



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

NOVEMBER 14, 2017

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

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. [Conditional Use Permit No. 24-17. A recommendation to the Planning Commission regarding a Conditional Use Permit for development of a 35,400 square foot two-story building for medical marijuana cultivation, temporary cultivation facilities, as well as associated parking and other improvements on a vacant parcel totaling 1.25 gross acres \(APN: 665-040-011\), located on the east side of Little Morongo Road, approximately 200 feet north of Palomar Lane \(unimproved\) and within the General Plan Light Industrial \(I-L\) Zone . Applicant: Kamran Amirianfar.](#)

Daniel Porras, 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) Consider a motion that the Planning Commission approve Conditional Use Permit No. 24-17; for the development of a 35,400 square foot two-story building for medical marijuana cultivation, temporary cultivation facilities as well as associated parking and other improvements on a vacant parcel totaling 1.25 gross acres located on the east side of Little Morongo Road, approximately 200 feet north of Palomar Lane (unimproved) and within the General Plan Light Industrial (I-L) Zone.

2. Conditional Use Permit No. 25-17. A recommendation to the Planning Commission regarding a Conditional Use Permit for development of six two-story buildings, totaling approximately 132,745 square feet, as well as associated parking, vehicular access, trash enclosure, landscaping and related improvements; and operate a medical marijuana cultivation operation, including processing / manufacturing, on a vacant parcel totaling 3.98 gross acres (APN: 665-080-012), located on the east side of Little Morongo Road, near 16th Avenue, approximately 0.6 mile north of Dillon Road, and within the General Plan Light Industrial (I-L) Zone. Applicant: MERJ Life / Ryan Csafitis.

Daniel Porras, 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) Consider a motion that the Planning Commission approve Conditional Use Permit No. 25-17; for the development of six two-story buildings, totaling approximately 132,745 square feet, as well as associated parking, vehicular access, trash enclosure, landscaping and related improvements; and operate a medical marijuana cultivation operation, including processing / manufacturing, on a vacant parcel totaling 3.98 gross acres located on the east side of Little Morongo Road, near 16th Avenue, approximately 0.6 mile north of Dillon Road, and within the General Plan Light Industrial (I-L) Zone.

3. Conditional Use Permit No. 27-17. A recommendation to the Planning Commission regarding a Conditional Use Permit for development of a 79,800 square foot facility for medical marijuana cultivation, temporary cultivation facilities, as well as associated parking and other improvements on a vacant parcel totaling 5.03 gross acres (APN: 665-070-011), located on the northeast corner of 15th Ave. (unimproved) and Cabot Road (unimproved), approximately 2000 feet east of Little Morongo Road, within the General Plan Light Industrial (I-L) Zone. Applicant: Kamran Amirianfar.

Daniel Porras, 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) Consider a motion that the Planning Commission approve Conditional Use Permit No. 27-17; for development of a 79,800 square foot facility for medical marijuana cultivation, temporary cultivation facilities, as well as associated parking and other improvements on a vacant parcel totaling 5.03 gross acres (APN: 665-070-011), located on the northeast corner of 15th Ave. (unimproved) and Cabot Road (unimproved), approximately 2000 feet east of Little Morongo Road, within the General Plan Light Industrial (I-L) Zone.

4. Conditional Use Permit No. 27-16 - for the development of a new single-story cultivation building totaling approximately 20,492 square feet (on a 1.26 acre site) located on the south side of San Jacinto Lane approximately 1300 feet east of Little Morongo Road in the I-L (Light Industrial) zone. (APN: 665-030-036). Applicant: Bill Mason on behalf of San Jacinto Grow.

Daniel Porras, Community Development Director

Recommendation: 1) Staff Report;
2) 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) Staff recommendation: That the Planning Commission approves Conditional Use Permit No. 27-16 for the development of a new single-story cultivation facility located on the south side of San Jacinto Lane approximately 1300 feet east of Little Morongo Road in the Light Industrial (I-L) Zone, APN 665-030-036.

5. Conditional Use Permit (CUP) No. 20-16 and Tentative Tract Map (TTM) No. 37129, proposing the subdivision of the site into 19 lots, with the development of a medicinal marijuana facility totaling approximately 117,000 SF, and an interim phase of approximately 2,000 SF 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.

Daniel Porras, 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 to continue the item to a date certain of December 12, 2017 to allow the applicant to update the project's environmental documents.

6. Amendment to Conditional Use Permit No. 04-16 to 1) allow cannabis manufacturing within the previously approved building; 2) amend Development Agreement No. 02-16 to include manufacturing and other ancillary activities; 3) to allow for a .5 phase plan, to construct a portion of the permanent building for temporary occupancy - for the 2.52 - acre site located on the southwest corner of Cabot Road and San Jacinto Lane. APN: 665-030-037, Applicant: Vets Leaf Inc.

Daniel Porras, 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 Amendment to Conditional Use Permit (CUP 04-16) to allow for cannabis manufacturing, an amendment to the Development Agreement (DA 02-16), and to implement a .5 phase plan for the project located at the southwest corner of Cabot Road and San Jacinto Lane in the I-L (Light Industrial) District. APN: 665-030-037.

ADMINISTRATIVE CALENDAR

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

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, Daniel Porras P.E., Community Development Director, certify that the agenda was posted on 11/09/2017, not less than 72 hours prior to the meeting.

Signature: _____

Date: _____