



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

FEBRUARY 12, 2019

6:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

MINUTES

[Planning Commission Regular Meeting Minutes, January 8, 2019](#)

Ana Morales, Recording Secretary

Recommendation: Approve as submitted; or 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

1. [Request for a one-year Extension of Time for Conditional Use Permit No. 25-16: for the Green Gate Bridge Medical Marijuana Cultivation Project located on the northeast corner of Little Morongo Road and 15th Ave.](#)

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 a one-year extension of time for Conditional Use Permit No. 25-16 for the project located at the northeast corner of Little Morongo Road and 15th Avenue in the I-L (Light Industrial Zone). APN: 665-050-021, -027, -030.

2. [Request for a one-year Extension of Time for Conditional Use Permit Nos. 09-15 & 18-16: for the East Rock Land Management Medical Marijuana Cultivation Project located east of Cabot Road and south of Two Bunch Palms Trail.](#)

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 take two actions for the East Rock Land Management Cultivation Project (1) approve a one-year extension of time for Conditional Use Permit No. 09-15 & (2) approve a one-year extension of time for Conditional Use Permit No. 18-16 for the project located on the east of Cabot Road and south of Two Bunch Palms Trail in the I-L (Light Industrial) District. APN: 665-030-066

3. [Conditional Use Permit No. 08-18 and Mitigated Negative Declaration. A recommendation to the Planning Commission for approval of a Conditional Use Permit and Mitigated Negative Declaration to establish a cannabis cultivation facility with ancillary operations totaling 168,532 square feet of building area located on a 9.27-acre site at the northeast corner of Little Morongo Road and Hacienda Avenue in the Light Industrial \(I-L\) land use district.](#)

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 for approval of Conditional Use Permit No. 08-18 and Mitigated Negative Declaration (including Mitigation Monitoring Program) to establish a cannabis cultivation facility with ancillary operations on a vacant 9.27-acre site located on the northeast corner of Little Morongo Road and Hacienda Avenue in the Light Industrial (I-L) land use district.

4. [An Ordinance of the City Council of the City of Desert Hot Springs, amending chapter 17.180 allowing and setting parameters for marijuana non-storefront retail as a use and harmonizing certain definitions and uses with state law.](#)

City Attorney, Jennifer Mizrahi

- 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 that the Planning Commission recommends to the City Council to adopt the Ordinance.

ADMINISTRATIVE CALENDAR

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 February 7, 2019, not less than 72 hours prior to the meeting.