



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

FEBRUARY 13, 2018

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

MINUTES

[January 9, 2018 Planning Commission Meeting Minutes](#)

Daniel Porras, Community Development Director

Recommendation: Approve 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. [Conditional Use Permit No. 38-17. A recommendation to the Planning Commission regarding a Conditional Use Permit to develop of one two-story](#)

building, totaling approximately 33,200 square feet, as well as associated parking, vehicular access, trash enclosure, landscaping and related improvements; and operate a cannabis cultivation operation on a 1.26 gross acre vacant lot (APN: 665-030-025). The project is located on the east side of Cabot Road, approximately 300 feet south of Two Bunch Palms Trail and within the General Plan Light Industrial (I-L) Zone. Applicant: Andrey Shmykov / Cabot Road Cultivation.

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. 38-17; to develop one two-story building, totaling approximately 33,200 square feet, as well as associated parking, vehicular access, trash enclosure, landscaping and related improvements; and operate a medical marijuana cultivation facility on a 1.26 acre vacant lot (APN: 665-030-025) on the east side of Cabot Road, approximately 300 feet south of Two Bunch Palms Trail and within the General Plan Light Industrial (I-L) Zone.

2. Specific Plan 01-16, General Plan Amendment No. 01-16, Zoning Ordinance Amendment No. 01-16, Vesting Tentative Tract Map No. 37185 and Development Agreement No. 01-18. A recommendation to the Planning Commission regarding a Specific Plan and related amendments to establish development regulations and guidelines, a Vesting Tentative Tract Map to subdivide the properties into thirteen lots plus streets, and an associated Development Agreement, to allow up to 1.9 million square feet of commercial and industrial development on a vacant 123.4 acre property located along the north side of Interstate 10, along both sides of Varner Road, and approximately one-half mile west of Palm Drive (APN: 669-150-001 and -002) in the R-D (Rural Desert) and L-I (Light Industrial) zones. Applicant: Ted Frattone / Desert Land Ventures III, LLC.

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

recommend certification of the Environmental Impact Report and Mitigation Monitoring Program and adopt findings of fact to recommend approval of:

- Specific Plan 01-16, General Plan Amendment 01-16, and Zoning Ordinance Amendment 01-16 to establish development regulations and guidelines for the subject site;
- Vesting Tentative Tract Map No. 37185 to divide the properties into thirteen lots plus streets, and
- Development Agreement No. DA 01-18

to allow up to 1.9 million square feet of commercial and industrial development on a vacant 123.4 acre property located along the north side of Interstate 10, along both sides of Varner Road, and approximately one-half mile west of Palm Drive (APN: 669-150-001 and -002) in the R-D (Rural Desert) and L-I (Light Industrial) zones.

3. [Conditional Use Permit No. 36-17. A request to establish a 22,176-square foot Cannabis Cultivation Facility on a vacant 1.26-acre parcel located north of 15th Avenue in between Little Morongo Road and Cabot Road \(APN: 665-050-019\).](#)

Applicant: Collective Solutions

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 the following: (1) a Mitigated Negative Declaration for the Collective Solutions Cultivation project; (2) Conditional Use Permit No. 36-17, for the development of a Cannabis Cultivation Facility totaling approximately 22,176 square feet in the I-L (Light Industrial) District. APN 665-050-019.

4. [AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS, AMENDING CHAPTER 17.180 TO INCLUDE SPECIAL DISPENSARY ENTITLEMENTS IN CERTAIN CIRCUMSTANCES](#)

Daniel Porras, Community Development Director

- Recommendation:**
- 1) Receive Staff Report
 - 2) Questions of Staff
 - 3) Open the public Hearing
 - 4) Take Testimony
 - 5) Close the Public Hearing
 - 6) Commission questions to staff
 - 7) That the Planning Commission recommend that the City

Council adopt the Ordinance.

ADMINISTRATIVE CALENDAR

5. **[Staff Presentation - Crime Prevention Through Environmental Design.](#)**

Daniel Porras, Community Development Director

Recommendation: Receive Report

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 February 8, 2018, not less than 72 hours prior to the meeting.