



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

NOVEMBER 13, 2018

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

MINUTES

[Planning Commission Regular Meeting Minutes, October 9, 2018](#)

Ana Morales, Recording Secretary

Recommendation: Approve as submitted; or 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. 13-16 Time Extension: A request for a one-year time extension, for the Oceans Springs Tech Cannabis Cultivation Facility located at 65145 Two Bunch Palms Trail in the I-L (Light Industrial Zone) APN 665-030-068**

Daniel Porras, Public Works 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 a one-year extension of time for Conditional Use Permit No. 13-16 for the Oceans Springs Tech Cannabis Cultivation Facility located 65145 Two Bunch Palms Trail in the I-L (Light Industrial Zone). APN: 665-030-053

2. **Zoning Map Amendment (ZMA) 01-18, and General Plan Amendment (GPA) 02-18. Applications to change the Zoning & General Plan Land Use Designation from R-R (Rural Residential) to C-N(Commercial Neighborhood) on a 9.1 acre site located at the southwest corner of Palm Drive and Claire Avenue. APN: 657-050-003**

Daniel Porras, Public Works 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) That the Planning Commission make a favorable recommendation to the City Council for approval of: 1) An Exemption to the California Environmental Quality Act (CEQA) Pursuant to Section 15061(b)(3), General Rule, of the CEQA Statutes and Guidelines; and, 2) Zone Map Amendment No. 01-18; and, 3) General Plan Amendment No 02-18, for a change in land use designation from Rural Residential (R-R) to Commercial Neighborhood (C-N) for the 9.1 acre parcel located at the southwest corner of Palm Drive & Claire Avenue. APN 657-050-003.

3. [Zoning Map Amendment \(ZMA\) 02-18, and General Plan Amendment \(GPA\) 03-18. Applications to change the Zoning & General Plan Land Use Designations from R-R \(Rural Residential\) to I-L \(Light Industrial\) on an 84-acre site located on the east side of Palm Drive south of Dillon Road and north of the Desert Dunes Golf Course. APN: 657-230-009, 010, 017, 020, and 022.](#)

Daniel Porras, Public Works 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) Staff recommends that the Planning Commission make favorable a recommendation to the City Council for approval of 1) An Exemption to CEQA, pursuant to Section 15061(b)(3), General Rule, of the California Environmental Quality Act (CEQA); and, 2) Zone Map Amendment No. 02-18; and, 3) General Plan Amendment No. 03-18, from Rural Residential (R-R) to I-L (light industrial) on a 84+ acre site located on the east side of Palm Drive south of Dillon Road and north of the Desert Dunes Golf Course APNs 657-230-009; 657230010; 657230017; 657230020; 657230022

4. [Development Permit No. 09-18 proposing the construction of five \(5\) mid-century modern homes with butterfly, single slope, and center view design roofs and within the Rolling Hills Residential Estates north of Mission Lakes Boulevard and east of Little Morongo Road in the R-L \(Low Density Residential\) zone. Applicant: Chris Ifeanyi, on behalf of Elyon Development . \(APN's: 661-560-001, -002, -003, -004, and -005\)](#)

Daniel Porras, Public Works 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) Staff recommends that the Planning Commission either:
A) Continue the item to a date certain of December 11, 2018 so the Commission can review the Waterman Homes proposal at the same time; OR
B) Approve Development Permit No. 09-18 to allow the construction o five (5) mid-century modern homes within the Rolling Hills Estates in the Low Density Residential (R-L)

Zoning District. APN's 661-560-001, -002, -003, -004, and -005, subject to the attached conditions of approval, staffs recommended mitigation measures, and the findings contained herein.

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC COMMENTS

Opportunity is given to those members of the public who have NOT addressed the Planning Commission on an item which is NOT on the agenda. Comments are limited to three (3) minutes per speaker. PLEASE STATE YOUR NAME FOR THE RECORD.

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.

DECLARATION OF POSTING

I, Ana Morales, Planning Commission Secretary, certify that the agenda was posted on November 8, 2018, not less than 72 hours prior to the meeting.