



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

ACTION MINUTES

JANUARY 10, 2017

6:00 PM

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

CALL TO ORDER

Chairman Voss called the meeting to order at 6:01 P.M.

ROLL CALL

Present:

Commissioners: Andrew Cirner, Cathy Romero

Vice Chairman: Peter De la Torre

Chairman: Dirk Voss

PLEDGE OF ALLEGIANCE

Commissioner Cirner led the pledge of allegiance.

APPROVAL OF THE AGENDA

Action: Cirner moved to approve the January 10, 2017 Planning Commission regular meeting agenda, motion seconded by Romero, motion carried 4/0 by the following vote:

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

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. [Consideration by the Planning Commission for the approval of Tentative Parcel Map 37233 to create a single 1.05 acre lot for condominium purposes located on Two Bunch Palms Trail, between Little Morongo Road and Cabot Road, in the I-L \(Light Industrial\) District. Request Submitted by DHS Properties, LLC.](#)

Interim Community Director, Charles Rangel

Recommendation:

- 1) Receive Staff Report;
- 2) Allow 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) Allow Opportunity for Applicant Rebuttal;
- 8) Conduct Planning Commission discussion and questions to Staff; and
- 9) Consider a motion to approve Tentative Parcel Map No. 37233 to create a single 1.05 acre lot for condominium purposes located on Two Bunch Palms Trail between Little Morongo Road and Cabot Road, in the I-L (Light Industrial) District.

Scott Taschner, Associate Planner, presented the staff report.

Chairman Voss opened the Public Hearing.

Paul DePalatis, Planning Director with MSA Consulting representing the applicant, addressed the commission.

Chairman Voss closed the Public Hearing.

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

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

2. [A recommendation of the Planning Commission to the City Council for the approval of a Conditional Use Permit and Development Agreement to establish an approximate 29,000 square foot medical marijuana cultivation facility on a 1.23 acre site located on the northeast corner of Little Morongo Road and 15th Ave. Applicant: A Green Culture DHS, Inc. \(Contact: Dmitry Margusov\)](#)

Interim Community Development Director, Charles Rangel

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) Consider a motion that the Planning Commission recommends approval to City Council of the following (1) a Conditional Use Permit (CUP 25-16) for the construction of a 29,193 square foot cultivation building (2) a Development Agreement (DA 16-16), and (3) a Mitigated Negative Declaration for the project located on the northeast corner of Little Morongo Road and 15th Ave in the I-L (Light Industrial) District. APN's: 665-050-021, 027, & 030

Scott Taschner, Associate Planner, presented the staff report.

Chairman Voss opened the Public Hearing.

Paul DePalatis, Planning Director with MSA Consulting, representing the applicant, addressed the commission in reference to a lighting plan.

Chairman Voss closed the Public Hearing.

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

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

3. To allow for limited cultivation of up to 99 mature plants in the 1,315 square foot basement below an existing medical marijuana dispensary located in an existing 6,200 square foot retail commercial center at 12285 Palm Drive, Suite B (102) at the southwest corner of Palm Drive and Buena Vista Avenue in the C-G (Commercial General) zone. Request submitted by Thom Miller on behalf of Greenleaf Wellness.

Interim Community Development Director, Charles Rangel

- Recommendation:**
1. Staff Report;
 2. Questions of Staff from Planning Commission;
 3. Invite Applicant to Speak;
 4. Questions for the Applicant
 5. Open the Public Hearing;
 6. Take Public Testimony;
 7. Close the Public Hearing;
 8. Opportunity for Applicant Rebuttal;
 9. Planning Commission discussion and questions of Staff; and
 10. Approval of a Conditional Use Permit No. 04-14 to operate a medical marijuana dispensary with limited cultivation located in an existing retail commercial center at

12285 Palm Drive, Suite B at the southwest corner of Palm Drive and Buena Vista Avenue.

Scott Taschner, Associate Planner, presented staff report.

Commissioner Cirner expressed concerns.

Chairman Voss opened the Public Hearing.

Ted Mayrhofer, expressed concerns regarding location.

Chairman Voss closed the Public Hearing.

A discussion ensued.

Action: Romero moved to approve staff recommendation, motion seconded by Voss, motion carried 2/2 by the following vote:

Vote: AYES: 2 - Romero, Voss
Failed NOES: 2 - Cirner, De la Torre

Action: Voss moved to continue to the February 14, 2017 meeting, motion seconded by Romero, motion carried 4/0 by the following vote:

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

4. [Tentative Parcel Map - TPM 37158 - Coachillin Holdings: Request to subdivide approximately 149.7 acres of vacant land into 40 smaller parcels in the I-L \(Light Industrial\) Zone / General Plan land use area east of Indian Avenue between 18th Avenue and 19th Avenue](#)

Charles Rangel, Interim Community Development Director

Recommendation: To continue the Tentative Parcel Map subdivision request TTM 37158 to the February 14, 2017 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole. This is because the applicant only recently (Thursday, January 5, 2017) submitted the Air Quality and Global Climate Change Impact Analysis and Noise Impact Study which are two important components of the Initial Study which must be reviewed.

Charles Rangel, Interim Community Development Director, presented the staff report.

Chairman Voss opened the Public Hearing.

The Applicant provided a map as a handout, a copy of which was received and made a part of the record.

Kenny Dickerson, Applicant, addressed the Commission.

Chairman Voss closed the Public Hearing.

Action: Voss moved to table the Public Hearing , motion seconded by Cirner, motion carried 4/0 by the following vote:

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

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioner Romero expressed concerns.

Chairman Cirner requested an agenda item discussing fireworks.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Charles Rangel, Interim Community Development Director, requested a special meeting for January 31, 2017.

ADJOURN REGULAR MEETING

Chairman Voss adjourned the meeting at 6:55 P.M.

Gianina Millan
Planning Commission Secretary