



# **CITY OF DESERT HOT SPRINGS**

## **REGULAR MEETING OF THE PLANNING COMMISSION**

### **DRAFT ACTION MINUTES**

**AUGUST 8, 2017**

**6:00 PM**

**CITY COUNCIL CHAMBERS  
CARL MAY COMMUNITY CENTER  
11711 West Drive, Desert Hot Springs, California**

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### **CALL TO ORDER**

Chairman Voss called the meeting to order at 6:00 P.M.

### **PLEDGE OF ALLEGIANCE**

Commissioner De La Torre led the Pledge of Allegiance.

### **ROLL CALL**

**Present:**

Commissioners: Larry Buchanan, Cathy Romero,

Vice Chair: Scott De la Torre

Chair: Dirk Voss

### **PLEDGE OF ALLEGIANCE**

Commissioner De La Torre led the Pledge of Allegiance.

### **APPROVAL OF THE AGENDA**

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

**Vote:**

Passed

AYES: 4 - Romero, Voss, Buchanan, De la Torre

NOES: 0 - (None)

### **PUBLIC COMMENTS**

There were no public comments.

## **PUBLIC HEARINGS**

1. **Conditional Use Permit No. 13-17 and Development Agreement 11-17. A recommendation to the City Council for the approval of Conditional Use Permit and Development Agreement for development of a medical marijuana cultivation facility, including four (4) new single-story buildings totaling approximately 68,400 square feet 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 recommends approval of Conditional Use Permit No. 13-17 and Development Agreements 11-17 for the development of an indoor marijuana cultivation facility for a total area of 68,400 square feet 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.

Chairman Voss opened the Public Hearing.

There was no public testimony.

Chairman Voss closed the Public Hearing.

Action: Romero moved to approve staff recommendation, motion seconded by Buchanan, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Romero, Voss, De la Torre, Buchanan  
Passed NOES: 0 - (None)

2. **Conditional Use Permit No. 12-17 and Development Agreement 10-17. A recommendation to the City Council for the approval of Conditional Use Permit and Development Agreement for the development of an indoor marijuana cultivation facility of eight buildings with a total floor area of 298,576 square feet. 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:** Consider a motion that the Planning Commission recommends approval of Conditional Use Permit No. 12-17 and Development Agreements 10-17; for the development of an indoor marijuana cultivation facility of eight buildings with a total floor area of 298,576 square feet 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 staff report and responded to questions.

Chairman Voss opened the Public Hearing.

Gregory (last name unknown), owner of the property, addressed the Commission.

Chairman Voss closed the Public Hearing.

Action: Buchanan moved to approve staff recommendation, motion seconded by Romero, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Romero, Voss, De la Torre, Buchanan  
Passed NOES: 0 - (None)

3. **Conditional Use Permit No. 21-17, Development Agreement 14-17 and Tentative Parcel Map No. 37342. A recommendation to the City Council for the approval of Conditional Use Permit, Development Agreement and Tentative Parcel Map for the development a medical marijuana cultivation facility, including three (3) new single-story buildings totaling approximately 64,000 square feet 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 recommends approval of Conditional Use Permit No. 21-17, Development Agreements 14-17 and Tentative Parcel Map No. 37342; for the development of an indoor marijuana cultivation facility for a total area of 64,000 square feet on

3.38 acres located 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 staff report and responded to questions.

Chairman Voss opened the Public Hearing.

Nickolas Marotta, a representative for the applicant addressed the Commission.

Chairman Voss closed the Public Hearing.

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)  
ABSTAIN: 1 - De la Torre

4. **Applications for 1) Conditional Use Permit No. 20-16; and, 2) Tentative Tract Map 37129; and 3) Development Agreement No. 13-16 - for the development of a 224,453 square foot medical marijuana cultivation building complex on a portion of the 26.97 acre vacant lot located on the north side of 18th Avenue, approximately 2700 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) Recommendation that the Planning Commission continue the item to a date certain of September 12, 2017

Scott Taschner, recommended to continue the Public Hearing to September 12, 2017.

Chairman Voss opened the Public Hearing.

There was no public testimony.

Chairman Voss closed the Public Hearing.

Action: Romero moved to continue the Public Hearing to September 12, 2017, motion seconded by Voss, motion carried 4/0 by the following vote:

Vote:  
Passed  
AYES: 4 - Romero, Voss, De la Torre, Buchanan  
NOES: 0 - (None)

## **CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

Commissioner Buchanan advised he absent for the September 12, 2017 Commission meeting.

## **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

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

## **ADJOURN REGULAR MEETING**

Chairman Voss adjourned the meeting at 6:42 P.M.

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Patricia Meza, Planning Commission Secretary