



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE PLANNING COMMISSION

AGENDA

JANUARY 31, 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. [Amendment of a Conditional Use Permit \(CUP 04-14\) to allow for limited cultivation of up to 99 mature plants in the 1,315 square foot basement below an existing medical marijuana dispensary located in an existing 6,200 square foot retail commercial center at 12285 Palm Drive, Suite B \(102\) at the southwest corner of Palm Drive and Buena Vista Avenue in the C-G \(Commercial General\) zone. Request submitted by Thom Miller on behalf of Greenleaf Wellness.](#)

Interim Community Development Director, Charles Rangel

Recommendation: 1. Staff Report;
2. Questions of Staff from Planning Commission;
3. Invite Applicant to Speak;
4. Questions for the Applicant
5. Open the Public Hearing;
6. Take Public Testimony;
7. Close the Public Hearing;
8. Opportunity for Applicant Rebuttal;
9. Planning Commission discussion and questions of Staff;
and
10. Approval of a Conditional Use Permit No. 04-14 to operate a medical marijuana dispensary with limited cultivation located in an existing retail commercial center at 12285 Palm Drive, Suite B at the southwest corner of Palm Drive and Buena Vista Avenue.

2. [Tentative Parcel Map No. 37215 to create a to create a parcel map for condominium purposes on a 14.9 acre lot located on Little Morongo Road, between Pierson Boulevard and 14th Ave, in the I-L \(Light Industrial\) District. Request Submitted by DHS Properties, LLC.](#)

Interim Community Development Director, Charles Rangel

Recommendation: 1) Receive Staff Report;
2) Allow Questions of Staff from Planning Commission;
3) Open the Public Hearing;
4) Take Testimony from Applicant;
5) Take Public Testimony;
6) Allow Opportunity for Applicant Rebuttal;
7) Close the Public Hearing;
8) Conduct Planning Commission discussion and questions to Staff; and
9) Consider a motion to approve Tentative Parcel Map No. 37215 to create a parcel map for condominium purposes on a 14.9 acre lot located on Little Morongo Road, between Pierson Boulevard and 14th Ave, in the I-L (Light Industrial) District.

3. [A recommendation to the City Council for approval of a Conditional Use Permit to establish a medical marijuana cultivation facility within a new 45,000 square feet \(sf\) steel frame 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.](#)

Interim Community Development Director, Charles Rangel

Recommendation: At the request of the applicant, staff is recommending that the Planning Commission continue the item to a date certain of February 14th, 2017.

4. 1) Rob Allen/Allen Cooper on behalf of Cabot Building Partners

2) Amanda Bui, on behalf of DHS Therapeutics.

Interim Community Development Director, Charles Rangel

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;
7) Opportunity for Applicant Rebuttal;
6) Close the Public Hearing;
8) Planning Commission discussion and questions to Staff;
and
9) Consider a motion to recommend approval of: (1) A mitigated Negative Declaration for the DHS Therapeutics and Cabot Building Partners Development Project 2) Four (4) Conditional Use Permit applications (CUP 09-15, CUP 01-16, CUP 18-16 & CUP 19-16 (part of the same development project) and, 3) Development Agreement Nos. 08-15 & 01-16, for the development of a medical marijuana cultivation building complex on the east side of Cabot Road approximately 670 feet south of Two Bunch Palms Trail in the Light Industrial (I-L) Zone. APN's 665-030-026 & 665-030-038 (064, 066 per the county website)

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.