



## **CITY OF DESERT HOT SPRINGS**

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

#### **DRAFT ACTION MINUTES**

**APRIL 10, 2018**

**6:00 PM**

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

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#### **CALL TO ORDER**

Chair Pye, called the Planning Commission meeting to order at 6:00 P.M.

#### **ROLL CALL**

Present:

Commissioners: Larry Buchanan, Scott De la Torre, Gary Gardner, Jan Pye

#### **PLEDGE OF ALLEGIANCE**

Vice Chair De la Torre led the 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.

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

Vote: AYES: 3 - De la Torre, Buchanan, Gardner  
Passed NOES: 0 - (None)

RECUSED: 1 - Pye

**Planning Commission Regular Meeting Minutes, August 8, 2017.**

*Planning Administrative Assistant, Patricia Meza*

**Recommendation:** Approve as submitted; or corrected.

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

Vote: AYES: 3 - De la Torre, Buchanan, Pye  
Passed NOES: 0 - (None)

ABSTAIN: 1 - Gardner

## **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.

Fernando Herrera, Assistant Planner presented staff report and responded to questions.

Chair Pye opened the Public Hearing.

Ryan Fingerhut, a representative for the client responded to questions.

Chair Pye closed the Public Hearing.

Commissioner Gardner, asked the representative for a construction timeline.

Action: De la Torre moved to approve staff recommendation, motion seconded by Gardner, motion carried 4/0 by the following vote:

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

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.

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

Commissioner Buchanan had questions on security measures.

Chair Pye opened the Public Hearing.

Kamran Amirianfar, the engineer for the project responded to questions on color scheme of building.

Chair Pye closed the Public Hearing.

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

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

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

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

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

#### **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**

Chair Pye presented report.

#### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Daniel Porras, Director of Community Development presented report.

#### **PUBLIC COMMENTS**

Chair Pye opened public comments.  
Susan Miller spoke regarding future land uses.  
Chair Pye closed public comments.

#### **ADJOURN REGULAR MEETING**

Chair Pye adjourned the meeting at 7:13 P.M.