



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

ACTION MINUTES

APRIL 14, 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)
Commissioner: Dawn Griffiths (via videoconference)
Vice Chairman: James Nindel (via videoconference)
Chairman: Larry Buchanan (via videoconference)

PLEDGE OF ALLEGIANCE

Chairman Buchanan led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Duffle moved to approve the April 14, 2020 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 Regular Meeting Minutes: March 10, 2020

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

There were no public comments.

PUBLIC HEARINGS

1. [Tentative Parcel Map No. 37887: Subdivision of One Parcel Into Two Equal Parcels of 1.49 Acres Each \(Applicant: Robert J. Mainiero - DHS Investment Holdings\)](#)

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) Approve Tentative Parcel Map No. 37887 to subdivide one parcel into two 1.48 acre parcels.

Rebecca Deming, Community Development Director, presented the staff report.

Chairman Buchanan opened the Public Hearing.

Robert Mainiero, applicant, addressed the Planning Commission.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation, motion seconded by Griffiths, motion carried 5/0 by the following vote:

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

2. [Development Permit No. 20-5: An Application to Develop 11 Single-Family Homes Within the Sunset Springs Residential Development Tract Map No. 31235](#)

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 to approve Development Permit No. 20-5 to develop 11 single family homes within the Sunset Springs Residential Development Tract Map No. 31235.

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

Rebecca Deming, Community Development Director, responded to questions.

Chairman Buchanan opened the Public Hearing.

Gary Weintraub, applicant, addressed the Commission.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation with the following added conditions: 1) The RV space shall not be used or approved as a rental or living unit; and 2) If homes are being marketed for RV parking, then they must meet Municipal Code prior to final sales, motion seconded by Nindel, motion carried 5/0 by the following vote:

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

3. [Tentative Parcel Map 37832 \(TM-20-4\) for the Subdivision of Lots 2 through 37, Located on the West Side of Little Morongo Road Between 18th Avenue and 20th Avenue \(Request submitted by Mission Springs Water District\)](#)

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 the Applicant;
 - 5) Take public testimony from those 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) Approve of Tentative Parcel Map No. 37832 (TM-20-4), subject to the proposed Conditions of Approval and subject to the Finding Stipulated.

Rebecca Deming, Community Development Director, 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 staff recommendation, motion seconded by Aragon, motion carried 5/0 by the following vote:

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

4. [An Ordinance of the City Council of the City of Desert Hot Springs Amending Sections 17.12.080 \(Convenience Stores - Commercial Districts\) And 17.16.060 \(Convenience Stores- Industrial Districts\) of the Desert Hot Springs Municipal Code Regarding Convenience Stores](#)

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) Planning Commission recommendation that the City Council approve and read by title only the attached Ordinance: "An Ordinance of the City Council of the City of Desert Hot Springs Amending Sections 17.12.080 (Convenience Stores - Commercial Districts) And 17.16.060 (Convenience Stores- Industrial Districts) of the Desert Hot Springs Municipal Code Regarding Convenience Stores"

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

Chairman Buchanan opened the Public Hearing.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation, motion seconded by Aragon, motion carried 5/0 by the following vote:

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

5. [An Ordinance of the City Council of the City of Desert Hot Springs, California Amending Desert Hot Springs Municipal Code Section 17.40.110 Fences, Walls and Hedges](#)

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 recommends to City Council that the City Council approve and read by title only the attached Ordinance: "An Ordinance of the City Council of the City of Desert Hot Springs, California Amending Desert Hot Springs Municipal Code Section 17.40.110 Fences, Walls and Hedges"

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

Chairman Buchanan opened the Public Hearing.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation with the following suggested changes to the proposed ordinance: 1) remove the allowance for chain-link fencing on the street frontage of vacant properties and allow split rail fencing; and 2) remove Post and Wire (to be replaced with split rail), motion seconded by Nindel, motion carried 5/0 by the following vote:

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

6. [An Ordinance of the City Council of the City Of Desert Hot Springs, Amending Chapter 17.180 "Definitions" of Testing Facility, To Allow for Cannabis Facilities That are Licensed by the Federal Government Itself or by the State Government Itself.](#)

Rebecca Deming, Community Development Director

- 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 recommends to City Council that the City Council approve and read by title only the attached Ordinance: " An Ordinance of the City Council of the City Of Desert Hot Springs, Amending Chapter 17.180 "Definitions" of Testing Facility, To Allow for Cannabis Facilities That are Licensed by the Federal Government Itself or by the State Government Itself."

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

Chairman Buchanan opened the Public Hearing.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve staff recommendation, motion seconded by Griffiths, motion carried 5/0 by the following vote:

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

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioner Duffle and Chairman Buchanan expressed thanks to City staff.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Rebecca Deming, Community Development Director, advised that the comment period for the General Plan Update Environmental Impact Report had closed; and encouraged residents to sign up for General Plan Update notifications on the City website.

PUBLIC COMMENTS

None.

ADJOURN REGULAR MEETING

Chairman Buchanan adjourned the meeting at 7:33 P.M.

Jerryl Soriano, CMC, City Clerk