



CITY OF DESERT HOT SPRINGS

REGULAR MEETING OF THE PLANNING COMMISSION

DRAFT ACTION MINUTES

**FEBRUARY 11, 2020
6:00 PM**

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

CALL TO ORDER

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

ROLL CALL

Present:

Commissioners: Agustin Aragon, Richard Duffle, Dawn Griffiths

Vice Chairman: James Nindel

Chairman: Larry Buchanan

PLEDGE OF ALLEGIANCE

Commissioner Aragon led the Pledge of Allegiance.

SELECTION OF CHAIR AND VICE-CHAIR

Action: Buchanan moved to nominate himself as Chair and James Nindel as Vice-Chair, motion seconded by Griffiths, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths
Passed NOES: 0 - (None)

APPROVAL OF THE AGENDA

Action: Duffle moved to approve the February 11, 2020 Regular Meeting agenda, motion seconded by Aragon, motion carried 5/0 by the following vote:

Vote:
Passed

AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths
NOES: 0 - (None)

MINUTES

Planning Commission Regular Meeting Minutes: January 14, 2020

City Clerk, Jerry Soriano, CMC

Recommendation: Approve the Minutes as submitted; or as corrected.

Action: Duffle moved to approve the Minutes as presented, motion seconded by Aragon, motion carried 5/0 by the following vote:

Vote:
Passed

AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths
NOES: 0 - (None)

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

1. Request for a One-Year Extension of Time for the Following:

- Conditional Use Permit No. 09-15

(Applicant: Joanna Chien/East Rock Land Management)

- Conditional Use Permit No. 18-16

(Applicant: Joanna Chien/Est Rock Land Management)

- Conditional Use Permit No. 38-17

(Applicant: Andrey Shmykov/Cabot Road)

Community Development Director, Rebecca Deming

Recommendation:

- 1) Staff Report
- 2) Entertain questions of Staff from the Planning Commission;
- 3) Open Public Hearing;
- 4) Take testimony from Applicant;
- 5) Take public testimony for those in favor;
- 6) Take public testimony from those opposed;
- 7) Take public testimony from those in a neutral position;
- 8) Opportunity for Applicant rebuttal;
- 9) Close the Public Hearing;
- 10) Planning Commission discussion and questions to Staff; and
- 11) Approve a one-year extension of time, subject to the proposed Conditions of Approval for:
 - Conditional Use Permit No. 09-15 (APN: 665-030-066)
 - Conditional Use Permit No. 18-16 (APN: 665-030-066)
 - Conditional Use Permit No. 38-17 (APN: 665-030-025)

Patricia Villagomez, Associate Planner, presented the staff report.

Chairman Buchanan opened the Public Hearing.

Joana Chien, Applicant, addressed the Planning Commission.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve a one-year time extension for CUP 09-15, motion seconded by Aragon, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths
Passed NOES: 0 - (None)

Action: Duffle moved to approve a one-year time extension for CUP 18-16, motion seconded by Aragon, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths
Passed NOES: 0 - (None)

Action: Duffle moved to approve a one-year time extension for CUP 38-17, motion seconded by Aragon, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths
Passed NOES: 0 - (None)

2. Conditional Use Permit No. 20-1: A Request to Re-Entitle a Previously Approved CUP (35-17) for Development of a Cannabis Cultivation Facility on a 1.26 Acre Vacant Lot Located on the North Side of San Jacinto Lane, Approximately 1000 Feet East of Little Morongo Road (Applicant: Andrey Shmykov/San Jacinto II)

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 testimony from those in favor of the project;
- 6) Take testimony from those opposed to the project;
- 7) Take testimony from those in a neutral position;
- 8) Opportunity for Applicant Rebuttal
- 9) Close the Public Hearing;
- 10) Planning Commission discussion and questions to Staff; and
- 11) Approve Conditional Use Permit No. 20-1; to develop a two-story cultivation facility with ancillary uses on APN 665-030-020.

Rebecca Deming, Community Development Director, presented the staff report and responded to questions.

Chairman Buchanan opened the Public Hearing.

There was no testimony.

Chairman Buchanan closed the Public Hearing.

Action: Griffiths moved to approve staff recommendation subject to the Conditions of Approval, motion seconded by Duffle, motion carried 5/0 by the following vote:

Vote: AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths
Passed NOES: 0 - (None)

3. Design Review No. 20-1: An Application to Revise the Plans for the Spa Area and Treatment Rooms Located at the Two Bunch Palms Resort at 67425 Two Bunch Palms Trail

Community Development Director, Rebecca Deming

Recommendation:

- 1) Staff Report
- 2) Entertain questions of Staff from the Planning Commission;
- 3) Open Public Hearing;
- 4) Take testimony from Applicant;
- 5) Take public testimony for those in favor;
- 6) Take public testimony from those opposed;
- 7) Take public testimony from those in a neutral position;
- 8) Opportunity for Applicant rebuttal;
- 9) Close the Public Hearing
- 10) Planning Commission discussion and questions to Staff; and
- 11) Approve the revised plans for the spa and treatment facilities at the Two Bunch Palms resort located at 67245 Two Bunch Palms Trail.

