



CITY COUNCIL STAFF REPORT

DATE: February 1, 2017

PUBLIC HEARING

SUBJECT: APPEAL BY SUMMIT LAND PARTNERS, LLC, OF THE PLANNING COMMISSION ACTION TO DENY A PLANNED DEVELOPMENT DISTRICT APPLICATION, VESTING TENTATIVE TRACT MAP APPLICATION, AND A MAJOR ARCHITECTURAL APPLICATION FOR THE DEVELOPMENT OF A 90-LOT SINGLE-FAMILY SUBDIVISION ON A 13.28 ACRE PARCEL AT THE SOUTHWEST CORNER OF EAST PALM CANYON DRIVE AND MATTHEW DRIVE, ZONE R-3 (CASE NO. 5.1384-PD 381/VTM 36969).

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

On September 14, 2016, the Planning Commission denied an application for the Canyon View development, a 90-lot single-family subdivision at the southwest corner of E. Palm Canyon Drive and Matthew Drive. The applicant filed an appeal of the action on September 29, 2016, and requested a hearing on the matter. The hearing date was originally scheduled for the November 2, 2016 City Council meeting; however, the applicant has requested a series of continuances, and is now requesting that the appeal be heard at the March 1, 2017 City Council meeting. In the interim, the applicant has requested a study session with the Planning Commission on February 8, 2017.

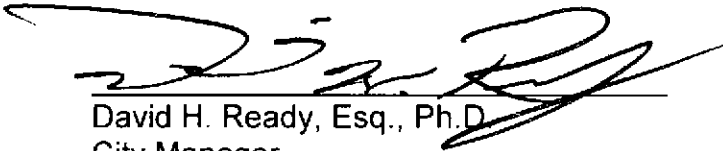
RECOMMENDATION:

1. Table the public hearing with no public testimony at this time.
2. Continue the Public Hearing to March 1, 2017.
3. Direct the City Clerk to post a Notice of Continued Public Hearing pursuant to law.

Flinn Fagg, AICP
Director of Planning Services

Marcus L. Fuller, MPA, P.E., P.L.S.
Assistant City Manager/City Engineer

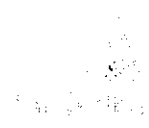
ITEM NO. 2.A.



David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. Continuation request from Applicant
2. Public Hearing Notice



January 24, 2017

VIA E-MAIL & U.S. MAIL

Mr. James Thompson, City Clerk
Mr. Flinn Fagg, Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Request to Continue the Appeal of the Planning Commission's Denial of the Canyon View Project and to Schedule a Planning Commission Study Session

Dear Msrs. Thompson and Fagg:

Summit Land Partners ("Summit") has submitted an application for approval of the Canyon View Preliminary Planned Development District, Vesting Tentative Tract Map and Major Architectural Review (Case No. 5.1384-PD 381/VTTM 36969/MAJ 3.3902) ("Project") on behalf of the property owner, EHO Fund II Acquisition, LLC ("Property Owner"). On September 14, 2016, the Planning Commission reviewed and denied the Project. Summit and the Property Owner filed a timely appeal of the Planning Commission's denial on September 29, 2016, that is scheduled for the February 1, 2017, City Council meeting.

Summit hereby requests a continuance of the appeal hearing to the March 1, 2017, City Council meeting, and the scheduling of a Planning Commission study session on February 8, 2017. Summit would like the opportunity to present proposed Project revisions to the Planning Commission for review and comment before proceeding with, or potentially revising or withdrawing, the appeal.

Please confirm that City staff will request and support the continuance at the currently scheduled hearing date, as well as schedule a Planning Commission study session on February 8, 2017. Please feel free to contact me if you have any questions regarding this request.

Very truly yours,

Rhonda Neely

- cc: David H. Ready, Esq., Ph.D., City Manager*
- Kathleen D. Hart, MMC, Chief Deputy City Clerk*
- Douglas C. Holland, City Attorney*
- Michael S. Daudt, Assistant City Attorney*
- *via email only



City of Palm Springs

Office of the City Clerk

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NOTICE OF CONTINUANCE

NOTICE IS HEREBY GIVEN that the Regular Meeting held on January 4, 2017, the City Council continued Public Hearing Item No. 2.B. to February 1, 2017:

APPEAL BY SUMMIT LAND PARTNERS, LLC OF THE PLANNING COMMISSION ACTION TO DENY A PLANNED DEVELOPMENT DISTRICT APPLICATION, VESTING TENTATIVE TRACT MAP APPLICATION, AND A MAJOR ARCHITECTURAL APPLICATION FOR THE DEVELOPMENT OF A 90-LOT SINGLE-FAMILY SUBDIVISION ON A 13.28 ACRE PARCEL AT THE SOUTHWEST CORNER OF EAST PALM CANYON DRIVE AND MATTHEW DRIVE:

ACTION: 1) Table the public hearing with no public testimony at this time; 2) Continue the public hearing to February 1, 2017; and 3) Direct the City Clerk to post a Notice of Public Hearing pursuant to law.

Motion by Councilmember Mills, seconded by Councilmember Roberts and approved unanimously on a roll call vote.

I, Cynthia A. Berardi, Interim Chief Deputy City Clerk of the City of Palm Springs, California, certify this Notice of Continuance was posted at or before 6:00 p.m. on January 5, 2017, as required by established policies and procedures.

CYNTHIA A. BERARDI, CMC
Interim Chief Deputy City Clerk

/cab