



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

JANUARY 8, 2019

6:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

SELECTION OF CHAIR AND VICE-CHAIR

APPROVAL OF THE AGENDA

MINUTES

1. [Planning Commission Regular Meeting Minutes: December 11, 2018](#)

Recording Secretary, Ana Morales

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

2. **Request for a One-Year Extension of Time for Conditional Use Permit Nos. 01-16 & 19-16: for the DHS Therapeutics Medical Marijuana Cultivation Project located east of Cabot Road and south of Two Bunch Palms Trail.**

Rebecca Deming, 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) Recommendation from staff that the Planning Commission take two actions for the DHS Therapeutics Cultivation Project

A) Approve a one-year extension of time for Conditional Use Permit No. 01-16, &

B) Approve a one-year extension of time for Conditional Use Permit No. 19-16

for the project located on the east side of Cabot Road, south of Two Bunch Palms Trail in the I-L (Light Industrial Zone).
APN: 665-030-064

3. **Amendment to Conditional Use Permit No. 08-16 to add ancillary cannabis uses (manufacturing/extraction, packaging, & distribution) within the existing 4,912 square foot building located at 65265 San Jacinto Lane in the I-L (Light Industrial) Zoning District.**

Rebecca Deming, 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) Recommendation from staff for approval of the amendment to Conditional Use Permit No. 8-16 to allow additional ancillary cannabis uses (operations) within the approved cannabis cultivation facility located at 65265 San Jacinto Lane and within the I-L (Light Industrial) District.

4. [Development Permit No. 12-18; application to transform an existing RV park at rear lot of Agua Soleil Hotel into a new Vintage Trailer Resort located east of Palm Drive and south of Park Lane in the R/VS-H \(Residential Visitor Serving, High Density\) zone.](#)

Rebecca Deming, 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) A recommendation from staff for approval of the following:
(1) Development Permit No.12-18 to establish a new vintage travel trailer resort, at the rear lot of the Agua Soleil Hotel, located east of Palm Drive and south of Park Lane in the R/VS-H (Residential Visitor Serving, High Density) District. APN: 656-050-011

5. [Conditional Use Permit No. 10-18 to establish a community health center on 14238 Palm Drive within the Commercial Neighborhood \(C-N\) zone.](#)

Rebecca Deming, 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) A recommendation from staff for approval of Conditional Use Permit No. 10-18 to establish a community health center located on 14238 Palm Drive, within the C-N (Commercial Neighborhood) zone. APN 656-040-013.

6. [Development Permit No. 09-18 proposing the construction of five \(5\) contemporary mediterranean single-family homes within the Rolling Hills Estates Residential Tract north of Mission Lakes Boulevard and east of Little Morongo Road in the R-L \(Low Density Residential\) zone.](#)

Community Development Director, Rebecca Deming

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) Recommendation from staff that the Planning Commission approve the application for the development of five (5) contemporary Mediterranean single-family homes in the Rolling Hills Estates residential subdivision north of Mission Lakes Blvd and east of Little Morongo Road in the R-L (Residential Low) District. APN's: 661-560-001, -002, -003, -004, and -005)

7. [An Ordinance of the City Council of the City of Desert Hot Springs, California, amending title 17 to amend various sections of the Desert Hot Springs municipal code related to housing, including supportive and transitional housing, emergency shelters, accessory dwelling units, and other amendments to harmonize with state law.](#)

City Attorney, Jennifer Mizrahi

- Recommendation:**
- 1) Staff Report;
 - 2) Entertain Questions of Staff from Planning Commission;
 - 3) Open a Public Hearing;
 - 4) Take Public Testimony;
 - 5) Close the Public Hearing;
 - 6) Planning Commission discussion and questions to Staff;
and
 - 7) Recommend that the City Council approve, "An Ordinance of the City Council of the City of Desert Hot Springs, amending title 17 to amend various sections of the Desert Hot Springs municipal code related to housing, including supportive and transitional housing, emergency shelters, accessory dwelling units, and other amendments to harmonize with state law."

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC COMMENTS

Opportunity is given to those members of the public who have NOT addressed the Planning Commission on an item which is NOT on the agenda. Comments are limited to three (3) minutes per speaker. PLEASE STATE YOUR NAME FOR THE RECORD.

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.

DECLARATION OF POSTING

I, Ana Morales, Planning Commission Secretary, certify that the agenda was posted on January 3, 2019, not less than 72 hours prior to the meeting.