



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

OCTOBER 10, 2017

6:01 PM

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

CALL TO ORDER

SWEARING-IN OF NEW COMMISSIONER, JAN PYE

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. [An Ordinance of the City Council of the City of Desert Hot Springs, Amending Chapter 17.180 to Include Recreational/Adult Use](#)

Daniel Porras, Community Development Director

Recommendation: 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open the Public Hearing;

- 4) Take Public Testimony;
- 5) Close the Public Hearing;
- 6) Planning Commission discussion and questions to Staff;
and
- 7) That the Planning Commission makes a recommendation to the City Council to adopt the attached Ordinance.

2. [Request for a Three-Year Extension of Time for Tentative Tract Map 33746 - from June 6, 2017 to June 6, 2020 for the subdivision of 554 lots \(499 residential\) for the Silver Oaks Sunset Ridge residential Development located on the south side of Mission Lakes Blvd between Karen Ave and Western Ave. Request submitted by Neil Gascon, Anza Butterfield Road 34, LLC.](#)

Daniel Porras, Community Development Director

- Recommendation:**
- 1) Staff Report;
 - 2) Questions of Staff from Planning Commission;
 - 3) Open the Public Hearing;
 - 4) Invite Applicant to speak;
 - 5) Questions for the Applicant;
 - 6) Take Public Testimony;
 - 7) Opportunity for Applicant Rebuttal;
 - 8) Close the Public Hearing;
 - 9) Planning Commission discussion and questions to Staff;
and
 - 10) Recommendation from staff to approve a three (3 year) extension of time for Tentative Tract Map 33746 for the Silver Oaks Sunset Ridge Residential Development on the south side of Mission Lakes Blvd between Karen & Western Avenue.

3. [Amendment to Conditional Use Permit No 15-16 to allow for distribution, transportation and manufacturing activities within the previously approved 9,864 square foot marijuana cultivation facility located at 14230-14250 Little Morongo Road in the Light Industrial \(I-L\) Zoning District \(APN- 665-030-060\). Applicant: Rx DHS Herbery](#)

Daniel Porras, Community Development Director

- Recommendation:**
- 1) Receive Staff Report;
 - 2) Allow Questions of Staff from Planning Commission;
 - 3) Open the Public Hearing;
 - 4) Take Testimony from Applicant;
 - 5) Take Public Testimony;
 - 6) Allow Opportunity for Applicant Rebuttal;
 - 7) Close the Public Hearing;
 - 8) Planning Commission discussion and questions to Staff;
and
 - 9) A Recommendation from staff for approval of the Amendment to CUP 15-16 – allowing distribution, transportation, and manufacturing activities within the previously approved cultivation facility located at 14230-14250 Little Morongo Road, APN 665-030-060

4. [Specific Plan 02-17, General Plan Amendment No. 03-17, Zoning Ordinance Amendment No. 02-17, Conditional Use Permit No. 28-17 and Tentative Parcel Map No. 37332. A recommendation to the Planning Commission regarding a Specific Plan and related amendments to establish development regulations and guidelines for a vacant property 64.9 acre property, a Conditional Use Permit to develop a medical marijuana cultivation facility of approximately 1.5 million square feet, and a Tentative Parcel Map to subdivide the properties into three lots, located at the northeast corner of the intersection of Interstate 10 and North Indian Canyon Drive, approximately one-half mile east of Indian Canyon Drive, and fronting the north side of 20th Avenue \(APN: 666-370-019\) in the I-L \(Light Industrial\) zone. Applicant: Michael J. Avenatti / Desert Harvest.](#)

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 recommend approval of Specific Plan 02-17, General Plan Amendment 03-17, and Zoning Ordinance Amendment 02-17 to establish development regulations and guidelines for the subject site; Conditional Use Permit No. 28-17 to develop of an indoor marijuana cultivation facility of approximately 1.5 million square feet; and Tentative Parcel Map No. 37332 to divide the properties into three lots, located on 64.9 acres at the northeast corner of the intersection of Interstate 10 and North Indian Canyon Drive, approximately one-half mile east of Indian Canyon Drive, and fronting the north side of 20th Avenue (APN: 666-370-019) in the I-L (Light Industrial) zone.

5. [Tentative Tract Map No. 37257, proposing to create a tract map for condominium purposes on a 30.63-acre project site. The project is located on the south side of 19th Avenue, approximately 750 feet east of North Indian Canyon Drive, in the LI \(Light Industrial\) zone. Applicant: Ray Dorame, Blackstar Financial, Inc.](#)

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 approve Tentative Tract Map No. 37257 to create a tract map for condominium purposes on a 30.53-acre project site in the LI (Light Industrial) District. APN: 666-370-012, -013, -014, -015.

6. [An Amendment to Conditional Use Permit No 03-15 for the addition of testing, manufacturing, distribution, transportation and research & development activities within the previously approved medical marijuana cultivation building complex; and](#)

A Revised Tentative Tract Map 37151 to amend the project phasing plan and conditions of approval for the Oxford Properties Development at the northeast corner of Little Morongo Road and Dillon Road in the I-L (Light Industrial) District.

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) Close the Public Hearing;
7) Opportunity for Applicant Rebuttal;
8) Planning Commission discussion and questions to Staff;
and
9) Staff recommends that the Planning Commission approves 1) the Amendment to Conditional Use Permit No 03-15 for the addition of testing, manufacturing, distribution, transportation and research & development uses to the approved marijuana cultivation project located and; 2) the revised Tentative Parcel Map (TPM 37151) to amend the project phasing plan and associated conditions of approval for the Oxford Properties Development located at the northeast corner of Little Morongo Road and Dillon Road. APN 665-110-004

7. [Conditional Use Permit No. 15-17 and Tentative Parcel Map No. 37323, proposing the development of two \(2\) medicinal marijuana facilities totaling approximately 424,000 square feet \(SF\) on a 9.93-acre site \(APN 663-280-005\). An interim phase is also proposed consisting of approximately 99,000 SF of cultivation pods. The project is located on the east side of Little Morongo Road, north of Two Bunch Palms Trail in the I-L \(Light Industrial\) zone. Applicant: Hot Desert Springs, 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 continue
CUP 15-17 and Tentative Parcel Map No. 37323 to a date
certain of October 23, 2017.

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.