



# Options for Temporary Facilities

City of Desert Hot Springs

August 3, 2017



# Temporary Facilities

- Option 1 - Amendment
- Option 2 – Phase 0.5
- Option 3 - Temporary Permit



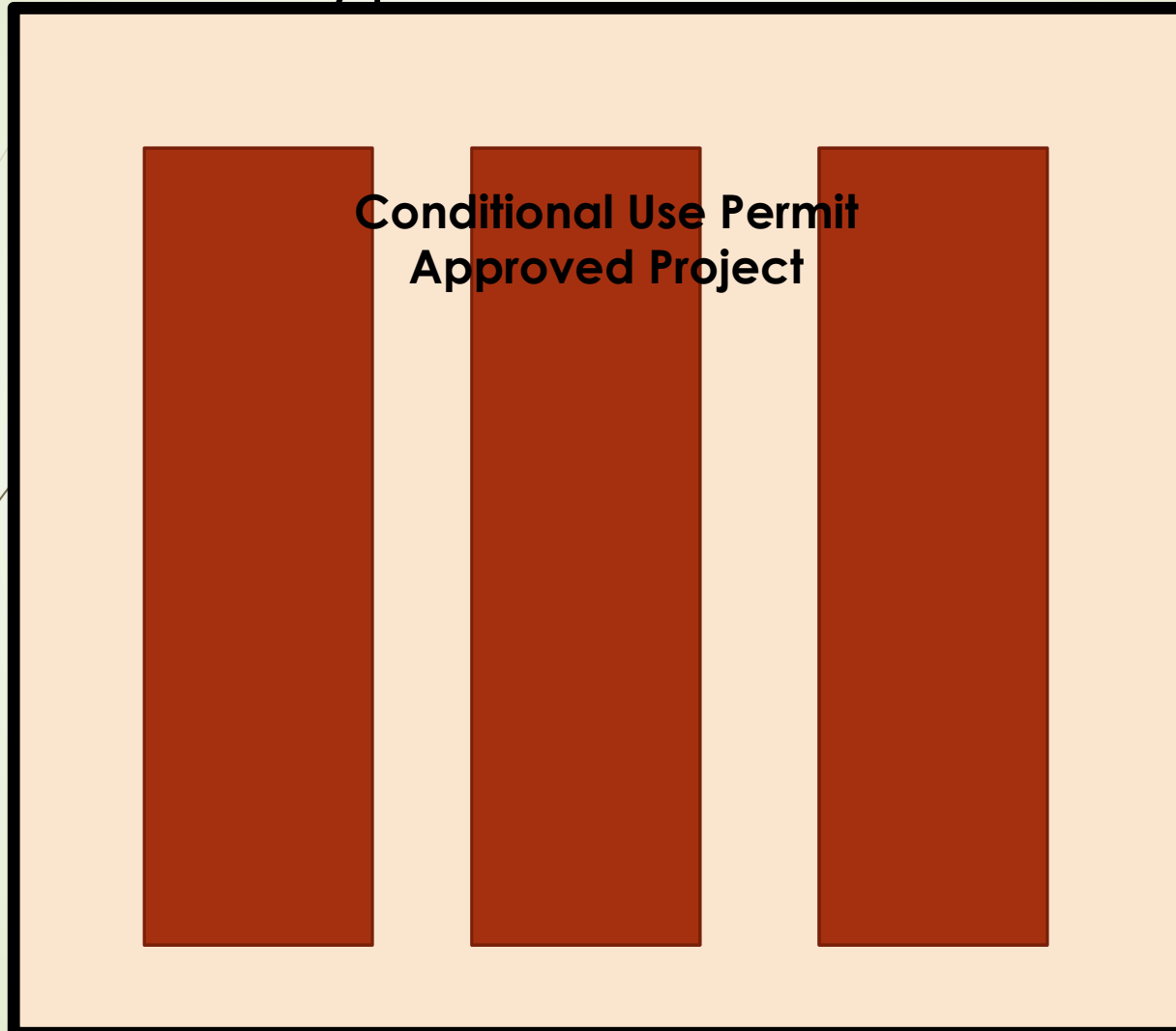
# Option 1 – Amendment to CUP

- Amendment to an existing CUP to add a “Temporary Interim Phase”
- Allow Temporary Certificate of Occupancy
- Allow Temporary Regulatory Permit
- This option allows for a complete new Temporary Interim Phase that can work for your project
- Requires Planning Commission Hearing Review/Approval
- No City Council Approval Needed (If no legislative change, ie. Change to DA)
- Application Fee = \$3,725

