



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

AUGUST 8, 2017

6:00 PM

CITY COUNCIL CHAMBERS
Carl May Community Center
11711 West Drive, Desert Hot Springs, California

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

PUBLIC COMMENTS

At this time, pursuant to State law, any person may comment on an item, which is NOT on the agenda. PLEASE STATE YOUR NAME FOR THE RECORD.

Pursuant to State law, member of the public who have comments on a specific agenda item, may comment on that item BEFORE consideration of that item by the Planning Commission when recognized to do so by the Planning Commission Chair. Comments are limited to the first ten (10) speakers at three (3) minutes per speaker. 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. [Conditional Use Permit No. 13-17 and Development Agreement 11-17. A recommendation to the City Council for the approval of Conditional Use Permit and Development Agreement for development of a medical marijuana cultivation facility, including four \(4\) new single-story buildings totaling approximately 68,400 square feet on a vacant 3.56 acre site \(APN 665-030-039, -040\). The project is located on the northeast corner of Little Morongo Road and San Gorgonio Lane \(unimproved\) in the I-L \(Light Industrial\) zone. Applicant: David Scheppers / Innovative Investment Company LLC.](#)

Daniel Porras, Community Development Director

Recommendation: 1) Staff Report;

- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the 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) Consider a motion that the Planning Commission recommends approval of Conditional Use Permit No. 13-17 and Development Agreements 11-17 for the development of an indoor marijuana cultivation facility for a total area of 68,400 square feet on 3.56 acres located on the northeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) Zone.

2. [Conditional Use Permit No. 12-17 and Development Agreement 10-17. A recommendation to the City Council for the approval of Conditional Use Permit and Development Agreement for the development of an indoor marijuana cultivation facility of eight buildings with a total floor area of 298,576 square feet. The 15.10 acre project site \(APN 665-110-006\) is located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road in the Light Industrial \(I-L\) zone. Applicant: Gregory Restum / Green Acres Enterprises LLC](#)

Daniel Porras, Community Development Director

Recommendation: Consider a motion that the Planning Commission recommends approval of Conditional Use Permit No. 12-17 and Development Agreements 10-17; for the development of an indoor marijuana cultivation facility of eight buildings with a total floor area of 298,576 square feet on a vacant 15.10 acre site located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road in the Light Industrial (I-L) zone.

3. [Conditional Use Permit No. 21-17, Development Agreement 14-17 and Tentative Parcel Map No. 37342. A recommendation to the City Council for the approval of Conditional Use Permit, Development Agreement and Tentative Parcel Map for the development a medical marijuana cultivation facility, including three \(3\) new single-story buildings totaling approximately 64,000 square feet on a vacant 3.38 acre site \(APN 665-050-010, -012, -013 and 665-070-001\). The project is located on the south side of Palomar Lane \(unimproved\) approximately 1300 feet east of Little Morongo Road in the I-L \(Light Industrial\) zone. Applicant: Nickolas Marotta / Desert Highlanders.](#)

Craig Ewing, Planner

Recommendation:

- 1) Staff Report;
- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the 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) Consider a motion that the Planning Commission recommends approval of Conditional Use Permit No. 21-17, Development Agreements 14-17 and Tentative Parcel Map No. 37342; for the development of an indoor marijuana cultivation facility for a total area of 64,000 square feet on 3.38 acres located on the south side of Palomar Lane (unimproved) approximately 1300 feet east of Little Morongo Road in the I-L (Light Industrial) zone.

4. Applications for 1) Conditional Use Permit No. 20-16; and, 2) Tentative Tract Map 37129; and 3) Development Agreement No. 13-16 - for the development of a 224,453 square foot medical marijuana cultivation building complex on a portion of the 26.97 acre vacant lot located on the north side of 18th Avenue, approximately 2700 feet east of Indian Avenue in the Light-Industrial (I-L) zoning district. APN 666-310-009.

Daniel Porras, Community Development Director

- Recommendation:**
- 1) Staff Report;
 - 2) Entertain Questions of Staff from Planning Commission;
 - 3) Open the Public Hearing;
 - 4) Take Testimony from Applicant;
 - 5) Take Public Testimony;
 - 7) Opportunity for Applicant Rebuttal;
 - 6) Close the Public Hearing;
 - 8) Planning Commission discussion and questions to Staff;
and
 - 9) Recommendation that the Planning Commission continue the item to a date certain of September 12, 2017

ADMINISTRATIVE CALENDAR

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

ADJOURN REGULAR MEETING