



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

**MAY 8, 2018
6:00 PM**

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

CALL TO ORDER

Chair Pye called the regular meeting of the Planning Commission to order at 6:02 P.M.

SWEARING IN OF NEW COMMISSIONER

Jerryl Soriano, City Clerk, administered the Oath of Office to James Nindel.

ROLL CALL

Present:
Commissioners: Larry Buchanan, Gary Gardner, James Nindel
Chair: Jan Pye

Absent:
Vice Chair: Scott De la Torre

PLEDGE OF ALLEGIANCE

Scott Taschner, Senior Planner, led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

Action: Gardner moved to approve the May 8, 2018 regular meeting agenda, motion seconded by Buchanan, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Pye, Gardner
Passed NOES: 0 - (None)
ABSTAIN: 1 - Nindel

MINUTES

Planning Commission Regular Meeting Minutes, June 13, 2017

Planning Secretary, Patricia Meza

Recommendation: Approve minutes as submitted; or corrected.

Action: Gardner moved to approve the minutes as submitted, motion seconded by Buchanan, motion carried 3/0 by the following vote:

Vote: AYES: 3 - Buchanan, Pye, Gardner
Passed NOES: 0 - (None)
ABSTAIN: 1 - Nindel

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. **Amendment to Conditional Use Permit No. CUP 02-15 to allow for cannabis distribution uses within the previously approved Snider Cannabis Cultivation Facility located on the east side of Little Morongo Road at the intersection of Kranshire Road in the I-L (Light Industrial) Zone. APN: 663-270-004, Applicant: Snider Interests, 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) A recommendation from staff for approval of the Amendment to Conditional Use Permit No. 02-15 to allow for cannabis distribution, for the project located on the east side of Little Morongo Road at the intersection of Kranshire Road in the I-L (Light Industrial) District. APN: 663-270-004.

Planning Technician, Patricia Meza, presented the staff report and responded to questions.

Chair Pye opened the Public Hearing.

There was no testimony.

Chair Pye closed the Public Hearing.

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

Vote: AYES: 4 - Buchanan, Pye, Gardner, Nindel
Passed NOES: 0 - (None)

2. **Amendment to Conditional Use Permit No. 01-17 to increase the size of the originally approved Cannabis Cultivation Facility from 20,664 SF to 21,697 SF, in addition to rotating the building, and other site changes, the project is located on a 1.26-acre site on the north side of 15th Avenue in the Light Industrial (I-L) Zone. APN: 665-070-004.**

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 an amendment to Conditional Use Permit No. 01-17 to minimally increase the size and rotate the previously approved structure, in addition to other changes. APN 665-070-004.

Benjamin Torres, Planning Assistant, presented the staff report and responded to questions.

A discussion ensued.

Chair Pye opened the Public Hearing.

There was no testimony.

Chair Pye closed the Public Hearing.

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

Vote: AYES: 4 - Buchanan, Pye, Gardner, Nindel
Passed NOES: 0 - (None)

3. **Sign Variance No. 01-18 for the Harborside (formerly Accucanna Heath Center) proposing a 70-foot pylon/pole sign with a sign area of 200 sq. ft., in**

addition to a wall and monument sign, the project is located on the southwest corner of Paul Road and Rita Way in the Commercial Retail (CR) Zone. APN: 660-160-008, -009, -010, -011.

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 Sign Variance No. 01-18, with the pylon sign located at the preferred location, subject to Staff's recommended conditions of approval. APN 660-160-008, -009, -010, -011.

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

Commissioner Gardner had concerns on sign size with wind loads.

Jennifer Mizrahi, City Attorney, provided clarification regarding the sign variance, zoning code and specific plan applying to the project.

Chair Pye opened the Public Hearing.

William A Connor, owner of Acucannana Health Center, responded to questions regarding wind and height concerns and the sign being smaller than the original.

Chair Pye closed the Public Hearing.

Action: Gardner moved to approve the staff recommendation with the exception that a sign be placed at the alternate location, motion seconded by Buchanan, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Pye, Gardner, Nindel
Passed NOES: 0 - (None)

4. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS, AMENDING CHAPTER 17.180 ALLOWING CERTAIN ADMINISTRATIVE APPROVALS FOR CERTAIN ENTITLEMENTS, CREATING A MORE STREAMLINED PROCESS FOR ALREADY APPROVED ENTITLEMENTS IN GOOD STANDING WITH THE CITY.

Daniel Porras, Community Development Director

Recommendation: 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open the Public Hearing;
5) Take Public Testimony;

- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff;
and
- 9) A recommendation from staff for the approval of an Ordinance to allow certain administrative approvals for previously approved cultivation facilities to expand their uses to include distribution, testing, and manufacturing subject to a Minor Modification of the Conditional Use Permit.

Jennifer Mizrahi, City Attorney, presented the staff report and responded to questions.

Chair Pye opened the Public Hearing.

Ryan Fingerhut provided comments regarding the Ordinance.

Chair Pye closed the Public Hearing.

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

<u>Vote:</u>	AYES: 4 - Buchanan, Pye, Gardner, Nindel
Passed	NOES: 0 - (None)

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioners presented their reports.

Chair Pye announced that the General Plan Workshop would be held on Wednesday, May 30, 2018 at the Carl May Community Center from 5:00 p.m. to 7:00 p.m.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Community Development Director, Daniel Porras, presented his report and reminded the public about the General Plan Workshop occurring Wednesday, May 30, 2018 at the Carl May Community Center from 5:00 p.m. to 7:00 p.m.

PUBLIC COMMENTS

There were no public comments.

ADJOURN REGULAR MEETING

The meeting was adjourned at 7:15 P.M.

Ana Morales
Planning Commission Secretary