



# CITY OF DESERT HOT SPRINGS

## REGULAR MEETING OF THE PLANNING COMMISSION

### AGENDA

OCTOBER 8, 2019

6:00 PM

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

---

### CALL TO ORDER

### [SWEARING-IN OF NEW PLANNING COMMISSIONERS](#)

### ROLL CALL

### PLEDGE OF ALLEGIANCE

### [SELECTION OF VICE-CHAIR](#)

### APPROVAL OF THE AGENDA

### MINUTES

#### [Planning Commission Regular Meeting Minutes: September 10, 2019](#)

City Clerk, Jerryl Soriano

**Recommendation:** Approve 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 Conditional Use Permit No. 13-16 for the Ocean Springs Tech cannabis cultivation project located at 65145 Two Bunch Palms Trail.**

*Community Development Director, Rebecca Deming*

**Recommendation:** 1) Staff Report;  
2) Questions of Staff from Planning Commission;  
3) Open the Public Hearing;  
4) Invite Applicant to speak;  
5) Questions for the Applicant;  
6) Take Public Testimony;  
7) Opportunity for Applicant Rebuttal;  
8) Close the Public Hearing;  
9) Planning Commission discussion and questions to Staff;  
and  
10) Staff recommends Planning Commission to approve a one-year extension of time for Conditional Use Permit No. 13-16, subject to the proposed Conditions of Approval.

2. **Request for a one-year Extension of Time for Conditional Use Permit No. 30-16 for the Cannavision, LLC project located on the south side of Two Bunch Palms Trail, approximately 1,200 feet east of Little Morongo Road.**

*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 action for the Cannavision, LLC approve a one-year extension of time for Conditional Use Permit No. 30-16 the project located on the south side of Two Bunch Palms Trail, approximately 1,200 feet east of Little Morongo Road in the I-L (Light Industrial) District. APN: 665-030-055.

3. **Request for a one-year Extension of Time for Conditional Use Permit No. 30-17 for the Rx DHS Herbery II Project located at 65090 San Jacinto Lane.**

*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 Desert Harvest Project to approve a one-year extension of time for Conditional Use Permit No. 30-17 for the project located at 65090 San Jacinto Lane in the I-L (Light Industrial) District. APN: 665-030-016.

4. [Request for a one-year Extension of Time for Conditional Use Permit No. 16-17 for the DHS Development Cabot Road, LLC Project located at the northeast corner of Cabot Road and San Gorgonio Lane.](#)

*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 Desert Harvest Project approve a one-year extension of time for Conditional Use Permit No. 16-17 for the project located at the northeast corner of Cabot Road and San Gorgonio Lane in the I-L (Light Industrial) District. APN: 665-030-048

5. [Request for a one-year Extension of Time for Conditional Use Permit No. 15-17 and Tentative Parcel Map 37323 for Hot Desert Springs, LLC project located on the east side of Little Morongo Road, North 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 Hot Desert Springs, LLC (1) approve a one-year extension of time for Conditional Use Permit No. 15-17 & (2) approve a one-year extension of time for Tentative Parcel Map 37323 for the project located on the east side of Little Morongo Road, North of Two Bunch Palms Trail in the I-L (Light Industrial) District. APN: 663-280-005

6. [Request for a one-year Time Extension for Conditional Use Permit No. 13-17 and Tentative Parcel Map 37322 for the Innovative Investment Company, LLC Marijuana Facility Project located on the northeast corner of Little Morongo Road and San Gorgonio Lane \(unimproved\).](#)

*Community Development Director, Rebecca Deming*

**Recommendation:** 1) Receive Staff Report;  
2) Allow Questions of Staff from Planning Commission;  
3) Open the Public Hearing;  
4) Take Testimony from Applicant;  
5) Take Public Testimony;  
6) Allow opportunity for Applicant Rebuttal;  
7) Close the Public Hearing  
8) Conduct 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. 13-17 and Tentative Parcel Map 37322 for condominium purposes for the Marijuana Facility Project located at the northeast corner of Little Morongo Road and San Gorgonio Lane (unimproved) in the I-L (Light Industrial Zone). APN: 665-030-039 & 040.

