



CITY OF DESERT HOT SPRINGS
REGULAR MEETING OF THE PLANNING COMMISSION

ACTION MINUTES

OCTOBER 11, 2016
6:00 PM

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

CALL TO ORDER

Chairman Romero called the meeting to order at 5:45 PM.

ROLL CALL

Present:
Commissioners: Andrew Cirner, Scott De la Torre,
Vice-Chairman: Dirk Voss
Chairman: Cathy Romero

Absent:
Commissioner: Paula Terifaj

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance led by Commissioner Cirner, following a moment of silence in memory of the Palm Springs Police Department fallen Officers.

APPROVAL OF THE AGENDA

Action: Voss moved to approve the October 11, 2016 Regular Meeting agenda, motion seconded by Cirner, motion carried 4/0 by the following vote:

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

PUBLIC COMMENTS

There were no Public Comments.

PUBLIC HEARINGS

1. Conditional Use Permit (CUP 12-16), Development Agreement (DA 06-16) and Tentative Tract Map (TTM 37145) to establish a new medical marijuana cultivation complex located on the east side of Little Morongo Road, approximately one-half mile north of Dillon Road (northeast corner of Little Morongo Road and 16th Avenue, unimproved) within the General Plan Light Industrial (I-L) Zone. Applicant: Ryan Csaftis / MERJ, LLC

Nathan Bouvet, Community Development Director

Recommendation: Consider a motion that the Planning Commission recommend approval of a Conditional Use Permit (CUP 12-16), Development Agreement (DA 06-16) and Tentative Tract Map (TTM 37145) to construct seventeen new buildings (312,324 square feet) and associated support facilities, and operate a medical marijuana cultivation complex on a vacant 9.71 acre property located on the east side of Little Morongo Road, approximately one-half mile north of Dillon Road (northeast corner of Little Morongo Road and 16th Avenue, unimproved) within the General Plan Light Industrial (I-L) Zone.

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

Ryan Csaftis, Applicant, addressed the commission and responded to questions.

Jennifer Mizrahi, Assistant City Attorney, opened the Public Hearing.

A representative from The Loftin Firm, P.C. addressed the Commission and responded to questions.

Nathan Bouvet, Community Development Director, responded to questions.

A discussion ensued.

Paul de Palatis, MSA Consulting, addressed the Commission.

A discussion ensued.

Chairman Romero closed the Public Hearing.

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

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

2. Consideration of Conditional Use Permit No. 13-16; modification to a previously approved metal warehouse building with a total area of approximately 6,600 square feet on a 1.07 acre parcel being repurposed for the indoor cultivation of medical marijuana located at 65145 Two Bunch Palms Trail in a Light Industrial (I-L) Zone. Applicant: Ocean Springs Tech (Armando Rodriguez).

Community Development Director, Nathan Bouvet

Recommendation: Approval of an Exemption to CEQA and Approval of Conditional Use Permit No. 13-16.

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

Chairman Romero opened the Public Hearing

The applicant, Armando Rodriguez, addressed the Commission and responded to questions.

Chairman Romero closed the Public Hearing.

A discussion ensued amongst the Commissioners.

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

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

3. Ordinance of the City Council of the City of Desert Hot Springs, California, Amending Chapter 17.60 "Art in Public Places Program" of Title 17 "Zoning" of the Desert Hot Springs Municipal Code.

Community Development Director, Nathan Bouvet

Recommendation: That the Planning Commission recommend that the City Council introduce and read by title only, "An Ordinance of the City Council of the City of Desert Hot Springs, California, Amending Chapter 17.60 "Art in Public Places Program" of Title 17 "Zoning" of the Desert Hot Springs Municipal Code.

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

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

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

4. [Tentative Tract Map No. 37123. A recommendation to the City Council for approval of a Tentative Tract Map to create a single 6.46 acre lot for condominium purposes located on Little Morongo Road, between Dillon Road and 18th Avenue, in the I-L \(Light Industrial District\).](#)

Community Development Director, Nathan Bouvet

Recommendation: That the Planning Commission recommends that the City Council approve Tentative Tract Map No. 37123.

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

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

[CHAIR AND PLANNING COMMISSION MEMBER REPORTS](#)

The Commissioners did not have any reports.

Chairman Romero spoke regarding the Palm Springs Police Department fallen officers.

A discussion ensued.

[COMMUNITY DEVELOPMENT DIRECTOR REPORT](#)

Nathan Bouvet, Community Development Director, provided updates.

A discussion ensued.

[ADJOURN REGULAR MEETING](#)

Chairman Romero adjourned the meeting at 7:06 PM

Prepared by: Richard Min, Office of the City Clerk

Submitted by:

Doria Wilms, Deputy City Clerk