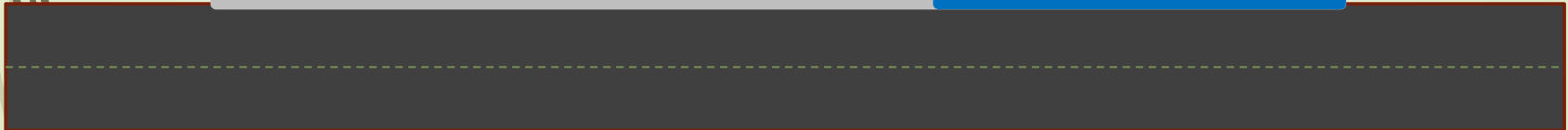
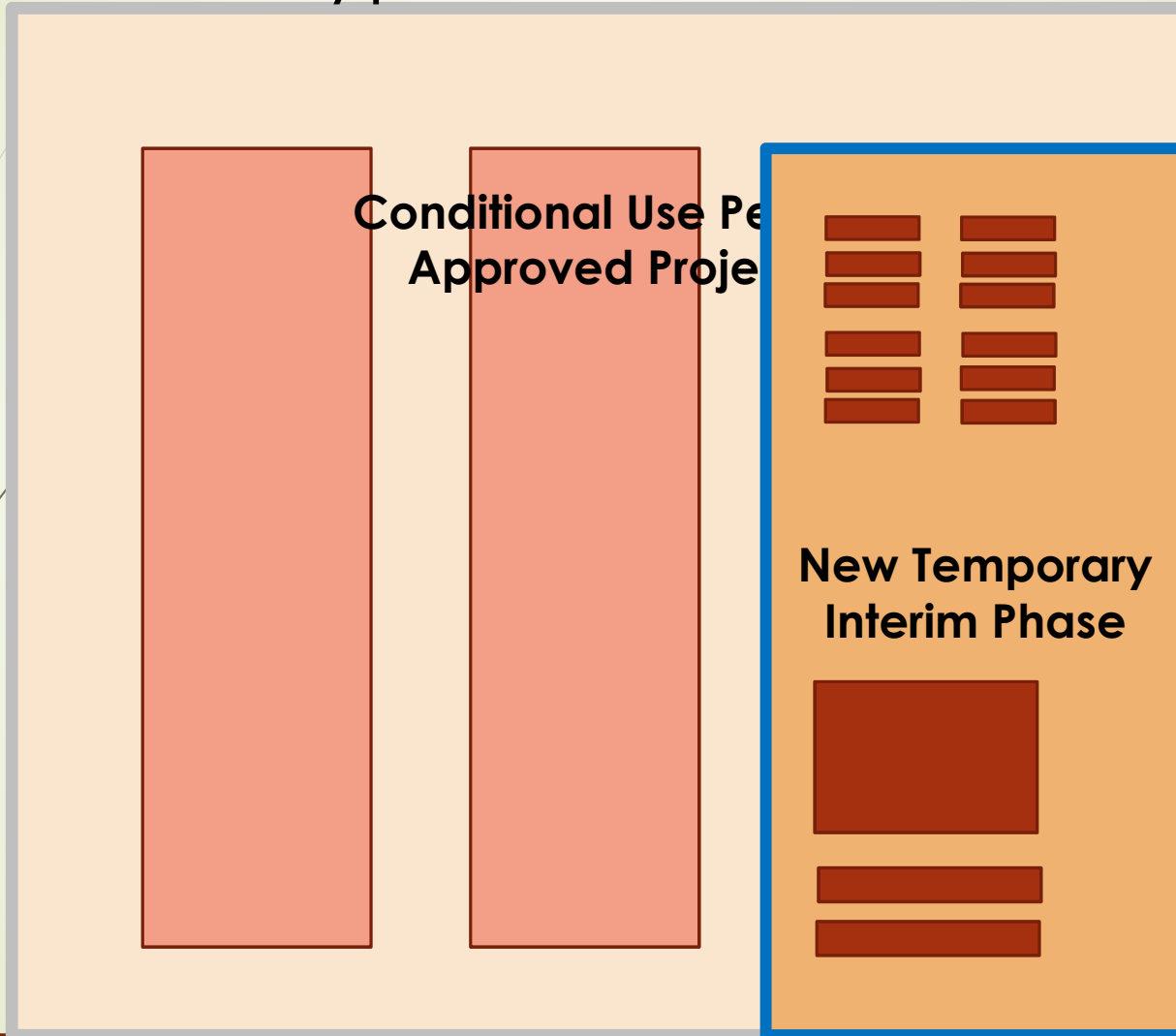
# Option 1 – Amendment to CUP


- ▶ Proper Access for Police and Fire Department.
- ▶ Storm Water On-Site Retention
- ▶ Police, Fire, and Building and Safety Codes must be met
- ▶ Security(fencing, cameras, security, lighting, etc.)
- ▶ All original Conditions of Approvals still apply, unless amended by the Planning Commission.
- ▶ Corresponding utility agencies must approve temporary utility services for the Temporary Interim Phase.
- ▶ Project must continue to show progress after Temporary Certificate of Occupancy has been issued
- ▶ Any Temporary Certificate of Occupancy will become void if there is no progress for a period of (or in excess of) 180 days.

