



# CITY OF DESERT HOT SPRINGS

## REGULAR MEETING OF THE PLANNING COMMISSION

### AGENDA

JULY 11, 2017

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

### 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. 09-17 and Development Agreement 07-17. A recommendation to the City Council regarding a Conditional Use Permit and Development Agreement for development of an 8,389 square foot two-story building for medical marijuana cultivation as well as associated parking and other improvements on a vacant parcel totaling 0.37 gross acres \(APN: 665-040-022\), located on the north side of Palomar Lane, approximately 1200 feet east of Little Morongo Road and within the General Plan Light Industrial \(I-L\) Zone. Applicant: Yang Guang.](#)

*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 recommends approval of Conditional Use Permit No. 09-17 and Development Agreements 07-17; for the development of an 8,389 square foot two-story building for medical marijuana cultivation as well as associated parking and other improvements on a vacant parcel totaling 0.37 gross acres located on the north side of Palomar Lane, approximately 1200 feet east of Little Morongo Road and within the General Plan Light Industrial (I-L) Zone.

2. [Conditional Use Permit No. 11-17 and Development Agreement 09-17. A recommendation to the City Council regarding a Conditional Use Permit and Development Agreement for development of a 35,435 square foot two-story building for medical marijuana cultivation as well as associated parking and other improvements on a vacant parcel totaling 1.26 gross acres \(APN: 665-040-022\), located on the north side of San Gorgonio Lane, approximately 500 feet east of Little Morongo Road and within the General Plan Light Industrial \(I-L\) Zone. Applicant: NR Trading / Feliks Akopyan.](#)

*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 recommends approval of Conditional Use Permit No. 11-17 and Development Agreements 09-17; for the development of a 35,435 square foot two-story building for medical marijuana cultivation as well as associated parking and other improvements on a vacant parcel totaling 1.26 gross acres located on the north side of San Gorgonio Lane, approximately 500 feet east of Little Morongo Road and within the General Plan Light Industrial (I-L) Zone.

3. [Conditional Use Permit No. 28-16 and Development Agreement 19-16. A recommendation to the City Council regarding a Conditional Use Permit and Development Agreement for the development of an indoor marijuana cultivation facility with a total floor area of 16,288 square feet. The 1.26 gross acre project site \(APN 665-040-015\) is located on the north side of Palomar Lane, approximately 400 feet east of Little Morongo Road in the Light](#)

Industrial (I-L) zone. Applicant: Palomar DHS LLC / Lior Stolin.

*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 recommends approval of Conditional Use Permit No. 28-16 and Development Agreement 19-16 for the development of an indoor marijuana cultivation facility for a total area of 16,288 square feet on 1.26 gross acres located on the north side of Palomar Lane, approximately 400 feet east of Little Morongo Road in the Light Industrial (I-L) Zone.

4. Conditional Use Permit No. 01-17 and Development Agreement 15-17. A recommendation to the City Council regarding a Conditional Use Permit and Development Agreement for the development of an indoor marijuana cultivation facility with a total floor area of 20,664 square feet. The 1.26 gross acre project site (APN 665-070-004) is located on the north side of 15th Avenue, approximately 1,400 feet east of Little Morongo Road in the Light Industrial (I-L) zone. Applicant: D-9 Farms / Santos.

*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 recommends approval of Conditional Use Permit No. 01-17 and Development Agreements 15-17; for the development of an indoor marijuana cultivation facility for a total area of 20,664 square feet on 1.26 acres located on the north side of 15th Avenue, approximately 1400 feet east of Little Morongo Road in the Light Industrial (I-L) Zone.

5. Conditional Use Permit No. 20-17 and Variance No. 01-17 A request for development of a single-story bed & breakfast establishment and a reduction in the required side yard setbacks on a vacant 7,743 square foot lot in the V-S-C (Visitor Serving Commercial) district. APN 642-143-005. Applicant: Elyon Development

*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) That the Planning Commission consider a motion for approval of 1) Conditional Use Permit No 20-17; and, 2) Variance application No. 01-17, for the development of a single-story bed & breakfast facility at 12900 Inaja Street. APN 642-143-005

6. [Conditional Use Permit No. 17-17, Development Agreement No. 16-17, and Tentative Parcel Map No. 37158. Proposing the development of various medicinal marijuana structures totaling approximately 219,000 square feet \(SF\) on a portion of the 161 acre site. The project is located on the east side of Indian Canyon Drive between 18th and 19th Avenues in the I-L \(Light Industrial\) zone. Applicant: Kenny Dickerson, Coachillin' Holdings, 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 recommends approval to City Council of the following: (1) a Mitigated Negative Declaration for Conditional Use Permit No. 17-17, Tentative Parcel Map No. 37158 and Development Agreement No. 16-17; and (2) Conditional Use Permit No. 17-17; (3) Development Agreement No. 16-17; and (4) Tentative Parcel Map No. 37158; for the development of various medicinal marijuana structures totaling approximately 219,000 square feet in the I-L (Light Industrial) District. APN 666-340-004, -006.

## **ADMINISTRATIVE CALENDAR**

## **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.