



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

JANUARY 10, 2017

6:00 PM

CITY COUNCIL CHAMBERS
Carl May Community Center
11711 West Drive, Desert Hot Springs, California

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 FOR THE RECORD.

Pursuant to State law, member of the public who have comments on a specific agenda item, may comment on that item BEFORE consideration of that item by the Planning Commission when recognized to do so by the Planning Commission Chair. 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. [Consideration by the Planning Commission for the approval of Tentative Parcel Map 37233 to create a single 1.05 acre lot for condominium purposes located on Two Bunch Palms Trail, between Little Morongo Road and Cabot Road, in the I-L \(Light Industrial\) District. Request Submitted by DHS Properties, LLC.](#)

Interim Community 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) Close the Public Hearing;
7) Allow Opportunity for Applicant Rebuttal;
8) Conduct Planning Commission discussion and questions to Staff; and
9) Consider a motion to approve Tentative Parcel Map No. 37233 to create a single 1.05 acre lot for condominium purposes located on Two Bunch Palms Trail between Little Morongo Road and Cabot Road, in the I-L (Light Industrial) District.

2. [A recommendation of the Planning Commission to the City Council for the approval of a Conditional Use Permit and Development Agreement to establish an approximate 29,000 square foot medical marijuana cultivation facility on a 1.23 acre site located on the northeast corner of Little Morongo Road and 15th Ave. Applicant: A Green Culture DHS, Inc. \(Contact: Dmitry Margusov\)](#)

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 that the Planning Commission recommends approval to City Council of the following (1) a Conditional Use Permit (CUP 25-16) for the construction of a 29,193 square foot cultivation building (2) a Development Agreement (DA 16-16), and (3) a Mitigated Negative Declaration for the project located on the northeast corner of Little Morongo Road and 15th Ave in the I-L (Light Industrial) District. APN's: 665-050-021, 027, & 030

3. [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.
4. [Tentative Parcel Map - TPM 37158 - Coachillin Holdings: Request to subdivide approximately 149.7 acres of vacant land into 40 smaller parcels in the I-L \(Light Industrial\) Zone / General Plan land use area east of Indian Avenue between 18th Avenue and 19th Avenue](#)
Charles Rangel, Interim Community Development Director
Recommendation: To continue the Tentative Parcel Map subdivision request TTM 37158 to the February 14, 2017 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole. This is because the applicant only recently (Thursday, January 5, 2017) submitted the Air Quality and Global Climate Change Impact Analysis and Noise Impact Study which are two important components of the Initial Study which must be reviewed.

ADMINISTRATIVE CALENDAR

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

ADJOURN REGULAR 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 72 hours prior to a regular meeting will be made available for public inspection in the Community Development Department 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.