# Conditional Use Permit Typical Site Plan



# CUP Amendment Typical Site Plan





# Option 2 – Phase 0.5 Minor Modification

- Minor Modification to an existing CUP to allow Phase 0.5 to construct a portion of an approved project
- Allow Temporary Certificate of Occupancy
- Allow Temporary Regulatory Permit
- Staff Level Approval
- No Planning Commission Approval Needed
- No City Council Approval Needed
- Application Fee = \$245
- 2-3 Weeks to Review/Approve

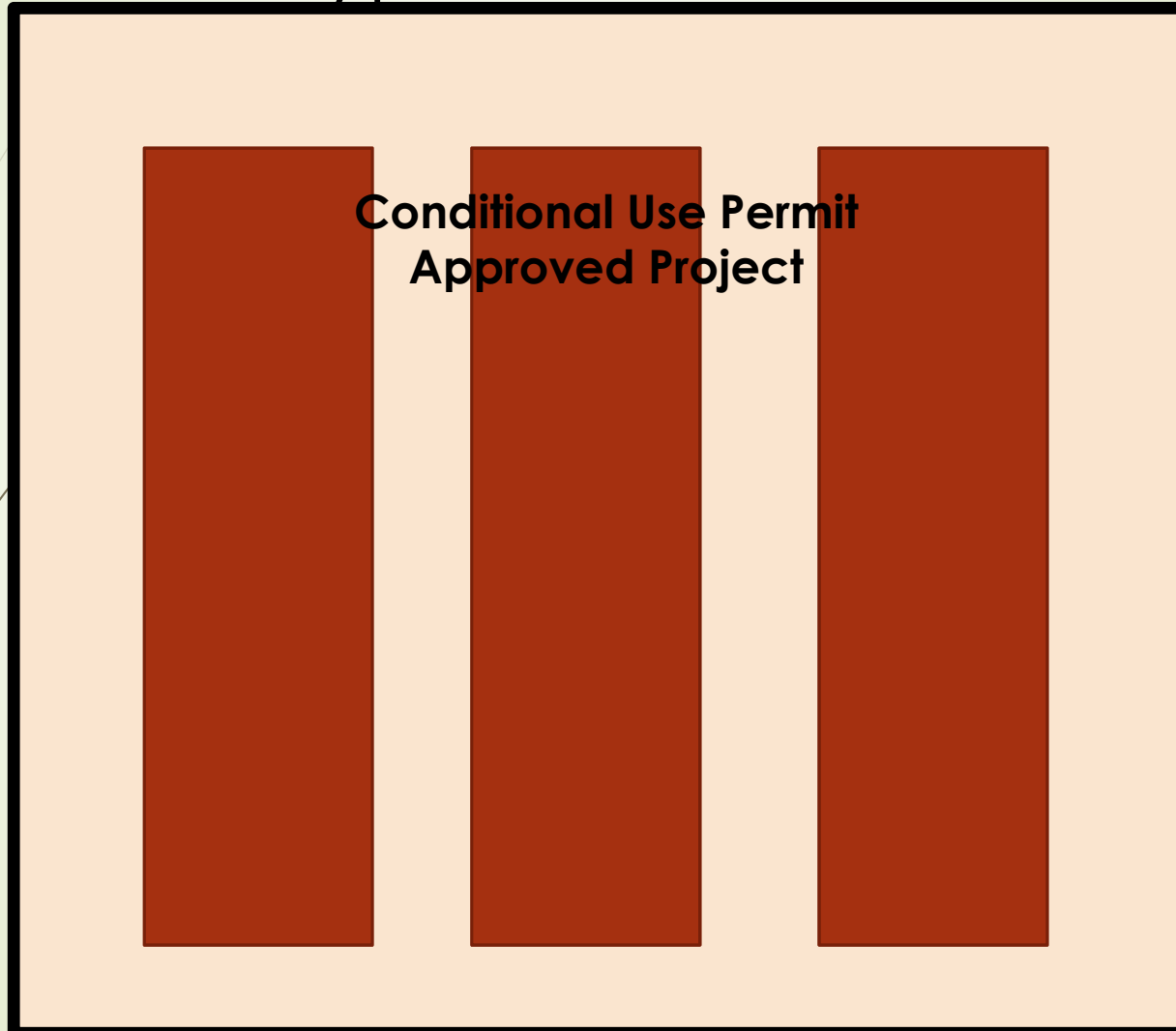
# Option 2 – Phase 0.5

## Minor Modification

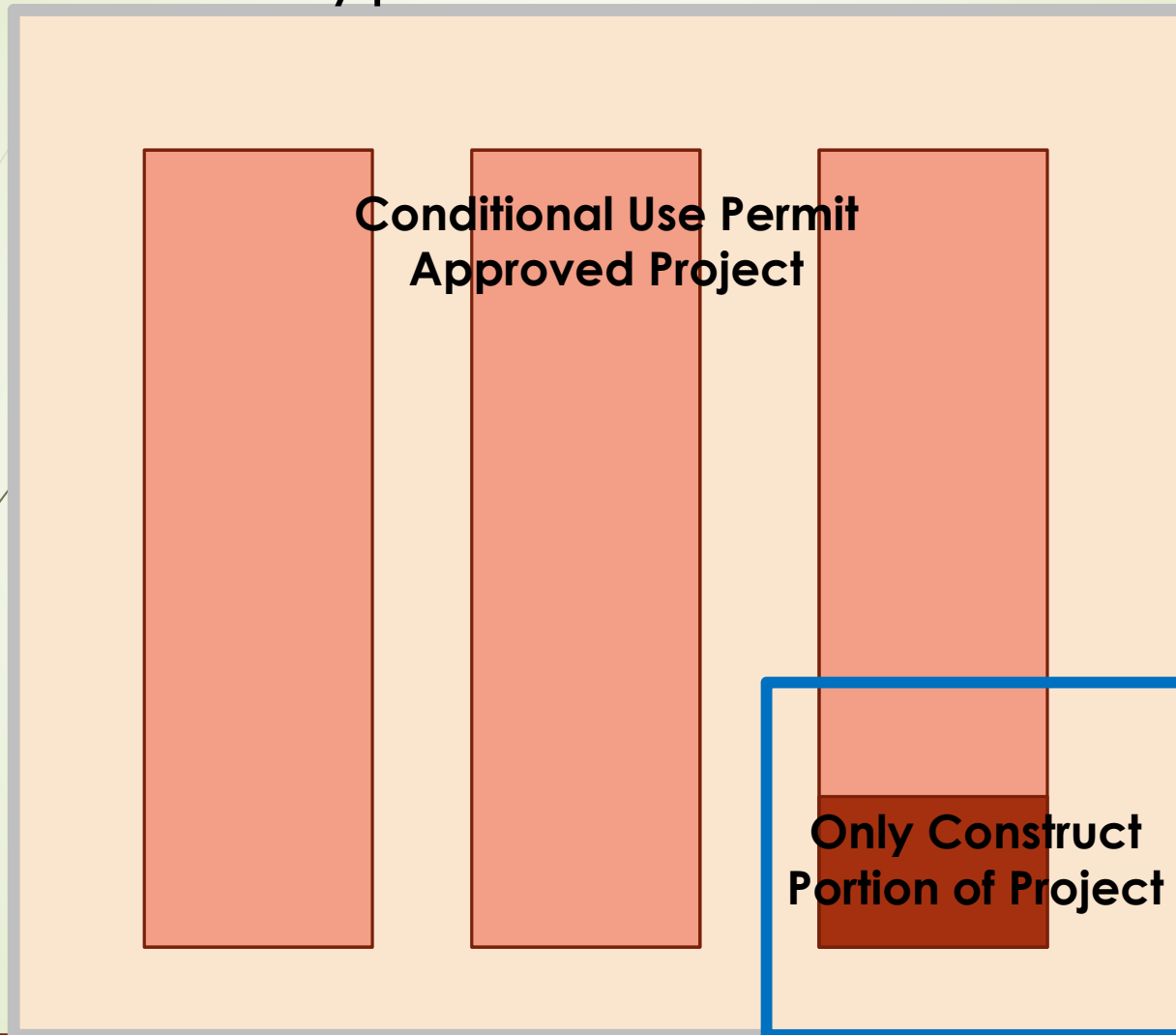
- ▶ Partial construction of the approved project.
- ▶ Examples:
  - ▶ The temporary facility may not be a storage container if the CUP was approved for a concrete Tilt-Up Structure.
  - ▶ The temporary facility may be the front portion of the building exactly as approved in the CUP.
- ▶ All public improvements must be completed
- ▶ Storm water/drainage facilities must be completed
- ▶ Proper access for Police and Fire Department
- ▶ The temporary facility must meet all code requirements for occupancy (structural, HVAC, plumbing, etc.).
- ▶ Security (fencing, cameras, security, lighting etc.)
- ▶ All Conditions of Approvals for all entitlements or approvals still apply.
- ▶ Project must continue to show progress after Temporary Certificate of Occupancy has been issued
- ▶ Any Temporary Certificate of Occupancy will become void if there is no progress for a period of (or in excess of) 180 days.



