



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE PLANNING COMMISSION

AGENDA

OCTOBER 23, 2017

6:00 PM

CITY COUNCIL CHAMBERS
CARL MAY COMMUNITY CENTER

11711 West Drive, Desert Hot Springs, California

NOTICE IS HEREBY GIVEN, as provided by Government Code Section 54956, that Chairman Romero has called a special meeting of the Desert Hot Springs Planning Commission for the purpose stated below:

CALL TO ORDER

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 AND CITY OF RESIDENCE FOR THE RECORD.

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. [Conditional Use Permit No 30-17. A request to establish a medical marijuana cultivation facility and other ancillary uses within two existing buildings at 65040 & 65100 San Jacinto Lane. Applicant: Bill Mason on Behalf of Rx DHS Herbery II.](#)

Daniel Porras, Community Development Director

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) Planning Commission discussion and questions to Staff;
and
- 9) Recommendation from staff for approval of Conditional Use Permit No. 30-17 to allow the indoor cultivation of medical marijuana and other ancillary uses (distribution, transportation, manufacturing) within two existing structures totaling 7,340 square feet as well as associated parking and other improvements on a 1.26 acre parcel located at, 65040 & 65100 San Jacinto Lane and within the I-L (Light Industrial) Zoning & General Plan District.

2. [Conditional Use Permit No. 15-17 and Tentative Parcel Map No. 37323, proposing the development of two \(2\) medicinal marijuana facilities totaling approximately 424,000 square feet \(SF\) on a 9.93-acre site \(APN 663-280-005\). An interim phase is also proposed consisting of approximately 99,000 SF of cultivation pods. The project is located on the east side of Little Morongo Road, north of Two Bunch Palms Trail in the I-L \(Light Industrial\) zone. Applicant: Hot Desert Springs, LLC](#)

Danniel 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 the following: (1) a Mitigated Negative Declaration for the Hot Desert Springs Cultivation Project and (2) Conditional Use Permit No. 15-17; and (3) Tentative Parcel Map No. 37323; for the development of two (2) medicinal marijuana buildings totaling approximately 424,000 square feet, with an interim phase consisting of approximately 99,000 square feet of cultivation pods in the I-L (Light Industrial) District. APN 663-280-005.

3. [Amendment to Conditional Use Permit \(CUP 25-16\) for development of an interim phase plan for medical marijuana cultivation facility on a 1.22-acre site located on the northeast corner of Little Morongo Road and 15th Avenue. APN: 665-050-021, 027, 030. Applicant: Marapharm DHS CA 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) A recommendation from staff for approval of the Amendment to Conditional Use Permit (CUP 25-16) for the implementation of an interim site plan consisting of four (4) ecopods and one (1) administration/security trailer for the project located at the northeast corner of Little Morongo Road and 15th Avenue in the I-L (Light Industrial) District. APN: 665-050-021, 027, and 030.

4. [Zoning Map Amendment \(ZMA\) 01-17, and General Plan Amendment \(GPA\) 01-17. An application to change the Zoning & General Plan Land Use Designation from R-D \(Rural Desert\) to I-L \(Light Industrial\) for two parcels located on the south side of Dillon Road between Little Morongo Road and Bearce Road. APN's 666-280-014 & 666-290-010](#)

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) Staff Recommendation, that the Planning Commission makes a favorable recommendation to the City Council for ZMA 01-17 and GPA 01-17 to change the General Plan & Zoning Land Use District designations from R-D (Rural Desert) to I-L (Light industrial) for the two vacant properties located on APN's 666-280-014 & 666-290-010.

5. [Specific Plan No. 01-17 and General Plan Amendment No. 02-17. A request for an amendment the General Plan Land Use Designation from L-I \(Light Industrial\) to SP \(Specific Plan\) and a request to adopt the proposed Specific Plan by Ordinance replacing the current Zoning designation, uses permitted, development standards, etc. for the Coachillin Cannabis Business Park project located on the east side of Indian Avenue between 18th Avenue & 19th Avenue.](#)

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) Recommendation from staff to continue the item to a date certain of November 14, 2017 to allow for minor changes and modification to the Specific Plan document before it becomes an official document of the city.

6. [Conditional Use Permit No. 22-17; A request to operate an apartment building in the R-L \(Low Density Residential\) Zoning & General Plan Land Use District, located at 66365 7th street.: Pacific Paradise, 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) Staff Recommendation; That the Planning Commission continue the item to a date certain of November 14, 2017 to provide time for additional research and to develop strong findings.

7. [Amendment to Conditional Use Permit No. 26-16 to allow for a temporary interim phase totaling 6,400 SF to Conditional Use Permit No. 26-16 and on a 2.52 acre site located on the northwest corner of Cabot Road and Palomar Lane](#)

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 an amendment to Conditional Use Permit No. 26-16 to allow for an interim phase totaling 6,400 SF. APN 665-060-006

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

ADJOURN SPECIAL 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 24 hours prior to a special meeting will be made available for public inspection in the Office of the City Clerk 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.