

PLANNING COMMISSION
CITY OF PALM SPRINGS, CALIFORNIA
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California
www.palmspringsca.gov

AGENDA

Wednesday December 14, 2016		11:00 AM Adjourned Study Session 1:30 PM Regular Meeting
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Lyndon Calerdine, Chair
Kathy Weremiuk, Vice Chair
Douglas Donenfeld
Michael Hirschbein
Douglas Hudson
Randy Lowe
Lisa Middleton

Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services
Michael Daudt, Deputy City Attorney
Terri Hintz, Planning Administrative Coordinator
Savat Khamphou, Senior Civil Engineer
Ken Lyon, Associate Planner
Glenn Mlaker, AICP, Associate Planner
David Newell, Associate Planner

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. 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 and PSCTV Channel 17. Meetings are re-broadcast (following the meeting) on Wednesday at 1:30 pm and Sunday at 1:30 pm.

**11:00 AM STUDY SESSION
(Large Conference Room)**

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENT:

DISCUSSION ITEM WITH INPUT FROM THE SUSTAINABILITY COMMISSION MEMBERS:

- 1. PRESENTATION AND DISCUSSION OF PROPOSED RESIDENTIAL SOLAR STRATEGY**

ADJOURNMENT: The Planning Commission will adjourn to the regular meeting at 1:30 pm, Wednesday, December 14, 2016, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

1:30 PM REGULAR MEETING

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 4:00 pm on Thursday, December 8, 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: OCTOBER 26, 2016 AND NOVEMBER 9, 2016
RECOMMENDATION: Approve.**

- 1B. DOMINION PROPERTIES FOR A MAJOR ARCHITECTURAL APPLICATION FOR A HOUSE RENOVATION, A 1,014-SQUARE FOOT ROOM/GARAGE ADDITION AND 502-SQUARE FOOT CASITA ON A HILLSIDE LOT LOCATED AT 2225 LEONARD ROAD (CASE 2.645 MAA & 15-033 LUP). (GM)**

RECOMMENDATION: Approve with Conditions.

- 1C. PALM SPRINGS PROMENADE FOR A DESIGN REVISION TO AN APPROVED SIGN PROGRAM FOR THE COMMERCIAL BUILDING, INCLUSIVE OF THE ROWAN HOTEL, LOCATED AT THE NORTHEAST CORNER OF TAHQUITZ CANYON WAY AND BELARDO ROAD ON BLOCK C-1 OF THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN, ZONE CBD, SECTION 15 (SP 16-004). (DN)**

RECOMMENDATION: Approve as presented.

- 1D. DAVID WILSON FOR A MINOR ARCHITECTURAL APPLICATION PROPOSING AN ACCESSORY DWELLING UNIT ON A 16,217 SQUARE FOOT HILLSIDE LOT LOCATED AT 2250 NORTH LEONARD ROAD, ZONE R-1-B (CASE 3.1708 MAA / LUP 16-065). (KL)**

RECOMMENDATION: Approve with Conditions.

2. NEW BUSINESS:

- 2A. PINNACLE VIEW LLC FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 4,429-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2278 CITY VIEW DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 50, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.3982 MAJ). (GM)**

RECOMMENDATION: Approve with Conditions.

- 2B. FAR WEST INDUSTRIES, INC. FOR A REVISED FINAL PLANNED DEVELOPMENT DISTRICT APPLICATION FOR "ICON" (FORMERLY "ALVARADO AT THE ART COLONY", A PROPOSED GATED DEVELOPMENT OF 46, TWO-STORY DETACHED CONDOMINIUM DWELLING UNITS ON A 5.23-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF NORTH PALM CANYON DRIVE AND ALVARADO ROAD (CASE 5.1340 / PDD 370). (KL)**

RECOMMENDATION: Approve with Conditions.

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 the next regular meeting at 1:30 pm, Wednesday, January 11, 2017, City Hall, Council Chamber, preceded by a Study Session, Large Conference Room, 3200 East Tahquitz Canyon Way, Palm Springs.