



CITY OF DESERT HOT SPRINGS
REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

OCTOBER 11, 2016
6:00 PM

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

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. [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.

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.

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.

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 recommend that the City Council approve Tentative Tract Map No. 37123.

ADMINISTRATIVE CALENDAR

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

ADJOURN REGULAR MEETING

UPCOMING DATES

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/Agency Secretary 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.

DECLARATION OF POSTING

I, [Insert Name], Planning Commission Secretary, certify that the agenda was posted on [insert date posted], not less than 72 hours prior to the meeting.

Signature: _____

Date: _____