14, 2017

Planning Commission Special Meeting Minutes: February 28, 2017

Recommendation: Approve minutes as presented; or as corrected.

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

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

PUBLIC COMMENTS

There were no Public Comments.

PRESENTATION

Discussion re Commission's Role and Purview

Chairman Voss recommended to move the item to a future meeting until a new Commissioner was appointed.

Action: Cirner moved to approve item to the May 9, 2017 regular meeting, motion seconded by Buchanan, motion carried 5/0 by the following vote:

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

PUBLIC HEARINGS

1. **Request for a Zoning Map and General Plan amendment (ZMA 02-16 & GPA 02- 16) for two parcels located on the east side of Little Morongo Road between Desert View Ave and 13th Avenue. The request is to change the designations from low density residential (R-L) to light industrial (I-L) on vacant lots totaling 19.4 acres. Applicants: Ozhemma Kazaryan & Feliks Akopyan**

Daniel Porras P.E. Acting Community Development Director

Recommendation: 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open the Public Hearing;
4) Take Testimony from Applicant;
5) Take Public Testimony;
6) Opportunity for Applicant Rebuttal;
7) Close the Public Hearing;
8) Planning Commission discussion and questions to Staff;
and

- 9) Planning Commission Recommendation to the City Council to either:
 - a. Approve the Zoning Map & General Plan Amendment
 - Or
 - b. Deny the Zoning Map & General Plan Amendment

Scott Taschner, Associate Planner, presented the staff report along with PowerPoint presentation.

Chairman Voss opened the Public Hearing.

Paul DePalatis, Planning Director with MSA Consulting, representing the applicant, addressed the Commission; and provided handouts, a copy which was received and made a part of the record.

Jim Etchason, resident, spoke opposed to the Project.

Kathleen Lynn, resident, expressed opposition to the Commission.

Ralene Kloos, resident, addressed the Commission opposing to the project.

Ronn Hobbs, spoke in favor to the project.

Mark Sanford, resident, addressed the Commission opposing to the project.

Paula Turner, from Desert Pacific Properties, spoke in favor to the project.

Paul DePalatis, addressed the Commission.

Chairman Voss closed the Public Hearing.

Jennifer Mizrahi, City Attorney, recommended to delete Conditions of Approval Nos. 12, 13 and 14.

A discussion ensued amongst Commissioners.

Chairman Voss spoke in favor to zone change.

Action: De la Torre moved Motion to Deny to City Council, motion seconded by Cirner, motion carried 4/1 by the following vote:

<u>Vote:</u>	AYES: 4 - Romero, Cirner, De la Torre, Buchanan
Passed	NOES: 1 – Voss

2. 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

Daniel Porras PE, Acting Community Development Director

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

Jennifer Mizrahi, City Attorney, presented staff report.

Chairman Voss opened the Public Hearing.

There were no Public Comments.

Chairman Voss closed the Public Hearing.

Action: Cirner moved to approve staff recommendation, motion seconded by De la Torre, motion carried 5/0 by the following vote:

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

ADMINISTRATIVE CALENDAR

3. Discussion on Fireworks Ordinance

Daniel Porras PE, Acting Community Development Director

Recommendation: That the Planning Commission discuss the terms of Chapter 8.28 regarding Fireworks and approve, or amend the attached letter

Jennifer Mizrahi, City Attorney, presented staff report.

Commissioner Buchanan expressed concerns in regards to fireworks

Discussion ensued amongst Commissioners.

Commissioners recommended to reword fireworks letter in regards to water drought.

Action: Cirner moved to approve staff recommendation, motion seconded by Buchanan, motion carried 5/0 by the following vote:

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

4. Discussion regarding Zoning for Certain Medical Marijuana Facilities

Daniel Porras PE, Acting Community Development Director

Recommendation: That the Planning Commission discuss the terms of Chapter 17.180, as they relate to the zoning for certain medical marijuana facilities and amend or approve the letter to the City Council.

Jennifer Mizrahi, City Attorney, presented staff report.

Commissioners agreed with draft letter to move forward to City Council.

Action: Cirner moved to approve staff recommendation, motion seconded by Buchanan, motion carried 5/0 by the following vote:

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

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioners said their farewells to Commissioner Cirner.

Chairman Voss requested a future item regarding the process on minor modifications.

Jennifer Mizrahi, City Attorney, addressed the Commission and responded to questions.

Scott Taschner, Associate Planner, addressed the Commission.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Daniel Porras, Acting Community Development Director, provided updates and responded to questions.

Commissioner Buchanan requested an update on the Dog Park.

Scott Taschner, Associate Planner, addressed the Commission and responded to questions.

ADJOURN REGULAR MEETING

Chairman Voss adjourned the meeting at 7:30 PM.

Gianina Millan,
Planning Commission Secretary