



CITY OF DESERT HOT SPRINGS
SPECIAL MEETING OF THE PLANNING COMMISSION

AGENDA

JULY 28, 2020
6:00 PM

VIA VIDEOCONFERENCE
Desert Hot Springs, California

**Notice Regarding COVID-19 and Public Participation
at Planning Commission Meetings**

Pursuant to California Governor Newsom's Executive Orders N-25-20 issued on March 4, 2020 and N-29-20 issued on March 18, 2020, the Planning Commission regular meeting will be conducted remotely through Zoom and broadcast live on the City's YouTube channel.

Pursuant to the Executive Orders, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Carl May Center/Council Chamber will not be open for the meeting. The Planning Commission and Staff will be participating remotely and will not be physically present in the Council Chamber.

Watch the Meeting Live

- [City of Desert Hot Springs YouTube Channel](#)

For Public Comment

If you wish to speak under general public comment, or speak on an agenda item, you can access the meeting remotely through ONE of the following options:

- **Participate via Zoom**
[CLICK HERE](#) to register
(URL: https://us02web.zoom.us/webinar/register/WN_YkYva-pkTjGQI22pHOpSIQ)
- **Submit Comments in Writing**
You may also submit your comments in writing via email to the City Clerk at cityclerk@cityofdhs.org. **To give the City Clerk adequate time to compile, please submit no later than 4:00 P.M. on July 28, 2020.** All written public comments will be distributed to the Planning Commission and included as part of the record.

In the subject line, please indicate:

“Public Comment – Non-Agenda Item” OR

“Public Comment – Item #” (insert the agenda item number(s) relevant to your comment(s))

The City of Desert Hot Springs thanks you in advance for taking all precautions to prevent the spreading of the COVID-19 virus.

NOTICE IS HEREBY GIVEN, as provided by Government Code Section 54956, that a special meeting of the Desert Hot Springs Planning Commission has been called for the purpose stated below:

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Public comments will be considered under each agenda item. PLEASE STATE YOUR NAME AND CITY OF RESIDENCE FOR THE RECORD.

All comments are to be directed to the Planning Commission and shall be devoid of any personal attacks. Members of the public are expected to maintain a professional, courteous decorum during public comments.

PUBLIC HEARINGS

1. **[\(Continued from July 14, 2020\) Development Permit No. 20-9 and Conditional Use Permit No. 20-12: An Application to Develop a Anaerobic Digester Facility on a 9.76 Acre Parcel](#)**

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;
 - 6) Opportunity for Applicant rebuttal;
 - 7) Close the Public Hearing
 - 8) Planning Commission discussion and questions to Staff; and
 - 9) Recommendation for approval of 1) Adoption of an Mitigated Negative Declaration 2) Development Permit No. 20-9 and Conditional Use Permit No. 20-12 to develop a Anaerobic Digester Facility on a 9.76 acre parcel.

2. [An Ordinance of The City Council of the City of Desert Hot Springs, California Amending Desert Hot Springs Municipal Code Sections: 17.04.050 "Definitions," 17.76.070 "Conditional Use Permit Expiration," 17.76.090 "Time Extension" For Conditional Use Permit, 17.92.070 "Development Permit Expiration," 17.92.100 "Time Extension" For Development Permit, and 17.74.070 "Administrative Conditional Use Permit Approval Expiration" and Adding Section 17.74.075 "Time Extension" For Administrative Conditional Use Permit"](#)

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;
 - 5) Close the Public Hearing;
 - 6) City Council discussion and questions to Staff; and
 - 7) Planning Commission recommends to City Council approve "An Ordinance of The City Council of the City of Desert Hot Springs, California Amending Desert Hot Springs Municipal Code Sections:
 1. 17.04.050 "Definitions"
 2. 17.76.070 "Conditional Use Permit Expiration"
 3. 17.76.090 "Time Extension" For Conditional Use Permit
 4. 17.92.070 "Development Permit Expiration"
 5. 17.92.100 "Time Extension" For Development Permit
 6. 17.74.070 "Administrative Conditional Use Permit Approval Expiration"And Adding Section 17.74.075 "Time Extension" For Administrative Conditional Use Permit"

3. [An Ordinance of the City Council of The City of Desert Hot Springs, California Amending Title 17, Section 17.08.170 Related to "Accessory Dwelling Unit" to Harmonize with State Law.](#)

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;
 - 5) Close the Public Hearing;
 - 6) City Council discussion and questions to Staff; and
 - 7) Planning Commission recommends to City Council approval of "An Ordinance of the City Council of The City of Desert Hot Springs, California Amending Title 17, Section 17.08.170 Related to "Accessory Dwelling Unit" to Harmonize with State Law."

4. [An Ordinance of the City Council of the City of Desert Hot Springs, California Adding Section 17.64.040 "Case/Application Abandonment" For Administration of Abandoned Applications](#)

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;
5) Close the Public Hearing;
6) City Council discussion and questions to Staff; and
7) Planning Commission recommends to City Council approve "An Ordinance of the City Council of the City of Desert Hot Springs, California Adding Section 17.64.040 "Case/Application Abandonment" For Administration of Abandoned Applications"

5. [An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.040.050 "Definitions" of the Desert Hot Springs Municipal Code Related to Certain Housing Definitions, and Amending Table 17.08.01 to Amend Certain Housing Arrangement Uses.](#)

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;
5) Close the Public Hearing;
6) Planning Commission discussion and questions to Staff; and
7) Planning Commission recommends to City Council approve "An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.040.050 "Definitions" of the Desert Hot Springs Municipal Code Related to Certain Housing Definitions, and Amending Table 17.08.01 to Amend Certain Housing Arrangement Uses."

ADJOURN SPECIAL MEETING

NOTICES

Title 2

In an effort to comply with the requirements of Title 2 of the Americans With Disabilities Act of 1990, the City of Desert Hot Springs requires that any person in need of any type of special equipment, assistance, or accommodation(s) in order to communicate at a City public meeting, must inform the City Clerk a minimum of 72 hours prior to the scheduled meeting to enable the City to make reasonable arrangements.

SB 343

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 24 hours prior to a special meeting will be made available for public inspection in the Office of the City Clerk at City Hall during normal business hours at 65950 Pierson Boulevard, Desert Hot Springs, CA 92240.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 11711 West Drive, Desert Hot Springs, CA 92240.