

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

AGENDA

<p>Wednesday January 11, 2017</p>		<p>11:00 AM Study Session 1:30 PM Regular Meeting</p>
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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
Noriko Kikuchi, Assistant Planner
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. Study Session will not be recorded.

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

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENT:

DISCUSSION:

- 1. PRESENTATION BY FREEHOLD COMMUNITIES, LLC, TO DISCUSS OPEN SPACE, LANDSCAPING PLANS AND EXISTING LAKES FOR THE MIRALON DEVELOPMENT LOCATED ALONG THE NORTH SIDE OF SAN RAFAEL DRIVE, EAST OF NORTH INDIAN CANYON DRIVE, SOUTH OF THE WHITEWATER RIVER AND WEST OF SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848).**

ADJOURNMENT: The Planning Commission will adjourn to the regular meeting at 1:30 pm, Wednesday, January 11, 2017, 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 5:00 pm on Thursday, January 5, 2017.

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: DECEMBER 14, 2016 STUDY SESSION AND REGULAR MEETING MINUTES

RECOMMENDATION: Approve.

1B. APPROVAL OF A RESOLUTION WITH WRITTEN FINDINGS DENYING A REQUEST BY FAR WEST INDUSTRIES, INC., FOR A REVISED FINAL PLANNED DEVELOPMENT DISTRICT APPLICATION FOR "ICON", 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).

RECOMMENDATION: Approve.

2. PUBLIC HEARINGS:

2A. PALM SPRINGS MODERN CONSTRUCTION, FOR A PRELIMINARY AND FINAL PLANNED DEVELOPMENT DISTRICT; MAJOR ARCHITECTURAL APPLICATION; AND TENTATIVE TRACT MAP FOR THE CONSTRUCTION OF A SIXTY-FOUR (64) UNIT CONDOMINIUM PROJECT NAMED 64@RIV LOCATED AT 2000 NORTH INDIAN CANYON DRIVE, ZONE R-3 (CASE NOS. 5.1395 PD 383, 3.3963 MAJ, TTM 37210). (GM)

RECOMMENDATION: (1) Approve with conditions Preliminary and Final Planned Development District and recommend to the City Council approval of same; (2) Approve Major Architectural Application; (3) Recommend to City Council approval of Tentative Tract Map; (4) Consider Mitigated Negative Declaration.

2B. CORTEL INC. (VERIZON WIRELESS) FOR A CONDITIONAL USE PERMIT AND A MAJOR ARCHITECTURAL REVIEW TO CONSTRUCT A FORTY-FIVE FOOT TALL MONOPALM STRUCTURE WITH ASSOCIATED EQUIPMENT SHELTER AT THE METHODIST CHURCH OF PALM SPRINGS LOCATED AT 1555 EAST ALEJO ROAD, ZONE MBR (CASE NOS. 5.1387 CUP). (GM)

RECOMMENDATION: Approve with Conditions.

2C. PALM GROVE GROUP, LLC, FOR PALM SPRINGS FAN CLUB, FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A COCKTAIL LOUNGE WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 1539 AND 1541 NORTH PALM CANYON DRIVE, ZONE C-1, SECTION 10 (CASE 5.1402 CUP). (NK)

RECOMMENDATION: Approve with Conditions.

2D. DTPS A-14, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW A 4,492-SQUARE FOOT REAL ESTATE OFFICE ON THE GROUND FLOOR

**OF THE MULTI-TENANT BUILDING LOCATED ON BLOCK A OF THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN AT 201 NORTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE NO. 5.1403 CUP). (DN)
RECOMMENDATION: Deny as proposed.**

**2E. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT RELATING TO THE CRITERIA AND PROCEDURES FOR THE REVIEW OF EXTENSION OF TIME APPLICATIONS (CASE 5.1405 ZTA). (FF)
RECOMMENDATION: Approve.**

**2F. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT RELATING TO SEPARATION DISTANCE REQUIREMENTS FOR MEDICAL CANNABIS COOPERATIVES OR COLLECTIVES AND MEDICAL CANNABIS DISPENSARIES (CASE 5.1218-E). (FF)
RECOMMENDATION: Approve.**

3. UNFINISHED 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.**

4. NEW BUSINESS:

**4A. RECEIVE A REPORT FROM THE SUSTAINABILITY COMMISSION RELATING TO A PROPOSED MANDATORY REQUIREMENT FOR THE INSTALLATION OF SOLAR SYSTEMS FOR RESIDENTIAL CONSTRUCTION. (FF)
RECOMMENDATION: Receive the report and forward a recommendation to the City Council.**

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, January 25, 2017, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.