



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

JUNE 13, 2017

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

[Planning Commission Regular Meeting Minutes: April 11, 2017](#)

[Planning Commission Regular Meeting Minutes: May 9, 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

1. [Request for a One-Year Extension of Time for Development Permit 01-14, Design Review No. 01-14 for the Ho Ho Express Private Fueling Station Located on the East Side of Little Morongo Road South of Dillon Road \(APN:](#)

665-190-018)

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) A recommendation from staff for a one-year time extension for Development Permit 01-14 & Design Review 01-14; The Ho Ho Ho Express private fueling station located on the east side of Little Morongo Road south of Dillon Road on Assessor Parcel No. 665-190-018.

2. Request for a One-Year Extension of Time for Development Permit 05-11 and Design Review 06-11 of the Development of a 2.6 Million Square Foot Industrial Warehouse and Distribution Center Located on the East Side of Indian Avenue between 18th and 19th Avenue in the Light-Industrial Zoning District (APN: 66-340-004 and 005)

Daniel Porras, Acting Community Developer

Recommendation: 1) Staff Report;
2) Questions of Staff from Planning Commission;
3) Open the Public Hearing;
4) Invite Applicant to speak;
5) Questions for the Applicant;
6) Take Public Testimony;
7) Opportunity for Applicant Rebuttal;
8) Close the Public Hearing;
9) Planning Commission discussion and questions to Staff;
and
10) Consider a motion for approval of a one-year time extension from November 17, 2016 to November 17, 2017 for Development Permit No. 05-11 and Design Review Permit No. 06-11, which approved an industrial warehouse and distribution center with area of approximately 2.6 million square feet containing four buildings ranging in size from 271,000 square feet to 1,171,000 square feet on approximately 161 acres at the southeast corner of North Indian Canyon Drive and 18th Avenue.

3. Conditional Use Permit No. 03-17, Development Agreement No. 01-17, and Tentative Parcel Map No. 37286, for the Approval of the Development of a Two-Story Cultivation Building Totaling Approximately 22,000 Square Feet (SF) on a 1.26 Acre Site Located on Palomar Lane Between Little Morongo Road and Cabot Road in the I-L (Light Industrial) Zone

Applicant: Desert Grow, LLC. (Contact: David Palmer)
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) 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. 03-17 and Development Agreement No. 01-17; and (2) Conditional Use Permit No. 03-17; (3) Development Agreement No. 01-17; and (4) Tentative Parcel Map No. 37286; for a two-story cultivation building totaling approximately 22,000 square feet to be constructed on Palomar Lane between Little Morongo Road and Cabot Road in the I-L (Light Industrial) District. APN 665-040-017

4. [Consideration of a Conditional Use Permit application \(CUP 22-14\) to Operate a Medical Marijuana Dispensary with Incidental Cultivation \(Up to 99 Mature Plants\) Located in an Existing Two-Story Retail Commercial Building Located at 11940 Palm Drive in the C-G \(General Commercial\) Zone \(APN: 639-293-029\)](#)

Request Submitted by Stephanie Bodee and Desert Hot Springs Dispensary

Danny Porras, Acting Community Development Director

Recommendation: 1) Receive Staff Report;
2) Allow Questions of Staff from Planning Commission;
3) Open the Public Hearing;
4) Take Testimony from Applicant;
5) Take Public Testimony;
6) Allow 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. 22-14 to operate a medical marijuana dispensary with incidental cultivation (up to 99 mature plants), subject to conditions, located in an existing two-story commercial building, located at 11940 Palm Drive.

5. [Conditional Use Permit No. 07-17 and Development Agreement 05-17, for the Development of an Indoor Marijuana Cultivation Facility Totaling 63,446 Square Feet as Well as Associated Parking and Other Improvements, Located on 5 Vacant Parcels Totaling 3.69 Gross Acres \(APNs: 665-050-001, 002, 003, 004, 006\) on the South East Corner of Little Morongo Road and](#)

Palomar Lane and Within the General Plan Light Industrial (I-L) Zone

Applicant: Din Cultivation / Victor Din.

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. 07-17 and Development Agreements 05-17; for the development of an indoor marijuana cultivation facility for a total area of 63,446 square feet on 3.69 gross acres located on the south east corner of Little Morongo Road and Palomar Lane in the Light Industrial (I-L) Zone.

6. **Conditional Use Permit No. 08-17 and Development Agreement 06-17 for the Development of a 50,976 Square Foot Building for Medical Marijuana Cultivation and Processing / Manufacturing as well as Associated Parking and Other Improvements on Two Vacant Parcels Totaling 2.52 Gross Acres (APN: 665-040-018, 019), Located on the North Side of Palomar Lane, Approximately 850 Feet East of Little Morongo Road and Within the General Plan Light Industrial (I-L) Zone**

Applicant: Kim Cultivation / Un Sun Kim

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. 08-17 and Development Agreements 06-17; for the development of a 50,976 square foot building for medical marijuana cultivation and processing / manufacturing as well as associated parking and other improvements on two vacant parcels totaling 2.52 gross acres located on the north side of Palomar Lane, approximately 850 feet east of Little Morongo Road and within the General Plan Light Industrial (I-L) Zone.

7. [Conditional Use Permit No. 05-17 and Development Agreement No. 03-17, for the approval of a Conditional Use Permit and Development Agreement proposing the development of a two-story cultivation building totaling approximately 35,300 square feet \(sf\) on a 1.26 acre site. The project is located on San Gorgonio Lane between Little Morongo Road and Cabot Road in the I-L \(Light Industrial\) zone. Applicant: MIRO, LLC. \(Contact: Michael Buono\)](#)

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) 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. 05-17 and Development Agreement No. 03-17; and (2) Conditional Use Permit No. 05-17; and (3) Development Agreement No. 03-17 for a two-story cultivation building totaling approximately 22,000 square feet to be constructed on San Gorgonio Lane between Little Morongo Road and Cabot Road in the I-L (Light Industrial) District.

8. [Design Review Application No.01-16 and Development Permit No 01-16 for demolition, remodel and a 9,840 square foot major addition to the existing Starlite Lodge Motel located at 13105 Palm Drive in the Commercial General \(C-G\) zoning district.](#)

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) Staff recommends that the Planning Commission continue the item to a date certain of July 11, 2017.

9. [An ordinance of the City Council of the City of Desert Hot Springs amending Desert Hot Springs Municipal Code section 17.40.110 fences, walls and](#)

[hedges amending same to regulate fences on vacant land](#)

Daniel Porras, Community Development Director

Recommendation: 1) Staff Report;
2) Entertain Questions from the City Council;
3) Open the Public Hearing;
4) Take Public Testimony;
5) Close the Public Hearing;
6) City Council discussion and questions to Staff; and
7) A recommendation from the Planning Commission to the City Council for approval of an ordinance amending Desert Hot Springs Municipal Code Section 17.40.110 (Fences, Walls and Hedges to regulate fences on vacant land.

ADMINISTRATIVE CALENDAR

10. [An amendment to Development Agreement DA 04-16 \(We Care DHS, CUP 11-16\) to include Extraction / Manufacturing activities within the facility. APN 665-030-062. Applicant: Ryan Fingerhut.](#)

Daniel Porras, Community Development Director

Recommendation: Planning Commission recommendation to the City Council for approval to the amendment to Development Agreement 04-16, to allow medical marijuana manufacturing / extraction activities within the facility.

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.