



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

DECEMBER 12, 2017

6:00 PM

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

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. [Conditional Use Permit No. 08-16A \(Amendment\). A recommendation to the Planning Commission regarding an amendment to a Conditional Use Permit to develop an additional 24,300 square foot two-story building on a 1.15-acre lot \(APN 665-030-049\) which is presently developed with a free-standing building which is to remain. The project is located at 65265 San Jacinto Lane, approximately 400 feet west of Cabot Road in the Light Industrial \(I-L\) Zone. Applicant: Kamran Amirianfar.](#)

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. 08-16A (Amendment) to develop an additional 24,300 square foot two-story building on a 1.15-acre lot (APN 665-030-049) which is presently developed with a free-standing building which is to remain and located at 65265 San Jacinto Lane, approximately 400 feet west of Cabot Road in the Light Industrial (I-L) Zone.

2. [Conditional Use Permit No. 24-17. A recommendation to the Planning Commission regarding a Conditional Use Permit for development of a 35,400 square foot two-story building for medical marijuana cultivation, temporary cultivation facilities, as well as associated parking and other improvements on a vacant parcel totaling 1.25 gross acres \(APN: 665-040-011\), located on the east side of Little Morongo Road, approximately 200 feet north of Palomar Lane \(unimproved\) and within the General Plan Light Industrial \(I-L\) Zone . Applicant: Kamran Amirianfar.](#)

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. 24-17; for the development of a 35,400 square foot two-story building for medical marijuana cultivation, temporary cultivation facilities as well as associated parking and other improvements on a vacant parcel totaling 1.25 gross acres located on the east side of Little Morongo Road, approximately 200 feet north of Palomar Lane (unimproved) and within the General Plan Light Industrial (I-L) Zone.

3. [Conditional Use Permit No. 27-17. A recommendation to the Planning Commission regarding a Conditional Use Permit for development of a 79,800 square foot facility for medical marijuana cultivation, temporary cultivation facilities, as well as associated parking and other improvements on a vacant parcel totaling 5.03 gross acres \(APN: 665-070-011\), located on the northeast corner of 15th Ave. \(unimproved\) and Cabot Road \(unimproved\).](#)

approximately 2000 feet east of Little Morongo Road, within the General Plan Light Industrial (I-L) Zone. Applicant: Kamran Amirianfar.

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. 27-17; for development of a 79,800 square foot facility for medical marijuana cultivation, temporary cultivation facilities, as well as associated parking and other improvements on a vacant parcel totaling 5.03 gross acres (APN: 665-070-011), located on the northeast corner of 15th Ave. (unimproved) and Cabot Road (unimproved), approximately 2000 feet east of Little Morongo Road, within the General Plan Light Industrial (I-L) Zone.

4. Conditional Use Permit No. 25-17. A recommendation to the Planning Commission regarding a Conditional Use Permit for development of six two-story buildings, totaling approximately 132,745 square feet, as well as associated parking, vehicular access, trash enclosure, landscaping and related improvements; and operate a medical marijuana cultivation operation, including processing / manufacturing, on a vacant parcel totaling 3.98 gross acres (APN: 665-080-012), located on the east side of Little Morongo Road, near 16th Avenue, approximately 0.6 mile north of Dillon Road, and within the General Plan Light Industrial (I-L) Zone. Applicant: MERJ Life / Ryan Csafitis.

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. 25-17; for the development of six two-story buildings, totaling approximately 132,745 square feet, as well as associated parking, vehicular access, trash enclosure, landscaping and related improvements; and operate a medical marijuana cultivation operation, including processing / manufacturing, on a vacant parcel totaling 3.98 gross acres located on the east side of Little Morongo Road,

near 16th Avenue, approximately 0.6 mile north of Dillon Road, and within the General Plan Light Industrial (I-L) Zone.