7. [Conditional Use Permit no. 05-19; A request to operate a cannabis storefront retail establishment with incidental cultivation \(up to 99 mature plants\) and light manufacturing within an existing two-story retail commercial building located at 11940 Palm Drive in the C-G \(General Commercial\) Zone \(APN 639-293-029\). Request submitted by Stephanie Bodde and Desert Hot Springs Dispensary.](#)

*Community Development Director, Rebecca Deming*

**Recommendation:** 1) Receive Staff Report;  
2) Allow Questions of Staff from Planning Commission;  
3) Open the Public Hearing;  
4) Take Testimony from Applicant;  
5) Take Public Testimony;  
6) Allow opportunity for Applicant Rebuttal;  
7) Close the Public Hearing  
8) Conduct Planning Commission discussion and questions to Staff; and  
9) Consider a motion that the Planning Commission approve Conditional Use Permit No. 05-19 to operate a cannabis retail storefront establishment with incidental cultivation (up to 99 mature plants) and light manufacturing, subject to conditions, located in an existing two-story commercial building, located at 11940 Palm Drive.

8. [Toba Day Spa Conditional Use Permit No. 07-18 to construct and operate a ground-floor day spa with hot mineral waters on 0.18 acres, including treatment rooms, steam rooms, and saunas, with a second story post-and-beam open roof structure and four upper-level soaking tubs](#)

*Rebecca Deming, 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 Conditional Use Permit No. 07-18 to construct and operate a ground-level day spa on a 0.18-acre lot, consisting of four treatment rooms, lockers, steam rooms, and saunas with an open post-and-beam rooftop structure and upper-level soaking tubs.

9. [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 Applicant;  
5) Take Public Testimony;  
6) Opportunity for Applicant Rebuttal;  
7) Public Hearing to remain open;  
8) Planning Commission discussion and questions to Staff;  
and  
9) Recommendation from staff to (1) continue the item to a date certain of November 12, 2019 or (2) to a date uncertain to allow additional time for staff to work with the applicant before the next public hearing.

10. [2013-2021 Housing Element Update and Negative Declaration](#)

*Community Development Director, Rebecca Deming*

**Recommendation:** 1) Staff Report;  
2) Entertain Questions of Staff from Planning Commission;  
3) Open the Public Hearing;  
4) Take Public Testimony;  
5) Take Public Testimony;  
6) Close the Public Hearing;  
7) Planning Commission discussion and questions to Staff;  
and  
8) The Planning Commission recommend to the City Council approval of the CEQA Negative Declaration and 2013-2021 Housing Element Update

11. [An Ordinance of the City Council of the City of Desert Hot Springs, Amending Chapter 17.108 \(Home Occupancy Permits\) of Title 17 \(Zoning\) of the Desert Hot Springs Municipal Code to Adopt Regulations for Microenterprise Home Kitchen Operation](#)

*Community Development Director, Rebecca Deming*

**Recommendation:** 1) Staff Report;  
2) Entertain Questions of Staff from Planning Commission;  
3) Open the Public Hearing;  
4) Take Public Testimony;  
5) Close the Public Hearing;  
6) Planning Commission discussion and questions to Staff;  
and  
7) The Planning Commission recommend to the City Council approval An Ordinance Of The City Council Of The City Of Desert Hot Springs, Amending Chapter 17.108 (Home Occupancy Permits) Of Title 17 (Zoning) Of The Desert Hot Springs Municipal Code To Adopt Regulations For Microenterprise Home Kitchen Operations.

**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, Emily J. Pearson, Administrative Assistant, certify that the agenda was posted on October 3, 2019, not less than 72 hours prior to the meeting.