



## **CITY OF DESERT HOT SPRINGS**

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

#### **DRAFT ACTION MINUTES**

**DECEMBER 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 6:00 P.M.

#### **ROLL CALL**

Present:

Commissioners: Agustin Aragon, Richard Duffle, Dawn Griffiths

Vice Chairman: James Nindel

Chairman: Larry Buchanan

#### **PLEDGE OF ALLEGIANCE**

Chairman Buchanan led the Pledge of Allegiance.

#### **APPROVAL OF THE AGENDA**

Action: Duffle moved to approve the December 10, 2019 Regular Meeting agenda, motion seconded by Griffiths, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths  
Passed NOES: 0 - (None)

## **MINUTES**

**Planning Commission Special Meeting Minutes: November 6, 2019**

**Planning Commission Regular Meeting Minutes: November 12, 2019**

*City Clerk, Jerryl Soriano, CMC*

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

Action: Duffle moved to approve the Minutes as presented, motion seconded by Aragon, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths  
Passed NOES: 0 - (None)

## **PUBLIC COMMENTS**

None.

## **PUBLIC HEARINGS**

### **1. Request for a One-Year Extension of Time for the Following:**

**- Conditional Use Permit No. 21-17**

**(Applicant: Nickolas Marotta/Desert Highlanders)**

**- Conditional Use Permit No. 31-17**

**(Applicant: Spencer Jianan Li/Redshield Capitol, 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(s);
- 5) Take public testimony;
- 6) Opportunity for Applicant(s) rebuttal;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) Approve a one-year extension of time, subject to the proposed Conditions of Approval for:
  - Conditional Use Permit No. 21-17 (APN: 665-050-010)
  - Conditional Use Permit No. 31-17 (APN: 665-050-018)

Patricia Villagomez, Assistant Planner, presented the staff report.

Chairman Buchanan opened the Public Hearing.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve a one-year extension of time for CUP 21-17, motion seconded by Griffiths, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths  
Passed NOES: 0 - (None)

Action: Duffle moved to approve a one-year extension of time for CUP 31-17, motion seconded by Nindel, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths  
Passed NOES: 0 - (None)

**2. Conditional Use Permit No. 06-19 to Convert an Existing Motel/Hotel to a 11-Room Treatment/Rehabilitation Center Located at 13340 Mountain View Road (Applicant: Roberto Graciano)**

*Community Development Director, Rebecca Deming*

**Recommendation:** 1) Receive 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) Allow opportunity for Applicant rebuttal;  
7) Close the Public Hearing  
8) Planning Commission discussion and questions to Staff;  
and  
9) Approve Conditional Use Permit No. 06-19 to operate a treatment/rehabilitation facility at 13340 Mountain View Road.

Patricia Villagomez, Assistant Planner, presented the Staff report.

Rebecca Deming, Community Development Director, recommended removal of Condition No. 11 (existing roof sign); and responded to questions.

A discussion ensued.

Chairman Buchanan opened the Public Hearing.

Arthur Atinirian and Adam Regiaba, property owners, addressed the Commission; and responded to questions.

Mike Platt, representing Mission Springs Water District, spoke regarding a "Fats, Oil, and Grease" permit.

Ramon Alvarado expressed concerns.

Roberto Graciano, Applicant, provided rebuttal.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation; with the following additional conditions:

- "That the existing Kismet Lodge sign, if removed, shall be donated to the Historical Society, if refused; 2nd to the Cabot's Pueblo Museum; if refused, then to the choice of the City of Desert Hot Springs;"
- "That the facility shall have 24-hour security patrolling the property at all times;" and
- "That the facility shall comply with all local agencies requirements, as applicable."

Motion seconded by Aragon, motion carried 4/1 by the following vote:

Vote: AYES: 4 - Buchanan, Nindel, Duffle, Aragon  
Passed NOES: 1 - Griffiths

### **CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

Commissioner Duffle reported that the lighting at the KMart shopping center would soon be restored.

Chairman Buchanan commended City Staff.

### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Rebecca Deming, Community Development Director, advised that City Hall would be closed for the holidays from December 23, 2019 through January 1, 2020.

Jerryl Soriano, City Clerk, advised that recruitment for the new commission term commencing in 2020 would begin soon.

### **PUBLIC COMMENTS**

None.

### **ADJOURN REGULAR MEETING**

Chairman Buchanan adjourned the meeting at 7:12 P.M.

---

Jerryl Soriano, CMC, City Clerk