



# CITY OF DESERT HOT SPRINGS

## REGULAR MEETING OF THE PLANNING COMMISSION

### AGENDA

SEPTEMBER 12, 2017

6:00 PM

CITY COUNCIL CHAMBERS  
Carl May Community Center  
11711 West Drive, Desert Hot Springs, California

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### [SWEARING IN OF NEW COMMISSIONER - JAN PYE](#)

### ROLL CALL

### PLEDGE OF ALLEGIANCE

### APPROVAL OF THE AGENDA

### PUBLIC COMMENTS

*At this time, pursuant to State law, any person may comment on an item, which is NOT on the agenda. PLEASE STATE YOUR NAME FOR THE RECORD.*

*Pursuant to State law, member of the public who have comments on a specific agenda item, may comment on that item BEFORE consideration of that item by the Planning Commission when recognized to do so by the Planning Commission Chair. Comments are limited to the first ten (10) speakers at three (3) minutes per speaker. All comments are to be directed to the Planning Commission and shall be devoid of any personal attacks. Members of the public are expected to maintain a professional, courteous decorum during public comments.*

### PUBLIC HEARINGS

1. [Tentative Tract Map 37331. A recommendation to the City Council for the approval of a Tentative Tract Map to subdivide a property into eight lots and one common area, in support of a proposed indoor medical marijuana facility \(Conditional Use Permit 12-17\). The 15.10 acre project site \(APN 665-110-006\) is located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road in the Light Industrial \(I-L\) zone. Applicant: Gregory Restum / Green Acres Enterprises LLC](#)

*Daniel Porras, Community Development Director*

**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) Consider a motion that the Planning Commission recommends approval of Tentative Tract Map 37331 to subdivide an existing parcel into eight lots and one common area, for the development of an indoor marijuana cultivation facility (CUP 12-17) on a vacant 15.10 acre site located on the north side of Dillon Road, approximately 750 feet east of Little Morongo Road in the Light Industrial (I-L) zone.

2. [Tentative Parcel Map 37322. A recommendation to the City Council for the approval of a Tentative Parcel Map to merge two parcels and re-subdivide for condominium purposes in support of a proposed indoor medical marijuana facility \(Conditional Use Permit No. 13-17\). The vacant 3.56 acre site \(APN 665-030-039, -040\) is located on the northeast corner of Little Morongo Road and San Gorgonio Lane \(unimproved\) in the I-L \(Light Industrial\) zone. Applicant: David Scheppers / Innovative Investment Company LLC.](#)

*Daniel Porras, Community Development Director*

**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) Consider a motion that the Planning Commission recommends approval of Tentative Parcel Map 37322 to merge two parcels and re-subdivide for condominium purposes, for the development of an indoor marijuana cultivation facility (CUP 13-17) on a vacant 3.56 acre site located on the northeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) Zone.

3. [Conditional Use Permit No. 30-16 and Development Agreement 02-17. A recommendation to the City Council regarding a Conditional Use Permit and Development Agreement for development of a 12,000 square foot one-story building for medical marijuana cultivation as well as associated parking and other improvements on a vacant parcel totaling 1.07 gross acres \(APN: 665-030-055\), located on the south side of Two Bunch Palms Trail, approximately 1200 feet east of Little Morongo Road and within the General Plan Light Industrial \(I-L\) Zone.](#)

Applicant: David Senft / Compassion and Health Collective.

*Daniel Porras, Community Development  
Director*

**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) Consider a motion that the Planning Commission recommends approval of Conditional Use Permit No. 30-16 and Development Agreements 02-17; for the development of a 12,000 square foot one-story building for medical marijuana cultivation as well as associated parking and other improvements on a vacant parcel totaling 1.07 gross acres located on the south side of Two Bunch Palms Trail, approximately 1200 feet east of Little Morongo Road and within the General Plan Light Industrial (I-L) Zone.

