

**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  
April 12, 2017



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  
Edward Robertson, Principal 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 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](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.

**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, April 6, 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, MARCH 15, 2017, AND MARCH 22, 2017 STUDY SESSION MINUTES**

**RECOMMENDATION:** Approval.

**2. PUBLIC HEARINGS:**

**2A. REQUEST TO AMEND AND CLARIFY THE CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT THAT WAS ISSUED TO PEABODY'S CAFÉ AND BAR LOCATED AT 134 S. PALM CANYON DRIVE (CASE 5.0721 CUP AMND). (KL)**

**RECOMMENDATION:** Approval.

**2B. REQUEST FOR REVIEW OF THE RECOMMENDATIONS OF THE AD HOC PDD (PLANNED DEVELOPMENT DISTRICT) COMMITTEE REGARDING MODIFICATIONS TO THE PLANNED DEVELOPMENT DISTRICT PROCESS. (FF)**

**RECOMMENDATION:** Provide direction to staff.

**3. UNFINISHED BUSINESS:**

**3A. 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

- 3B. FAR WEST INDUSTRIES, FOR APPROVAL OF A REVISED FINAL PLANNED DEVELOPMENT DISTRICT IN LIEU OF A CHANGE OF ZONE FOR DEVELOPMENT OF A GATED COMMUNITY OF 46, TWO-STORY, DETACHED RESIDENTIAL UNITS ON A 5.23 ACRE PARCEL AT THE SOUTHEAST CORNER OF NORTH PALM CANYON DRIVE AND ALVARADO ROAD (CASE 5.1340 PDD 370 CUP, 3.3742 MAJ, TTM 36725). (KL)**

**RECOMMENDATION:** Approve with Conditions.

**4. NEW BUSINESS:**

- 4A. FREEHOLD COMMUNITIES, LLC, REQUESTING APPROVAL OF FINAL DEVELOPMENT PLANS FOR PHASE 1 LANDSCAPING AT 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). (ER)**

**RECOMMENDATION:** Approve as submitted.

- 4B. PARKER PALM SPRINGS II, LLC FOR AN APPEAL OF THE PLANNING DIRECTOR'S DECISION TO DENY A MINOR ARCHITECTURAL APPLICATION FOR A MOBILE KITCHEN FACILITY AT THE PARKER PALM SPRINGS HOTEL, LOCATED AT 4200 EAST PALM CANYON DRIVE, ZONE R-3/PD-58 (CASE 3.2451 MAA - APPEAL). (FF)**

**RECOMMENDATION:** Denial.

**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 a Special Meeting at **3:30 pm, Thursday, April 13, 2017**, at the ***Palm Springs Downtown Renovation (Downtown Palm Springs Specific Plan) on the 2nd floor of the parking structure located at Belardo Road and North Museum Drive, Palm Springs.***