

**PLANNING COMMISSION**  
**CITY OF PALM SPRINGS, CALIFORNIA**  
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

**SPECIAL MEETING AGENDA**

Wednesday, August 10, 2016



**11:30 AM Study Session**  
1:30 PM Regular Meeting

**Lyndon Calerdine, Chair**  
**Kathy Weremiuk, Vice-Chair**  
**Douglas Donenfeld**  
**Michael Hirschbein**  
**Douglas Hudson**  
**Randy Lowe**  
**Lisa Middleton**

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Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services  
Michael Daudt, City Attorney  
Terri Hintz, Planning Administrative Coordinator  
Savat Khamphou, Assistant Director of Public Works  
Ken Lyon, Associate Planner  
David Newell, Associate Planner  
Edward Robertson, Principal Planner

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Pursuant to the Government Code Section 54957.5(b)(2) the designated office for inspection of public records in connection with the meeting is the Planning Department, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: City Hall, Planning Department. Agenda and staff reports are available on the City's website: [www.palmspringsca.gov](http://www.palmspringsca.gov). If you would like additional information on any item appearing on this agenda, please contact the Planning Department at (760) 323-8245.

It is the intention of the City of Palm Springs to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Planning Department, (760) 323-8245, at least 48 hours prior to the meeting, to inform us of your particular needs and to determine if accommodation is feasible.

Planning Commission regular meetings are webcast live on the City's website: [www.palmspringsca.gov](http://www.palmspringsca.gov) and PSCTV Channel 17. Meetings are re-broadcast (following the meeting) on Wednesday at 1:30 pm and Sunday at 1:30 pm.

**11:30 AM STUDY SESSION  
(Large Conference Room)**

**CALL TO ORDER:**

**ROLL CALL:**

**PUBLIC COMMENT:**

**DISCUSSION ITEM:**

**1A. TOPICS FOR THE JOINT CITY COUNCIL / PLANNING  
COMMISSION MEETING IN SEPTEMBER 2016.**

**ADJOURNMENT:** The Planning Commission will adjourn to their regular meeting at 1:30 pm, Wednesday, August 10, 2016, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

**1:30 PM REGULAR MEETING  
(Council Chamber)**

**CALL TO ORDER:**

**ROLL CALL:**

**REPORT OF POSTING OF AGENDA:** Agenda available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 6:00 pm on Thursday, August 4, 2016.

**ACCEPTANCE OF THE AGENDA:** The Planning Commission will discuss the order of the agenda, may amend the order, note abstentions and request Consent Calendar items be removed from the consent calendar for discussion.

**PUBLIC COMMENTS:** This time has been set aside for members of the public to address the Planning Commission on Consent Calendar and other agenda items; and items of general interest within the subject matter jurisdiction of the Commission. Please note that the Planning Commission is prohibited from taking action on items not listed on the posted agenda. Three (3) minutes is allowed for each speaker. Testimony for Public Hearings maybe offered at this time or at the time of the hearing.

**1. CONSENT CALENDAR:**

The following routine matters may be acted upon by one motion. Individual items may be removed by the Commission for separate discussion at this time.

- 1A. RUDY DVORAK, CLIVE WILKINSON AND CHERYL SCOTT REQUESTING A SUMMARY VACATION AND ABANDONMENT OF A PUBLIC UTILITY EASEMENT WITHIN THE VACATED PORTION OF PATENCIO ROAD, BETWEEN LINDA VISTA DRIVE AND RAMON ROAD, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M., (ENG. FILE R 15-14). (FP)**  
**RECOMMENDATION:** Approve, as submitted.

