



# CITY OF DESERT HOT SPRINGS

## REGULAR MEETING OF THE PLANNING COMMISSION

### ACTION MINUTES

AUGUST 8, 2017

6:00 PM

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

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### CALL TO ORDER

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

### ROLL CALL

All Present.

### PLEDGE OF ALLEGIANCE

Commissioner De La Torre led the Pledge of Allegiance.

### APPROVAL OF THE AGENDA

### PUBLIC COMMENTS

### PUBLIC HEARINGS

1. Conditional Use Permit No. 13-17 and Development Agreement 11-17. A recommendation to the City Council for the approval of Conditional Use Permit and Development Agreement for development of a medical marijuana cultivation facility, including four (4) new single-story buildings totaling approximately 68,400 square feet on a vacant 3.56 acre site (APN 665-030-039, -040). The project is located on the northeast corner of Little Morongo Road and San Gorgonio Lane (unimproved) in the I-L (Light Industrial) zone. Applicant: David Scheppers / Innovative Investment Company LLC.

*Daniel Porras, 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 Conditional Use Permit No. 13-17 and Development Agreements 11-17 for the development of an indoor marijuana cultivation facility for a total area of 68,400 square feet on 3.56 acres located on the northeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) Zone.

Scott Taschner, Senior Planner, presented the staff report along with Powerpoint presentation and responded to questions.

Chairman Voss opened the Public Hearing.

Chairman Voss closed the Public Hearing.

Jennifer Mizrahi, City Attorney addressed the Commissioners regarding the template.

Action: Romero moved to approve staff recommendation, motion seconded by Buchanan, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Romero, Voss, De la Torre, Buchanan  
Passed NOES: 0 - (None)  
ABSENT: 1 - Cirner

2. [Conditional Use Permit No. 12-17 and Development Agreement 10-17. 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 of eight buildings with a total floor area of 298,576 square feet. The 15.10 acre project site \(APN 665-110-006\) is located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road in the Light Industrial \(I-L\) zone. Applicant: Gregory Restum / Green Acres Enterprises LLC](#)

*Daniel Porras, Community Development Director*

**Recommendation:** Consider a motion that the Planning Commission recommends approval of Conditional Use Permit No. 12-17 and Development Agreements 10-17; for the development of an indoor marijuana cultivation facility of eight buildings with a total floor area of 298,576 square feet on a vacant 15.10 acre site located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road in the Light Industrial (I-L) zone.

Scott Taschner, Senior Planner, presented staff report along with PowerPoint presentation and responded to questions.

Chairman Voss opened the Public Hearing.

Gregory, owner of the property, addressed the Commission.

Chairman Voss closed the Public Hearing.

Jennifer Mizrahi, City Attorney addressed the Commission.

Nicole, addressed the commission regarding the light poles.

Action: Buchanan moved to approve staff recommendation, motion seconded by Romero, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Romero, Voss, De la Torre, Buchanan  
Passed NOES: 0 - (None)  
ABSENT: 1 - Cirner

3. Conditional Use Permit No. 21-17, Development Agreement 14-17 and Tentative Parcel Map No. 37342. A recommendation to the City Council for the approval of Conditional Use Permit, Development Agreement and Tentative Parcel Map for the development a medical marijuana cultivation facility, including three (3) new single-story buildings totaling approximately 64,000 square feet on a vacant 3.38 acre site (APN 665-050-010, -012, -013 and 665-070-001). The project is located on the south side of Palomar Lane (unimproved) approximately 1300 feet east of Little Morongo Road in the I-L (Light Industrial) zone. Applicant: Nickolas Marotta / Desert Highlanders.

*Enter as follows: Title, Name*

- 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 Conditional Use Permit No. 21-17, Development Agreements 14-17 and Tentative Parcel Map No. 37342; for the development of an indoor marijuana cultivation facility for a total area of 64,000 square feet on 3.38 acres located on the south side of Palomar Lane (unimproved) approximately 1300 feet east of Little Morongo Road in the I-L (Light Industrial) zone.

Scott Taschner, Senior Planner, presented staff report along with PowerPoint presentation and responded to questions.

Chairman Voss opened the Public Hearing.

Nicholas Mirada, representing applicant addressed the Commission.

Chairman Voss closed the Public Hearing.

Jennifer Mizrahi, City of Attorney, addressed the Commission.

Action: Romero moved to approve staff recommendation, motion seconded by Buchanan, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Romero, Voss, Buchanan  
Passed NOES: 0 - (None)  
ABSENT: 1 - Cirner  
ABSTAIN: 1 - De la Torre

4. [Applications for 1\) Conditional Use Permit No. 20-16; and, 2\) Tentative Tract Map 37129; and 3\) Development Agreement No. 13-16 - for the development of a 224,453 square foot medical marijuana cultivation building complex on a portion of the 26.97 acre vacant lot located on the north side of 18th Avenue, approximately 2700 feet east of Indian Avenue in the Light-Industrial \(I-L\) zoning district. APN 666-310-009.](#)

*Daniel Porras, 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;  
7) Opportunity for Applicant Rebuttal;  
6) Close the Public Hearing;  
8) Planning Commission discussion and questions to Staff;  
and  
9) Recommendation that the Planning Commission continue the item to a date certain of September 12, 2017

Scott Taschner, suggested to a date a certain.

Chairman Voss opened the Public Hearing.

Action: Romero moved to approve to date certain, September 12, 2017, motion seconded by Voss, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Romero, Voss, De la Torre, Buchanan  
Passed NOES: 0 - (None)  
ABSENT: 1 - Cirner

## [ADMINISTRATIVE CALENDAR](#)

Daniel Porras, Community Development Director, gave the community updates.

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

Commissioner Buchanan advised he will be out for the next Commission meeting, September 12, 2017.

## **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

## **ADJOURN REGULAR MEETING**

Meeting Adjourned at 6:42pm.