Rebecca Deming, Community Development Director, presented the staff report.

Chairman Buchanan opened the Public Hearing.

Ben Gourley, representing the applicant, addressed the Commission and responded to questions.

Erica Chang, Applicant, responded to questions.

There was no public testimony.

Chairman Buchanan closed the Public Hearing.

Action: Griffiths moved to approve staff recommendation subject to the Conditions of Approval, motion seconded by Aragon, motion carried 5/0 by the following vote:

Vote:
Passed

AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths
NOES: 0 - (None)

4. Design Review No. 20-2: An Application to Complete 29 Additional Homes Within the Skyborne Residential Subdivision/Specific Plan (Applicant: Gallery Homes)

Community Development Director, Rebecca Deming

Recommendation:

- 1) Staff Report
- 2) Entertain questions of Staff from the Planning Commission;
- 3) Open Public Hearing;
- 4) Take testimony from Applicant;
- 5) Take public testimony for those in favor;
- 6) Take public testimony from those opposed;
- 7) Take public testimony from those in a neutral position;
- 8) Opportunity for Applicant rebuttal;
- 9) Close the Public Hearing
- 10) Planning Commission discussion and questions to Staff; and
- 11) Approve Design Review No. 20-2 to complete 29 homes in Tract No. 32030 within the Skyborne Residential Subdivision/Specific Plan.

Commissioner Nindel recused.

Rebecca Deming, Community Development Director, presented the staff report and responded to questions.

Chairman Buchanan opened the Public Hearing.

Rich Hauser, applicant, addressed the Commission.

Patrick Miller expressed concerns.

Catherine Barber expressed concerns.

Grace Baumgarten expressed concerns and read a letter from Laurel Schaff and Sheila Reese into the record.

Brian Priasky expressed concerns.

Jonathan Pricco expressed concerns.

Rich Hauser, applicant, provided rebuttal.

Chairman Buchanan closed the Public Hearing.

A discussion ensued.

Action: Duffle moved to approve staff recommendation subject to the Conditions of Approval, motion seconded by Griffiths, motion carried 4/0 by the following vote:

Vote: AYES: 4 - Buchanan, Duffle, Aragon, Griffiths
Passed NOES: 0 - (None)
RECUSED: 1 - Nindel

5. Conditional Use Permit No. 02-19: A Proposed Cell Tower Within a Commercial Property Located at 22755 Palm Drive (Applicant: J5 Infrastructure Partners, LLC (AT&T))

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 the Applicant(s);
- 5) Take public testimony from those favor;
- 6) Take public testimony from those opposed;
- 7) Take public testimony from those in a neutral position;
- 8) Opportunity for Applicant rebuttal;
- 9) Close the Public Hearing;
- 10) Planning Commission discussion and questions to Staff; and
- 11) Approve: A) An exemption to CEQA based on the finding that the project qualifies as a Class 3 Categorical Exemption; and B) Conditional Use Permit No. 02-19 for the consideration of a 75-foot faux water tank design cell tower located at 22755 Palm Drive within the C-C (Community Commercial) zoning district.

Patricia Villagomez, Associate Planner, presented the staff report.

Chairman Buchanan opened the Public Hearing.

Patrick Griffin and Julio Figuero, applicants, addressed the Planning Commission.

Juan Andrade spoke in favor.

Norma Salgado spoke in favor.

John Henning spoke opposed and distributed written testimony, a copy of which was received and made a part of the record.

Chairman Buchanan closed the Public Hearing.

A discussion ensued.

Commissioner Duffle moved to deny the recommendation.

Commissioner Duffle withdrew his motion.

Chairman Buchanan re-opened the Public Hearing.

Julio Figuero, AT&T, stated that the applicants were in support of continuing the Public Hearing for redesign.

Chairman Buchanan closed the Public Hearing.

Action: Griffiths moved to continue the Public Hearing to May 12, 2020, motion seconded by Aragon, motion carried 5/0 by the following vote:

<u>Vote</u> :	AYES: 5 - Buchanan, Nindel, Duffle, Aragon, Griffiths
Passed	NOES: 0 - (None)

CHAIR AND PLANNING COMMISSION MEMBER REPORTS

Commissioner Duffle commended the Community Development Department.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Rebecca Deming, Community Development Director, introduced John Thomason, Contract Planner.

PUBLIC COMMENTS

None.

ADJOURN REGULAR MEETING

Chairman Buchanan adjourned the meeting at 7:40 P.M.

Jerryl Soriano, CMC, City Clerk