



**CITY OF DESERT HOT SPRINGS**  
**SPECIAL MEETING OF THE PLANNING COMMISSION**

**ACTION MINUTES**

**NOVEMBER 22, 2016**  
**6:00 PM**

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

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**CALL TO ORDER**

Chairman Romero called the meeting to order at 6:01 PM.

**ROLL CALL**

Present:

Commissioners: Andrew Cirner, Scott De La Torre, Paula Terifaj  
Vice Chairman: Dirk Voss  
Chairman: Cathy Romero

**PLEDGE OF ALLEGIANCE**

Vice-Chair Voss led the Pledge of Allegiance.

**APPROVAL OF THE AGENDA**

Action: Voss moved to approve the November 22, 2016 Special Meeting agenda, motion seconded by Cirner, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Romero, Voss, Terifaj, Cirner, De la Torre  
Passed NOES: 0 - (None)

**PUBLIC COMMENTS**

There were no public comments.

## ADMINISTRATIVE CALENDAR

1. [Discussion of Desert Hot Springs Municipal Code 2.24.050 Regarding Planning Commission Vacancies in light of Special Meetings](#)

*Jennifer Mizrahi, City Attorney*

**Recommendation:** Discussion

Item 1 was discussed following Item 4.

A discussion ensued. Jennifer Mizrahi, City Attorney, responded to questions.

## PUBLIC HEARINGS

2. [Conditional Use Permit No 15-16. A recommendation to the City Council for approval of a Conditional Use Permit to establish a medical marijuana cultivation facility located at 14230-14250 Little Morongo Road. The project includes remodeling of three existing buildings totaling 9,864 square feet as well as associated parking and other improvements on a 1.81 acre parcel within the General Plan Light Industrial \(I-L\) Zone \(APN- 665-030-060\).](#)

[Applicant: Bert Gruber/Rx DHS Herbery.](#)

*Daniel Porras P.E. Public Works Manager*

**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) Close the Public Hearing;
- 7) Allow Opportunity for Applicant Rebuttal;
- 8) Conduct Planning Commission discussion and questions to Staff; and
- 9) Consider a motion that the Planning Commission recommends approval of Conditional Use Permit No. 15-16 to allow the indoor cultivation of medical marijuana within three existing structures totaling 9,864 square feet as well as associated parking and other improvements on a 1.81 acre parcel located at 14230-14250 Little Morongo Road, within the General Plan Light Industrial (I-L) Zone (APN- 665-030-060).

Daniel McVey, Assistant Planner, presented the staff report; and responded to questions.

Not a recommendation to the City Council. CUPs start and end with PC.

Lighting question. Staff responded that it was a standard COA.

A discussion ensued regarding lighting.

Chairman Romero opened the Public Hearing.

Bill Mason, Architect representing the Applicant, responded to questions regarding lighting.

Chairman Romero closed the Public Hearing.

Action: De la Torre moved to approve staff recommendation; with an additional condition, motion seconded by Voss, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Romero, Voss, Terifaj, Cirner, De la Torre  
Passed NOES: 0 - (None)

3. [First Extension of Time - Tentative Tract Maps 35009 & 35448: Located West of State Route 62 within the Rancho Royale Specific Plan encompassing most of Section 20, Range 4 East, Township 2 South; San Bernardino Baseline and Meridian.](#)

*Daniel Porras P.E. Public Works Manager*

**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. Close the Public Hearing;
7. Allow Opportunity for Applicant Rebuttal;
8. Conduct Planning Commission discussion and questions to staff;
9. Approve the FIRST EXTENSION OF TIME REQUEST, extending the expiration to August 7, 2019, for the subdivision of 481+/- acres into with 73 residential and commercial lots, 35 lettered lots for street connections, main spine road system and open space areas for financial and conveyance purposes (TENTATIVE TRACT NO. 35448) and to further subdivide the 481 acre project site with 1,126 single family lots, 8 multiple family residential/recreational commercial lots (923 residential units), and 32 acres divided into 3 lots for commercial and residential (171 residential units) uses (TENTATIVE TRACT MAP 35009) subject to the previously approved conditions, amended conditions of approval and EIR Addendum No. 3 Mitigation Measures.

Scott Taschner, Associate Planner, presented the staff report; and responded to questions.

Chairman Romero opened the Public Hearing.

Charisa Leach, representing the Applicant, addressed the Commission; distributed a document entitled "Mission Creek Trails, A Desert Hot Springs Community," a copy of which was received and made a part of the record; and responded to questions.



Scott Taschner, Associate Planner, presented the staff report; and responded to questions.

Action: Voss moved to approve staff recommendation (continue to December 13, 2016), motion seconded by Romero, motion carried 4/0 by the following vote:

Vote:                      AYES: 4 - Romero, Voss, Terifaj, De la Torre  
Passed                      NOES: 0 - (None)  
  
                                    ABSTAIN: 1 - Cirner

Item 1 was discussed at this time.

**CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

Chairman Romero raised concerns regarding a hiking trail on private property.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

None.

**ADJOURN SPECIAL MEETING**

Chairman Romero adjourned the meeting at 7:29 PM.

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Gianina Millan  
Planning Commission Secretary