



## City of Desert Hot Springs

### NOTICE OF PUBLIC HEARING AND ENVIRONMENTAL DETERMINATION

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**NOTICE IS HEREBY GIVEN** that the **Planning Commission** will conduct a Public Hearing to consider the General Plan Updates and Zoning Updates (“Project”). The Public Hearing will be held as follows:

**DATE:** Tuesday, May 12<sup>th</sup>, 2020

**TIME:** 6:00 P.M. (or as soon thereafter as the matter may be heard)

**LOCATION:** Video Conference (See below for details)

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The proposed General Plan Update (“GPU”) is a long-range planning program to guide the growth and development of the Desert Hot Springs Planning Area through the year 2040. It is intended to communicate the City’s vision of its future and to establish a policy framework to govern decision making concerning the physical development of the community, including assurances that the community at large will be supported by an adequate range of public services and infrastructure systems. This Update includes both amendments to General Plan and Land Use Map. The General Plan Housing Element 4-year update is also included.

The Planning Area consists of the corporate boundaries of the City of Desert Hot Springs and its Sphere of Influence. The City’s corporate boundaries total 30.5 square miles and its Sphere of Influence (unincorporated Riverside County) totals 28.8 square miles, for a total Planning Area of 59.3 square miles

The City of Desert Hot Springs is updating its General Plan consistent with State requirements. The existing general plan was adopted in 2000. The updated General Plan serves as a policy guide for determining the appropriate physical development, community services, and character of the entire Planning Area.

The Zoning Update includes both text amendments to the Desert Hot Springs Municipal Code (“DHSMC”) and Zoning map updates. The text updates include changes to the allowable use table for Commercial, Industrial, Residential and Mixed-use Zones.

**The Proposed General Plan, Environmental Impact Report, and Zoning Amendments can be found on the City’s website at <https://www.cityofdhs.org/general-plan-update>.**

The following Resolutions are included in the project:

**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”**

**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”**

**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.”**

**ENVIRONMENTAL DETERMINATION:** The Environmental Impact Report (“EIR”) prepared for the proposed General Plan and Zoning amendments is a “Program EIR” pursuant to Article 11 Section 15168 of the California Environmental Quality Act (CEQA) Handbook. The EIR analyzes the potential environmental impacts associated with the adoption and long-term implementation of the GPU. Program-level analysis was conducted for the GPU as a whole to account for the broad, cumulative impacts that may occur due to the anticipated, collective development of the Planning Area. The programmatic analysis focused on the long-term changes that the GPU implies and how those changes can be accommodated to minimize the impacts of land use decisions on the physical environment. At the meeting, the Planning Commission in its recommendation to the City Council will consider a Statement of Overriding Considerations to consider the benefits of the project in relation to its significant, unavoidable environmental impacts on Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic.

On May 12<sup>th</sup>, 2020, the Planning Commission, at the public hearing or during deliberation, may recommend to City Council to approve, deny, or propose changes to the Project or to the environmental determination.

**INTERESTED PERSONS MAY** be heard or written comments may be submitted prior to the Public Hearing(s). Written comments will be made a part of the public record. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Desert Hot Springs, at or prior to, the public hearing.

### **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. Access to the zoom meeting will be available with the published agenda.

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.

All information regarding the proposed project is available for public review on the City’s Website at <https://www.cityofdhs.org/general-plan-update>.

**QUESTIONS AND INQUIRIES** regarding this matter for the above-described project:

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65950 Pierson Boulevard,  
Desert Hot Springs, CA 92240

**Americans with Disabilities Act (ADA):** *In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s Office at (760) 329-6411 or via email at [jsoriano@cityofdhs.org](mailto:jsoriano@cityofdhs.org). Notification at least 48 hours prior to the scheduled meeting(s) will enable the City to make reasonable accommodations to ensure accessibility.*