



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

AUGUST 13, 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

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. [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) Recommendation from staff to continue the item to a date certain of September 10, 2019 to allow additional time for staff to work with the applicant before the next public hearing.

2. [Amendment to Conditional Use Permit No. 10-14. A request to expand the business operation into an adjacent tenant space and ultimately into the rear portion of the building at the Desert Finest cannabis retail storefront located at 12106 Palm Drive.](#)

Community Development Director, Rebecca Deming

Recommendation: 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) Staff recommends that the Planning Commission approve the following 1) An exemption to CEQA based on the finding that the project qualifies as a Class 3 Categorical Exemption 15311 Existing Facilities and 2) Amendment to Conditional Use Permit No. 10-14 for the expansion of the building in two (2) phases.

3. [DHS Wind Project: Conditional Use Permit No. 01-18 & Variance No. 01-18 for the installation of up to four \(4\) new 493-foot wind turbines and one new meteorological tower along with the decommissioning of 69 existing wind turbines located in the foothills on the west side of Highway 62 near Painted Hills Drive.](#)

Rebecca Deming, Community Development Director

Recommendation:

- 1) Staff Report;
- 2) Planning Commission Questions for Staff;
- 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; (1) a Supplement to the Certified Final EIR for the DHS Wind Repowering project; and (2) Conditional Use Permit No. 01-18; proposing the decommissioning of the existing 69 turbines and the development of up to 4 new wind turbines up to 499 feet tall,

and a smaller meteorological tower, and; 3) a Variance request to exceed the specific limitations of the City's Zoning Code (height of the structures) for the proposed wind turbines located on APN 667-160-001.

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 August 8, 2019, not less than 72 hours prior to the meeting.