

**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  
February 8, 2017



11 AM Adjourned 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, 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

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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.

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

**CALL TO ORDER:**

**ROLL CALL:**

**PUBLIC COMMENT:**

**DISCUSSION:**

1. **DISCUSSION OF REVISIONS TO THE PROPOSED CANYON VIEW DEVELOPMENT, A 13.28 ACRE SINGLE-FAMILY DEVELOPMENT AT THE SOUTHWEST CORNER OF EAST PALM CANYON DRIVE AND MATTHEW DRIVE, ZONE R-3 (CASE NO. 5.1384 – PD 381/TTM 36969).**
2. **DISCUSSION OF CRITERIA AND PROCEDURES FOR THE REVIEW OF EXTENSION OF TIME APPLICATIONS.**

**ADJOURNMENT:** The Planning Commission will adjourn to the regular meeting at 1:30 pm, Wednesday, February 8, 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 6:00 pm on Thursday, February 2, 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: JANUARY 11, 2017 STUDY SESSION AND REGULAR MEETING MINUTES**  
**RECOMMENDATION:** Approve.
2. **PUBLIC HEARINGS:**
  - 2A. **CONT'D - 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.
  - 2B. **SUNLIGHT PEAK LLC. (DBA: "EPIC HOTEL"), FOR A CONDITIONAL USE PERMIT (CASE 5.1404 CUP) TO ALLOW AN EIGHT (8) UNIT BOUTIQUE HOTEL TO CONTAIN KITCHENS LOCATED AT 275 EAST TAMARISK ROAD, ZONE R-3 (GM). (CASE 5.1404 CUP)**  
**RECOMMENDATION:** Approve with Conditions.
3. **UNFINISHED BUSINESS:**
  - 3A. **ARMADA REAL ESTATE GROUP, LLC FOR A MAJOR ARCHITECTURAL APPLICATION, AND A FINAL PLANNED DEVELOPMENT DISTRICT APPLICATION 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. **PALM SPRINGS PROMENADE, LLC FOR AN AMENDMENT TO THE APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR DEVELOPMENT PROJECTS WITHIN THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN LOCATED GENERALLY AT THE NORTHWEST CORNER OF PALM CANYON DRIVE AND TAHQUITZ CANYON WAY, ZONE CBD (CASE NOS. 5.1290 PD-361, 3.3605 MAJ, 3.3606 MAJ, 3.3607 MAJ, 3.3785 MAJ, 3.3908 MAJ AND 3.3948 MAJ). (DN)**  
**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 1:30 pm, Wednesday, February 22, 2017, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.