



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

AGENDA

APRIL 10, 2018

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

MINUTES

[Planning Commission Regular Meeting Minutes, March 13, 2018](#)

Community Development Administrative Assistant, Ana Morales

Recommendation: Approve as submitted; or corrected.

[Planning Commission Regular Meeting Minutes, August 8, 2017.](#)

Planning Administrative Assistant, Patricia Meza

Recommendation: Approve as submitted; or corrected.

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. [Amendment to Conditional Use Permit \(CUP 03-16\) to allow for changes to interior uses within the previously approved Cannabis Cultivation Facility located on the southeast corner of Cabot Road and Two Bunch Palms Trail. APN: 665-030-059, Applicant: Med for America Inc.](#)

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 03-16) to allow for cannabis distribution, for the project located at the southeast corner of Cabot Road and Two Bunch Palms Trail in the I-L (Light Industrial) District. APN: 665-030-059.

2. [Conditional Use Permit No. 37-17 proposing the development of a one \(1\) story Cannabis Cultivation Facility totaling approximately 15,500 square feet on a 1.26-acre project site \(APN 665-040-016\). The project is located on the north side of Palomar lane, approximately 500 feet east of Little Morongo Road in the I-L \(Light Industrial\) zone. Applicant: Alexander Guzman.](#)

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 Guzman Cannabis Cultivation Project; and (2) Conditional Use Permit No. 37-17; proposing the development of a one-story Cannabis Cultivation Facility totaling approximately 15,500 SF on a 1.26-acre project site, in the I-L (Light Industrial) District. APN 665-040-016.

3. [Amendment to Development Agreement No. 14-16 to add additional uses and revise language, the project site is located on a 2.31-acre site approximately 350 feet east of Little Morongo Road and 1,000 feet north of Two Bunch Palms Trail in the Light Industrial \(I-L\) Zone. APN: 663-280-002.](#)

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 recommend approval of an amendment to Development Agreement No. 14-16 to the City Council. APN 663-280-002

ADMINISTRATIVE CALENDAR

4. [**Staff Presentation: A brief overview of Planning History and Law**](#)
Daniel Porras, Community Development Director
Recommendation: Receive Staff Presentation

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC COMMENTS

Opportunity is given to those members of the public who have NOT addressed the Planning Commission on an item which is NOT on the agenda. Comments are limited to three (3) minutes per speaker. PLEASE STATE YOUR NAME FOR THE RECORD.

ADJOURN REGULAR MEETING

DECLARATION OF POSTING

I, Patricia Meza, Planning Commission Secretary, certify that the agenda was posted on April 05, 2018 not less than 72 hours prior to the meeting.