



CITY OF DESERT HOT SPRINGS
ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

JULY 20, 2016
6:00 PM

CITY COUNCIL CHAMBERS
CARL MAY COMMUNITY CENTER
11711 West Drive, Desert Hot Springs, California

CALL TO ORDER

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. 05-16 / Development Agreement 08-16. A recommendation of the Planning Commission on a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility located on the south side of Two Bunch Palms Trail, approximately 350 feet east of Little Morongo Trail within the General Plan Light Industrial \(I-L\) Zone. Applicant: Domingo Moya](#)
Nathan Bouvet, 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) Approve a Conditional Use Permit (CUP 05-16) and Development Agreement (DA 08-16) to construct a new 22,680 square foot building and operate a medical marijuana cultivation facility on a vacant 1.07 acre property on the south side of Two Bunch Palms Trail, approximately 350 feet east of Little Morongo Road, in the I-L (Light Industrial) District.

2. [Conditional Use Permit No. 06-16 / Development Agreement 09-16. A recommendation to the Planning Commission on a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility located on the south side of Two Bunch Palms Trail, approximately 500 feet east of Little Morongo Trail within the General Plan Light Industrial \(I-L\) Zone.](#)

Applicant: Domingo Moya

Nathan Bouvet, 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) Approve a Conditional Use Permit (CUP 06-16) and Development Agreement (DA 09-16) to construct a new 22,680 square foot building and operate a medical marijuana cultivation facility on a vacant 1.07 acre property on the south side of Two Bunch Palms Trail, approximately 500 feet east of Little Morongo Road, in the I-L (Light Industrial) District.

3. [Conditional Use Permit No. 10-16 and Development Agreement DA 10-16. A recommendation of the Planning Commission to the City Council for approval of a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility located approximately 350 feet east of Little Morongo Road and 1,000 feet north of Two Bunch Palms Trail within the General Plan Light Industrial \(I-L\) Zone.](#)

Applicant: Bert Culha / AB Wellness.

Nathan Bouvet, 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) Approve a Conditional Use Permit (CUP 10-16) and Development Agreement (DA 10-16) to operate a medical marijuana cultivation facility within a new 82,594 square foot one- and two-story building in two phases (max. height not to exceed 35 feet) on a vacant 2.31 acre parcel. The project is located approximately 350 east of Little Morongo Road and 1,000 feet north of Two Bunch Palms Trail within the General Plan Light Industrial (I-L) Zone.

4. **[Conditional Use Permit No. 11-16 and Development Agreement DA 04-16. A recommendation of the Planning Commission to the City Council for the approval of a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility located on the south side of Two Bunch Palms Trail, approximately 1400 feet east of Little Morongo Road.](#)**

Applicant: Wendy Block / DHS Properties Investments LLC

Nathan Bouvet, 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) Consider a motion that the Planning Commission approve a Conditional Use Permit (CUP 11-16) and Development Agreement (DA 04-16) to operate a medical marijuana cultivation facility within a new 30,550 square foot two-story building (max. height not to exceed 35 feet) as well as associated parking and other improvements, and operate a medical marijuana cultivation facility on a vacant 1.07 acre property located on the south side of Two Bunch Palms Trail, approximately 1400 feet east of Little Morongo Road in the I-L (Light Industrial) District.

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/Agency Secretary 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.

DECLARATION OF POSTING

I, Daniel McVey, Assistant Planner, certify that the agenda was posted on July 13, 2016, not less than 72 hours prior to the meeting.

/s/ Daniel McVey, Assistant Planner