



**CITY OF DESERT HOT SPRINGS**  
**ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION**

**ACTION MINUTES**

**JULY 20, 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**

Chairman Romero called the meeting to order at 6:02 PM

**ROLL CALL**

Nathan Bouvet, Community Development Director, notified the Commission that Commissioner Cirner was absent was due to his work schedule.

Present:  
Commissioners: Scott De la Torre, Paula Terifaj  
Vice-Chairman: Dirk Voss  
Chairman: Cathy Romero

Absent:  
Commissioner: Andrew Cirner

**PLEDGE OF ALLEGIANCE**

Vice Chairman Voss led the Pledge of Allegiance.

**APPROVAL OF THE AGENDA**

Action: Voss moved to approve the July 20, 2016 Adjourned Regular Meeting agenda, motion seconded by Romero, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Romero, Voss, Terifaj, De la Torre  
Passed NOES: 0 - (None)  
ABSENT: 1 - Cirner

## PUBLIC COMMENTS

There were no public comments.

## PUBLIC HEARINGS

1. Conditional Use Permit No. 05-16 / Development Agreement 08-16. A recommendation of the Planning Commission on a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility located on the south side of Two Bunch Palms Trail, approximately 350 feet east of Little Morongo Trail within the General Plan Light Industrial (I-L) Zone. Applicant: Domingo Moya

*Nathan Bouvet, 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) Close the Public Hearing;
- 7) Opportunity for Applicant Rebuttal;
- 8) Planning Commission discussion and questions to Staff; and
- 9) Approve a Conditional Use Permit (CUP 05-16) and Development Agreement (DA 08-16) to construct a new 22,680 square foot building and operate a medical marijuana cultivation facility on a vacant 1.07 acre property on the south side of Two Bunch Palms Trail, approximately 350 feet east of Little Morongo Road, in the I-L (Light Industrial) District.

Nathan Bouvet, Community Development Director, presented the Staff Report and responded to questions.

Chairman Romero opened the Public Hearing.

Amir (last name not provided) Amir Engineering, addressed the Planning Commission and responded to questions.

Andres (last name not provided), Amir Engineering, responded to questions.

A discussion ensued.

Chairman Romero closed the Public Hearing.

Action: Voss moved to approve staff recommendation with additional recommendations and conditions, motion seconded by De la Torre, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Romero, Voss, Terifaj, De la Torre  
Passed NOES: 0 - (None)  
ABSENT: 1 - Cirner

2. [Conditional Use Permit No. 06-16 / Development Agreement 09-16. A recommendation to the Planning Commission on a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility located on the south side of Two Bunch Palms Trail, approximately 500 feet east of Little Morongo Trail within the General Plan Light Industrial \(I-L\) Zone.](#)

**Applicant: Domingo Moya**

*Nathan Bouvet, 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) Close the Public Hearing;  
7) Opportunity for Applicant Rebuttal;  
8) Planning Commission discussion and questions to Staff;  
and  
9) Approve a Conditional Use Permit (CUP 06-16) and Development Agreement (DA 09-16) to construct a new 22,680 square foot building and operate a medical marijuana cultivation facility on a vacant 1.07 acre property on the south side of Two Bunch Palms Trail, approximately 500 feet east of Little Morongo Road, in the I-L (Light Industrial) District.

Nathan Bouvet, Community Development Director, presented staff report and responded to questions.

Chairman Romero opened the Public Hearing.

Amir, from Amir Engineering spoke on behalf of the applicant and responded to questions.

Chairman Romero closed the Public Hearing.

Action: Voss moved to approve staff recommendation with additional conditions, motion seconded by De la Torre, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Romero, Voss, Terifaj, De la Torre  
Passed NOES: 0 - (None)  
ABSENT: 1 - Cirner

3. **Conditional Use Permit No. 10-16 and Development Agreement DA 10-16. A recommendation of the Planning Commission to the City Council for approval of a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility located approximately 350 east of Little Morongo Road and 1,000 feet north of Two Bunch Palms Trail within the General Plan Light Industrial (I-L) Zone.**

**Applicant: Bert Culha / AB Wellness.**

*Nathan Bouvet, 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) Close the Public Hearing;
- 7) Opportunity for Applicant Rebuttal;
- 8) Planning Commission discussion and questions to Staff;  
and
- 9) Approve a Conditional Use Permit (CUP 10-16) and Development Agreement (DA 10-16) to operate a medical marijuana cultivation facility within a new 82,594 square foot one- and two-story building in two phases (max. height not to exceed 35 feet) on a vacant 2.31 acre parcel. The project is located approximately 350 east of Little Morongo Road and 1,000 feet north of Two Bunch Palms Trail within the General Plan Light Industrial (I-L) Zone.

Nathan Bouvet, Community Development Director, presented the Staff Report and responded to questions.

Chairman Romero opened the Public Hearing.

Bert Culha, applicant, responded to questions.

Chris Sauline, Project Architect, responded to questions.

Chairman Romero closed the Public Hearing.

Action: Voss moved to approve staff recommendation with additional conditions., motion seconded by Romero, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Romero, Voss, Terifaj, De la Torre  
Passed NOES: 0 - (None)  
ABSENT: 1 - Cirner

4. [Conditional Use Permit No. 11-16 and Development Agreement DA 04-16. A recommendation of the Planning Commission to the City Council for the approval of a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility located on the south side of Two Bunch Palms Trail, approximately 1400 feet east of Little Morongo Road.](#)  
**Applicant: Wendy Block / DHS Properties Investments LLC**

*Nathan Bouvet, 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) Close the Public Hearing;
  - 7) Opportunity for Applicant Rebuttal;
  - 8) Planning Commission discussion and questions to Staff;  
and
  - 9) Consider a motion that the Planning Commission approve a Conditional Use Permit (CUP 11-16) and Development Agreement (DA 04-16) to operate a medical marijuana cultivation facility within a new 30,550 square foot two-story building (max. height not to exceed 35 feet) as well as associated parking and other improvements, and operate a medical marijuana cultivation facility on a vacant 1.07 acre property located on the south side of Two Bunch Palms Trail, approximately 1400 feet east of Little Morongo Road in the I-L (Light Industrial) District.

Nathan Bouvet, Community Development Director, presented the Staff Report and responded to questions.

Chairman Romero opened the Public Hearing.

Paul de Palatis presented a testimony on behalf of Wendy Block (Applicant).

Chairman Romero closed the Public Hearing.

Action: Voss moved to approve staff recommendation, motion seconded by De la Torre, motion carried 4/0 by the following vote:

Vote:  
Passed                      AYES: 4 - Romero, Voss, Terifaj, De la Torre  
                                    NOES: 0 - (None)  
                                    ABSENT: 1 - Cirner

[CHAIR AND PLANNING COMMISSION MEMBER REPORTS](#)

Chairman Romero read the correspondence received from Commissioner Cirner in his absence.

Jennifer Mizrahi, Assistant City Attorney, responded.

Commissioner Terifaj spoke.

Vice-Chair Voss spoke.

### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Nathan Bouvet, Director of Community Development, provided an update and responded to questions.

### **ADJOURN REGULAR MEETING**

Chairman Romero adjourned the meeting at 7:28 PM.

Prepared by: Richard Min, Office of the City Clerk

Submitted by:

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Doria Wilms, Deputy City Clerk