



# CITY OF DESERT HOT SPRINGS

## REGULAR MEETING OF THE PLANNING COMMISSION

### AGENDA

**MARCH 14, 2017**

**6:00 PM**

**Mission Springs Water District  
Board Room**

**66575 Second St. Desert Hot Springs, Ca. 92240**

### ROLL CALL

### PLEDGE OF ALLEGIANCE

### APPROVAL OF THE AGENDA

### [Planning Commission Regular Meeting Minutes: January 10, 2017](#)

**Recommendation:** Approve Minutes as submitted; or as corrected.

### 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. 14-16. An application for the development of a ground-up 45,000 square foot Medical Marijuana Cultivation Facility on an approximately 9.75 acre parcel \(APN 663-270-001\). The project is located at the southeast corner of Little Morongo Road and Hacienda Avenue, in the Light Industrial \(I-L\) zone. Applicant: Chris Ganan/Desert Hot Springs Green Horizons, Inc.](#)

*Acting Community Development Director, Daniel Porras*

**Recommendation:** Staff recommends that the Planning Commission make a favorable recommendation of the project to the City Council

for approval of 1) Mitigated Negative Declaration of the Medmen Cultivation project, and 2) Conditional Use Permit No.14-16, and 3) Development Agreement DA 10-16, subject tot the attached conditions of approval, the mitigation measures outlined in the Draft MND, and the findings contained herein.

2. Applications for 1) a Tentative Tract Map (TTM 37129), 2) a Conditional Use Permit (CUP 20-16), and 3) a Development Agreement (DA 13-16) for the development of a medical marijuana cultivation building complex on a 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.

*Acting Community Development Director, Daniel Porras*

**Recommendation:** 1) Open the Public Hearing;  
2) Take Testimony from Applicant;  
3) Take Public Testimony;  
4) Opportunity for Applicant Rebuttal;  
5) Close the Public Hearing;  
6) Staff recommends that the Planning Commission continue the item to a date certain of April 11, 2017

3. Conditional Use Permit No. 06-17 and Development Agreement DA 04-17. A recommendation of the Planning Commission to the City Council for the approval of a Conditional Use Permit and Development Agreement proposing the development of two (2) attached two-story cultivation buildings together totaling approximately 86,700 square feet (sf) on a 2.53 acre site (APN 665-030-018 and 665-030-019). The project is located on San Jacinto Lane between Little Morongo Road and Cabot Road in the I-L (Light Industrial) zone

*Acting Community Development Director, Daniel Porras*

**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) That the Planning Commission makes a favorable recommendation to the City Council for (1) a Mitigated Negative Declaration for the Canndescent II Cultivation project, and 2) Conditional Use Permit No. 06-17 and 3) Development Agreement No. 04-17; for two (2) attached two-story cultivation buildings to be constructed on San Jacinto Lane between Little Morongo Road and Cabot Road in the I-L (Light Industrial) District. APN 665-030-019

## ADMINISTRATIVE CALENDAR

4. [Discussion on Fireworks Ordinance](#)

*Public Works Manager, Daniel Porras*

**Recommendation:** Planning Commission discussion on City of Desert Hot Springs Municipal Code Chapter 8.28 Fireworks.

5. [Discussion regarding Zoning for Certain Medical Marijuana Facilities](#)

*Public Works Manager, Daniel Porras*

**Recommendation:** Planning Commission discussion on the terms of Chapter 17.180, as they related to the zoning for certain medical marijuana facilities.

## CHAIR AND PLANNING COMMISSION MEMBER REPORTS

### COMMUNITY DEVELOPMENT DIRECTOR REPORT

### ADJOURN REGULAR MEETING

#### NOTICES

##### **Title 2**

In an effort to comply with the requirements of Title 2 of the Americans With Disabilities Act of 1990, the City of Desert Hot Springs 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 a minimum of 72 hours prior to the scheduled meeting to enable the City to make reasonable arrangements.

##### **SB 343**

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the Community Development Department at City Hall during normal business hours at 65950 Pierson Boulevard, Desert Hot Springs, CA 92240.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 11711 West Drive, Desert Hot Springs, CA 92240.