



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

JANUARY 8, 2019

6:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present:

Commissioners: James Nindel, Robert Griffith

Vice Chairman: Scott De la Torre

Chairman: Larry Buchanan

PLEDGE OF ALLEGIANCE

Commissioner Nindel led the Pledge of Allegiance.

SELECTION OF CHAIR AND VICE-CHAIR

Action: Buchanan moved to nominate himself to be reappointed as Chair and De la Torre reappointed as Vice-Chair, motion seconded by Nindel, motion carried 4/0 by the following vote:

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

APPROVAL OF THE AGENDA

Action: De la Torre moved to approve the January 8, 2019 regular meeting agenda

moving item 6 to be considered following item 1, motion seconded by Griffith, motion carried 4/0 by the following vote:

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

MINUTES

1. Planning Commission Regular Meeting Minutes: December 11, 2018

Recording Secretary, Ana Morales

Recommendation: Approve Minutes as submitted; or as corrected.

Action: De la Torre moved to approve the December 11, 2018 Planning Commission minutes, motion seconded by Nindel, motion carried 3/0 by the following vote:

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

ABSTAIN: 1 – Griffith

PUBLIC COMMENTS

There were no Public Comments.

PUBLIC HEARINGS

2. Request for a One-Year Extension of Time for Conditional Use Permit Nos. 01-16 & 19-16: for the DHS Therapeutics Medical Marijuana Cultivation Project located east of Cabot Road and south of Two Bunch Palms Trail.

Rebecca Deming, 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 that the Planning Commission take two actions for the DHS Therapeutics Cultivation Project
A) Approve a one-year extension of time for Conditional Use Permit No. 01-16, and
B) Approve a one-year extension of time for Conditional Use Permit No. 19-16
for the project located on the east side of Cabot Road, south

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

Chair Buchanan opened the Public Hearing.

Amanda Bui, Applicant, provided testimony.

Chair Buchanan closed the Public Hearing.

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

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

3. Amendment to Conditional Use Permit No. 08-16 to add ancillary cannabis uses (manufacturing/extraction, packaging, & distribution) within the existing 4,912 square foot building located at 65265 San Jacinto Lane in the I-L (Light Industrial) Zoning District.

Rebecca Deming, 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) Close the Public Hearing;
7) Opportunity for Applicant Rebuttal;
8) Planning Commission discussion and questions to Staff;
and
9) Recommendation from staff for approval of the amendment to Conditional Use Permit No. 8-16 to allow additional ancillary cannabis uses (operations) within the approved cannabis cultivation facility located at 65265 San Jacinto Lane and within the I-L (Light Industrial) District.

Kamran Amirianfar, Applicant, provided testimony.

Chair Buchanan opened the Public Hearing.

There was no public testimony.

Chair Buchanan closed the Public Hearing.

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

Vote:
Passed

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

4. Development Permit No. 12-18; application to transform an existing RV park at rear lot of Agua Soleil Hotel into a new Vintage Trailer Resort located east of Palm Drive and south of Park Lane in the R/VS-H (Residential Visitor Serving, High Density) zone.

Rebecca Deming, 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 following:
(1) Development Permit No.12-18 to establish a new vintage travel trailer resort, at the rear lot of the Agua Soleil Hotel, located east of Palm Drive and south of Park Lane in the R/VS-H (Residential Visitor Serving, High Density) District.
APN: 656-050-011

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

Chair Buchanan opened the Public Hearing.

Travis Wood, designer of the project spoke in favor of the project.

Sabine Pavoral, Manager of the Aqua Soleil Hotel, responded to questions.

Diane Paul, Skys Haven Homeowners Association, expressed concerns.

Rebecca Deming, Community Development Director, responded to the concerns raised by Diane Paul.

Chair Buchanan closed the Public Hearing.

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

Vote:
Passed

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

5. Conditional Use Permit No. 10-18 to establish a community health center on 14238 Palm Drive within the Commercial Neighborhood (C-N) zone.

Rebecca Deming, 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 Conditional Use Permit No. 10-18 to establish a community health center located on 14238 Palm Drive, within the C-N (Commercial Neighborhood) zone. APN 656-040-013.

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

Chair Buchanan opened the Public Hearing.

Aram Manoukian, Applicant of the H & J Kazemian LLC, provided testimony.

Chair Buchanan closed the Public Hearing.

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

Vote: AYES: 3 - Buchanan, Nindel, Griffith
Passed NOES: 0 - (None)

ABSTAIN: 1 - De la Torre

6. Development Permit No. 09-18 proposing the construction of five (5) contemporary mediterranean single-family homes within the Rolling Hills Estates Residential Tract north of Mission Lakes Boulevard and east of Little Morongo Road in the R-L (Low Density Residential) zone.

Community Development Director, Rebecca Deming

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 that the Planning Commission approve the application for the development of five (5) contemporary Mediterranean single-family homes in the Rolling Hills Estates residential subdivision north of Mission

Lakes Blvd and east of Little Morongo Road in the R-L (Residential Low) District. APN's: 661-560-001, -002, -003, -004, and -005)

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

Chair Buchanan opened the Public Hearing.

Chris Ifeanyi, Applicant, provided testimony.

Chair Buchanan closed the Public Hearing.

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

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

7. **An Ordinance of the City Council of the City of Desert Hot Springs, California, amending title 17 to amend various sections of the Desert Hot Springs municipal code related to housing, including supportive and transitional housing, emergency shelters, accessory dwelling units, and other amendments to harmonize with state law.**

City Attorney, Jennifer Mizrahi

Recommendation: 1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open a Public Hearing;
3) Take Public Testimony;
5) Close the Public Hearing;
4) Planning Commission discussion and questions to Staff;
and
5) Recommend that the City Council approve, "An Ordinance of the City Council of the City of Desert Hot Springs, amending title 17 to amend various sections of the Desert Hot Springs municipal code related to housing, including supportive and transitional housing, emergency shelters, accessory dwelling units, and other amendments to harmonize with state law."

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

Rebecca Deming, Community Development Director, responded to questions.

Chair Buchanan opened the Public Hearing.

There was no public testimony.

Chair Buchanan closed the Public Hearing.

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

<u>Vote:</u>	AYES: 4 - De la Torre, Buchanan, Nindel, Griffith
Passed	NOES: 0 - (None)

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

There were no reports.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Rebecca Deming, Community Development Director presented her report.

PUBLIC COMMENTS

There were no Public Comments.

ADJOURN REGULAR MEETING

Chair Buchanan adjourned the meeting at 7:25 P.M.

Ana Morales, Recording Secretary