



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

MAY 12, 2020

6:00 PM

**VIA VIDEOCONFERENCE
Desert Hot Springs, California**

This meeting was held pursuant to Executive Orders N-25-20 and N-29-20 issued by Governor Newsom. The Planning Commission and Staff participated remotely.

CALL TO ORDER

Chairman Buchanan called the meeting to order at 6:00 P.M.

ROLL CALL

Present:

Commissioner: Agustin Aragon (via videoconference)
Commissioner: Richard Duffle (via videoconference)
Vice Chairman: James Nindel (via videoconference)
Chairman: Larry Buchanan (via videoconference)

PLEDGE OF ALLEGIANCE

Vice-Chairman Nindel led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Duffle moved to approve the May 12, 2020 Regular Meeting agenda, motion seconded by Aragon, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Nindel, Duffle, Aragon
Passed NOES: 0 - (None)

MINUTES

Planning Commission Regular Meeting Minutes: April 14, 2020

City Clerk, Jerryl Soriano, CMC

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

Action: Duffle moved to approve the April 14, 2020 Minutes as presented, motion seconded by Aragon, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Nindel, Duffle, Aragon
Passed NOES: 0 - (None)

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. **Development Permit No. 20-3; An application to develop 15 single-family homes within the Eagle Pointe Specific Plan Residential Development Tract Map No. 30539 and 30540.**

Community Development Director, Rebecca Deming

Recommendation:

- 1) Staff Report
- 2) Entertain questions of Staff from the Planning Commission;
- 3) Open Public Hearing;
- 4) Take testimony from Applicant;
- 5) Take public testimony for those in favor;
- 6) Take public testimony from those opposed;
- 7) Take public testimony from those in a neutral position;
- 8) Opportunity for Applicant rebuttal;
- 9) Close the Public Hearing
- 10) Planning Commission discussion and questions to Staff; and
- 11) Recommendation to City Council for approval of Development Permit No. 20-3 to develop 15 single family homes within the Eagle Pointe Residential Development Tract Map No. 30539 and 30540.

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

Chairman Buchanan opened the Public Hearing.

Andrew Washington, Applicant, addressed the Planning Commission.

Michael Lang was present but did not provide any testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation, motion seconded by Aragon, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Nindel, Duffle, Aragon
Passed NOES: 0 - (None)

2. Environmental Findings, General Plan Amendment GPA-20-1, and Zoning Amendment ZA-20-1

Community Development Director, Rebecca Deming

Recommendation:

- 1) Staff Report;
- 2) Entertain questions of Staff from the Planning Commission
- 3) Open Public Hearing;
- 4) Take public testimony from those favor;
- 5) Take public testimony from those opposed;
- 6) Take public testimony from those in a neutral position;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) The Planning Commission Approve:
 - 1) A Resolution of the Planning Commission Recommending that the City Council Adopt "A Resolution of the City Council of the City Of Desert Hot Springs, California, 1) Certifying the Environmental Impact Report; 2) Adopting Findings of Fact Pursuant to the California Environmental Quality Act and Adopting a Statement of Overriding Considerations; and 3) Approving General Plan Amendment and Land Use Map No. GPA-20-1, Amending the General Plan and Land Use Map for Several Properties in the City"
 - 2) A Resolution of the Planning Commission Recommending that the City Council Adopt "A Resolution of the City Council of the City of Desert Hot Springs, California Repealing The Following Specific Plans, Which in Light of the New General Plan Amendment No. GPA-20-1 and Zoning Amendment No. ZA-20-1, are Outdated: 1) Desert Highlands Specific Plan, 2) Eagle Point Specific Plan, 3) Indian Hills Specific Plan, 4) Mountain View Estates II Specific Plan, 5) Arroyo Vista/Rancho Del Oro Specific Plan, 6) Vortex Specific Plan, 7) Indigo Lake Specific Plan, And 8) Vista Del Monte Specific Plan"
 - 3) A Resolution of the Planning Commission Recommending that the City Council Adopt "An Ordinance of the City Council of the City of Desert

Hot Springs 1) Amending or Adding the Following Chapters of the Desert Hot Springs Municipal Code: A) 17.04.050 "Definitions"; B) 17.08 "Residential Districts"; 4) 17.12 "Commercial Districts"; D) 17.14 "Mixed Use Districts"; E) 17.16 "Industrial Districts"; F) 17.64 "Administration"; G) 17.74 "Administrative Conditional Use Permits" and 2) Amending The Zoning Map In Accordance With Zoning Amendment No. ZA-20-1."

