



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

FEBRUARY 14, 2017

6:00 PM

MISSION SPRINGS WATER DISTRICT

Board Room

66575 2nd Street, Desert Hot Springs, California

CALL TO ORDER

[SWEARING IN OF NEW COMMISSIONER, LARRY BUCHANAN](#)

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

MINUTES

[Planning Commission Special Meeting Minutes: November 22, 2016](#)

[Planning Commission Regular Meeting Minutes: December 13, 2016](#)

City Clerk, Jerryl Soriano, CMC

Recommendation: Approve Minutes as presented; or as corrected.

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. [Conditional Use Permit No. 26-16 and Development Agreement DA 17-16. A recommendation of the Planning Commission to the City Council for the Yucca Mesa Cultivation Project for development of an approximate 50,210 square foot medical marijuana cultivation facility on a 2.52 acre site located on the northwest corner of Cabot Road and Palomar Lane.](#)

Charles Rangel, Interim Community Development Director

Recommendation: Staff recommends that the Planning Commission consider a motion recommending approval to City Council for; (1) a Mitigated Negative Declaration for the Yucca Mesa (Lot 21) cultivation project 2) a Conditional Use Permit (CUP 26-16) for the construction of two cultivation buildings (totaling 50,212 square feet) and, (3) a Development Agreement (DA 17-16) for the project located at the northwest corner of Cabot Road and Palomar Lane in the I-L (Light Industrial) District. APN: 665-060-006.

2. [Zoning Map Amendment \(ZMA\) 02-16, and General Plan Amendment \(GPA\) 02-16. Applications for the approval of a Zoning Map Amendment and General Plan Amendment to designate two vacant parcels totaling approximately 19.4 acres from R-L \(Low Density Residential\) to I-L \(Light Industrial\) located on the east side of Little Morongo Road, between 13th Ave and Desert View Ave. Applicants: MSA Consulting on behalf of Ozhemma Kazaryan & Feliks Akopyan](#)

Charles Rangel, Interim Community Development Director

Recommendation: Staff Recommends that the Planning Commission consider a motion to continue the item so that the applicant can address staff's concerns regarding outreach to the neighboring residents and property owners and so that the applicant can provide a conceptual development plan to show how they intend to utilize the site.

3. [A ORDINANCE OF THE CITY OF DESERT HOT SPRINGS AMENDING DESERT HOT SPRINGS MUNICIPAL CODE SECTION 17.40.110 FENCES, WALLS AND HEDGES](#)

Charles Rangel, Interim Community Development Director

Recommendation: That the Planning Commission recommend that the City Council adopt the attached Ordinance.

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.