4. Request for a Three-Year Extension of Time for Tentative Tract Map 33746 - from June 6, 2017 to June 6, 2020 for the subdivision of 554 lots (499 residential) for the Silver Oaks Sunset Ridge residential Development located on the south side of Mission Lakes Blvd between Karen Ave and Western Ave. Request submitted by Neil Gascon, Anza Butterfield Road 34, LLC.

*Daniel Porras, Community Development Director*

**Recommendation:**

- 1) Staff Report;
- 2) Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Invite Applicant to speak;
- 5) Questions for the Applicant;
- 6) Take Public Testimony;
- 7) Opportunity for Applicant Rebuttal;
- 8) Close the Public Hearing;
- 9) Planning Commission discussion and questions to Staff; and
- 10) Recommendation to continue the item to a date certain of October 10th, 2017..

5. Conditional Use Permit No. 16-17, Development Agreement No. 13-17, and Tentative Parcel Map No. 37321. A recommendation of the Planning Commission to the City Council for the approval of a Conditional Use Permit, Tentative Parcel Map, and Development Agreement proposing the development of a medicinal marijuana facility totaling approximately 123,000 square feet (SF) on a 5.03-acre site. The project is located on the northeast corner of Cabot Road and San Gorgonio Lane in the I-L (Light Industrial) zone. Applicant: Gregory Wayne Salyers, DHS Development Cabot Road, LP

*Daniel Porras, Community Development Director*

**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) Consider a motion that the Planning Commission recommends approval to City Council of the following: (1) a Mitigated Negative Declaration for Conditional Use Permit No. 16-17, Tentative Parcel Map No. 37321 and Development Agreement No. 13-17; and (2) Conditional Use Permit No. 16-17; (3) Development Agreement No. 13-17; and (4) Tentative Parcel Map No. 37321; for the development of a two story medicinal marijuana facility totaling approximately 123,000 square feet in the I-L (Light Industrial) District. APN 665-030-048.

6. [Conditional Use Permit No. 26-17. Consideration of a Conditional Use Permit for a Type 20 ABC License which allows the sale of beer and wine located at 66396 Pierson Boulevard \(APN 639-252-034\) within the Mixed Use \(MXD\) zone of the Vortex Specific Plan. Applicant: Aurelio Gonzalez Banuelos, Carniceria Mi Ranchito](#)

*Daniel Porras, Community Development Director*

**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) Consider a motion that the Planning Commission approve Conditional Use Permit No. 26-17 for a Type 20 ABC License which allows the sale of beer and wine for an existing commercial building located at 66396 Pierson Boulevard within the MXD (Mixed Use) District of the Vortex Specific Plan. APN 639-252-034.

7. [An Ordinance of the City Council of the City of Desert Hot Springs, Amending Chapter 17.180 to Include Recreational/Adult Use](#)

*Daniel Porras, Community Development Director*

**Recommendation:**

- 1) Staff Report;
- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Take Public Testimony;
- 5) Close the Public Hearing;
- 6) Planning Commission discussion and questions to Staff; and
- 7) That the Planning Commission makes a recommendation to the City Council to

adopt the attached Ordinance.

**ADMINISTRATIVE CALENDAR**

**CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**ADJOURN REGULAR MEETING**

**NOTICES**

**Title 2**

In an effort to comply with the requirements of Title 2 of the Americans With Disabilities Act of 1990, the City of Desert Hot Springs requires that any person in need of any type of special equipment, assistance, or accommodation(s) in order to communicate at a City public meeting, must inform the City Clerk a minimum of 72 hours prior to the scheduled meeting to enable the City to make reasonable arrangements.

**SB 343**

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the Community Development Department at City Hall during normal business hours at 65950 Pierson Boulevard, Desert Hot Springs, CA 92240.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 11711 West Drive, Desert Hot Springs, CA 92240.

**DECLARATION OF POSTING**

I, Daniel Porras, Community Development Director, certify that the agenda was posted on 09/07/17, not less than 72 hours prior to the meeting.