

PLANNING COMMISSION
CITY OF PALM SPRINGS, CALIFORNIA
Convention Center, Primrose C
277 Avenida Caballeros, Palm Springs, California
www.palmspringsca.gov

AGENDA

<p>Wednesday May 10, 2017</p>		<p>1:30 PM Regular Meeting</p>
-----------------------------------	---	--------------------------------

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, AICP, 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 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.

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, May 4, 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: APRIL 12, 2017 REGULAR MEETING MINUTES AND APRIL 26, 2017 STUDY SESSION MINUTES

RECOMMENDATION: Approval.

1B. PALM SPRINGS MODERN CONSTRUCTION, REQUESTING A PARCEL MAP WAIVER (TPM 37327) FOR A TWO (2) LOT SUBDIVISION ASSOCIATED WITH THE 64@RIV PROJECT LOCATED AT 2000 NORTH INDIAN CANYON DRIVE, ZONE R-3. (GM)

RECOMMENDATION: Approval.

2. PUBLIC HEARINGS:

2A. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO AMEND SECTION 91.00.10 AND SECTIONS 93.20.01 THROUGH 93.20.11, AND TO ADD SECTION 93.20.12 TO THE PALM SPRINGS ZONING CODE (PSZC) RELATIVE TO THE CITY'S SIGN ORDINANCE (CASE 5.1416 ZTA). (FF)

RECOMMENDATION: Approval.

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

RECOMMENDATION: Approval.

- 2C. LARS VIKLUND, OWNER, (D/B/A LA SERENA VILLAS) REQUESTING A CONDITIONAL USE PERMIT TO ALLOW A RESTAURANT AS AN ACCESSORY USE TO A HOTEL LOCATED AT 339 SOUTH BELARDO ROAD, ZONE R-3 (Case 5.1413 CUP). (GM)**

RECOMMENDATION: Approval with conditions.

- 2D. SELENE PALM SPRINGS, LLC, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED FINAL PLANNED DEVELOPMENT DISTRICT 333 (PDD 333) AND TENTATIVE TRACT MAP 35236 FOR THE DEVELOPMENT OF A 175-ROOM HOTEL, 30 RESIDENTIAL UNITS AND A PARKING STRUCTURE LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD, (CASE NOS. 5.1132-PD 333 AMND & TTM 35236). (ER)**

RECOMMENDATION: Recommend approval of Mitigated Negative Declaration (MND); approve the Amended Project and recommend approval to the City Council.

3. UNFINISHED BUSINESS:

- 3A. MG2 FOR AN ARCHITECTURAL REVIEW APPLICATION AND A LAND USE PERMIT TO REVIEW THE STOREFRONT DESIGN AND OUTDOOR SEATING SPACE FOR A PROPOSED TOMMY BAHAMA RESTAURANT LOCATED WITHIN BLOCK C OF THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN AT 111 NORTH PALM CANYON DRIVE, SUITE 150, ZONE CBD (CASE 3.4014 MAA & LUP 17-017). (DN)**

RECOMMENDATION: Approval of Option 2 subject to conditions.

- 3B. 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.

4. NEW BUSINESS:

- 4A. REQUEST BY THE CITY OF PALM SPRINGS TO AMEND PALM SPRINGS ZONING CODE (PSZC) SECTION 92.04.01(D) TO REVISE THE STANDARDS FOR HOTEL RESTAURANTS IN THE R-3 ZONE. (FF)**

RECOMMENDATION: Provide direction to staff.

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, May 24, 2017, ***Convention Center, Primrose C, 277 Avenida Caballeros, Palm Springs, California.***