



## **CITY OF DESERT HOT SPRINGS**

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

#### **ACTION MINUTES**

**MAY 8, 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 Pye, called the Planning Commission meeting to order at 6:02 P.M.

#### **SWEARING-IN OF NEW COMMISSIONER - JAMES NINDEL**

Jerryl Soriano, City Clerk, swears in Commissioner James Nindel.

Chair Pye encouraged Commissioner Nindel to give a little background on himself.

#### **ROLL CALL**

**Present:**

Commissioners: Buchanan, Pye, Gardner, Nindel

Vice Chairman:

Chairman:

**Absent:**

Commissioners: Absent: De la Torre

Vice Chair De la Torre was absent

#### **PLEDGE OF ALLEGIANCE**

Scott Taschner, Senior Planner lead the Pledge of Allegiance.

#### **APPROVAL OF THE AGENDA**

**Action:** Gardner moved to approve the ---- Meeting Agenda, motion seconded by Buchanan, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Pye, Gardner, Nindel  
Passed NOES: 0 - (None)

## MINUTES

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

Vote: AYES: 3 - Buchanan, Pye, Gardner  
Passed NOES: 0 - (None)

ABSTAIN: 1 - Nindel

### Planning Commission Regular Meeting Minutes, June 13, 2017

*Planning Secretary, Patricia Meza*

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

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

Vote: AYES: 3 - Buchanan, Pye, Gardner  
Passed NOES: 0 - (None)

ABSTAIN: 1 - Nindel

### Planning Commission Regular Meeting Minutes, April 10, 2018

*Planning Administrative Assistant, Patricia Meza*

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

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

Vote: AYES: 3 - Buchanan, Pye, Gardner  
Passed NOES: 0 - (None)

ABSTAIN: 1 - Nindel

## PUBLIC COMMENTS

Chair Pye opened Public Comments.

Chair Pye closed Public Comments.

## PUBLIC HEARINGS

Chair Pye opened Public Hearing.

Chair Pye closed Public Hearing.

1. [Amendment to Conditional Use Permit No. CUP 02-15 to allow for cannabis distribution uses within the previously approved Snider Cannabis Cultivation Facility located on the east side of Little Morongo Road at the intersection of Kranshire Road in the I-L \(Light Industrial\) Zone. APN: 663-270-004, Applicant: Snider Interests, LLC.](#)

*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. 02-15 to allow for cannabis distribution, for the project located on the east side of Little Morongo Road at the intersection of Kranshire Road in the I-L (Light Industrial) District. APN: 663-270-004.

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

Chair Pye opened Public Hearing.

Chair Pye, closed Public Hearing.

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

Vote: AYES: 4 - Buchanan, Pye, Gardner, Nindel  
Passed NOES: 0 - (None)

2. [Amendment to Conditional Use Permit No. 01-17 to increase the size of the originally approved Cannabis Cultivation Facility from 20,664 SF to 21,697 SF, in addition to rotating the building, and other site changes, the project is located on a 1.26-acre site on the north side of 15th Avenue in the Light Industrial \(I-L\) Zone. APN: 665-070-004.](#)

*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) Consider a motion that the Planning Commission approve an amendment to Conditional Use Permit No. 01-17 to minimally increase the size and rotate the previously approved structure, in addition to other changes. APN 665-070-004.

Benjamin Torres, Planning Assistant presented staff report and answered questions.

Commissioner Buchanan showed concerns on the septic area and sewer.

Commissioner Gardner questioned the square footage to grow

Daniel Porras, Community Development Director responded to questions.

Chair Pye opened Public Hearing.

Chair Pye closed Public Hearing.

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

Vote: AYES: 4 - Buchanan, Pye, Gardner, Nindel  
Passed NOES: 0 - (None)

Commissioner Buchanan had concerns regarding the septic system and the sewer.