5. Conditional Use Permit No. 27-16 - An application for the development of a new single-story cultivation building totaling approximately 20,492 square feet (on a 1.26 acre site) located on the south side of San Jacinto Lane approximately 1300 feet east of Little Morongo Road in the I-L (Light Industrial) zone. (APN: 665-030-036). Applicant: Bill Mason on behalf of San Jacinto Grow.

Daniel Porras, Community Development Director

Recommendation: 1) Staff Report;
2) 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 approves Conditional Use Permit No. 27-16 for the development of a new single-story cultivation facility located on the south side of San Jacinto Lane approximately 1300 feet east of Little Morongo Road in the Light Industrial (I-L) Zone, APN 665-030-036.

6. Amendment to Conditional Use Permit (CUP 04-16) to 1) allow cannabis manufacturing within the previously approved building; 2) amend the development agreement to include manufacturing and other ancillary activities; 3) to allow for a .5 phase plan, to construct a portion of the permanent building for temporary occupancy - for the 2.52 - acre site located on the southwest corner of Cabot Road and San Jacinto Lane. APN: 665-030-037, Applicant: Vets Leaf Inc.

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 04-16) to allow for cannabis manufacturing, an amendment to the Development Agreement (DA 02-16), and to implement a .5 phase plan for the project located at the southwest corner of Cabot Road and San Jacinto Lane in the I-L (Light Industrial) District. APN: 665-030-037.

7. [Tentative Tract Map \(TTM\) No. 37012 \(Time Extension\); A request for a one-year time extension for TTM 37012, the previously approved Subdivision Map for the DHS Facilities Cultivation Development Project located at the northeast corner of Little Morongo Road and Two Bunch Palms Trail.](#)

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 from Staff for approval of a one-year extension of time for TTM 37012, the subdivision map for the DHS Facilities / CV Patients Collective Development located at the northeast corner of Little Morongo Road and Two Bunch Palms Trail.

8. [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; A recommendation for DENIAL of the CUP 22-17, a request to operate an apartment building at 66365 7th Street, and within the R-L Zone, subject to the findings outlined in the attached strong findings.

9. [CUP 03-15 \(TE\); A request for a one-year time extension for Conditional Use Permit No 03-15, for the Oxford Properties Cultivation Project located at the northeast corner of Dillon Road and Little Morongo Road. Applicant: Bernard Steinman](#)

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 from Staff for approval of a one-year extension of time for Conditional Use Permit No. 03-15 for the Oxford Properties Cultivation Project located at the north east corner of Dillon Road and Little Morongo Road. APN . 665-110-004 & 006.

10. [Conditional Use Permit No. 20-16 and Tentative Tract Map No. 37129 for the development of a 116,760 SF medical marijuana cultivation building complex on a 26.97-acre vacant lot located on the north side of 18th Avenue approximately 2,700 feet east of Indian Avenue in the Light-Industrial \(I-L\) zoning district. APN 666-310-009](#)

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;
 - 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 approve the following (1) A Mitigated Negative Declaration for the Plaza DHS cultivation project, 2) a Tentative Tract Map (TTM 37129), and 3) a Conditional Use Permit (CUP 20-16); for a 116,760-square foot cultivation building complex located on the north side of 18 Avenue approximately 2,700 feet east of Indian Avenue in the I-L (Light Industrial) District. APN: 666-310-009.

11. [Amendment to Conditional Use Permit \(CUP 03-17\) for development of an interim phase plan for a temporary 640 square foot medical marijuana cultivation facility on a 1.26 -acre site located on the north side of Palomar Lane in between Little Morongo Road and Cabot Road. APN: 665-040-017. Applicant: Desert Grow LLC.](#)

Community Development Director, 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) A recommendation from staff for approval of the Amendment to Conditional Use Permit (CUP 03-17) for the

implementation of an interim site plan consisting of two (2) ecopods and one (1) administration/security trailer for the project located on the north side of Palomar Lane in between Little Morongo Road and Cabot Road in the I-L (Light Industrial) District. APN: 665-040-017.

