

# PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

*Large Conference Room*, 3200 East Tahquitz Canyon Way, Palm Springs, California  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

## AGENDA

Wednesday  
September 13, 2017



1:30 PM Regular Meeting

**Kathy Weremiuk, Chair**  
**Lyndon Calerdine, 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  
Thomas Garcia, Director of Engineering  
Terri Hintz, Planning Administrative Coordinator  
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 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, September 7, 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: MAY 10, 2017, JULY 12, 2017, JULY 20, 2017 AND JULY 26, 2017**

**RECOMMENDATION:** Approve.

**EXCLUDED CONSENT CALENDAR:** Items removed the Consent Calendar for separate discussion is considered at this time.

**2. PUBLIC HEARINGS:**

**2A. REQUEST BY DOUG AITKEN WORKSHOP ON BEHALF OF PINNACLE VIEW, FOR APPROVAL OF A LAND USE PERMIT FOR A TEMPORARY ART EXHIBIT ON LOT 22 (WINTER SUN DRIVE) OF THE DESERT PALISADES DEVELOPMENT, ZONE ESA-SP (CASE LUP 17-029). (FF)**

**RECOMMENDATION:** Denial.

**2B. PALM SPRINGS MOTORSPORTS, LLC REQUESTING A TWO YEAR TIME EXTENSION FOR AN APPROVED MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A DRIVE-THROUGH RESTAURANT ON A 2.64-ACRE SITE THAT IS PARTIALLY DEVELOPED WITH A MOTORCYCLE DEALERSHIP AT 6550 NORTH INDIAN CANYON WAY, ZONE H-C, SECTION 23 (CASE 3.3870 MAJ). (DN)**

**RECOMMENDATION:** Approve a one year time extension, subject to conditions.

- 2C. ROCCO DILUCCHIO, OWNER (DBA THE JEWELRY VAULT AND LOAN) REQUESTING A CONDITIONAL USE PERMIT TO ALLOW A PAWN SHOP TO BUY, SELL AND LOAN AGAINST JEWELRY LOCATED AT 1502 SOUTH PALM CANYON DRIVE, ZONE C-1 (CASE 5.1423 CUP). (GM)**  
**RECOMMENDATION:** Approve with conditions.

**3. UNFINISHED BUSINESS:**

- 3A. TAHQUITZ CANYON INVESTORS, LLC FOR A PROPOSAL TO REMODEL “THE COURTYARD AT PALM SPRINGS” INCLUDING THE DEMOLITION OF THREE BUILDINGS, CONSTRUCTION OF TWO MULTI-TENANT COMMERCIAL BUILDINGS AND IMPROVEMENT OF LANDSCAPE AND HARDSCAPE AREAS AT 601-789 EAST TAHQUITZ CANYON WAY, ZONE REO OF SECTION 14 SPECIFIC PLAN (CASE 3.4002 MAJ). (DN)**  
**RECOMMENDATION:** Approve, subject to conditions.

**4. NEW BUSINESS:**

- 4A. REQUEST BY STUDIO AR&D ARCHITECTS INC. FOR AN APPEAL OF THE PLANNING DIRECTOR’S INTERPRETATION OF SETBACK REQUIREMENTS FOR THE PROPERTY AT 1981 RANCHO VISTA TRAIL, ZONE R-1-B (CASE 3.4052 MAA). (FF)**  
**RECOMMENDATION:** Review the proposed appeal request and make a determination on the application of the setback requirement.

**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, September 27, 2017, City Hall, Council Chamber, preceded by a Study Session at 11:00 a.m., Large Conference Room, 3200 East Tahquitz Canyon Way.