



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

JUNE 11, 2019

6:00 PM

CITY COUNCIL CHAMBERS
Carl May Community Center
11711 West Drive, Desert Hot Springs, California

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

MINUTES

[Planning Commission Regular Meeting Minutes, May 14, 2019](#)

Ana Morales, Recording Secretary

Recommendation: Approve as submitted; or corrected.

PUBLIC COMMENTS

At this time, pursuant to State law, any person may comment on an item, which is NOT on the agenda. PLEASE STATE YOUR NAME FOR THE RECORD.

Pursuant to State law, member of the public who have comments on a specific agenda item, may comment on that item BEFORE consideration of that item by the Planning Commission when recognized to do so by the Planning Commission Chair. Comments are limited to the first ten (10) speakers at three (3) minutes per speaker. All comments are to be directed to the Planning Commission and shall be devoid of any personal attacks. Members of the public are expected to maintain a professional, courteous decorum during public comments.

PUBLIC HEARINGS

1. [Request for a one-year Time Extension for Conditional Use Permit No. 22-14 to operate a cannabis dispensary in a commercial building located at 11940 Palm Drive \(APN: 639-293-029\).](#)

Community Development Director, Rebecca Deming

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 that the Planning Commission consider a motion to approve a one-year extension of time for Conditional Use Permit No. 22-14 for the project located at 11940 Palm Drive.

2. [Conditional Use Permit No. 02-19. A proposed cell tower within a commercial property located at 22755 Palm Drive. Applicant: J5 Infrastructure Partners, LLC \(AT&T\)](#)

Community Development Director, Rebecca Deming

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) Consider a motion that the Planning Commission 1) Approval of an Exemption to CEQA based on the finding that the project qualifies as a Class 3 Categorical Exemption; and 2) Approval of Conditional Use Permit No. 02-19 for the consideration of a 75-foot monopalm cell tower at 22755 Palm Drive within the C-R (Commercial Retail) Zoning district.

3. [An Ordinance of The City Council of The City of Desert Hot Springs, Amending Chapter 5.52 Permitting and Regulating Mobile Food Vending Vehicles, Amending Chapter 17.136 Temporary Use Permits and Adding Section 17.12.390 Mobile Food Vending Vehicle Parks to The Municipal Code](#)

Rebecca Deming, Community Development Director

Recommendation: 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open the Public Hearing;
5) Take Public Testimony;
7) Close the Public Hearing;
8) Planning Commission Discussion and Questions to Staff;

and

9) Staff Recommends that the Planning Commission Recommend to the City Council Adoption of An Ordinance of The City Council of The City of Desert Hot Springs, Amending Chapter 5.52 Permitting and Regulating Mobile Food Vending Vehicles, Amending Chapter 17.136 Temporary Use Permits and Adding Section 17.12.390 Mobile Food Vending Vehicle Parks to The Municipal Code.

4. [Applications for implementation of the Tuscan Hills Specific Plan, a master planned residential subdivision and a proposed 334 room resort hotel and spa located on a vacant 554 acre property located along the north side of Pierson Blvd east of Foxdale Drive Applicant: Walton Development & Management, Southwest USA.](#)

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 Planning Commission recommend to City Council 1) Certification of the Addendum of the Environmental Impact Report and Mitigation Monitoring Program and approval of:
 - A Resolution and Ordinance approving the Specific Plan 02-16, General Plan Amendment 03-16, and Zoning Ordinance Amendment 03-16 to establish development regulations and guidelines for the subject site;
 - Tentative Tract Map Nos. 36774, 37300, 37301, 37302, & 37303 – to subdivide the properties into 585 lots plus streets, open space and detention basins for a vacant 554.8 acre site located on the north side of Pierson Boulevard east of Foxdale Drive on the former Desert Hot Springs Resort Cornerstone Specific Plan project site. APN's 638-340-003, 005, 006, 007, & 638-330-001, 002, 003, & 632-270-006.

ADMINISTRATIVE CALENDAR

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC COMMENTS

Opportunity is given to those members of the public who have NOT addressed the Planning Commission on an item which is NOT on the agenda. Comments are limited to three (3) minutes per speaker. PLEASE STATE YOUR NAME FOR THE RECORD.

ADJOURN REGULAR MEETING

NOTICES

Title 2

In an effort to comply with the requirements of Title 2 of the Americans With Disabilities Act of 1990, the City of Desert Hot Springs requires that any person in need of any type of special equipment, assistance, or accommodation(s) in order to communicate at a City public meeting, must inform the City Clerk a minimum of 72 hours prior to the scheduled meeting to enable the City to make reasonable arrangements.

SB 343

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the Community Development Department at City Hall during normal business hours at 65950 Pierson Boulevard, Desert Hot Springs, CA 92240.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 11711 West Drive, Desert Hot Springs, CA 92240.

DECLARATION OF POSTING

I, Ana Morales, Planning Commission Secretary, certify that the agenda was posted on June 6, 2019, not less than 72 hours prior to the meeting.