



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

ACTION MINUTES

APRIL 10, 2018

6:00 PM

CITY COUNCIL CHAMBERS
CARL MAY COMMUNITY CENTER
11711 West Drive, Desert Hot Springs, California

CALL TO ORDER

Chair Pye, called the Planning Commission meeting to order at 6:00P.M.

ROLL CALL

PLEDGE OF ALLEGIANCE

Vice Chair De la Torre led the pledge of allegiance.

APPROVAL OF THE AGENDA

MINUTES

Planning Commission Regular Meeting Minutes, March 13, 2018

Community Development Administrative Assistant, Ana Morales

Recommendation: Approve as submitted; or corrected.

Action: Buchanan moved to approve staff recommendation, motion seconded by Gardner, motion carried 3/0 by the following vote:

Vote: AYES: 3 - De la Torre, Buchanan, Gardner
Passed NOES: 0 - (None)

RECUSED: 1 - Pye

Planning Commission Regular Meeting Minutes, August 8, 2017.

Planning Administrative Assistant, Patricia Meza

Recommendation: Approve as submitted; or corrected.

Action: Buchanan moved to approve staff recommendation, motion seconded by De la Torre, motion carried 3/0 by the following vote:

Vote: AYES: 3 - De la Torre, Buchanan, Pye
Passed NOES: 0 - (None)

ABSTAIN: 1 - Gardner

PUBLIC COMMENTS

PUBLIC HEARINGS

1. [Amendment to Conditional Use Permit \(CUP 03-16\) to allow for changes to interior uses within the previously approved Cannabis Cultivation Facility located on the southeast corner of Cabot Road and Two Bunch Palms Trail. APN: 665-030-059, Applicant: Med for America Inc.](#)

Community Development Director, 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) A recommendation from staff for approval of the Amendment to Conditional Use Permit (CUP 03-16) to allow for cannabis distribution, for the project located at the southeast corner of Cabot Road and Two Bunch Palms Trail in the I-L (Light Industrial) District. APN: 665-030-059.

Fernando Herrera, Assistant Planner presented staff report and responded to questions.

Chair Pye opened the Public Hearing.

Ryan Fingerhut, a representative for the client responded to questions.

Comissioner Gardner, asked the representative timeframe to complete project.

Action: De la Torre moved to approve staff recommendation, motion seconded by Gardner, motion carried 4/0 by the following vote:

Vote: AYES: 4 - De la Torre, Buchanan, Pye, Gardner
Passed NOES: 0 - (None)

2. [Conditional Use Permit No. 37-17 proposing the development of a one \(1\)](#)

story Cannabis Cultivation Facility totaling approximately 15,500 square feet on a 1.26-acre project site (APN 665-040-016). The project is located on the north side of Palomar lane, approximately 500 feet east of Little Morongo Road in the I-L (Light Industrial) zone. Applicant: Alexander Guzman.

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 Guzman Cannabis Cultivation Project; and (2) Conditional Use Permit No. 37-17; proposing the development of a one-story Cannabis Cultivation Facility totaling approximately 15,500 SF on a 1.26-acre project site, in the I-L (Light Industrial) District. APN 665-040-016.

Benjamin Torres, Associate Planner presented staff report and responded to questions.

Commissioner Buchannan had questions on security measures.

Chair Pye, opened the Public Hearing.

Kamran Amirianfar, the engineer for the project responded to questions on color scheme of building.

Chair Pye, closed the Public Hearing.

Action: Buchanan moved to approve staff recommendation, motion seconded by Gardner, motion carried 4/0 by the following vote:

Vote: AYES: 4 - De la Torre, Buchanan, Pye, Gardner
Passed NOES: 0 - (None)

3. Amendment to Development Agreement No. 14-16 to add additional uses and revise language, the project site is located on a 2.31-acre site approximately 350 feet east of Little Morongo Road and 1,000 feet north of Two Bunch Palms Trail in the Light Industrial (I-L) Zone. APN: 663-280-002.

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 approval of an amendment to Development Agreement No. 14-16 to the City Council. APN 663-280-002

Action: Buchanan moved to approve staff recommendation, motion seconded by Gardner, motion carried 4/0 by the following vote:

Vote: AYES: 4 - De la Torre, Buchanan, Pye, Gardner
Passed NOES: 0 - (None)

Jennifer Mizrahi, City Attorney clarified the change.

There was no public testimony. The hearing was closed.

Benjamin Torres, Associate Planner presented staff report and responded to questions.

ADMINISTRATIVE CALENDAR

4. **Staff Presentation: A brief overview of Planning History and Law**
Daniel Porras, Community Development Director
Recommendation: Receive Staff Presentation

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

A discussion ensued.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC COMMENTS

ADJOURN REGULAR MEETING

Meeting adjourned at 7:13pm.