



CITY OF DESERT HOT SPRINGS
REGULAR MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

**MAY 10, 2016
6:00 PM**

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

CALL TO ORDER

Chairman Romero called the meeting to order at 6:03 PM.

ROLL CALL

Present:

Commissioners: Andrew Cirner, Scott De la Torre, Paula Terifaj (arrived after roll call)

Vice-Chairman: Dirk Voss

Chairman: Cathy Romero

PLEDGE OF ALLEGIANCE

Commissioner De la Torre led the Pledge of Allegiance

APPROVAL OF THE AGENDA

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

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

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. **Conditional Use Permit No. 04-16 and Development Agreement No. 02-16. A recommendation to the Planning Commission and City Council for the approval of the design elements of a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility within a new 40,440 square foot one-story building on a vacant 2.52 acre parcel. Other proposed improvements include on-site parking and circulation, trash enclosure, retention basin and landscaping. The project is located at southwest corner of San Jacinto Lane and Cabot Road within the General Plan Light Industrial (I-L) District. Applicant: Black Pepper Ventures / Chris Jones**

Rich Malacoff, AICP, Senior Planner

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) Close the Public Hearing;
- 7) Opportunity for Applicant Rebuttal;
- 8) Planning Commission discussion and questions to Staff; and
- 9) Consider a motion that the Planning Commission approve a Conditional Use Permit (CUP 04-16) and Development Agreement (DA 02-16) construct a new 40,400 square foot building and operate a medical marijuana cultivation facility on a vacant 2.52 acre property at the southwest corner of San Jacinto Lane and Cabot Road (unimproved) in the I-L (Light Industrial) District.

Nathan Bouvet, Community Development Director, presented the Staff Report.

Paul de Palatis, representing the applicant, addressed the Commission and responded to questions.

Chairman Romero questioned the applicant's intentions for electricity usage.

(First name inaudible) Drake addressed the Commission to discuss energy alternatives and project timeline.

Chris Franci addressed the Commission and responded to questions.

Nathan Bouvet, Community Development Director, addressed the applicant.

Action: Voss moved to approve staff recommendation with the amendments proposed on items 1, 6, and 55, motion seconded by Cirner, motion carried 5/0 by the following vote:

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

ADMINISTRATIVE CALENDAR

2. Discussion on Conforming Uses and Amortization Schedule

Jennifer Mizrahi, Assistant City Attorney, discussed the Amortization Schedule and responded to questions.

3. Discussion on Goals and Objective of the Sign Code

Rich Malacoff, Senior Planner, spoke on the City Sign Code and responded to questions.

Vice Chair Voss addressed the commission on permitted signage.

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

There were no reports.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Nathan Bouvet, Community Development Director, provided updates.

Commissioner Cirner spoke regarding the Art Zone.

Chairman Romero addressed Commissioner Cirner's concerns.

Jennifer Mizrahi, Assistant City Attorney, suggested this item be placed on a future meeting's agenda for further discussion.

Vice Chairman Voss requested an agenda item regarding modification of the Zoning Ordinance to prohibit firework sales.

ADJOURN REGULAR MEETING

Chairman Romero adjourned the meeting at 7:35 PM.

Prepared by: Richard Min, Office of the City Clerk

Submitted by:

Doria Wilms, Deputy City Clerk