



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

FEBRUARY 11, 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

SELECTION OF CHAIR AND VICE-CHAIR

APPROVAL OF THE AGENDA

MINUTES

[Planning Commission Regular Meeting Minutes: January 14, 2020](#)

City Clerk, Jerryl Soriano, CMC

Recommendation: Approve the Minutes as submitted; 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. 09-15**

(Applicant: Joanna Chien/East Rock Land Management)

- **Conditional Use Permit No. 18-16**

(Applicant: Joanna Chien/Est Rock Land Management)

- **Conditional Use Permit No. 38-17**

(Applicant: Andrey Shmykov/Cabot Road)

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. 09-15 (APN: 665-030-066)
 - Conditional Use Permit No. 18-16 (APN: 665-030-066)
 - Conditional Use Permit No. 38-17 (APN: 665-030-025)

2. **Conditional Use Permit No. 20-1: A Request to Re-Entitle a Previously Approved CUP (35-17) for Development of a Cannabis Cultivation Facility on a 1.26 Acre Vacant Lot Located on the North Side of San Jacinto Lane, Approximately 1000 Feet East of Little Morongo Road**

(Applicant: Andrey Shmykov/San Jacinto II)

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 testimony from those in favor of the project;
- 6) Take testimony from those opposed to the project;
- 7) Take 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. 20-1; to develop a two-story cultivation facility with ancillary uses on APN 665-030-020.

3. [Design Review No. 20-1: An Application to Revise the Plans for the Spa Area and Treatment Rooms Located at the Two Bunch Palms Resort at 67425 Two Bunch Palms Trail](#)

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 the revised plans for the spa and treatment facilities at the Two Bunch Palms resort located at 67245 Two Bunch Palms Trail.

4. [Design Review No. 20-2: An Application to Complete 29 Additional Homes Within the Skyborne Residential Subdivision/Specific Plan \(Applicant: Gallery Homes\)](#)

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 Design Review No. 20-2 to complete 29 homes in Tract No. 32030 within the Skyborne Residential Subdivision/Specific Plan.

5. [Conditional Use Permit No. 02-19: A Proposed Cell Tower Within a Commercial Property Located at 22755 Palm Drive \(Applicant: J5 Infrastructure Partners, LLC \(AT&T\)\)](#)

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 the Applicant(s);
 - 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: A) An exemption to CEQA based on the finding that the project qualifies as a Class 3 Categorical Exemption; and B) Conditional Use Permit No. 02-19 for the consideration of a 75-foot faux water tank design cell tower located at 22755 Palm Drive within the C-C (Community Commercial) zoning district.

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.