

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

AGENDA

Wednesday
March 22, 2017



11:30 AM Study Session
1:30 PM Regular Meeting

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
Glenn Mlaker, Associate Planner
David Newell, Associate Planner
Edward Robertson, Principal 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 Office of the City Clerk, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: City Hall, Office of the City Clerk. 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 Office of the City Clerk at (760) 323-8204.

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.

11:30 AM STUDY SESSION
(Large Conference Room)

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENT:

1. **DISCUSSION OF 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)**

ADJOURNMENT: The Planning Commission will adjourn to their regular meeting at 1:30 pm, Wednesday, March 22, 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, March 16, 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: MARCH 8, 2017

RECOMMENDATION: Approval.

1B. FREEHOLD CAPITAL MANAGEMENT (FCM) LLC, REQUESTING A ONE-YEAR EXTENSION OF TIME FOR PHASE 2 (A PORTION) OF TENTATIVE TRACT MAP 31848, A PREVIOUSLY APPROVED SUBDIVISION FOR THE DEVELOPMENT OF 1,150 RESIDENTIAL UNITS AND AMENITY CENTER LOCATED ALONG THE NORTH SIDE OF SAN

RAFAEL ROAD, EAST OF NORTH INDIAN CANYON DRIVE, SOUTH OF THE WHITEWATER RIVER AND WEST OF SUNRISE WAY (CASE 5.0982-PD 290 / TTM 31848). (ER)

RECOMMENDATION: Approval of a one-year extension of time to the City Council.

1C. TRIO RESTAURANT, FOR AN ART MURAL APPLICATION ON A COMMERCIAL RESTAURANT BUILDING LOCATED AT 707 NORTH PALM CANYON DRIVE. (CASE 17-001 MUR). (GM)

RECOMMENDATION: Approval with conditions.

1D. SCOTT COON FOR A MAJOR ARCHITECTURAL APPLICATION PROPOSING A SINGLE FAMILY RESIDENTIAL DWELLING UNIT ON A 10,324 SQUARE FOOT HILLSIDE LOT LOCATED AT 2347 SOUTH BISNAGA ROAD, ZONE R-1-B (CASE 3.2991 MAJ). (KL)

RECOMMENDATION: Approval with conditions.

2. PUBLIC HEARINGS:

2A. 1875 NORTH PALM CANYON PARTNERS II, LLC (D/B/A TOVA HOTEL AND BEACH CLUB) REQUESTING A VARIANCE TO CONSTRUCT AN OFF-SITE PARKING LOT APPROXIMATELY 1,340-FEET FROM THE PROPERTY IT IS INTENDED TO SERVE, WHERE THE ZONING CODE WOULD ALLOW A MAXIMUM OF 300 FEET LOCATED AT 1425 NORTH PALM CANYON DRIVE, ZONE C-1/R-2. (Case 6.547 VAR) (GM)

RECOMMENDATION: Denial.

2B. 1875 NORTH PALM CANYON PARTNERS II, LLC, DBA – TOVA HOTEL AND BEACH CLUB FOR A CONDITIONAL USE PERMIT FOR A FULL SERVICE SPA; AND A 200-SEAT RESTAURANT/LOBBY BAR; AND A MAJOR ARCHITECTURAL APPLICATION FOR EXTERIOR BUILDING RENOVATIONS AND CONSTRUCTION OF A 15,000-SQUARE FOOT RESTAURANT BUILDING TO AN EXISTING HOTEL (FORMERLY THE GARDEN VISTA HOTEL) LOCATED AT 1875 NORTH PALM CANYON DRIVE (CASE 5.1382 CUP / 3.0157 MAA). (GM)

RECOMMENDATION: Denial.

3. UNFINISHED BUSINESS:

3A. 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) / 3.3742 MAJ). (KL)

RECOMMENDATION: Continue to a date certain of April 12, 2017.

- 3C. DAKOTA PS, LLC REQUESTING AN AMENDMENT TO AN APPROVED PLANNED DEVELOPMENT DISTRICT TO ELIMINATE ONE UNIT AND INSTALL A TRAILHEAD AT THE SOUTH END OF THE 6.37-ACRE DEVELOPMENT KNOWN AS “DAKOTA” LOCATED AT 1501 SOUTH BELARDO ROAD, ZONE PD-365, SECTION 22 (CASE 5.1310 PD-365 AMEND). (DN)**

RECOMMENDATION: Approve, subject to conditions.

- 3D. 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.

4. NEW BUSINESS:

- 4A. JMN SERVICES FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT AN OFFICE, WAREHOUSE, AND RETAIL GARDEN CENTER ON A 1.37-ACRE PARCEL LOCATED AT 710 RESEARCH DRIVE (CASE 3.3999 MAJ). (KL)**

RECOMMENDATION: Approval subject to 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, April 12, 2017, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.