

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

AGENDA

Wednesday May 24, 2017		1:30 PM Regular Meeting
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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
Thomas Garcia, Director of Engineering Services
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 18, 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. KIM AND MARK DEMPSTER REQUESTING A MAJOR ARCHITECTURAL REVIEW FOR A NEW 2,287-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 1900 SOUTH CAMINO MONTE, ZONE R-1-B, SECTION 27 (CASE 3.3957). (GM)**

RECOMMENDATION: Approval with conditions.

2. PUBLIC HEARINGS:

- 2A. 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 171-ROOM HOTEL, 34 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 adoption of the Mitigated Negative Declaration (MND) and approval of the Amended Project to the City Council.

- 2B. SUMMIT LAND PARTNERS, LLC, ON BEHALF OF EHOF CANYON VIEW, REQUEST FOR A GENERAL PLAN AMENDMENT, A PRELIMINARY PLANNED DEVELOPMENT DISTRICT APPLICATION, A MAJOR ARCHITECTURAL APPLICATION, AND A VESTING TENTATIVE TRACT MAP FOR AN 80-LOT SINGLE-FAMILY SUBDIVISION ON A 13.25 ACRE PARCEL AT THE SOUTHWEST CORNER OF EAST PALM CANYON DRIVE AND MATTHEW DRIVE, ZONE R-3 (CASE 5.1384 – PD 381/VTTM 36969). (FF)**

RECOMMENDATION: Recommend adoption of the Mitigated Negative

Declaration (MND) and approval of the applications to the City Council with conditions.

- 2C. PHILIP J. PRIETO, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION; AN ADMINISTRATIVE MINOR MODIFICATION; AND RECOMMENDING TO CITY COUNCIL APPROVAL OF A TENTATIVE TRACT MAP FOR THE CONSTRUCTION OF A THIRTY (30) UNIT CONDOMINIUM PROJECT LOCATED AT THE NORTHWEST CORNER OF BARISTO ROAD AND HERMOSA DRIVE, ZONE HDR, SECTION 14 (CASES 3.4007 MAJ; 7.1519 AMM; 37245 TTM). (GM)**
RECOMMENDATION: Approval with conditions.
- 2D. NEXUS DEVELOPMENT CORPORATION FOR A PLANNED DEVELOPMENT DISTRICT, A MAJOR ARCHITECTURAL APPLICATION AND TENTATIVE TRACT MAP FOR A TWO PHASE DEVELOPMENT CONSISTING OF (1) REPURPOSING CLASS 1 HISTORIC BUILDINGS ON 3.1-ACRES AT THE NORTHEAST CORNER OF NORTH CALLE EL SEGUNDO AND EAST TAHQUITZ CANYON WAY AND (2) FORTY-EIGHT ATTACHED RESIDENTIAL UNITS ON 5.6-ACRES LOCATED AT THE SOUTHEAST CORNER OF NORTH CALLE EL SEGUNDO AND EAST ANDREAS ROAD, ZONE RA AND REO, SECTION 14 (CASE NOS. 5.1399 PD-385, 3.3983 MAJ AND TTM 36876). (DN)**
RECOMMENDATION: Recommend denial by City Council as proposed.

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, June 14, 2017, *Palm Springs International Airport, Airport Conference Room, 3400 E. Tahquitz Canyon Way, Palm Springs, California.*