Rebecca Deming, Community Development Director, presented the Staff report and introduced MIG Consultants: Jose Rodriguez, Laura Stetson, and Bob Prasse).

Jose Rodriguez, MIG, presented an overview of the General Plan Update.

Rebecca Deming, Community Development Director, responded to questions.

Chairman Buchanan opened the Public Hearing.

Jerryl Soriano, City Clerk, stated that written testimony was received from the following individuals, copies of which were distributed to the Planning Commission and made a part of the record.

- 1) Inland Counties Legal Services
- 2) Coachella Valley Water District
- 3) Desert Water Agency
- 4) Edy Adkison
- 5) Fred Noble
- 6) Jim Snellenberger
- 7) Michael Lang
- 8) Nathan Bouvet
- 9) Richard Candelaria
- 10) Richard Klassen
- 11) Shayda Ebrahimi

The following individuals provided testimony:

- 1) Jim Snellenberger
- 2) John Berry
- 3) Shayda Ebrahimi
- 4) Josie Herndon
- 5) Virginia Butler
- 6) Fred Noble, Wintec Energy
- 7) Emmanuel Xuereb
- 8) Michael Lang
- 9) Nathan Bouvet
- 10) Mark Greenberg
- 11) Josh Shemian
- 12) Rick Rabuck
- 13) Paula Smith
- 14) Roger Nunez

The Planning Commission recessed at 7:46 P.M.

The Planning Commission reconvened at 7:51 P.M.

Chairman Buchanan closed the Public Hearing.

Rebecca Deming, Community Development Director, responded to questions asked during the public testimony period and from the Planning Commission.

Action 1: Duffle moved to approve staff recommendation and adopt *Resolution No. PC-2020-001 (Certifying Environmental Impact Report, etc.)*, motion seconded by Nindel, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Nindel, Duffle, Aragon
Passed NOES: 0 - (None)

Action 2: Duffle moved to approve staff recommendation and adopt *Resolution No. PC-2020-002 (Repealing outdated Specific Plans)*, motion seconded by Aragon, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Nindel, Duffle, Aragon
Passed NOES: 0 - (None)

Action 3: Duffle moved to approve staff recommendation and adopt *Resolution No. PC-2020-003 (Amending or Adding Chapters to Municipal Code)*, motion seconded by Aragon, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Nindel, Duffle, Aragon
Passed NOES: 0 - (None)

Action 4: Buchanan moved to recommend to the City Council: to include revisions to the General Plan Update, Zoning Code, and EIR as recommended by City staff and identified during the staff presentation; that staff review the wind energy policies and requirements within the Riverside County General Plan and County Zoning Ordinance and where warranted, include in the future update to the Desert Hot Springs Zoning Code; and that Staff has the ability to make minor revisions to the General Plan and/or Zoning Code to address any typographical errors and/or technical corrections prior to the City Council meeting. These changes will be presented to the City Council for approval in the form of an errata, motion seconded by Duffle, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Nindel, Duffle, Aragon
Passed NOES: 0 - (None)

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioner Duffle expressed thanks to the first responders in the City.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Rebecca Deming, Community Development Director, provided a brief report.

PUBLIC COMMENTS

Rebecca Deming, Community Development Director, responded to questions from Roger Nunez.

ADJOURN REGULAR MEETING

Chairman Buchanan adjourned the meeting at 8:29 P.M.

Jerryl Soriano, CMC, City Clerk