# Conditional Use Permit Typical Site Plan



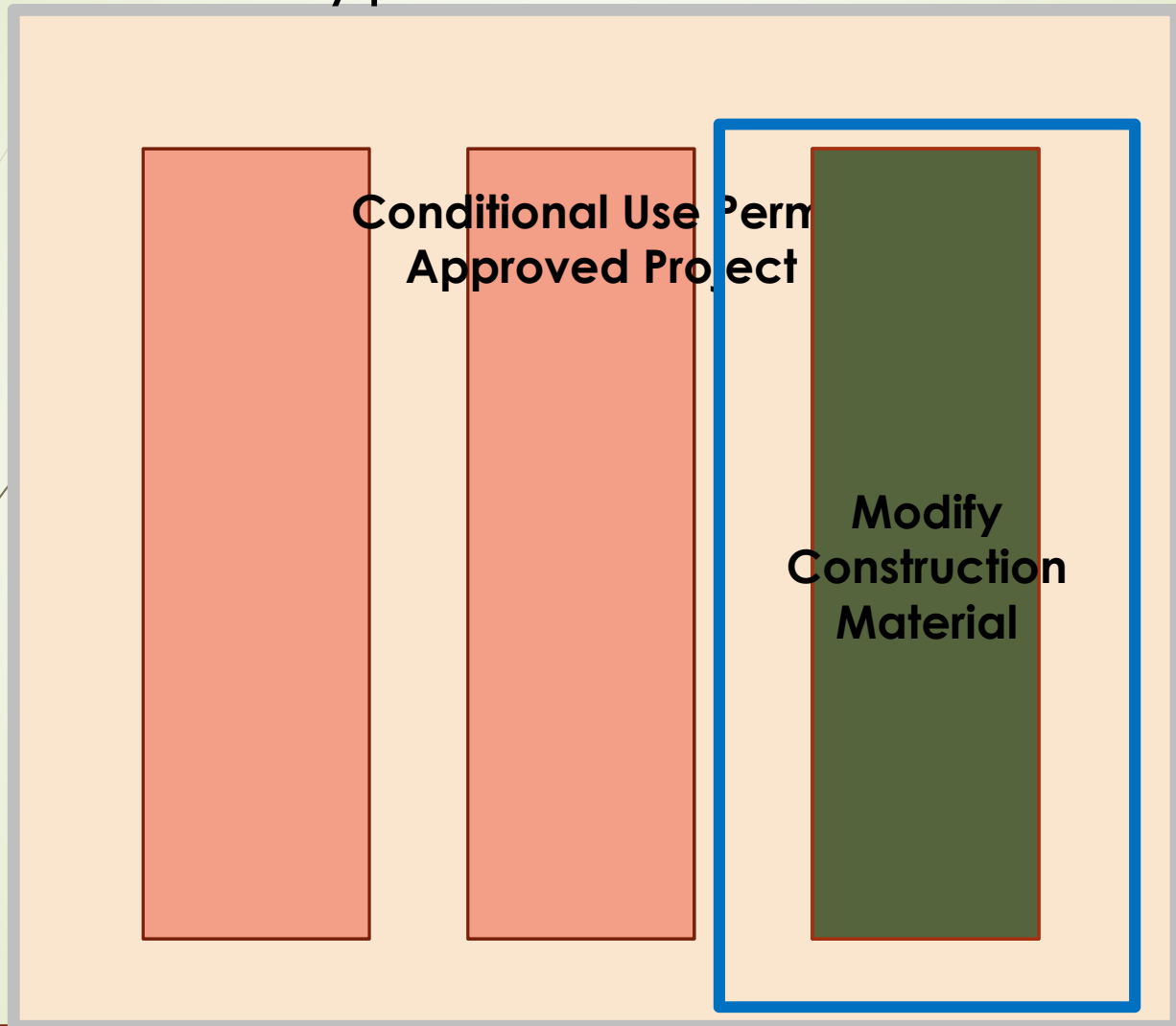
# Phase 0.5 Minor Modification Typical Site Plan



