



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

**FEBRUARY 28, 2017
6:00 PM**

**MISSION SPRING WATER DISTRICT
BOARD ROOM
66575 2nd St, Desert Hot Springs, CA 92240**

CALL TO ORDER

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

ROLL CALL

Present:

Commissioners: Larry Buchanan, Andrew Cirner, Cathy Romero
Vice-Chair: Scott De la Torre
Chairman: Dirk Voss

PLEDGE OF ALLEGIANCE

Commissioner Cirner led Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Cirner moved to approve the February 28, 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)

PUBLIC COMMENTS

There were no Public Comments.

PUBLIC HEARINGS

- 1. Request for a Zoning Map (ZMA 02-16) and General Plan Amendment (GPA 02- 16) for Two Parcels Located on the East Side of Little Morongo Road Between Desert View Avenue and 13th Avenue to Change the Designations From Low Density Residential (R-L) to Light Industrial (I-L) on Vacant Lots Totaling 19.4 Acres**

Applicants: Ozhemma Kazaryan and Feliks Akopyan

Public Works Manager, Daniel Porras

Recommendation: Staff recommends that the Planning Commission consider a motion to continue the item so that the applicant can address staffs concerns regarding outreach to the neighboring residents.

Scott Taschner, Associate Planner, presented the staff report; and recommended to continue the item to March 14, 2017.

Chairman Voss opened the Public Hearing.

Scott Taschner, Associate Planner, addressed the Commission and responded to questions.

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

Jim Etchason, concerned citizen expressed opposition to the Commission.

Chairman Voss closed the Public Hearing.

Action: Cirner moved to approve staff recommendation to continue to April 11, 2017 Planning Commission meeting, thirty day time frame for outreach, motion seconded by Romero, motion carried 5/0 by the following vote:

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

Chairman Voss re-opened the Public Hearing.

Paul DePalatis, addressed the Commission.

Bruce (Last name inaudible), with Desert Pacific Properties, addressed the Commission.

Karla Rodgers, resident, addressed the Commission in reference of not receiving Public Hearing Notices.

Richard Pio, resident, spoke opposed Project.

Commissioner Voss closed the Public Hearing.

- 2. Conditional Use Permit No. 29-16 and Development Agreement DA 18-16, for**

the development of two (2) warehouse style cultivation buildings approximately 49 feet 6 inches in height and totaling (combined) approximately 69,000 square feet (sf) on a 2.3 acre site. The project is located on the southeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) zone. Applicant: Stark Venture, LLC & Pulse Investment Group, LLC. (Contact: Michael Torosian)

Public Works Manager, Daniel Porras

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) That the Planning Commission recommends approval to City Council of the following (1) a Mitigated Negative Declaration for the Stark Venture and Pulse Investment Group Cultivation Project; and (2) Conditional Use Permit No. 29-16; and (3) Development Agreement No. 18-16; for the construction of two (2) two-story cultivation buildings to be constructed on the southeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) District. APN 665-040-001.

Scott Taschner, Associate Planner, presented staff report.

Commissioner Cirner expressed concerns.

Chairman Voss opened the Public Hearing.

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

David Drake, Project Manager, addressed the Commission in regards to projects design.

A discussion ensued.

Hugo Guerra, provided a letter to the Commission opposing to the project, a copy of which was received and made a part of the record.

Chairman Voss closed the Public Hearing.

A discussion ensued.

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

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

3. **Conditional Use Permits (CUP 16-16 & 17-16) for the development of two adjacent 2.31 acre lots and construction of two 51,968 square foot greenhouse & building complexes as well as associated parking and other improvements on each lot (APN: 663-280-003/ 004). Each project sites are located on Thomas Avenue east of Little Morongo Road and north of Two Bunch Palms Trail and within the General Plan Light Industrial (I-L) Zone.**

Public Works Manager, Daniel Porras

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) two Conditional Use Permits (CUP 16-16 & 17-16) for the construction of two 51,968 square foot cultivation building & greenhouse facilities (on each site); and (2) a Development Agreement (DA 11-16), and (3) a Mitigated Negative Declaration for the Maddox Cultivation project(s) located on Thomas Avenue and east of Little Morongo Road and north of Two Bunch Palms Trail and within the General Plan Light Industrial (I-L) Zone APN's: 663-280-003 & 004.

Scott Taschner, Associate Planner, presented the staff report.

Chairman Voss opened the Public Hearing.

Amir Fayazrad, Engineer, addressed the Commission.

Chairman Voss closed the Public Hearing.

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

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

4.

Conditional Use Permit (CUP 20-16), Development Agreement (DA 13-16) and Tentative Tract Map (TTM 37129) to establish one 20,000 square foot industrial warehouse building for the cultivation of medical marijuana. The project includes associated parking, loading, landscaping and other related improvements on vacant 27.10 acre site. (APN: 666-310-009). The project is located on the north side of 18th avenue about 1300 feet east of Louise Avenue in the Light Industrial (I-L) Zone.

Recommendation: Staff recommends continuing the item to a date certain of

March 14, 2017 in order to review and consider additional materials.

Scott Taschner, Associate Planner, presented the staff report; and recommended to move to March, 14, 2017.

Action: Cirner moved to approve staff recommendation, 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)

Commissioner Cirner requested update regarding Fireworks.

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioner Romero requested an update regarding Code Enforcement.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

None.

ADJOURN SPECIAL MEETING

Chairman Voss adjourned the meeting at 7:04 P.M.

Gianina Millan
Planning Commission Secretary