



# **CITY OF DESERT HOT SPRINGS**

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

### **DRAFT ACTION MINUTES**

**JUNE 12, 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**

Vice-Chair De la Torre called the Planning Commission to order at 6:03 P.M.

### **SELECTION OF CHAIRMAN**

By General Consent, Larry Buchanan was appointed Chair and Scott De la Torre Vice-Chair of the Planning Commission with a 4/0 vote of the following:

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

### **ROLL CALL**

Present:  
Commissioners: Gary Gardner, James Nindel  
Vice-Chair: Scott De la Torre  
Chair: Larry Buchanan

### **PLEDGE OF ALLEGIANCE**

Vice Chair De la Torre led the Pledge of Allegiance.

## **APPROVAL OF THE AGENDA**

Action: Gardner moved to approve the June 12, 2018 regular meeting agenda, motion seconded by Nindel, motion carried 4/0 by the following vote:

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

## **MINUTES**

### **1. Planning Commission Regular Meeting Minutes, December 12, 2017**

*Planning Commission Secretary, Ana Morales*

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

Action: Buchanan moved to approve the December 12, 2017 Minutes, as submitted, motion seconded by De la Torre, motion carried 2/0 by the following vote:

Vote: AYES: 2 - De la Torre, Buchanan,  
Passed NOES: 0 - (None)  
ABSTAIN: 1 - Gardner, Nindel

### **2. Planning Commission Regular Meeting Minutes, May 8, 2018**

*Planning Commission Secretary, Ana Morales*

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

Action: Buchanan moved to approve the May, 8, 2018 Minutes, with corrections, motion seconded by Gardner, motion carried 3/0 by the following vote:

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

## **PUBLIC COMMENTS**

There were no public comments.

### **3. CUP 09-16 Time Extension - A request for a one-year time extension for Conditional Use Permit 09-16, for the International Cannabis Group (formerly GFarma Labs) Cultivation Project located east of Little Morongo Road, between 18th Ave and Dillon Road. Applicant International Cannabis Group**

*Community Development Director, Daniel Porras*

**Recommendation:** 1) Staff Report;  
2) Questions of Staff from Planning Commission;  
3) Open the Public Hearing;  
4) Invite Applicant to speak;  
5) Questions for the Applicant;  
6) Take Public Testimony;  
7) Opportunity for Applicant Rebuttal;

- 8) Close the Public Hearing;
- 9) Planning Commission discussion and questions to Staff;  
and
- 10) Recommendation from Staff for approval of a one-year extension of time for Conditional Use Permit No. 09-16 for the International Cannabis Group (formerly GFarma Labs) cultivation project located east of Little Morongo Road between 18th Ave and Dillon Road. APN: 665-190-017

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

Chair Buchanan opened the Public Hearing.

Chris Brizuella, MSA Consulting representing the Applicant, addressed the Commission and responded to questions.

Chair Buchanan closed the Public Hearing.

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, Gardner, Nindel  
Passed NOES: 0 - (None)

4. **Amendment to Conditional Use Permit No. CUP 11-16 to allow for cannabis distribution uses within the previously approved We Care DHS Cultivation Facility located on the south side of Two Bunch Palms Trail, approximately 1,300 feet east of Little Morongo Road in the I-L (Light Industrial) Zone. APN 665-030-062, Applicant: We Care DHS, 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 No. 11-16 to allow for cannabis distribution, for the project located on the south side of Two Bunch Palms Trail, east of Little Morongo Road in the I-L (Light Industrial) District. APN: 665-030-062

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

Chair Buchanan opened the Public Hearing

There was no Public Testimony.

Chair Buchanan closed the Public Hearing.

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

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

**5. Conditional Use Permit No. 03-05 Amendment to change a Type 20 (Off-Sale Beer and Wine) Alcoholic Beverage Control License to a Type 21 (Off-Sale General) for the existing Carniceria Rancho Grande located at 13313 Palm Drive (APN 641-214-022) within the General Commercial (C-G) zone. Applicant: Carlos Enterprises, Inc.**

*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) That the Planning Commission adopt a resolution making a Finding of Public Convenience or Necessity and approving Conditional Use Permit No. 03-05 Amendment for a Type 21 ABC License which allows the sale of beer, wine, and distilled spirits for the existing Carniceria Rancho Grande located at 13313 Palm Drive within the C-G (General Commercial) zone. APN 641-214-022.

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

Chair Buchanan opened the Public Hearing.

Carniceria Rancho Grande representative, Tiffany Cons, provided testimony.

A discussion ensued.

Tiffany Cons responded to the Commissioner's questions regarding their concerns on security and consumption control at the premises.

Chair Buchanan closed the Public Hearing.

Action: De la Torre moved to approve the staff recommendation with an added condition to report back on criminal activity, theft and on-site consumption, motion seconded by Gardner, motion carried 4/0 by the following vote:

Vote:  
Passed

AYES: 4 - De la Torre, Buchanan, Gardner, Nindel  
NOES: 0 - (None)

**6. Conditional Use Permit No. 04-18. An application to operate a 12-bed assisted living facility located at 66753 Hacienda Ave in the R-M (Residential Medium Density) land use district.**

*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) Recommendation from staff to continue the item to a date certain of July 10, 2018 to allow additional time for staff to work with the applicant finalizing plans and exhibits.

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

Chair Buchanan opened the Public Hearing.

There was no Public Testimony.

Chair Buchanan closed the Public Hearing.

Action: Gardner moved to continue this item to the July 10, 2018 regular Planning Commission meeting, motion seconded by Nindel, motion carried 4/0 by the following vote:

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

**CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

Commissioner Gardner commented on the General Plan Update Community Workshop.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Daniel Porras, Community Development Director, reported on the General Plan Update.

**PUBLIC COMMENTS**

There were no public comments.

## **ADJOURN REGULAR MEETING**

Chair Buchanan adjourned the meeting at 6:51 P.M.

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Ana Morales, Recording Secretary

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