**Conditional Use Permit  
Approved Project**

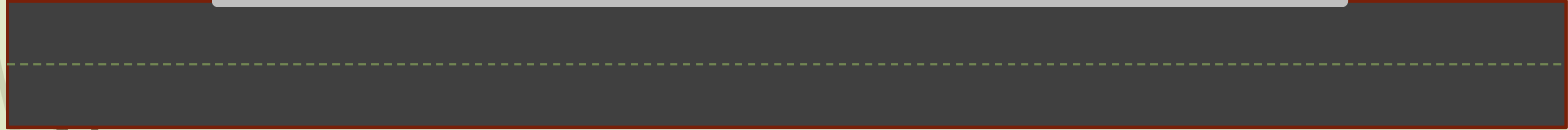
**Only Construct  
Portion of Project**

# Phase 0.5 Minor Modification Typical Site Plan



Conditional Use Perm  
Approved Project

Modify  
Construction  
Material



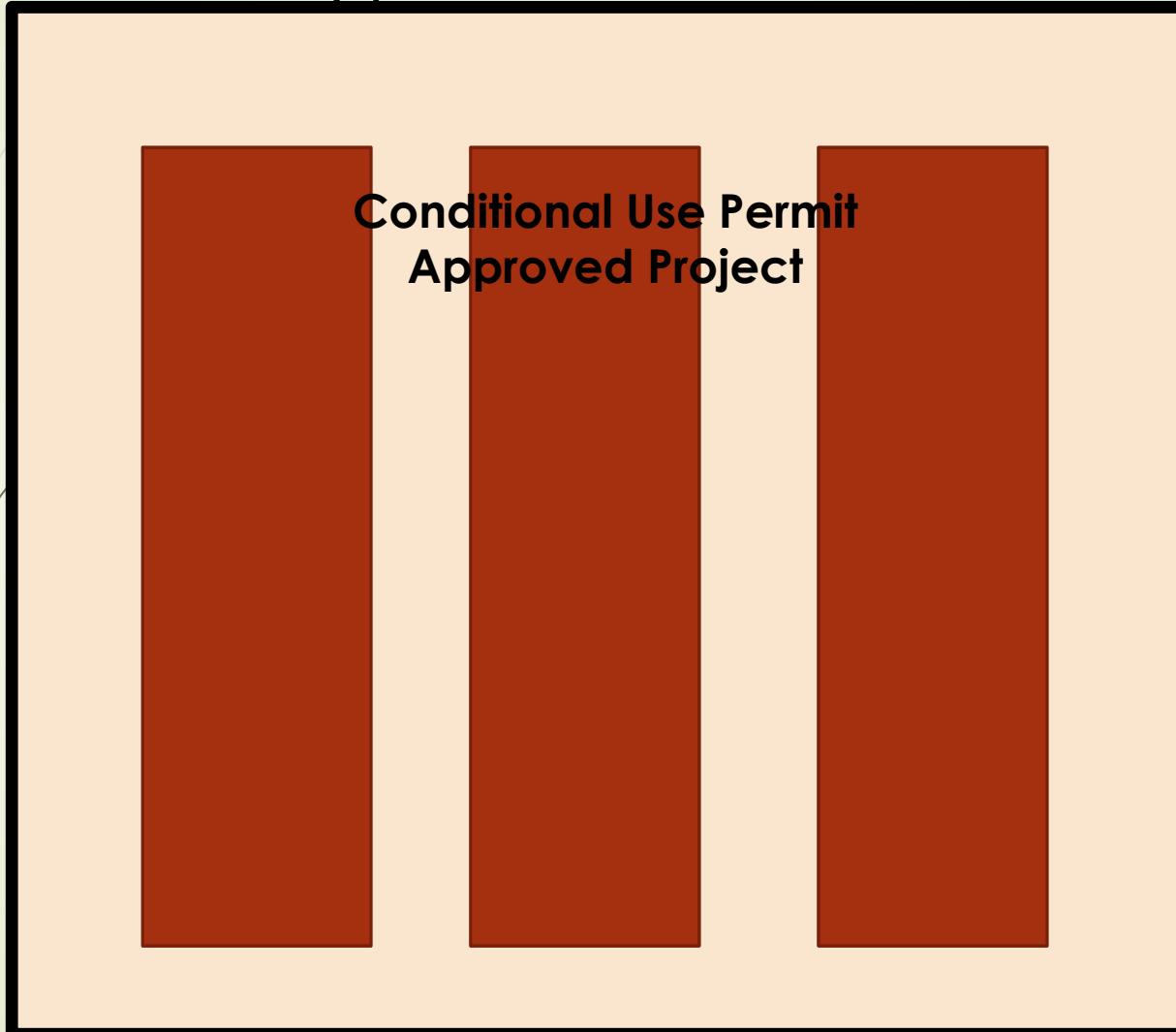
# Option 3 – Temporary Permit

- ▶ Allow Temporary Use Permit (per Section 17.136 of DHSMC) to the approved Conditional Use Permit
- ▶ Allow 1 (One) Administrative Trailer
- ▶ Allow 1 (One) Shipping Container for Temporary Indoor Cultivation/Manufacturing
- ▶ Allow Temporary Certificate of Occupancy
- ▶ Allow Temporary Regulatory Permit
- ▶ Staff Level Approval
- ▶ No Planning Commission Approval Needed
- ▶ No City Council Approval Needed
- ▶ Application Fee = \$7,986
- ▶ Cash Security Deposit = \$40,000
- ▶ Plan Check Approval 3-6 weeks

