



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE PLANNING COMMISSION

AGENDA

NOVEMBER 22, 2016

6:00 PM

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

NOTICE IS HEREBY GIVEN, as provided by Government Code Section 54956, that Chairman Romero has called a special meeting of the Desert Hot Springs Planning Commission for the purpose stated below:

CALL TO ORDER

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 AND CITY OF RESIDENCE FOR THE RECORD.

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.

ADMINISTRATIVE CALENDAR

1. [Discussion of Desert Hot Springs Municipal Code 2.24.050 Regarding Planning Commission Vacancies in light of Special Meetings](#)

Jennifer Mizrahi, City Attorney

Recommendation: Discussion

PUBLIC HEARINGS

2. Conditional Use Permit No 15-16. A recommendation to the City Council for approval of a Conditional Use Permit to establish a medical marijuana cultivation facility located at 14230-14250 Little Morongo Road. The project includes remodeling of three existing buildings totaling 9,864 square feet as well as associated parking and other improvements on a 1.81 acre parcel within the General Plan Light Industrial (I-L) Zone (APN- 665-030-060). Applicant: Bert Gruber/Rx DHS Herbery.

Daniel Porras P.E. Public Works Manager

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) Close the Public Hearing;
7) Allow Opportunity for Applicant Rebuttal;
8) Conduct Planning Commission discussion and questions to Staff; and
9) Consider a motion that the Planning Commission recommends approval of Conditional Use Permit No. 15-16 to allow the indoor cultivation of medical marijuana within three existing structures totaling 9,864 square feet as well as associated parking and other improvements on a 1.81 acre parcel located at 14230-14250 Little Morongo Road, within the General Plan Light Industrial (I-L) Zone (APN- 665-030-060).

3. First Extension of Time - Tentative Tract Maps 35009 & 35448: Located West of State Route 62 within the Rancho Royale Specific Plan encompassing most of Section 20, Range 4 East, Township 2 South; San Bernardino Baseline and Meridian.

Daniel Porras P.E. Public Works Manager

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. Close the Public Hearing;
7. Allow Opportunity for Applicant Rebuttal;
8. Conduct Planning Commission discussion and questions to staff;
9. Approve the FIRST EXTENSION OF TIME REQUEST, extending the expiration to August 7, 2019, for the subdivision of 481+/- acres into with 73 residential and commercial lots, 35 lettered lots for street connections, main spine road system and open space areas for financial and conveyance purposes (TENTATIVE TRACT NO. 35448) and to further subdivide the 481 acre project site with 1,126 single

family lots, 8 multiple family residential/recreational commercial lots (923 residential units), and 32 acres divided into 3 lots for commercial and residential (171 residential units) uses (TENTATIVE TRACT MAP 35009) subject to the previously approved conditions, amended conditions of approval and EIR Addendum No. 3 Mitigation Measures.

4. [Tentative Parcel Map - TPM 37158 - Coachillin Holdings: Request to subdivide approximately 149.7 acres of vacant land into 40 smaller parcels in the I-L \(Light Industrial\) Zone / General Plan land use area east of Indian Avenue between 18th Avenue and 19th Avenue.](#)

Daniel Porras P.E. Public Works Manager

Recommendation: Staff recommends that the Planning Commission continue the Tentative Parcel Map subdivision request TTM 37158 to the December 13, 2016 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole.

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

ADJOURN SPECIAL 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 24 hours prior to a special meeting will be made available for public inspection in the Office of the City Clerk 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.