



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE PLANNING COMMISSION

ACTION MINUTES

JANUARY 31, 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 Romero led Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Romero moved to approve the January 31st, 2017 special meeting agenda, 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)

PUBLIC COMMENTS

There were no Public Comments.

PUBLIC HEARINGS

1. Amendment of a Conditional Use Permit (CUP 04-14) 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.

Thom Miller, applicant, addressed the commission; and responded to questions.

Johnny Young, grower, responded to questions.

Chairman Voss opened the Public Hearing.

There were no public comments.

Chairman Voss closed the public Hearing.

Voss recommended applicant to include alarm.

Applicant agreed to conditions.

Action: De la Torre moved to approve staff recommendation with conditions to include alarms, 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)

2. Tentative Parcel Map No. 37215 to create a to create a parcel map for condominium purposes on a 14.9 acre lot located on Little Morongo Road, between Pierson Boulevard and 14th Ave, in the I-L (Light Industrial) District.

Request Submitted by DHS Properties, LLC.

Interim Community Development 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) Allow Opportunity for Applicant Rebuttal;
7) Close the Public Hearing;
8) Conduct Planning Commission discussion and questions to Staff; and
9) Consider a motion to approve Tentative Parcel Map No. 37215 to create a parcel map for condominium purposes on a 14.9 acre lot located on Little Morongo Road, between Pierson Boulevard and 14th Ave, in the I-L (Light Industrial) District.

Scott Taschner, Associate Planner, presented staff report and corrected applicants name from DHS Properties to Dave Snider.

Chairman Voss opened the Public Hearing.

Christopher Brizuela, with MSA Consulting, representing the applicant, addressed the Commission.

Chairman Voss closed Public Hearing.

Action: Romero moved to approve staff recommendation, 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)

3. **A recommendation to the City Council for approval of a Conditional Use Permit to establish a medical marijuana cultivation facility within a new 45,000 square feet (sf) steel frame facility on an approximately 9.75 acre parcel (APN 663-270-001). The project is located at the southeast corner of Little Morongo Road and Hacienda Avenue, in the Light Industrial (I-L) zone. Applicant: Chris Ganan/Desert Hot Springs Green Horizons, Inc.**

Interim Community Development Director, Charles Rangel

Recommendation: At the request of the applicant, staff is recommending that the Planning Commission continue the item to a date certain of February 14th, 2017.

Commissioners agreed to continue item without a specific date.

Action: Cirner moved to continue without a specific date, motion seconded by Romero, motion carried 4/0 by the following vote:

Vote:
Passed

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

4. 1) Rob Allen/Allen Cooper on behalf of Cabot Building Partners

2) Amanda Bui, on behalf of DHS Therapeutics.

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 to recommend approval of: (1) A mitigated Negative Declaration for the DHS Therapeutics and Cabot Building Partners Development Project 2) Four (4) Conditional Use Permit applications (CUP 09-15, CUP 01-16, CUP 18-16 & CUP 19-16 (part of the same development project) and, 3) Development Agreement Nos. 08-15 & 01-16, for the development of a medical marijuana cultivation building complex on the east side of Cabot Road approximately 670 feet south of Two Bunch Palms Trail in the Light Industrial (I-L) Zone. APN's 665-030-026 & 665-030-038 (064, 066 per the county website)

Scott Taschner, Associate Planner, presented staff report.

Bob Mainero, Civil Engineer, representing the applicant, addressed the Commission.

Chairman Voss opened the Public Hearing.

There were no Public Comments.

Chairman Voss closed the Public Hearing.

Commissioner De La Torre suggested two 18 feet LED lamps by trash receptacles on both sides of entry, one post per trash enclosure.

Action: Cirner moved to approve staff recommendation with the additional lights condition, 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)

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioner Romero requested lighting diagram as standard condition.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

None.

ADJOURN SPECIAL MEETING

Chairman Voss adjourn the meeting at 6:36 P.M.

Gianina Millan,
Planning Commission Secretary