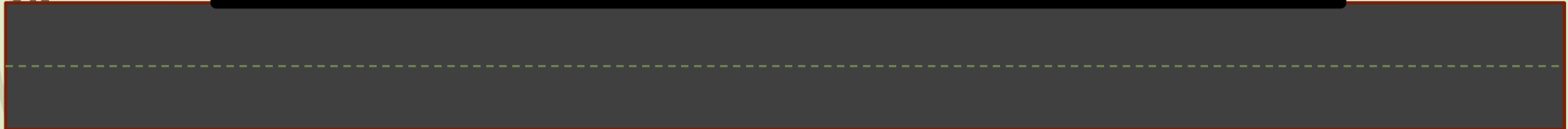
# Option 3 – Temporary Permit

- ▶ Paved access for Police and Fire Department
- ▶ (NPDES) and Storm Water On-Site Retention apply
- ▶ Police, Fire, Building and Safety Codes must be met
- ▶ Security (with fencing, cameras, security, lighting, etc.)
- ▶ Corresponding utility agencies must approve the proposed temporary utility services for the Temporary Facilities Structures(s).
- ▶ Provide a minimum 4 Parking Spaces with 1 designated as ADA Van accessible, and path of travel.
- ▶ Cash security deposit of \$40,000. The deposit will be returned after the temporary site is completely returned to the original condition, or the permanent project is completed.
- ▶ Project must continue to show progress after Temporary Permit has been issued
- ▶ The Temporary Permit will become void if there is no progress for a period of (or in excess of) 180 days. Cash Deposit will be voided. The City will enter site and remove and dispose all items, and return site to original condition.

