



## **CITY OF DESERT HOT SPRINGS**

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

#### **ACTION MINUTES**

**MARCH 10, 2020**

**6:00 PM**

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

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#### **CALL TO ORDER**

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

#### **ROLL CALL**

**Present:**

Commissioners: Agustin Aragon, Richard Duffle

Vice Chairman: James Nindel

Chairman: Larry Buchanan

**Absent:**

Commissioners: Dawn Griffiths

#### **PLEDGE OF ALLEGIANCE**

Commissioner Aragon led the Pledge of Allegiance.

#### **APPROVAL OF THE AGENDA**

**Action:** Duffle moved to approve the March 10, 2020 Regular Meeting agenda, motion seconded by Nindel, motion carried 4/0 by the following vote:

**Vote:** AYES: 4 - Buchanan, Nindel, Duffle, Aragon

Passed NOES: 0 - (None)

## **MINUTES**

### **Planning Commission Regular Meeting Minutes: February 11, 2020**

*City Clerk, Jerry Soriano, CMC*

**Recommendation:** Approve the Minutes as presented; or as corrected.

**Action:** Duffle moved to approve the Minutes as presented, motion seconded by Nindel, motion carried 4/0 by the following vote:

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

## **PUBLIC COMMENTS**

Requita Grant spoke regarding a street renaming proposal.

Bill Godwin spoke regarding a street renaming proposal.

## **PUBLIC HEARINGS**

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

**- Conditional Use Permit No. 36-17**

**(Applicant Carlos Martell/Collective Solutions)**

**- Conditional Use Permit No. 10-16**

**(Applicant Rudy Deker/Green Bond)**

*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. 36-17 (APN: 665-050-019)
  - Conditional Use Permit No. 10-16 (APN: 663-280-002)

Patricia Villagomez, Assistant Planner, presented the staff report.

Chairman Buchanan opened the Public Hearing.

There was no testimony.

Chairman Buchanan closed the Public Hearing.

Action: Duffle moved to approve a one-year extension of time for CUP 36-17, motion seconded by Aragon, motion carried 4/0 by the following vote:

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

Action: Duffle moved to approve a one-year extension of time for CUP 10-16, motion seconded by Aragon, motion carried 4/0 by the following vote:

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

2. [Conditional Use Permit No. 20-2: An Application for a Type 42 Alcohol License to Sell Beer and Wine for Consumption Both On or Off the Premises at the Tuscan Springs Hotel and Spa](#)

*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 Conditional Use Permit No. 20-2 for a Type 42 Alcohol License to sell beer and wine for consumption both on or off premises at the Tuscan Springs Hotel and Spa located at 66187 Club Circle Drive subject to the Conditions of Approval and Findings Stipulated.

Patricia Villagomez, Assistant Planner, presented the staff report.

Jennifer Mizrahi, City Attorney, responded to questions regarding on/off premise consumption.

Chairman Buchanan opened the Public Hearing.

Camelia Chioibas, applicant, addressed the Commission and responded to questions.

Chairman Buchanan closed the Public Hearing.

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

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

3. [Development Permit No. 09-19: An Application to Develop and Complete the Remaining 73 Vacant Lots Within the Agua Dulce Residential Development Tract Map No. 32421](#)

*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) Recommendation to the City Council to approve, subject to the proposed Conditions of Approval, Development Permit No. 09-19 to complete 73 vacant lots within the Agua Dulce Residential Development Tract Map No. 32421.

Patricia Villagomez, Assistant Planner, presented the staff report.

Rebecca Deming, Community Development Director, responded to questions.

Chairman Buchanan opened the Public Hearing.

Mario Gonzales, applicant, addressed the Planning Commission.

Kenneth Beady, Homeowners Association President, spoke in favor.

Chairman Buchanan closed the Public Hearing.

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

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

4. **Conditional Use Permit No. 19-15 for the Development of a 116,760 Square Foot Marijuana Cultivation Building Complex on a 26.97-Acre Vacant Lot Located on the North Side of 18th Avenue Approximately 2,700 Feet East of Indian Avenue in the Light-Industrial (I-L) Zoning District (APN 666-310-009)**

*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 the Applicant;  
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 Conditional Use Permit No. 19-15, subject to the proposed Conditions of Approval and subject to the Finding Stipulated.

John Thomason, Contract Planner, presented the staff report.

Chairman Buchanan opened the Public Hearing.

There was no testimony.

Chairman Buchanan closed the Public Hearing.

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

<u>Vote:</u>	AYES: 4 - Buchanan, Nindel, Duffle, Aragon
Passed	NOES: 0 - (None)
	ABSENT: 1 - Griffiths

**CHAIR AND PLANNING COMMISSION MEMBER REPORTS**

None.

Commissioner Nindel inquired about home prices at the Skyborne project.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Rebecca Deming, Community Development Director, provided an update regarding the Draft Environmental Impact Report General Plan Update.

### **PUBLIC COMMENTS**

None.

### **ADJOURN REGULAR MEETING**

Chairman Buchanan adjourned the meeting at 6:57 P.M.

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Jerryl Soriano, CMC, City Clerk