



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

**NOVEMBER 22, 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 6:01 P.M.

ROLL CALL

Present:

Commissioners: Andrew Cirner, Peter De la Torre, Paula Terifaj
Vice Chairman: Dirk Voss
Chairman: Cathy Romero

PLEDGE OF ALLEGIANCE

Vice-Chair Voss led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Voss moved to approve the November 22, 2016 Special Meeting agenda, 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)

PUBLIC COMMENTS

There were no public comments.

ADMINISTRATIVE CALENDAR

1. Discussion of Desert Hot Springs Municipal Code 2.24.050 Regarding Planning Commission Vacancies in light of Special Meetings

Jennifer Mizrahi, City Attorney

Recommendation: Discussion

Item 1 was discussed following Item 4.

A discussion ensued.

Jennifer Mizrahi, City Attorney, responded to questions.

PUBLIC HEARINGS

2. Conditional Use Permit No 15-16. A recommendation to the City Council for approval of a Conditional Use Permit to establish a medical marijuana cultivation facility located at 14230-14250 Little Morongo Road. The project includes remodeling of three existing buildings totaling 9,864 square feet as well as associated parking and other improvements on a 1.81 acre parcel within the General Plan Light Industrial (I-L) Zone (APN- 665-030-060).

Applicant: Bert Gruber/Rx DHS Herbery.

Daniel Porras P.E. Public Works Manager

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 that the Planning Commission recommends approval of Conditional Use Permit No. 15-16 to allow the indoor cultivation of medical marijuana within three existing structures totaling 9,864 square feet as well as associated parking and other improvements on a 1.81 acre parcel located at 14230-14250 Little Morongo Road, within the General Plan Light Industrial (I-L) Zone (APN- 665-030-060).

Daniel McVey, Assistant Planner, presented the staff report; and responded to questions.

A discussion ensued.

Chairman Romero opened the Public Hearing.

Bill Mason, Architect representing the Applicant, responded to questions.

Chairman Romero closed the Public Hearing.

Action: De la Torre moved to approve staff recommendation; with an additional condition, motion seconded by Voss, motion carried 5/0 by the following vote:

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

3. First Extension of Time - Tentative Tract Maps 35009 & 35448: Located West of State Route 62 within the Rancho Royale Specific Plan encompassing most of Section 20, Range 4 East, Township 2 South; San Bernardino Baseline and Meridian.

Daniel Porras P.E. Public Works Manager

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;
- 9) Approve the FIRST EXTENSION OF TIME REQUEST, extending the expiration to August 7, 2019, for the subdivision of 481+/- acres into with 73 residential and commercial lots, 35 lettered lots for street connections, main spine road system and open space areas for financial and conveyance purposes (TENTATIVE TRACT NO. 35448) and to further subdivide the 481 acre project site with 1,126 single family lots, 8 multiple family residential/recreational commercial lots (923 residential units), and 32 acres divided into 3 lots for commercial and residential (171 residential units) uses (TENTATIVE TRACT MAP 35009) subject to the previously approved conditions, amended conditions of approval and EIR Addendum No. 3 Mitigation Measures.

Scott Taschner, Associate Planner, presented the staff report; and responded to questions.

Chairman Romero opened the Public Hearing.

Charisa Leach, representing the Applicant, addressed the Commission; and distributed a document, a copy of which was received and made a part of the public record; and responded to questions.

Chairman Romero closed the Public Hearing.

Charisa Leach, representing the Applicant, responded to questions.

Chairman Romero re-opened the Public Hearing.

Commissioner Terifaj expressed concerns.

In response to questions and discussion, Charisa Leach, representing the Applicant, stated that the Specific Plan was modified in 1998.

Kerry Puckett, The Wildlands Conservancy, expressed concerns, requested additional time to review the item; and responded to questions.

Ed Adkinson, representing the Applicant, addressed the Commission.

Jack Thompson, The Wildlands Conservancy, expressed environmental concerns.

Chairman Romero closed the Public Hearing.

A discussion ensued.

Scott Taschner, Associate Planner, advised of the findings to grant an extension of time.

Action: Voss moved to deny the extension of time, motion seconded by Cirner, motion carried 4/1 by the following vote:

Commission De la Torre stated his personal reasons for denial.

Vote: AYES: 4 - Romero, Voss, Cirner, De la Torre
Passed NOES: 1 - Terifaj

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.

Daniel Porras P.E. Public Works Manager

Recommendation: Staff recommends that the Planning Commission continue the Tentative Parcel Map subdivision request TTM 37158 to the December 13, 2016 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole.

Scott Taschner, Associate Planner, presented the staff report; and responded to questions.

Action: Voss moved to approve staff recommendation (to continue to December 13, 2016), motion seconded by Romero, motion carried 4/0 by the following vote:

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

Item 1 was discussed at this time.

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Chairman Romero raised concerns regarding a public hiking trail that was on private property.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

There were no reports at this time.

ADJOURN SPECIAL MEETING

Chairman Romero adjourned the meeting at 7:29 PM.

Jerryl Soriano, CMC, City Clerk