

# PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

## AGENDA

Wednesday  
October 26, 2016



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, Deputy City Attorney  
Terri Hintz, Planning Administrative Coordinator  
Ken Lyon, RA, Associate Planner  
Glenn Mlaker, Associate Planner  
Savat Khamphou, Senior Civil Engineer

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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.

### 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, October 20, 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. APPROVAL OF MINUTES: SEPTEMBER 14, 2016**

**RECOMMENDATION:** Approve Planning Commission Minutes of September 14, 2016.

**2. PUBLIC HEARINGS:**

**2A. SUNIA INVESTMENTS LLC., FOR A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES AND A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A TWENTY-FOUR (24) UNIT CONDOMINIUM PROJECT LOCATED AT 305 WEST SAN RAFAEL ROAD, ZONE R-2 (CASE NOS. 3.3959 MAJ AND TTM 37143). (GM)**

**RECOMMENDATION:** Approve with conditions.

**3 NEW BUSINESS:**

**3A. ARMADA REAL ESTATE GROUP, LLC FOR A MAJOR ARCHITECTURAL APPLICATION, A FINAL PLANNED DEVELOPMENT DISTRICT APPLICATION AND A TIME EXTENSION REQUEST FOR "VIBE", A RESIDENTIAL DEVELOPMENT OF 93 MULTI-FAMILY UNITS AND 72 SINGLE FAMILY HOMES ON SMALL LOTS ON A 24-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF SOUTH FARRELL DRIVE AND EAST BARISTO ROAD, ZONE PD 232 (CASE 5.1046 PDD 232 AMND, 3.3974 MAJ, TTM 36689 AND TPM 36767). (KL)**

**RECOMMENDATION:** Approve with Conditions.

**3B. ED FREEMAN, OF PINNACLE DEVELOPMENT, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR DEVELOPMENT OF A 3,238 SQUARE FOOT, ONE-STORY SINGLE FAMILY RESIDENCE WITH BASEMENT ON A VACANT HILLSIDE LOT LOCATED AT 2365 VISTA**

**DISTANCIA COURT, (CASE 3.3969 MAJ / ZONE ESA-SP – PLANNING AREA 4, LOT 94; DESERT PALISADES SPECIFIC PLAN) (KL).**

**RECOMMENDATION:** Approve with Conditions.

- 3C. CASA VERONA, LLC, REQUESTING A ONE-YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP 33282; A PREVIOUSLY APPROVED SUBDIVISION OF A 6.1-ACRE PARCEL INTO TWENTY-FIVE (25) SINGLE-FAMILY RESIDENTIAL LOTS LOCATED ALONG THE NORTH SIDE OF VERONA ROAD AND WEST OF WHITEWATER RIVER; CASE 5.1035 / TTM 33282 (ER).**

**RECOMMENDATION:** Recommend approval to the City Council subject to Conditions of Approval.

**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, November 9, 2016, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.