



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE PLANNING COMMISSION

AGENDA

SEPTEMBER 25, 2017

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.

PUBLIC HEARINGS

- [1. Conditional Use Permit No. 30-16. A recommendation regarding a Conditional Use Permit for development of a 12,000 square foot one-story building for medical marijuana cultivation as well as associated parking and other improvements on a vacant parcel totaling 1.07 gross acres \(APN: 665-030-055\), located on the south side of Two Bunch Palms Trail, approximately](#)**

1200 feet east of Little Morongo Road and within the General Plan Light Industrial (I-L) Zone. Applicant: David Senft / Compassion and Health Collective.

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) City Council discussion and questions to Staff; and
9) Consider a motion that the Planning Commission approve Conditional Use Permit No. 30-16 for the development of a 12,000 square foot one-story building for medical marijuana cultivation as well as associated parking and other improvements on a vacant parcel totaling 1.07 gross acres located on the south side of Two Bunch Palms Trail, approximately 1200 feet east of Little Morongo Road and within the General Plan Light Industrial (I-L) Zone.

2. Conditional Use Permit No. 12-17 and Tentative Tract Map 37331. A recommendation to the Planning Commission for the approval of a Conditional Use Permit to establish an indoor medical marijuana cultivation facility totaling approximately 300,000 square feet and a Tentative Tract Map to subdivide a property into eight lots and one common area. The 15.10 acre project site (APN 665-110-006) is located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road in the Light Industrial (I-L) zone. Applicant: Gregory Restum / New Green Acres 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 approve Conditional Use Permit 12-17 to establish an indoor medical marijuana cultivation facility of approximately 300,000 square feet and Tentative Tract Map 37331 to subdivide an existing parcel into eight lots and one common area, on a vacant 15.10 acre site located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road in the Light Industrial (I-L) zone.

3. Conditional Use Permit No. 13-17 and Tentative Parcel Map 37322. A recommendation to the Planning Commission for the approval of Conditional Use Permit for the development a medical marijuana cultivation facility totaling approximately 68,400 square feet, and a Tentative Parcel Map to merge two parcels and subdivide for condominium purposes on a vacant 3.56 acre site (APN 665-030-039, -040). The project is located on the northeast corner of Little Morongo Road and San Gorgonio Lane (unimproved) in the I-L (Light Industrial) zone. Applicant: David Scheppers / Innovative Investment Company 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 approve Conditional Use Permit No. 13-17 for the development of an indoor marijuana cultivation facility for a total area of 68,400 square feet and Tentative Parcel Map 37322 to merge and resubdivide for condominium purposes on 3.56 acres located on the northeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) Zone.

4. Conditional Use Permit No. 21-17 and Tentative Parcel Map No. 37342. A recommendation to the Planning Commission regarding a Conditional Use Permit to develop a medical marijuana cultivation facility, including three (3) new single-story buildings totaling approximately 64,000 square feet, and a Tentative Parcel Map to merge and resubdivide the properties into three lots, located on a vacant 3.38 acre site (APN 665-050-010, -012, -013 and 665-070-001). The project is located on the south side of Palomar Lane (unimproved) approximately 1300 feet east of Little Morongo Road in the I-L (Light Industrial) zone. Applicant: Nickolas Marotta / Desert Highlanders.

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 Conditional Use Permit No. 21-17 to develop of an indoor marijuana cultivation facility for a total area of 64,000 square

feet and Tentative Parcel Map No. 37342 to merge and subdivide the properties into three lots, located on 3.38 acres on the south side of Palomar Lane (unimproved) approximately 1300 feet east of Little Morongo Road in the I-L (Light Industrial) zone.

5. Conditional Use Permit No. 16-17 and Tentative Parcel Map No. 37321, proposing the development of a medicinal marijuana facility totaling approximately 123,000 square feet (SF) on a 5.03-acre site. The project is located on the northeast corner of Cabot Road and San Gorgonio Lane in the I-L (Light Industrial) zone. Applicant: Gregory Wayne Salyers, DHS Development Cabot Road, LP

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 Conditional Use Permit No. 16-17 and Tentative Parcel Map No. 37321; and (2) Conditional Use Permit No. 16-17; and (3) Tentative Parcel Map No. 37321; for the development of a two story medicinal marijuana facility totaling approximately 123,000 square feet in the I-L (Light Industrial) District. APN 665-030-048.

6. Conditional Use Permit No. 26-17. Consideration of a Conditional Use Permit for a Type 20 ABC License which allows the sale of beer and wine located at 66396 Pierson Boulevard (APN 639-252-034) within the Mixed Use (MXD) zone of the Vortex Specific Plan. Applicant: Aurelio Gonzalez Banuelos, Carniceria Mi Ranchito

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 Conditional Use Permit No. 26-17 for a Type 20 ABC License which allows the sale of beer and wine for an existing

commercial building located at 66396 Pierson Boulevard within the MXD (Mixed Use) District of the Vortex Specific Plan. APN 639-252-034.

7. [Conditional Use Permit No. 19-17 & Variance No 02-17 - application for a proposed 80 foot tall mono-eucalyptus cell tower located at 13500 Little Morongo Road and within the General Plan Light Industrial \(I-L\) Zoning District. Applicant: APC Towers.](#)

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 1) Certify an Exemption to CEQA based on the finding that the project qualifies as a Class 3 Categorical Exemption; and 2) Variance No 02-17 to exceed the height requirements of the zone; and 3) Approval of Conditional Use Permit No 19-17 for the construction of a 75 foot Mono-eucalyptus Cell Tower at 13500 Little Morongo Road and within the I-L (Light Industrial) Zoning & General Plan Land Use District.

8. [Amendment to Conditional Use Permit No. 14-16, adding distribution to the development of a ground-up 45,000 square foot Marijuana Cultivation Facility on an approximately 9.75 acre parcel \(APN 663-270-001\). The project is located at the southeast corner of Little Morongo Road and Hacienda Avenue, in the Light Industrial \(I-L\) zone. Applicant: Chris Ganan/Desert Hot Springs Green Horizons, Inc.](#)

Daniel Porras, Community Development Director

Recommendation: RECOMMENDATION
1) Staff Report;
2) Entertain Questions of Staff from City Council;
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

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.

I, Daniel Porras PE, Community Development Director, certify that the agenda was posted on 9/21/17, not less than 24 hours prior to the special meeting.