**2. PUBLIC HEARINGS:**

- 2A. DEVELOP GOOD, LLC ON BEHALF OF JOHN WESSMAN (LESSEE) FOR A MAJOR ARCHITECTURAL APPLICATION AND PLANNED DEVELOPMENT DISTRICT AMENDMENT TO CONSTRUCT A 66-ROOM, THREE-STORY HOTEL BUILDING WITHIN THE PLAZA DEL SOL SHOPPING COMPLEX LOCATED AT 1555 SOUTH PALM CANYON DRIVE (CASE NOS. 3.3937 MAJ AND 5.0177 PD-131 AMEND). (DN)**  
**RECOMMENDATION:** Recommend the City Council adopt a Negative Declaration and approve the project, subject to conditions.
- 2B. WESSMAN DEVELOPMENT, REQUESTING A ONE-YEAR EXTENSION OF TIME FOR THE BOULDERS; A PREVIOUSLY APPROVED TENTATIVE TRACT MAP 31095; A SUBDIVISION OF A 30.4-ACRE PARCEL OF 45 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED AT THE WEST END OF VIA ESCUELA, SOUTH OF RACQUET CLUB ROAD AND NORTH OF CHINO CANYON ROAD, (TTM 31095) (ER).**  
**RECOMMENDATION:** Recommend approval of a one-year extension of time for Tentative Tract Map 31095 to the City Council subject to the attached conditions of approval.
- 2C. WESSMAN DEVELOPMENT REQUESTING AN EXTENSION OF TIME FOR THE CRESCENDO; A PREVIOUSLY APPROVED PROJECT CONSISTING OF A TENTATIVE TRACT MAP (TTM 31766), FOR THE SUBDIVISION OF A 42.2-ACRE PARCEL INTO 79 SINGLE-FAMILY RESIDENTIAL LOTS AND PLANNED DEVELOPMENT DISTRICT 294 TO CONSTRUCT 79 CUSTOM HOMES AT W. RACQUET CLUB ROAD AND VISTA GRANDE AVENUE; (CASE 5.0996/PDD 294/TTM 31766) (ER).**  
**RECOMMENDATION:** Grant a one-year extension of time from October 14, 2016 to October 13, 2017, for PDD 294, and recommend approval of an extension of time for TTM 31766 to the City Council subject to the attached conditions of approval.
- 2D. SUMMIT LAND PARTNERS, REQUEST FOR A PLANNED DEVELOPMENT DISTRICT APPLICATION (PDD 384); A TENTATIVE TRACT MAP (TTM 36969), TO SUBDIVIDE 10.2 NET ACRES OF UNDEVELOPED PARCEL INTO 92 SINGLE-FAMILY RESIDENTIAL**

**LOTS, AND A MAJOR ARCHITECTURAL APPROVAL TO CONSTRUCT 92 SINGLE-FAMILY RESIDENTIAL HOMES AT THE SOUTH WEST CORNER OF EAST PALM CANYON DRIVE AND MATTHEW DRIVE, ZONE R-3, SECTION 30 (CASE NO. 5.1384-PD 384/TTM 36969). (ER)**

**RECOMMENDATION:** Approve subject to recommendations of the AAC and recommend approval to the City Council.

**3. NEW BUSINESS:**

- 3A. JOSHUA LEVY, OWNER OF STONEWALL GARDENS ASSISTED LIVING FACILITY, FOR A REQUEST TO REMOVE AGE RESTRICTION FROM THE CONDITIONS OF APPROVAL FOR A PREVIOUSLY APPROVED 40-BED ASSISTED LIVING FACILITY LOCATED AT 2150 NORTH PALM CANYON DRIVE, ZONE PDD 362, (CASE 5.1293 CUP / PDD 362 AMND). (KL)**

**RECOMMENDATION:** That the Planning Commission remove Condition of Approval No. ADM. 1C.

- 3B. PALM SPRINGS PROMENADE, LLC FOR REVIEW OF THE DOWNTOWN PALM SPRINGS RENOVATION PROJECT SIDEWALK LIGHTING, AS REQUIRED BY PROJECT CONDITIONS OF APPROVAL, GENERALLY LOCATED NORTHWEST TAHQUITZ CANYON WAY AND PALM CANYON DRIVE, ZONE CBD (CASE NOS. 5.1290 PD-361, 3.3605 MAJ, 3.3606 MAJ, 3.3607 MAJ, 3.3785 MAJ). (DN)**

**RECOMMENDATION:** Approve and determine project conditions related to landscape/sidewalk lighting have been fulfilled.

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:** Brief general comments and/or other issues of concern from members of the Planning Commission.

**PLANNING DIRECTOR'S REPORT:** Update the Planning Commission on important items.

**ADJOURNMENT:** The Planning Commission will adjourn to 1:30 pm, Wednesday, September 14, 2016, Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs.