



# CITY OF DESERT HOT SPRINGS

## REGULAR MEETING OF THE PLANNING COMMISSION

### ACTION MINUTES

JULY 10, 2018

6:00 PM

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

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### CALL TO ORDER

Chair Buchanan called the Planning Commission to order at 6:00 P.M.

### ROLL CALL

Present:  
Commissioners: Gary Gardner, James Nindel  
Vice Chair: Scott De la Torre  
Chair: Larry Buchanan

### PLEDGE OF ALLEGIANCE

Vice Chair De la Torre led the Pledge of Allegiance.

### APPROVAL OF THE AGENDA

Action: Gardner moved to approve the July 10, 2018 regular meeting agenda, motion seconded by Nindel, motion carried 4/0 by the following vote:

Vote: AYES: 4 - De la Torre, Buchanan, Gardner, Nindel  
Passed NOES: 0 - (None)

### MINUTES

[Planning Commission Regular Meeting Minutes January 9, 2018](#)

*Daniel Porras, Community Development Director*

**Recommendation:** Approve as submitted; or corrected

Action: Buchanan moved to approve staff recommendation with corrections, motion seconded by De la Torre, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Nindel, De la Torre  
Passed NOES: 0 - (None)  
ABSTAIN: 1 - Gardner

**Planning Commission Regular Meeting Minutes June 12, 2018**

*Daniel Porras, Community Development Director*

**Recommendation:** Approve as submitted or corrected

Action: Gardner moved to approve the Minutes with corrections, motion seconded by De la Torre, motion carried 4/0 by the following vote:

Vote: AYES: 4 - De la Torre, Buchanan, Gardner, Nindel  
Passed NOES: 0 - (None)

**PUBLIC COMMENTS**

There were no Public Comments.

**PUBLIC HEARINGS**

1. **Conditional Use Permit No. 04-18. An application to operate a 12-bed assisted living facility located at 66753 Hacienda Ave in the R-M (Residential Medium Density) land use 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) Recommendation for approval of an addition of 6 beds (for a total of 12 beds) to the existing assisted living facility located at 66753 Hacienda Avenue.

Scott Taschner, Senior Planner, presented the staff report and responded to questions.

Daniel Porras, Director of Community Development, responded to questions.

Chair Buchanan opened the Public Hearing.

Linda Vallejo, Jason Alzizer, and Arthur Magedin, representing the project, addressed the Commission.

Chair Buchanan closed the Public Hearing.

A discussion ensued.

Action: De la Torre moved to approve staff's recommendation with the addition of three conditions; 1) that the applicant/developer provide for additional street parking and associated improvements along the Mesquite Avenue street frontage, and 2) that the applicant/developer provide for a striped area on-site for ambulance pick-ups and drop-offs, and 3) that the applicant adhere to the City's property maintenance standards regarding landscape maintenance (they were specifically concerned about the three blocking the stop sign on Hacienda Avenue), motion seconded by Gardner, motion carried 4/0 by the following vote:

Vote: AYES: 4 - De la Torre, Buchanan, Gardner, Nindel  
Passed NOES: 0 - (None)

2. [Amendment to Conditional Use Permit No. 10-15 to allow for cannabis distribution activities and to add approximately 1,650 square feet of new distribution, extraction, and storage areas within the previously approved DHS San Jacinto Cannabis Cultivation Facility located at 65242 and 65282 San Jacinto Lane between Little Morongo Road and Cabot Road in the I-L \(Light Industrial\) Zone. APN 665-030-069, -070 Applicant: DHS San Jacinto.](#)

*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) A recommendation from staff for approval of the Amendment to Conditional Use Permit No. 10-15 to allow for cannabis distribution activities, and to add approximately 1,650 square feet of new distribution, extraction, storage areas for the project located at 65242 and 65282 San Jacinto Lane between Little Morongo Road and Cabot Road in the I-L (Light Industrial) District. APN: 665-030-069, -070.

Patricia Meza, Planning Technician, presented the staff report and responded to questions.

Chair Buchanan opened the Public Hearing.

John Cotten, Applicant, addressed the Commission.

Chair Buchanan closed the Public Hearing.

A discussion ensued.

Action: Gardner moved to approve staff recommendation, motion seconded by Nindel, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Gardner, Nindel  
Passed NOES: 0 - (None)  
ABSTAIN: 1 - De la Torre

3. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS, AMENDING CHAPTER 17.180 ALLOWING MARIJUANA TESTING FACILITIES IN THE COMMERCIAL ZONES.**

*Daniel Porras, Community Development Director*

**Recommendation:** 1) Staff Report;  
2) Entertain Questions of Staff from Planning Commission;  
3) Open the Public Hearing;  
4) Take Public Testimony;  
5) Close the Public Hearing  
6) Planning Commission discussion and questions to Staff;  
and  
7) A recommendation from staff that the Planning Commission recommend that the City Council adopt the Ordinance

Jennifer Mizrahi, City Attorney, presented the staff report and responded to questions.

Chair Buchanan opened the Public Hearing.

Gretta Carter and Ryan Fingerhut, Highroad Consulting, addressed the Commission.

Chair Buchanan closed the Public Hearing.

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

Vote: AYES: 4 - De la Torre, Buchanan, Gardner, Nindel  
Passed NOES: 0 - (None)

**CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

Commissioner Gardner presented his report.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Scott Taschner, Senior Planner, presented his report.

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURN REGULAR MEETING**

Chair Buchanan adjourned the meeting at 7:20 P.M.

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Ana Morales, Recording Secretary