



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE PLANNING COMMISSION

AGENDA

FEBRUARY 28, 2017

6:00 PM

MISSION SPRINGS WATER DISTRICT

Board Room

66575 2nd Street, Desert Hot Springs, California

NOTICE IS HEREBY GIVEN, as provided by Government Code Section 54956, that Chairman Voss has called a special meeting of the Desert Hot Springs Planning Commission for the purpose stated below:

CALL TO ORDER

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 AND CITY OF RESIDENCE FOR THE RECORD.

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 Zoning Map \(ZMA 02-16\) and General Plan Amendment \(GPA 02- 16\) for Two Parcels Located on the East Side of Little Morongo Road Between Desert View Avenue and 13th Avenue to Change the Designations From Low Density Residential \(R-L\) to Light Industrial \(I-L\) on Vacant Lots Totaling 19.4 Acres](#)

Applicants: Ozhemma Kazaryan and Feliks Akopyan
Public Works Manager, Daniel Porras

Recommendation: Staff recommends that the Planning Commission consider a motion to continue the item so that the applicant can address staffs concerns regarding outreach to the neighboring residents.

2. Conditional Use Permit No. 29-16 and Development Agreement DA 18-16, for the development of two (2) warehouse style cultivation buildings approximately 49 feet 6 inches in height and totaling (combined) approximately 69,000 square feet (sf) on a 2.3 acre site. The project is located on the southeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) zone. Applicant: Stark Venture, LLC & Pulse Investment Group, LLC. (Contact: Michael Torosian)

Public Works Manager, Daniel Porras

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) That the Planning Commission recommends approval to City Council of the following (1) a Mitigated Negative Declaration for the Stark Venture and Pulse Investment Group Cultivation Project; and (2) Conditional Use Permit No. 29-16; and (3) Development Agreement No. 18-16; for the construction of two (2) two-story cultivation buildings to be constructed on the southeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) District. APN 665-040-001.

3. Conditional Use Permits (CUP 16-16 & 17-16) for the development of two adjacent 2.31 acre lots and construction of two 51,968 square foot greenhouse & building complexes as well as associated parking and other improvements on each lot (APN: 663-280-003/ 004). Each project sites are located on Thomas Avenue east of Little Morongo Road and north of Two Bunch Palms Trail and within the General Plan Light Industrial (I-L) Zone.

Public Works Manager, Daniel Porras

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;
6) Close the Public Hearing;
8) Planning Commission discussion and questions to Staff;
and
9) Consider a motion that the Planning Commission recommends approval to City Council of the following (1) two Conditional Use Permits (CUP 16-16 & 17-16) for the

construction of two 51,968 square foot cultivation building & greenhouse facilities (on each site); and (2) a Development Agreement (DA 11-16), and (3) a Mitigated Negative Declaration for the Maddox Cultivation project(s) located on Thomas Avenue and east of Little Morongo Road and north of Two Bunch Palms Trail and within the General Plan Light Industrial (I-L) Zone APN's: 663-280-003 & 004.

4. [Conditional Use Permit \(CUP 20-16\), Development Agreement \(DA 13-16\) and Tentative Tract Map \(TTM 37129\) to establish one 20,000 square foot industrial warehouse building for the cultivation of medical marijuana. The project includes associated parking, loading, landscaping and other related improvements on vacant 27.10 acre site. \(APN: 666-310-009\). The project is located on the north side of 18th avenue about 1300 feet east of Louise Avenue in the Light Industrial \(I-L\) Zone.](#)

Public Works Manager, Daniel Porras

Recommendation: Staff recommends continuing the item to a date certain of March 14, 2017 in order to review and consider additional materials.

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

ADJOURN SPECIAL 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 24 hours prior to a special meeting will be made available for public inspection in the Office of the City Clerk 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.