



CITY OF DESERT HOT SPRINGS

SPECIAL MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

SEPTEMBER 25, 2017

6:00 PM

**CITY COUNCIL CHAMBERS
CARL MAY COMMUNITY CENTER**

11711 West Drive, Desert Hot Springs, California

CALL TO ORDER

Chair Voss called the meeting to order at 6:00 pm.

ROLL CALL

Present:

Commissioners: Larry Buchanan, Cathy Romero

Chair: Dirk Voss

Absent:

Commissioners: Andrew Cirner

Vice Chair: Scott De la Torre

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance

APPROVAL OF THE AGENDA

Action: Romero moved to approve agenda, motion seconded by Buchanan, motion carried 3/0 by the following vote:

Vote:

Passed

AYES: 3 - Romero, Voss, Buchanan

NOES: 0 - (None)

ABSENT: 2 - Cirner, De la Torre

SWEARING IN OF NEW COMMISSIONER

Management Analyst, Doria Wilms, administered the Oath of Office

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. **Conditional Use Permit No. 30-16. A recommendation regarding a Conditional Use Permit 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) City Council discussion and questions to Staff; and
9) Consider a motion that the Planning Commission approve Conditional Use Permit No. 30-16 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.

Scott Taschner, Senior Planner, presented the staff report and responded to questions.

Action: Buchanan moved to approve staff recommendation, motion seconded by Romero, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Romero, Voss, Buchanan
Passed NOES: 0 - (None)
ABSENT: 2 - Cirner, De la Torre

2. **Conditional Use Permit No. 12-17 and Tentative Tract Map 37331. A recommendation to the Planning Commission for the approval of a Conditional Use Permit to establish an indoor medical marijuana cultivation**

facility totaling approximately 300,000 square feet and a Tentative Tract Map to subdivide a property into eight lots and one common area. 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 / New Green Acres 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 Conditional Use Permit 12-17 to establish an indoor medical marijuana cultivation facility of approximately 300,000 square feet and Tentative Tract Map 37331 to subdivide an existing parcel into eight lots and one common area, 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.

Scott Taschner, Senior Planner, presented the staff report and responded to questions.

Action: Romero moved to approve staff recommendation, motion seconded by Buchanan, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Romero, Voss, Buchanan
Passed NOES: 0 - (None)
ABSENT: 2 - Cirner, De la Torre

3. **Conditional Use Permit No. 13-17 and Tentative Parcel Map 37322. A recommendation to the Planning Commission for the approval of Conditional Use Permit for the development a medical marijuana cultivation facility totaling approximately 68,400 square feet, and a Tentative Parcel Map to merge two parcels and subdivide for condominium purposes on a vacant 3.56-acre site (APN 665-030-039, -040). The project 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 approve Conditional Use Permit No. 13-17 for the development of an indoor marijuana cultivation facility for a total area of 68,400 square feet and Tentative Parcel Map 37322 to merge and resub divide for condominium purposes on 3.56 acres located on the northeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) Zone.

Scott Taschner, Senior Planner, presented the staff report and responded to questions.

Action: Buchanan moved to approve staff recommendation, motion seconded by Romero, motion carried 3/0 by the following vote:

Vote:
Passed
AYES: 3 - Romero, Voss, Buchanan
NOES: 0 - (None)
ABSENT: 2 - Cirner, De la Torre

4. **Conditional Use Permit No. 21-17 and Tentative Parcel Map No. 37342. A recommendation to the Planning Commission regarding a Conditional Use Permit to develop a medical marijuana cultivation facility, including three (3) new single-story buildings totaling approximately 64,000 square feet, and a Tentative Parcel Map to merge and resub divide the properties into three lots, located on a vacant 3.38-acre site (APN 665-050-010, -012, -013 and 665-070-001). The project is located on the south side of Palomar Lane (unimproved) approximately 1300 feet east of Little Morongo Road in the I-L (Light Industrial) zone. Applicant: Nickolas Marotta / Desert Highlanders.**

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. 21-17 to develop of an indoor marijuana cultivation facility for a total area of 64,000 square feet and Tentative Parcel Map No. 37342 to merge and subdivide the properties into three lots, located on 3.38 acres on the south side of Palomar Lane (unimproved) approximately 1300 feet east of Little Morongo Road in the I-L (Light Industrial) zone.

Scott Taschner, Senior Planner, presented the staff report and responded to questions.

Action: Romero moved to approve staff recommendation, motion seconded by Buchanan, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Romero, Voss, Buchanan
Passed NOES: 0 - (None)
ABSENT: 2 - Cirner, De la Torre

5. **Conditional Use Permit No. 16-17 and Tentative Parcel Map No. 37321, 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 approve the following: (1) a Mitigated Negative Declaration for Conditional Use Permit No. 16-17 and Tentative Parcel Map No. 37321; and (2) Conditional Use Permit No. 16-17; and (3) 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.

Benjamin Torres, Associate Planner, presented the staff report responded to questions.

Action: Buchanan moved to approve staff recommendation, motion seconded by Romero, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Romero, Voss, Buchanan
Passed NOES: 0 - (None)
ABSENT: 2 - Cirner, De la Torre

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.

Benjamin Torres, Associate Planner, presented the staff report and responded to questions.

Action: Buchanan moved to approve staff recommendation, motion seconded by Romero, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Romero, Voss, Buchanan
Passed NOES: 0 - (None)
ABSENT: 2 - Cirner, De la Torre

7. Conditional Use Permit No. 19-17 & Variance No 02-17 - application for a proposed 80-foot-tall mono-eucalyptus cell tower located at 13500 Little Morongo Road and within the General Plan Light Industrial (I-L) Zoning District. Applicant: APC Towers.

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 1) Certify an Exemption to CEQA based on the finding that the project qualifies as a Class 3 Categorical Exemption; and 2) Variance No 02-17 to exceed the height requirements of the zone; and 3) Approval of Conditional Use Permit No 19-17 for the construction of a 75 foot Monoecalyptus Cell Tower at 13500 Little Morongo Road and within the I-L (Light Industrial) Zoning & General Plan Land Use District.

Scott Taschner, Senior Planner, presented the staff report along and responded to questions.

Action: Voss moved to approve staff recommendation with two changes, motion seconded by Buchanan, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Romero, Voss, Buchanan
Passed NOES: 0 - (None)
ABSENT: 2 - Cirner, De la Torre

8. **Amendment to Conditional Use Permit No. 14-16, adding distribution to the development of a ground-up 45,000 square foot Marijuana Cultivation 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.**

Daniel Porras, Community Development Director

Recommendation: RECOMMENDATION

- 1) Staff Report;
 - 2) Entertain Questions of Staff from City Council;
 - 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

Scott Taschner, Senior Planner, presented staff report and responded to questions.

Action: Romero moved to approve staff recommendation, motion seconded by Buchanan, motion carried 3/0 by the following vote:

Vote:

Passed

AYES: 3 - Romero, Voss, Buchanan

NOES: 0 - (None)

ABSENT: 2 - Cirner, De la Torre

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

The Chair and Commissioners presented their reports.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Daniel Porras, Community Development Director, presented his report and responded to questions.

ADJOURN SPECIAL MEETING

Chair Voss adjourned the meeting at 7:25 pm.

Patricia Meza, Recording Secretary