



# CITY OF DESERT HOT SPRINGS

## REGULAR MEETING OF THE PLANNING COMMISSION

### AGENDA

APRIL 9, 2019

6:00 PM

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

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### ROLL CALL

### PLEDGE OF ALLEGIANCE

### APPROVAL OF THE AGENDA

### MINUTES

[Planning Commission Regular Meeting Minutes, March 12, 2019](#)

Ana Morales, Recording Secretary

**Recommendation:** Approve as submitted; or 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. [Amendments to Conditional Use Permit Nos. 16-16 & 17-16 and to adopt the revised Mitigated Negative Declaration; application to merge two \(2\) parcels to construct one \(1\) two-story cultivation facility with a total of 146,811](#)

square feet building on a vacant 5.08-acre parcel located east of Little Morongo Road and north of Two Bunch Palms Trail in the Light Industrial (I-L) zone.

*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) A recommendation from staff to take the following actions:
    - 1) Adopt the updated/revised Mitigated Negative Declaration for the Pioneer General Cultivation project; and
    - 2) Approve the requested Amendments to Conditional Use Permit Nos. 16-16 & 17-16 for the Pioneer General Cultivation Project located on APN's 663-280-003 & -004.

**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, Ana Morales, Planning Commission Secretary, certify that the agenda was posted on April 3, 2019, not less than 72 hours prior to the meeting.