



# **CITY OF DESERT HOT SPRINGS**

## **REGULAR MEETING OF THE PLANNING COMMISSION**

### **DRAFT ACTION MINUTES**

**MARCH 12, 2019**

**6:00 PM**

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

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### **CALL TO ORDER**

Chair Buchanan called the Planning Commission to order at 6:04 P.M.

### **ROLL CALL**

**Present:**

Commissioners: Jim Nindel, Robert Griffith

Vice Chairman: Scott De la Torre,

Chairman: Larry Buchanan

**Absent:**

Commissioners: Richard Duffle

### **PLEDGE OF ALLEGIANCE**

Chair Buchanan led the Pledge of Allegiance.

### **APPROVAL OF THE AGENDA**

**Action:** De la Torre moved to approve the March 12, 2019 regular meeting agenda, motion seconded by Griffith, motion carried 4/0 by the following vote:

**Vote:**

Passed

AYES: 4 - De la Torre, Buchanan, Nindel, Griffith

NOES: 0 - (None)

ABSENT: 1 - Duffle

## **MINUTES**

### **Planning Commission Regular Meeting Minutes: February 12, 2019**

*Recording Secretary, Ana Morales*

**Recommendation:** Approve Minutes as submitted; or as corrected.

**Action:** Griffith moved to approve the February 12, 2019 Planning Commission minutes with corrections, motion seconded by Nindel, motion carried 4/0 by the following vote:

**Vote:** AYES: 4 - De la Torre, Buchanan, Nindel, Griffith  
**Passed** NOES: 0 - (None)  
ABSENT: 1 - Duffle

## **PUBLIC COMMENTS**

Tubeh Durrani spoke regarding rezoning her property from Industrial to Commercial in order to use it for a towing company.

Susan Miller spoke regarding the City of Desert Hot Springs rating among the most dangerous cities. Proposed the idea of having a Public information officer respond towards those ratings.

## **PUBLIC HEARINGS**

- 1. Tentative Parcel Map No. 37606; a request to subdivide a 18.83 acre parcel into three (3) smaller lots at the northeast corner of Calle De Los Ramos and 19th Avenue in the Light Industrial Zoning District. APN: 666-360-015**

*Rebecca Deming, 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) A recommendation from staff for approval of Tentative Parcel Map 37606, to subdivide an 18.83-acre parcel into three smaller parcels. APN 666-360-015

Scott Taschner, Senior Planner, presented the staff report and responded to questions.

Chair Buchanan opened the Public Hearing.

Kenny Dickerson, owner of Coachillin, provided his testimony.

David Turner, representative of Coachillin, presented his testimony.

Chair Buchanan closed the Public Hearing.

Action: De la Torre moved to approve staff recommendation striking condition number 12G, motion seconded by Griffith, motion carried 4/0 by the following vote:

Vote: AYES: 4 - De la Torre, Buchanan, Nindel, Griffith  
Passed NOES: 0 - (None)  
ABSENT: 1 - Duffle

**2. Applications (DP 06-18, DR 04-18, CUP 05-18, TTM 37571, SVAR 03-18, Mitigated Negative Declaration and Mitigation Monitoring Program) for the development of a 20,000 square foot discount grocery store ("The Grocery Outlet") on a 2.09 acre site located on the west side of Palm Drive across from Park Lane and within the C-N (Commercial Neighborhood) Zoning District.**

*Rebecca Deming, 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) Recommendation from staff to approve the applications for development of a new 20,000 square foot discount grocery store on the west side of Palm Drive across from Park Lane and within the C-N Zoning District. Applications: DP 06-18, DR 04-18, CUP 05-18, TTM 37571, & SVAR 03-18. APN: 656-020-034

Scott Taschner, Senior Planner, presented the staff report and responded to questions.

Chair Buchanan opened the Public Hearing.

Carl Best, Applicant, presented his testimony and responded to questions.

Kurt Sackson, Civil Engineer of the project, spoke in regards to the project.

There was no public testimony.

Chair Buchanan closed the Public Hearing.

Action: De la Torre moved to approve as amended, motion seconded by Buchanan, motion carried 4/0 by the following vote:

Vote: AYES: 4 - De la Torre, Buchanan, Nindel, Griffith  
Passed NOES: 0 - (None)  
ABSENT: 1 - Duffle

**3. Tentative Parcel Map No.37530; A proposed subdivision to divide 9.1 acres into two parcels. Located at the southeast corner of Dillon Road & Bearce Road (just east of Angel View). APN's 666-280-014 & 666-290-010**

*Rebecca Deming, 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) Recommendation from staff to approve Tentative Parcel Map No. 37530; a proposed subdivision of the property located at the southeast corner of Dillon Road & Bearce Road, APN's 666-280-014 & 666-290-010

Chair Buchanan opened the Public Hearing.

Duke Chang, Applicant, provided his testimony.

Susan Miller, Resident and Real Estate Agent of Desert Hot Springs, spoke opposed.

Mr. Chang, Applicant, gave his rebuttal.

Chair Buchanan closed Public Hearing.

Action: De la Torre moved to approve staff recommendation, motion seconded by Griffith, motion carried 4/0 by the following vote:

Vote: AYES: 4 - De la Torre, Buchanan, Nindel, Griffith  
Passed NOES: 0 - (None)  
ABSENT: 1 - Duffle

**CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

Scott De la Torre presented his report.

Chair Buchanan presented his report.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Rebecca Deming presented her staff report.

## **PUBLIC COMMENTS**

There were no Public Comments.

## **ADJOURN REGULAR MEETING**

Chair Buchanan adjourned the meeting at 7:34 P.M.

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Ana Morales, Community Development Secretary

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