



# CITY OF DESERT HOT SPRINGS

## REGULAR MEETING OF THE PLANNING COMMISSION

### AGENDA

MARCH 10, 2020  
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

### MINUTES

[Planning Commission Regular Meeting Minutes: February 11, 2020](#)

City Clerk, Jerryl Soriano, CMC

**Recommendation:** Approve the Minutes as presented; 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

### 1. Request for a One-Year Extension of Time for the Following:

**- Conditional Use Permit No. 36-17**

*(Applicant Carlos Martell/Collective Solutions)*

**- Conditional Use Permit No. 10-16**

*(Applicant Rudy Decker/Green Bond)*

*Community Development Director, Rebecca Deming*

- Recommendation:**
- 1) Staff Report
  - 2) Entertain questions of Staff from the Planning Commission;
  - 3) Open Public Hearing;
  - 4) Take testimony from Applicant;
  - 5) Take public testimony for those in favor;
  - 6) Take public testimony from those opposed;
  - 7) Take public testimony from those in a neutral position;
  - 8) Opportunity for Applicant rebuttal;
  - 9) Close the Public Hearing
  - 10) Planning Commission discussion and questions to Staff; and
  - 11) Approve a one-year extension of time, subject to the proposed Conditions of Approval for:
    - Conditional Use Permit No. 36-17 (APN: 665-050-019)
    - Conditional Use Permit No. 10-16 (APN: 663-280-002)

### 2. Conditional Use Permit No. 20-2: An Application for a Type 42 Alcohol License to Sell Beer and Wine for Consumption Both On or Off the Premises at the Tuscan Springs Hotel and Spa

*Community Development Director, Rebecca Deming*

- Recommendation:**
- 1) Staff Report
  - 2) Entertain questions of Staff from the Planning Commission;
  - 3) Open Public Hearing;
  - 4) Take testimony from Applicant;
  - 5) Take public testimony for those in favor;
  - 6) Take public testimony from those opposed;
  - 7) Take public testimony from those in a neutral position;
  - 8) Opportunity for Applicant rebuttal;
  - 9) Close the Public Hearing
  - 10) Planning Commission discussion and questions to Staff; and
  - 11) Approve Conditional Use Permit No. 20-2 for a Type 42 Alcohol License to sell beer and wine for consumption both on or off premises at the Tuscan Springs Hotel and Spa located at 66187 Club Circle Drive subject to the Conditions of Approval and Findings Stipulated.

3. [Development Permit No. 09-19: An Application to Develop and Complete the Remaining 73 Vacant Lots Within the Agua Dulce Residential Development Tract Map No. 32421](#)

*Community Development Director, Rebecca Deming*

- Recommendation:**
- 1) Staff Report
  - 2) Entertain questions of Staff from the Planning Commission;
  - 3) Open Public Hearing;
  - 4) Take testimony from Applicant;
  - 5) Take public testimony for those in favor;
  - 6) Take public testimony from those opposed;
  - 7) Take public testimony from those in a neutral position;
  - 8) Opportunity for Applicant rebuttal;
  - 9) Close the Public Hearing
  - 10) Planning Commission discussion and questions to Staff; and
  - 11) Recommendation to the City Council to approve, subject to the proposed Conditions of Approval, Development Permit No. 09-19 to complete 73 vacant lots within the Agua Dulce Residential Development Tract Map No. 32421.

4. [Conditional Use Permit No. 19-15 for the Development of a 116,760 Square Foot Marijuana Cultivation Building Complex on a 26.97-Acre Vacant Lot Located on the North Side of 18th Avenue Approximately 2,700 Feet East of Indian Avenue in the Light-Industrial \(I-L\) Zoning District \(APN 666-310-009\)](#)

*Community Development Director, Rebecca Deming*

- Recommendation:**
- 1) Staff Report;
  - 2) Entertain questions of Staff from the Planning Commission;
  - 3) Open Public Hearing;
  - 4) Take testimony from the Applicant;
  - 5) Take public testimony from those favor;
  - 6) Take public testimony from those opposed;
  - 7) Take public testimony from those in a neutral position;
  - 8) Opportunity for Applicant rebuttal;
  - 9) Close the Public Hearing;
  - 10) Planning Commission discussion and questions to Staff; and
  - 11) Approve Conditional Use Permit No. 19-15, subject to the proposed Conditions of Approval and subject to the Finding Stipulated.

**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.