3. [Sign Variance No. 01-18 for the Harborside \(formerly Accucanna Heath Center\) proposing a 70-foot pylon/pole sign with a sign area of 200 sq. ft., in addition to a wall and monument sign, the project is located on the southwest corner of Paul Road and Rita Way in the Commercial Retail \(CR\) Zone. APN: 660-160-008, -009, -010, -011.](#)

*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) Consider a motion that the Planning Commission approve Sign Variance No. 01-18, with the pylon sign located at the preferred location, subject to Staff's recommended conditions of approval. APN 660-160-008, -009, -010, -011.

Benjamin Torres, Planning Assistant presented staff report and responded to questions.

Commissioner Gardner concerned on sign size with wind loads.

Daniel Porras, Community Development Director, responded to concern.

Scott Taschner responded to question/concern regarding the placement of the sign.

Jennifer Mizrahi, City Attorney clarified the sign variance, zoning code and specific plan applying to the project.

Chair Pye opened Public Hearing.

William A Connor, owner of the Acucannan Health Center responded to questions regarding wind and height concerns.

Chair Pye, opened public testimony.

Chair Pye closed public testimony

A discussion was ensued regarding the sign being smaller than the original by William A Connor owner of Accucanna and representative Michael Platt.

Commissioner Nindel questions on other signs along the I10 freeway

Chair Pye opened Public Hearing.

Chair Pye closed Pubic Hearing.

Chair Pye, shares her opinion regarding new businesses coming in to Desert Hot Springs and brings up the General Plan Workshop occurring this May 30, 2018 at the Carl May Center from 5 P.M to 7 P.M.

Action: Gardner moved to approve staff recommendation with exception of condition number 1 and sign be placed on proposed location number 2, motion seconded by Buchanan, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Pye, Gardner, Nindel  
Passed NOES: 0 - (None)

4. [AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS, AMENDING CHAPTER 17.180 ALLOWING CERTAIN ADMINISTRATIVE APPROVALS FOR CERTAIN ENTITLEMENTS, CREATING A MORE STREAMLINED PROCESS FOR ALREADY APPROVED ENTITLEMENTS IN GOOD STANDING WITH THE CITY.](#)

( Notes: Need to swap out redlined Ordinance once Jen has completed her review. )

*Daniel Porras, Community Development Director*

**Recommendation:** 1) Staff Report;  
2) Entertain Questions of Staff from Planning Commission;

- 3) Open the Public Hearing;
- 5) Take Public Testimony;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) A recommendation from staff for the approval of an Ordinance to allow certain administrative approvals for previously approved cultivation facilities to expand their uses to include distribution, testing, and manufacturing subject to a Minor Modification of the Conditional Use Permit.

Jennifer Mirahi, City attorney presented staff report and responded to questions

Commissioner Buchanan questions on additional parking.

Chair Pye opens Public Hearing.

Ryan Fingerhut speaks regarding the Ordinance .

Chair Pye, closed Public Hearing.

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

Vote:                   AYES: 4 - Buchanan, Pye, Gardner, Nindel  
Passed                   NOES: 0 - (None)

## **ADMINISTRATIVE CALENDAR**

### **CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

Chair Pye spoke in regards of a friendly note handed to her, regarding a pet cemetery.

Chair Pye, announced the 2018 General Plan Workshop occurring on May 30, 2018 from 5 P.M. to 7 P.M.

Commissioner Gardner shared the meeting with the Chief Mondary, regarding police review on the cannabis facilities procedure.

Commissioner Gardner suggested for Chief Mondary to come and do a presentation on process of reviewing the Cannabis Dispensaries for the future Planning Commission Meeting.

### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Daniel Porras, Community Development Director presented Report.

Daniel Porras, Community Development Director announced The General Plan Workshop on May 30, 2018 5P.M. -7P.M. in the Carl May Center.

Commissioner Buchanana asked Planning Staff if anything big was coming up.

Scott Taschner, Senior Planner responded to Commissioners questions. Tustin Hills project will be coming along within the next couple of Planning Commissions.

### **PUBLIC COMMENTS**

There were no Public Comments.

### **ADJOURN REGULAR MEETING**

Chair Pye adjourned the Regular Planning Commission Meeting at 7:15P.M.