

# PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

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

## AGENDA

Wednesday  
October 11, 2017



10:30 AM Study Session  
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 Services  
Terri Hintz, Planning Administrative Coordinator  
Glenn Mlaker, AICP, Associate Planner  
David Newell, 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.

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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.

**10:30 AM STUDY SESSION  
(Large Conference Room)**

**CALL TO ORDER:**

**ROLL CALL:**

**PUBLIC COMMENTS:** Three (3) minutes are allowed for each speaker.

**DISCUSSION ITEMS:**

- 1. MIRALON – PROPOSED MULTI-FAMILY RESIDENCE IN PHASE 1 AT THE MIRALON PROJECT LOCATED ALONG THE NORTH SIDE OF SAN RAFAEL DRIVE AND EAST OF NORTH INDIAN CANYON DRIVE (CASE 5.0982-PD 290). (ER)**
- 2. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO THE PALM SPRINGS ZONING CODE RELATING TO ADULT USE CANNABIS FACILITIES. (CASE 5.1218-F). (FF)**

**ADJOURNMENT:** The Planning Commission will adjourn to their regular meeting at 1:30 pm, Wednesday, October 11, 2017, City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.

**1:30 PM REGULAR MEETING  
(Large Conference Room)**

**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, October 5, 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: SEPTEMBER 13, 2017 REGULAR MEETING AND SEPTEMBER 27, 2017 SPECIAL MEETING**  
**RECOMMENDATION:** To approve.

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

**2. PUBLIC HEARINGS:**

- 2A. BLACKHAUS HOTELS, LLC FOR A CONDITIONAL USE PERMIT AND MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT AND OPERATE A SIXTEEN ROOM HOTEL ON A 0.63-ACRE SITE LOCATED ON THE WEST SIDE OF CALLE ENCILIA, APPROXIMATELY 250 FEET SOUTH OF SATURNINO ROAD (421 SOUTH CALLE ENCILIA), ZONE LSC OF THE SECTION 14 SPECIFIC PLAN (CASE NOS. 5.1424 CUP AND 3.4047 MAJ). (DN)**  
**RECOMMENDATION:** Open the public hearing, receive testimony and approve the project, subject to conditions.
- 2B. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO THE PALM SPRINGS ZONING CODE RELATING TO THE DEVELOPMENT STANDARDS AND LOCATIONAL STANDARDS FOR MEDICAL USE CANNABIS FACILITIES AND ADULT USE CANNABIS FACILITIES (CASE 5.1218-F). (FF)**  
**RECOMMENDATION:** Recommend approval to the City Council.

**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. FREEHOLD COMMUNITIES, LLC, REQUESTING APPROVAL OF FINAL DEVELOPMENT PLANS FOR PHASE 1 SOCIAL SPACES 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. TRIO RESTAURANT, FOR AN ART MURAL APPLICATION ON A COMMERCIAL RESTAURANT BUILDING LOCATED AT 707 NORTH PALM CANYON DRIVE (CASE 17-003 MUR). (GM)  
RECOMMENDATION: Recommend approval to the City Council.**
- 4C. DOUGLAS C. JONES, OWNER, REQUESTING A TIME EXTENSION FOR AN APPROVED CONDITIONAL USE PERMIT AND VARIANCE TO CONSTRUCT TWO WIRELESS TELE-COMMUNICATIONS FACILITIES CONSISTING OF 57-FT TALL MONOPOLES DESIGNED AS PALM TREES ON A VACANT PARCEL OF LAND LOCATED AT 3430 NORTH SUNRISE WAY (ADJACENT TO AND WEST OF GOLDEN SANDS MOBILE HOME PARK), ZONE O, SECTION 36 (CASE NOS. 5.1321 CUP AND 6.533 VAR). (GM)  
RECOMMENDATION: Approve 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, October 25, 2017, City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.