12. [Amendment to Conditional Use Permit \(CUP 21-17\) for development of an interim phase plan for a temporary medical marijuana cultivation facility on a 3.38 -acre site located on the south side of Palomar Lane in between Little Morongo Road and Cabot Road. APN: 665-050-011, 012, 013, 665-070-001. Applicant: Nickolas Marotta.](#)

Community Development Director, 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) A recommendation from staff for approval of the Amendment to Conditional Use Permit (CUP 21-17) for the implementation of an interim site plan consisting of forty-one (41) ecopods, one (1) administration trailer, and one (1) security ecopod for the project located on the north side of Palomar Lane in between Little Morongo Road and Cabot Road in the I-L (Light Industrial) District. APN: 665-050-011, 012, 013, 665-070-001.

13. [Conditional Use Permit No. 31-17. A request to establish a two \(2\) story 35,777 Square foot medical marijuana facility to include manufacturing and processing on a vacant 1.26-acre parcel located north of 15th Avenue in between Little Morongo Road and Cabot Road \(APN: 665-050-018\).](#)

Applicant Redshield Capital, 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 to Planning Commission of the following: (1) a Mitigated Negative Declaration for Conditional Use Permit No. 31-17, (2) Conditional Use Permit No. 31-17 for the development of a two (2) story

medicinal marijuana cultivation, manufacturing, and processing facility totaling approximately 35,777 square feet in the I-L (Light Industrial) District. APN 665-050-018.

14. Conditional Use Permit No. 33-17 proposing the development of a two (2) story cultivation/processing facility totaling approximately 17,000 square feet on a 1.05-acre project site (APN 665-030-061). An interim phase is also proposed consisting of approximately 1,600 square feet of cultivation, processing, and administration pods. The project is located on the southeast corner of Little Morongo Road and San Jacinto Lane in the I-L (Light Industrial) zone. Applicant: Smooth Everlasting, Inc.

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 the following: (1) a Mitigated Negative Declaration for the Smooth Everlasting Cultivation Project; and (2) Conditional Use Permit No. 33-17; proposing the development of a two (2) story cultivation/processing facility totaling approximately 17,000 SF on a 1.05-acre project site, with an interim phase consisting of approximately 1,600 SF in the I-L (Light Industrial) District. APN 665-030-061.

15. Conditional Use Permit No. 14-17 and Tentative Tract Map No. 37360 proposing the development of six (6) cultivation facilities totaling approximately 96,000 SF on a 13-acre project site, with an interim phase consisting of approximately 5,800 SF. The Tentative Tract Map proposes to subdivide project site into ten (10) parcels. The project is located on the west side of Little Morongo Road in between Dillon Road and 18th Avenue (APN 666-310-011) in the I-L (Light Industrial) zone. Applicant: DHS 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 approve the following: (1) a Mitigated Negative Declaration for the DHS Enterprise Cultivation Project; and (2) Conditional Use

Permit No. 14-17; and 3) Tentative Tract Map No. 37360; for the development six (6) cultivation facilities totaling approximately 96,000 SF on a 13-acre project site, with an interim phase consisting of approximately 5,800 SF, including the subdivision of the exiting project site into 10 parcels in the I-L (Light Industrial) District. APN 666-310-011.

16. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS, CALIFORNIA, AMENDING CHAPTER 17.60 "ART IN PUBLIC PLACES PROGRAM" OF TITLE 17 "ZONING" OF THE DESERT HOT SPRINGS MUNICIPAL CODE**

Daniel Porras, Community Development Director

Recommendation: 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 January 9, 2018.

ADMINISTRATIVE CALENDAR

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

ADJOURN REGULAR MEETING

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, [Insert Name], Planning Commission Secretary, certify that the agenda was posted on [insert date posted], not less than 72 hours prior to the meeting.

Signature: _____

Date: _____