



CITY OF DESERT HOT SPRINGS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Desert Hot Springs will hold a public hearing on **March 13, 2012, at 6:00 p.m.**, in the Carl May Community Center, 11711 West Drive, Desert Hot Springs, California to consider a recommendation by the Planning Commission to the City Council for property (APN 641-251-005 and 641-251-006) located at 13721 Palm Drive, on the following applications:

1. Environmental Assessment No. 06-11 (EA 06-11): for an Initial Study/Negative Declaration for the entitlements below.
2. General Plan Amendment No. 02-11 (GPA 02-11): to amend the General Plan Land Use Map of the westerly half of the property along Caliente Drive frontage from High-Density Residential (R-H) to General Commercial (C-G).
3. Zoning Map Amendment No. 02-11 (ZMA 02-11): to amend the Zoning Map of the westerly half of the property along Caliente Drive frontage from High-Density Residential (R-H) to General Commercial (C-G).
4. Development Permit No. 08-11 & Design Review Permit No. 07-11 (DP 08-11 & DR 07-11): to construct a 12, 480 square foot, single story, single tenant retail building on the northerly portion of the property.
5. Conditional Use Permit No. 08-11 (CUP 08-11): to allow the sale of alcoholic beverages.

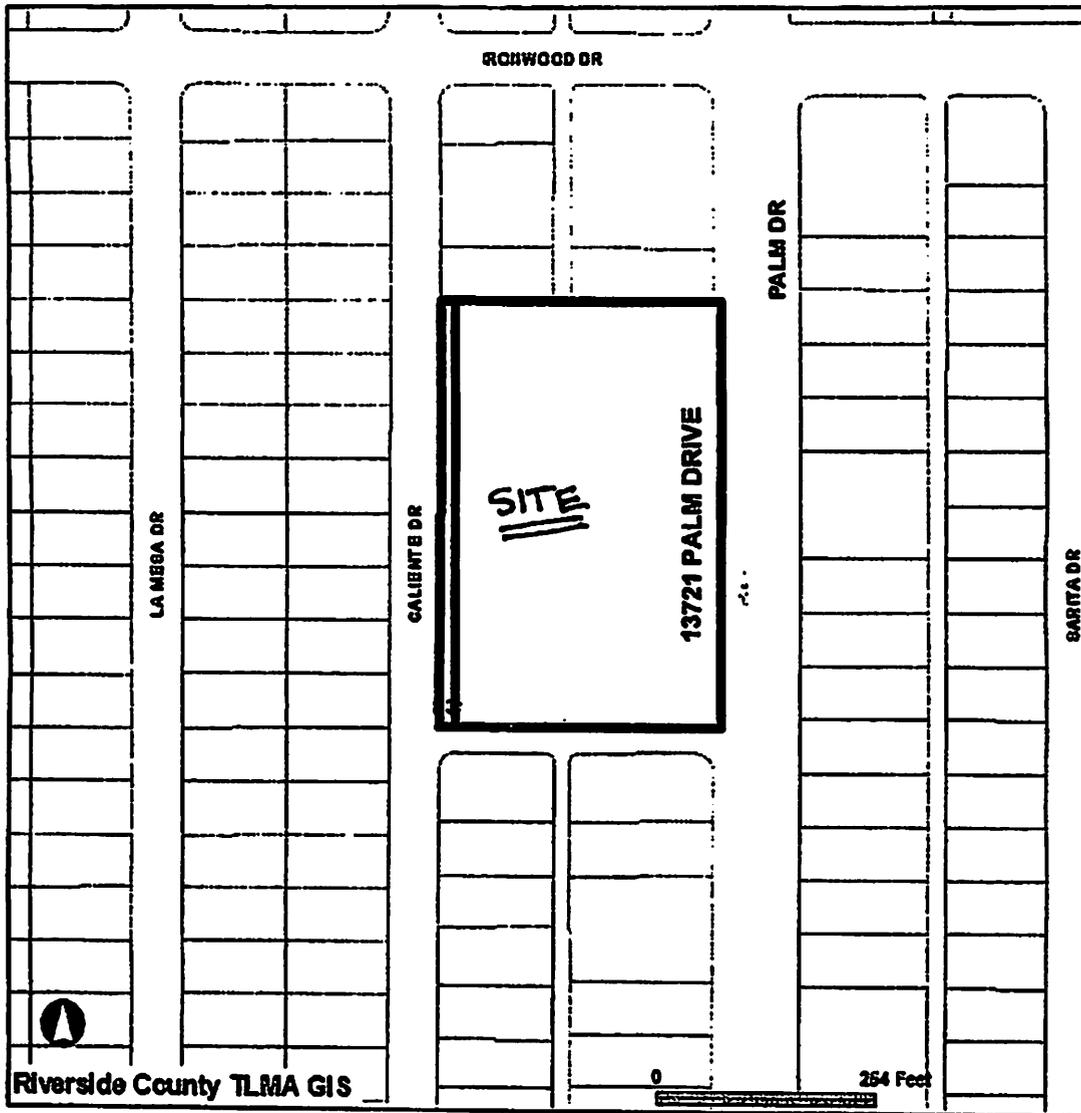
NOTICE IS FURTHER GIVEN that an Initial Study has been completed pursuant to the California Environmental Quality Act (CEQA) for the proposed project. On the basis of the Initial Study it was determined that the project will not have a significant adverse impact on the environment and that a Negative Declaration be filed.

Any persons wishing to speak for or against the matter should attend the public hearing. Any persons wishing to provide written comments on this matter must do so prior to the Planning Commission meeting. Written comments may be sent via U.S. Mail, or by hand delivery, to the City of Desert Hot Springs Community Development Department, 65950 Pierson Boulevard, Desert Hot Springs, California 92240. Please feel free to contact R. Michael Robinson, Contract Planner, at City Hall, 760-329-6411, x256. If this matter should at some future date go to court, court testimony may be limited to only those items that were raised at the hearing as per Government Code Section 65009. All information regarding these items is available for review at City Hall.

In the City's efforts to comply with the requirements of the Americans With Disabilities Act, the Community Development Department 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/Community Development Department a minimum of 48 hours prior to the scheduled meeting.

Publish once on Saturday, March 13, 2012.

. Site Location



**Selected parcel(s):
641-251-005 641-251-008**

"IMPORTANT"
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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