# Conditional Use Permit Typical Site Plan

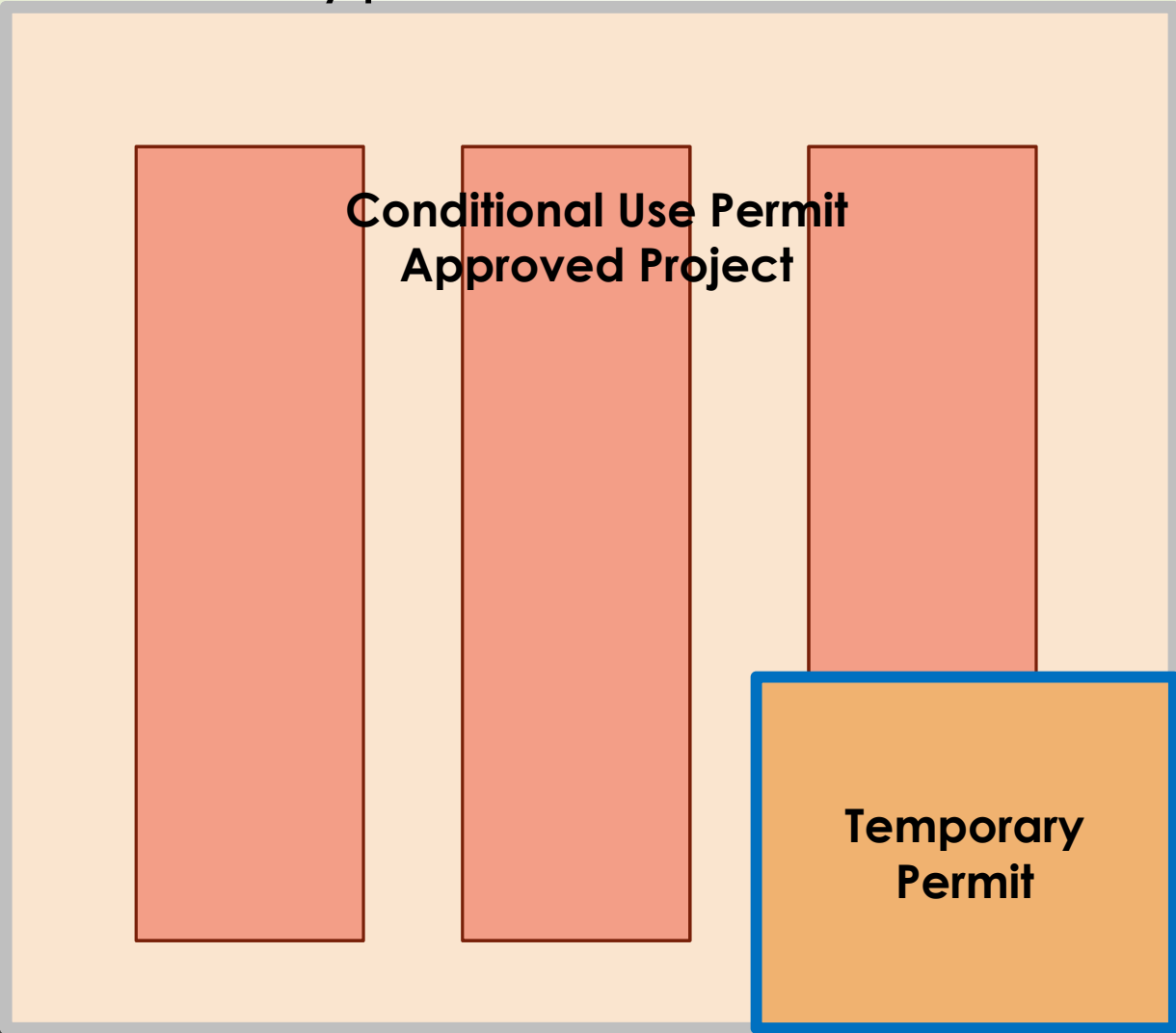


**Conditional Use Permit  
Approved Project**



# Temporary Permit

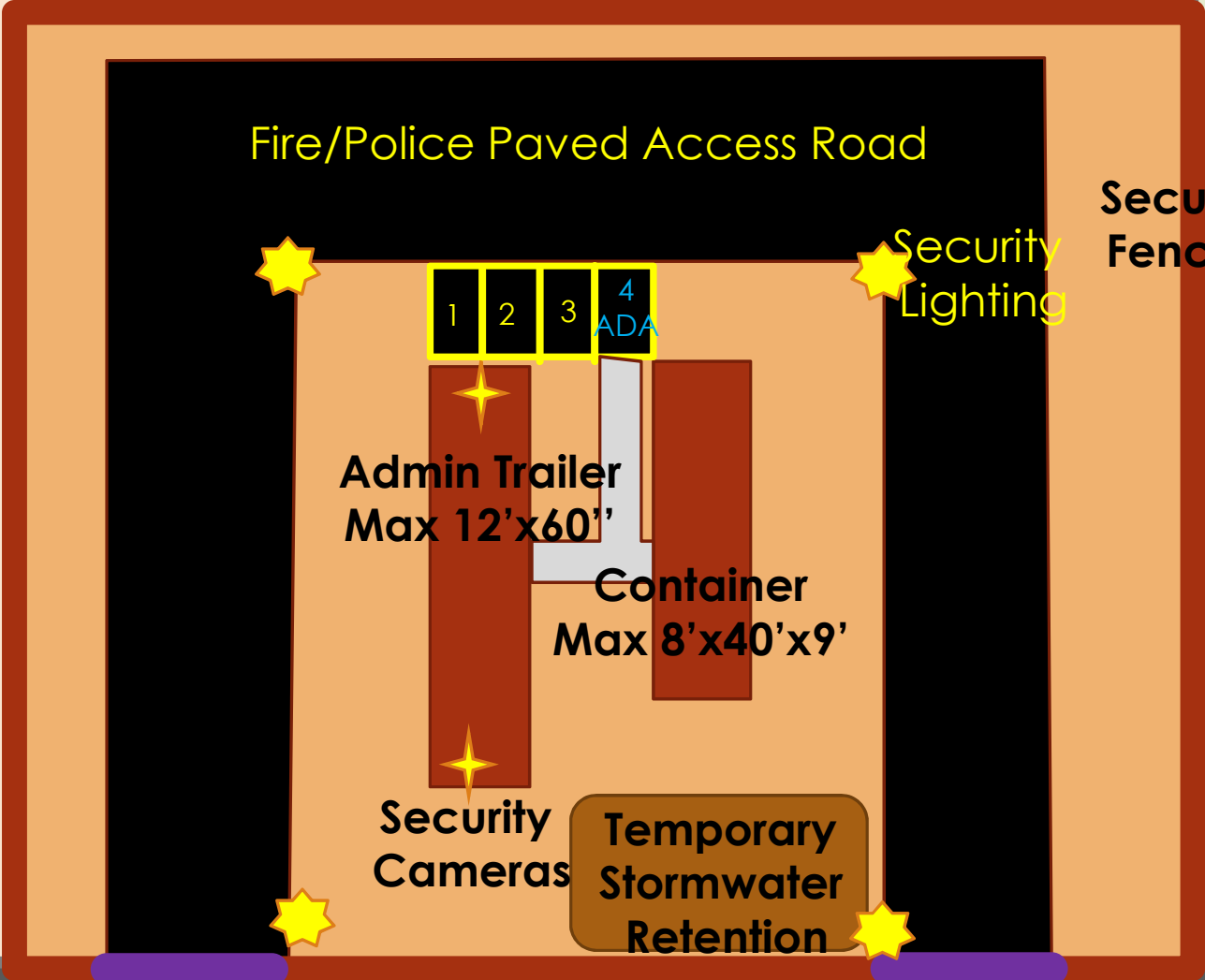
## Typical Site Plan



**Conditional Use Permit  
Approved Project**

**Temporary  
Permit**

# Typical Site Plan



Security Fencing

Security Lighting

Fire/Police Paved Access Road

- 1
- 2
- 3
- 4 ADA

Admin Trailer  
Max 12'x60'

Container  
Max 8'x40'x9'

Security Cameras

Temporary Stormwater Retention

Security Gates

Security Gates





# Summary – Options for Temporary Facilities

- Option 1 - Amendment to a Conditional Use Permit (CUP) to add a “Temporary Interim Phase”
- Option 2 – Phase 0.5 - Construct a portion of the already approved project
- Option 3 - Temporary Permit to the Conditional Use Permit

