



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

MAY 9, 2017

6:00 PM

MISSION SPRINGS WATER DISTRICT

Board Room

66575 2nd Street, Desert Hot Springs, California

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

MINUTES

Recommendation: Approve Minutes as presented; or as corrected.

1. [Planning Commission Regular Meeting Minutes: March 14, 2017](#)

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

2. [Conditional Use Permit No. 02-17 and Development Agreement 08-17. A recommendation to the City Council for the approval of Conditional Use Permit and Development Agreement for the development of an indoor marijuana cultivation facility with a total floor area of 621,920 square feet. The 28.18 acre project site \(APN 666-370-012 through 015\) is located on the south side of 19th Avenue, approximately 1,000 feet east of North Indian Canyon Drive in the Light Industrial \(I-L\) zone. Applicant: BlackStar Financial, Inc / Ray Dorame.](#)

Daniel Porras, Acting 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 recommends approval of 1) the Mitigated Negative Declaration for the BlackStar Cultivation project and, 2) Conditional Use Permit No. 02-17 and, 3) Development Agreement 08-17; for the development of an indoor marijuana cultivation facility for a total area of 621,920 square feet on 28.18 acres located on the south side of 19th Avenue, approximately 1000 feet east of North Indian Canyon Road in the Light Industrial (I-L) Zone.

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.