



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

ACTION MINUTES

FEBRUARY 14, 2017

6:00 PM

MISSION SPRINGS WATER DISTRICT

Board Room

66575 2nd Street, Desert Hot Springs, California

CALL TO ORDER

Chairman Voss called the meeting to order at 6:00 P.M.

SWEARING IN OF NEW COMMISSIONER, LARRY BUCHANAN

Jerryl Soriano, City Clerk, administered the Oath to new commissioner, Larry Buchanan.

ROLL CALL

Present:

Commissioners: Romero, Cirner, Buchanan

Chairman: Voss

Absent:

Vice-Chair: Scott De la Torre

PLEDGE OF ALLEGIANCE

Commissioner Buchanan led Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Cirner moved to approve the February 14, 2017 regular meeting agenda, motion seconded by Romero, motion carried 4/0 by the following vote:

Vote:

Passed

AYES: 4 - Romero, Voss, Cirner, Buchanan

NOES: 0 - (None)

ABSENT: 1 - De la Torre

MINUTES

Action: Romero moved to approve the Minutes as presented, motion seconded by Cirner, motion carried 4/0 by the following vote:

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

[Planning Commission Special Meeting Minutes: November 22, 2016](#)

[Planning Commission Regular Meeting Minutes: December 13, 2016](#)

City Clerk, Jerryl Soriano, CMC

Recommendation: Approve Minutes as presented; or as corrected.

PUBLIC COMMENTS

There were no Public Comments.

PUBLIC HEARINGS

1. [Conditional Use Permit No. 26-16 and Development Agreement DA 17-16. A recommendation of the Planning Commission to the City Council for the Yucca Mesa Cultivation Project for development of an approximate 50,210 square foot medical marijuana cultivation facility on a 2.52 acre site located on the northwest corner of Cabot Road and Palomar Lane.](#)

Charles Rangel, Interim Community Development Director

Recommendation: Staff recommends that the Planning Commission consider a motion recommending approval to City Council for; (1) a Mitigated Negative Declaration for the Yucca Mesa (Lot 21) cultivation project 2) a Conditional Use Permit (CUP 26-16) for the construction of two cultivation buildings (totaling 50,212 square feet) and, (3) a Development Agreement (DA 17-16) for the project located at the northwest corner of Cabot Road and Palomar Lane in the I-L (Light Industrial) District. APN: 665-060-006.

Scott Taschner, Associate Planner, presented the staff report along with PowerPoint presentation.

Chairman Voss opened the Public Hearing.

Patrick Kelly, representing applicant addressed the Commission and responded to questions.

Scott Taschner, Associate Planner, responded to questions.

Chairman Voss expressed concerns regarding the dirt road.

A discussion ensued.

Nichole Chris, representing the applicant, addressed the Commission.

A discussion ensued.

Chairman Voss closed the Public Hearing.

Action: Cirner moved to approve staff recommendation, motion seconded by Buchanan, motion carried 4/0 by the following vote:

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

2. Zoning Map Amendment (ZMA) 02-16, and General Plan Amendment (GPA) 02-16. Applications for the approval of a Zoning Map Amendment and General Plan Amendment to designate two vacant parcels totaling approximately 19.4 acres from R-L (Low Density Residential) to I-L (Light Industrial) located on the east side of Little Morongo Road, between 13th Ave and Desert View Ave. Applicants: MSA Consulting on behalf of Ozhemma Kazaryan & Feliks Akopyan

Charles Rangel, Interim Community Development Director

Recommendation: Staff Recommends that the Planning Commission consider a motion to continue the item so that the applicant can address staff's concerns regarding outreach to the neighboring residents and property owners and so that the applicant can provide a conceptual development plan to show how they intend to utilize the site.

Scott Taschner, Associate Planner, presented staff report and recommended that the Hearing be continued to February 28, 2017.

Chairman Voss opened the Public Hearing.

Paul DePalatis, Planing Director with MSA Consulting, addressed the Commission and provided a PowerPoint presentation along with handout, a copy which was received and made a part of the record.

Jim Etchason spoke opposed to the Project.

Charles Rangel, Interim Community Development Director, addressed the Commission.

Chairman Voss closed the Public Hearing.

Jennifer Mizrahi, City Attorney, recommended continuance to February 28, 2017.

Action: Cirner moved to continue to the February 28, 2017 Special Meeting, motion

seconded by Romero, motion carried 4/0 by the following vote:

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

3. **A ORDINANCE OF THE CITY OF DESERT HOT SPRINGS AMENDING DESERT HOT SPRINGS MUNICIPAL CODE SECTION 17.40.110 FENCES, WALLS AND HEDGES**

Charles Rangel, Interim Community Development Director

Recommendation: That the Planning Commission recommend that the City Council adopt the attached Ordinance.

Jennifer Mizrahi, City Attorney, presented staff report and responded to questions.

A discussion ensued. Staff responded to questions.

Chairman Voss recommended chain link fences only for lots 10,000 square feet or greater and must be screened with a landscaping barrier.

Jennifer Mizrahi, City Attorney, addressed the Commission in regards to chain link fencing.

Commissioner Cirner expressed concerns regarding block walls.

There was no public testimony.

Action: Romero moved to approve staff recommendation with suggested changes, motion seconded by Buchanan, motion carried 3/1 by the following vote:

Vote: AYES: 3 - Romero, Voss, Buchanan
Passed NOES: 1 - Cirner
ABSENT: 1 - De la Torre

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioner Cirner requested that Planning Commission agenda packets be distributed on the Thursday prior to scheduled meeting to all adequate time for the Commissioners to review.

Chairman Voss requested that Planning Commission agenda packets be distributed on the Thursday prior to scheduled meeting to all adequate time for the Commissioners to review.

Staff agreed to deliver Planning Commission packets commencing next meeting, February 28, 2017.

Commissioner Romero raised concerns on properties permitting vehicles parked on unpaved surfaces.

Chairman Voss requested a status report regarding parking on unpaved surfaces at the next meeting.

Commissioner Cirner requested to add item regarding a fireworks ordinance at the February 28, 2017 Special Meeting.

Jennifer Mizrahi, City Attorney, suggested what would be more appropriate in regards to Commissioner Cirner's fireworks ordinance request since there was no direction from the City Council.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

None.

ADJOURN REGULAR MEETING

Chairman Voss adjourned the meeting at 7:17 P.M.

Gianina Millan,
Planning Commission Secretary