



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

SEPTEMBER 10, 2019

6:00 PM

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

CALL TO ORDER

Chairman Buchanan called the meeting to order at 6:01 P.M.

SWEARING-IN OF NEW PLANNING COMMISSIONER

It was announced that the new Planning Commissioner will be sworn in at the October 8, 2019 meeting.

ROLL CALL

Present:

Chairman: Larry Buchanan
Commissioners: James Nindel, Richard Duffle

Absent:

Vice Chairman: P. Scott De la Torre

PLEDGE OF ALLEGIANCE

Chairman Buchanan lead the pledge of allegiance.

APPROVAL OF THE AGENDA

Action: Duffle moved to approve the September 10, 2019 regular meeting agenda, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle
Passed NOES: 0 - (None)
ABSENT: 1 - De la Torre

MINUTES

Planning Commission Regular Meeting Minutes: June 11, 2019

Planning Commission Regular Meeting Minutes: August 13, 2019

Recording Secretary, Emily Pearson

Recommendation: Approve the Minutes as presented; or as corrected.

Action: Duffle moved to approve the June 11, 2019 regular meeting minutes as presented, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle
Passed NOES: 0 - (None)
ABSENT: 1 - De la Torre

Action: Duffle moved to approve the August 13, 2019 regular meeting minutes as presented, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle
Passed NOES: 0 - (None)
ABSENT: 1 - De la Torre

PUBLIC COMMENTS

There were no 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) Public Hearing to remain Open;
8) Planning Commission discussion and questions to Staff;
and
9) Recommendation to continue CUP 02-19 to a date certain of October 08, 2019.

Patricia Villagomez, presented the staff report, and responded to questions.

Chairman Buchanan opened the Public Hearing.

There was no public testimony.

Action: Duffle moved to continue the Public Hearing to October 8, 2019, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle
Passed NOES: 0 - (None)
ABSENT: 1 - De la Torre

2. Request for a two-year extension of time for Tentative Tract Map No. 37331 to subdivide a property into eight lots and one common area on the New Green Acres Cultivation project site located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road.

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) Staff Recommends the Planning Commission approval of a two-year extension of time of Tentative Tract Map 37331 subject the Conditions of Approval and based on the findings stipulated.

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

Chairman Buchanan opened the Public Hearing.

Brian Clark, representing the Applicant, introduced himself.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle
Passed NOES: 0 - (None)
ABSENT: 1 - De la Torre

3. Request for a one-year Extension of Time for Conditional Use Permit No. 28-17 and Tentative Parcel Map 37332: for the Desert Harvest Project located at the northeast corner of the intersection of Interstate 10 and North Indian

Canyon Drive approximately one-half mile east of Indian Canyon Drive, and fronting the north side of 20th Avenue.

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) Staff Recommends the Planning Commission approve a one-year extension of time for Conditional Use Permit No. 28-17 and Tentative Parcel Map 37332 subject to the Conditions of Approval and based on the findings stipulated.

Patricia Villagomez, Planning Technician, presented the staff report.

Staff responded to questions.

Chairman Buchanan opened the Public Hearing.

Vitoria Cabena, representing the Applicant, introduced himself and responded to questions.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle
Passed NOES: 0 - (None)
ABSENT: 1 - De la Torre

4. Conditional Use Permit No. 04-19 to establish a medical clinic on 14080 Palm Drive within the Commercial Neighborhood (C-N) zone. Applicant: Angelica Rodriguez.

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) Staff recommends Planning Commission approve Conditional Use Permit No. 04-19 subject to the Conditions of Approval and based on the findings stipulated.

Patricia Villagomez, Planning Technician, presented the staff report, and responded to questions.

Rebecca Deming, Community Development Director, responded to questions.

Chairman Buchanan opened the Public Hearing.

Angelica Rodriguez, Applicant, introduced herself and responded to questions.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Staff responded to questions regarding the number of medical clinics in the City.

Action: Nindel moved to approve staff recommendation, motion seconded by Duffle, motion carried 3/0 by the following vote:

Vote:
Passed
AYES: 3 - Buchanan, Nindel, Duffle
NOES: 0 - (None)
ABSENT: 1 - De la Torre

5. **Zoning Map Amendment (ZMA) 01-19, and General Plan Amendment (GPA) 01-19. Applications to change the Zoning & General Plan Land Use Designations from R/VS-L (Residential Visitor Low Density) and R-L (Low Density Residential) to V-S-V (Visitor Serving Village) on a 108 acre site located on both sides of Yerxa Road north of San Gorgonio Street.**

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) The Planning Commission recommend to the City Council approval of the CEQA Exemption, Zone Map Amendment 01-19, and General Plan Amendment 01-19, subject to the attached conditions of approval and based of the findings contained herein.

Scott Taschner, Senior Planner, presented the staff report.

Chairman Buchanan opened the Public Hearing.

David Purpera, Applicant, provided testimony.

Gerald McKenna spoke against the project, and distributed written testimony, a copy of which was received and made a part of the record.

David Purpera, Applicant, provided rebuttal.

Wayne Sam requested that the zoning be contiguous to his property adjacent to the subject location.

Maria Angle inquired about how the Project would affect her property.

Courtney Moe, property owner, spoke about the Project.

David Purpera, Applicant, offered to address concerns with residents.

Chairman Buchanan closed the Public Hearing.

Action: Nindel moved to approve staff recommendation, motion seconded by Duffle, motion carried 3/0 by the following vote:

Vote:
Passed

AYES: 3 - Buchanan, Nindel, Duffle
NOES: 0 - (None)
ABSENT: 1 - De la Torre

6. Consideration of a Variance No. 02-19 to reduce the interior side setback from 10 feet to 5 feet for the property located at 66015 Acoma Avenue.

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) Staff Recommends the Planning Commission approve Variance No 02-19 subject to the Conditions of Approval and based on the findings stipulated.

Rebecca Deming, Community Development Director, presented the staff report, and responded to questions.

Chairman Buchanan opened the Public Hearing.

Chris Ifeanyi, Applicant, introduced himself.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Nindel moved to approve staff recommendation, motion seconded by Duffle, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle
Passed NOES: 0 - (None)
ABSENT: 1 - De la Torre

7. Development Permit No. 04-19 proposing the construction of four (4) single-family residences located on Rockies Ave within the Mountain View Country Estates Specific Plan. Applicant: Chris Ifeanyi, on behalf of MVE Property Ventures, LLC.

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) Staff recommends Planning Commission approval of Development Permit No. 04-19 subject the Conditions of Approval and based on the findings stipulated.

Rebecca Deming, Community Development Director, presented the staff report, and responded to questions.

Chairman Buchanan opened the Public Hearing.

Chris Ifeanyi, Applicant, introduced himself.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Nindel moved to approve staff recommendation, motion seconded by Duffle, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, Duffle
Passed NOES: 0 - (None)
ABSENT: 1 - De la Torre

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Chairman Buchanan announced that the new Commissioner will be sworn in at the October 8, 2019 meeting.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Patricia Villagomez, Planning Technician, announced the upcoming "LEAD Meet Your City" event.

Chairman Buchanan introduced Emily Pearson, Administrative Assistant.

PUBLIC COMMENTS

ADJOURN REGULAR MEETING

Chairman Buchanan adjourned the meeting at 7:06 P.M.

Jerryl Soriano, CMC, City Clerk

Emily J. Pearson, Recording Secretary