

City of Desert Hot Springs

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **Desert Hot Springs Planning Commission** will hold a Special Public Hearing at **6:30 PM on Tuesday, January 26, 2010** in the Carl May Community Center located at 11711 West Drive, Desert Hot Springs, California to review, consider and make a recommendation to the City Council regarding the following items:

Project Name and Description:

General Plan Amendment (GPA No. 03-07) – Adoption of a General Plan Amendment to accommodate the proposed distribution of land uses within the project area for consistency with the City of Desert Hot Springs General Plan.

Specific Plan (SP No. 02-07) - Adoption of a Specific Plan to update the development standards, land-uses, design guidelines, re-distribute the commercial, office and residential uses in a mixed-use pattern, and other requirements and specifications contained within the existing 151.6 acre Vortex Specific Plan area. The Specific Plan contains provisions for the build-out potential of approximately 421,600 square feet of retail uses, 80,400 square feet of restaurant uses, 290,500 square feet of office uses, 504 new dwelling units, 100 hotel/timeshare units and a new civic center campus.

Zone Map Amendment (ZMA No. 07-07) - Adoption of a Zone Map Amendment to implement and establish the zones, development and design standards associated with the proposed distribution of land for consistency with the Specific Plan (SP No. 02-07) and City of Desert Hot Springs Zoning Code.

Project Location:

The project area is located in the City of Desert Hot Springs and is generally bounded by Second Street to the north; Buena Vista Avenue to the south; Mesquite Avenue to the east and Cholla Drive to the west (see attached map).

NOTICE IS FURTHER GIVEN that the Planning Commission will review, consider and make a recommendation to the City Council on the approval and certification of the Final Environmental Impact Report (EIR) (State Clearinghouse No. 2008091030), prepared in accordance with the California Environmental Quality Act (CEQA), and to address the environmental impacts of the proposed projects listed above. The Draft EIR was previously circulated for 45-days, between April 15, 2009 and June 1, 2009. The Final EIR containing all responses to comments, the proposed Mitigation Monitoring Program, Findings of Fact and Statement of Overriding Considerations prepared for the EIR is available for public inspection at the following locations and business hours:

- 1) The City of Desert Hot Springs City Hall, Development Department, located at 65950 Pierson Boulevard, Desert Hot Springs, CA 92240, Monday through Thursday between the hours of 7:00 a.m. and 6:00 p.m.;
- 2) Desert Hot Springs Public Library located at 11691 West Drive, Desert Hot Springs, CA 92240, Monday through Wednesday between the hours of 10:00 a.m. and 6:00 p.m., Thursdays between the hours of 12:00 p.m. and 8:00 p.m., and Saturdays between the hours of 9:00 a.m. and 3:00 p.m.; and,
- 3) Desert Hot Springs Senior Center located at 11777 West Drive, Desert Hot Springs, CA 92240, Monday through Friday between the hours of 8:00 a.m. and 2:00 p.m.

Any persons wishing to speak for or against these matters 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 hand delivered to the City of Desert Hot Springs City Hall, Development Department, 65950 Pierson Boulevard, Desert Hot Springs, California 92240. If you have any questions, please contact Martín Magaña, Planning Manager, at 760-329-6411, x259 or e-mail at mmagana@cityofdhs.org. 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 public 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 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/Development Department a minimum of 48 hours prior to the scheduled meeting.
