

SEP 09 2019

CITY OF DESERT HOT
SPRINGS

GPA 01-19

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Planning Commission
City of Desert Hot Springs.

RE General Plan Amendment No 01-19 and Zone Map Amendment No 01-19
Second Set of Comments.

September 8, 2019

Gentlemen

Further to my previous letter of September 6, 2019.

I have just read the Staff Report and I have additional comments.

I am sorry to say that the Staff Report is, in my view, erroneous and fails to properly inform you.

In particular, the Analysis of the project, the discussion of its General Plan consistency, all four required findings for adoption of a General Plan Amendment and both findings required for a Zoning Ordinance Amendment are founded on an important error of fact.

The City of Desert Hot Springs General Plan is your Planning "Constitution" that must be applied in the analysis, discussion and making of findings.

The Staff Report makes repeated references to the "Citywide General Plan Update," saying things like it is "already considering a change in land use designation" and that the project is "consistent with what the City is considering"

Well, that's just not what the law requires. The analysis and findings must be consistent with the **current** City of Desert Hot Springs General Plan - not a vaguely described prediction of what a new plan may say in the future. It is presumptuous, to say the least, that what staff says the City "is considering" will survive the environmental and political processes that it has yet to go through. None of us can know how your successors in office after January 2020 will vote on the General Plan Update when it is ready.

You cannot, today, make findings of fact based on the future outcome of that process because you do not know today what that General Plan will say.

I urge you to exercise good planning judgment, to apply the current General Plan, and vote NO on this requested zone change from residential to commercial.

Very truly yours

Gerald McKenna.