



## **CITY OF DESERT HOT SPRINGS**

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

#### **DRAFT ACTION MINUTES**

**MAY 9, 2017  
6:00 PM**

**MISSION SPRINGS WATER DISTRICT  
Board Room  
66575 2nd Street, Desert Hot Springs, California**

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#### **CALL TO ORDER**

Chairman Voss called meeting to order at 6:00 P.M.

#### **ROLL CALL**

Present:

Commissioners: Larry Buchanan, Cathy Romero  
Vice-Chairman: Peter De la Torre  
Chairman: Dirk Voss

#### **PLEDGE OF ALLEGIANCE**

Commissioner Buchanan led Pledge of Allegiance.

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

Action: Buchanan moved to approve the May 9, 2017 regular meeting agenda, motion seconded by Romero, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Romero, Voss, Cirner, De la Torre, Buchanan  
Passed NOES: 0 - (None)

#### **MINUTES**

- 1. Planning Commission Regular Meeting Minutes: March 14, 2017**

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

Action: Romero moved to approve the Minutes as presented, motion seconded by Buchanan, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Romero, Voss, Cirner, De la Torre, Buchanan  
Passed NOES: 0 - (None)

## **PUBLIC COMMENTS**

There were no Public Comments.

## **PUBLIC HEARINGS**

2. **Conditional Use Permit No. 02-17 and Development Agreement 08-17. A recommendation to the City Council for the approval of Conditional Use Permit and Development Agreement for the development of an indoor marijuana cultivation facility with a total floor area of 621,920 square feet. The 28.18 acre project site (APN 666-370-012 through 015) is located on the south side of 19th Avenue, approximately 1,000 feet east of North Indian Canyon Drive in the Light Industrial (I-L) zone. Applicant: BlackStar Financial, Inc / Ray Dorame.**

*Daniel Porras, Acting 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 recommends approval of 1) the Mitigated Negative Declaration for the Blackstar Cultivation project and, 2) Conditional Use Permit No. 02-17 and, 3) Development Agreement 08-17; for the development of an indoor marijuana cultivation facility for a total area of 621,920 square feet on 28.18 acres located on the south side of 19th Avenue, approximately 1000 feet east of North Indian Canyon Road in the Light Industrial (I-L) Zone.

Scott Taschner, Associate Planner, presented the staff report along with PowerPoint presentation.

Jennifer Mizrahi, City Attorney, addressed the Commission.

Chairman Voss opened the Public Hearing.

Ray Dorame, Applicant, addressed the Commission.

Chairman Voss closed the Public Hearing.

Action: Romero moved to approve staff recommendation, motion seconded by Buchanan, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Romero, Voss, Cirner, De la Torre, Buchanan  
Passed NOES: 0 - (None)

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

Chairman Voss requested an update on fireworks.

### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Daniel Porras, Acting Community Development Director, provided updates.

Commissioner Romero requested an update on properties permitting vehicles on unpaved surfaces.

### **ADJOURN REGULAR MEETING**

Chairman Voss adjourned the meeting at 6:17 P.M

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Gianina Millan,  
Planning Commission Secretary