



# **CITY OF DESERT HOT SPRINGS**

## **REGULAR MEETING OF THE PLANNING COMMISSION**

### **AGENDA**

**DECEMBER 13, 2016**

**6:00 PM**

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

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### **CALL TO ORDER**

### **ROLL CALL**

### **[SELECTION OF CHAIR AND VICE-CHAIR](#)**

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF THE AGENDA**

### **MINUTES**

**[Planning Commission Regular Meeting Minutes: November 8, 2016](#)**

*City Clerk, Jerryl Soriano, CMC*

### **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. [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](#)

*Joseph Tanner, Administrative Services Director*

**Recommendation:** That the Planning Commission continue the Tentative Parcel Map subdivision request TTM 37158 to the January 10, 2016 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole.

2. [Consideration of a Tentative Parcel Map \(TPM 37151\) for condominium purposes on a 36.81 acre lot located at the north east corner of Dillon Rd and Little Morongo Road, in the Light Industrial \(I-L\) zone.](#)

*Joseph Tanner, Administrative Services Director*

**Recommendation:** To consider a motion to approve Tentative Parcel Map TPM 37151 for condominium purposes on a site that has an approved Conditional Use Permit (CUP 03-15) and a previously adopted Mitigated Negative Declaration, located in the I-L (Light Industrial) zone on the northeast corner of Little Morongo Road and Dillon Road.

3. [Conditional Use Permit No. 23-16 and Development Agreement 15-16. A recommendation to the City Council for the approval of Conditional Use Permit No. 23-16 for the construction of a 57,907 square foot medical marijuana cultivation facility located on the Southwest corner of Two Bunch Palms Trail and Cabot Road in a Light Industrial \(I-L\) Zone. Applicant: Bunch Palms Trail, LLC \(Medi Tehranchi\).](#)

*Joseph Tanner, Administrative Services 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) Close the Public Hearing;
- 7) Opportunity for Applicant Rebuttal;
- 8) Close the Public Hearing;
- 9) Planning Commission discussion and questions to Staff; and
- 10) Consider a motion that the Planning Commission recommends approval of: (1) Conditional Use Permit No. 23-16; and (2) Development Agreement No. 15-16; for a medical marijuana cultivation facility to be constructed at the Southwest corner of Two Bunch Palms Trail and Cabot Road in the Light Industrial (I-L) Zone.

4. [Conditional Use Permit \(CUP 24-16\) for development of a Taco Bell drive-thru restaurant located at 12975 Palm Drive. The project includes construction of a 2,449 square foot building as well as associated parking and other improvements on a vacant lot \(APN: 614-092-049\). The project is located at 12975 Palm Drive and is consistent with the general plan in the commercial general zone. Applicant: PSTB, LLC on Behalf of Taco Bell Corp.](#)

*Joseph Tanner, Administrative Services 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. 24-16 to allow construction of a Taco Bell drive-thru restaurant located at 12975 Palm Drive in a newly constructed 2,449 square foot building within the General Plan Commercial General (C-G) Zone (APN- 614-092-049).

#### **ADMINISTRATIVE CALENDAR**

5. [Adoption of the 2016 California Fire Code with Amendments](#)

*Joseph M. Tanner, Administrative Services Director*

**Recommendation:** That the Planning Commission:

1. Receive public input on the proposed Ordinance.
2. Recommend that the City Council adopt Ordinance No. \_\_\_ amending Title 15, of the City of Desert Hot Springs Municipal Code by repealing and replacing Chapters 15.08, 15.24, and 15.56 and adopting, as modified, the California Building Standards Code, California Code of Regulations, Title 24; the 2016 California Fire Code; and adopting other regulations relating to Building and Fire Prevention requirements.

6. [An Ordinance of the City Council of the City of Desert Hot Springs amending Section 17.180.060 "Medical Marijuana Manufacturing Facilities" of Chapter 17.180 "Medical Marijuana Facilities Operation and Location" of Title 17 "Zoning" of the Desert Hot Springs Municipal Code to allow certain medical marijuana manufacturing facilities to request a minor modification to a Conditional Use Permit to allow manufacturing of medical marijuana.](#)

*Joseph Tanner, Administrative Services Director*

**Recommendation:** That the Planning Commission recommend that the City Council adopt and approve an Ordinance titled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS AMENDING SECTION 17.180.060 "MEDICAL MARIJUANA MANUFACTURING FACILITIES" OF CHAPTER 17.180 "MEDICAL MARIJUANA FACILITIES OPERATION AND LOCATION" OF TITLE 17 "ZONING" OF THE DESERT HOT SPRINGS MUNICIPAL CODE TO ALLOW CERTAIN MEDICAL MARIJUANA MANUFACTURING FACILITIES TO REQUEST A MINOR MODIFICATION TO A CONDITIONAL USE PERMIT TO ALLOW MANUFACTURING OF MEDICAL MARIJUANA."

## **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.