

PLANNING COMMISSION
CITY OF PALM SPRINGS, CALIFORNIA
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California
www.palmspringsca.gov

AGENDA

Wednesday December 13, 2017		11:30 AM Study Session 1:30 PM Regular Meeting
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Kathy Weremiuk, Chair
Lyndon Calerdine, Vice Chair
Douglas Donenfeld
Michael Hirschbein
Douglas Hudson

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
Ken Lyon, Associate Planner
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.

11:30 AM STUDY SESSION
(Council Chamber)

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENT: This time has been set aside for members of the public to address the Planning Commission on the Item limited to the Study Session. Three (3) minutes are allowed for each speaker.

1. DISCUSSION:

- 1A. FREEHOLD COMMUNITIES PROPOSAL FOR A 166-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN PHASE 1 OF THE MIRALON PROJECT LOCATED AT 801 SUNRISE PARKWAY, ZONE PDD 290. (CASE 5.0982 – PDD 290). (ER)**

ADJOURNMENT: The Planning Commission will adjourn to their regular meeting at 1:30 pm, Wednesday, December 13, 2017, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

1:30 PM REGULAR MEETING
(Council Chamber)

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 2:00 pm on Thursday, December 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.

PRESENTATION:

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: NOVEMBER 8, 2017

RECOMMENDATION: Approve.

- 1B. CANTINA WAY INC., FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,758-SQUARE FOOT HOUSE; AND AN ADMINISTRATIVE MINOR MODIFICATION FOR THE REDUCTION OF A FRONT YARD SETBACK ON A HILLSIDE LOT LOCATED AT 2301 WEST CANTINA WAY, ZONE R-1-A (CASE 3.4048 MAJ, AND 7.1530 AMM). (GM)**

RECOMMENDATION: Approve with Conditions.

- 1C. EL RANCHO VISTA ESTATES HOA REQUESTING A SIGN PROGRAM FOR THREE (3) NEIGHBORHOOD ENTRY SIGNS LOCATED AT TWO COMMUNITY ENTRY POINTS AT EAST VISTA CHINO ROAD, AND CHIA ROAD, ZONE R-1-C (CASE SP 17-011). (GM)**

RECOMMENDATION: Approve with Conditions.

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

2. PUBLIC HEARINGS:

- 2A. ROSIAN V, LLC, FOR A PLANNED DEVELOPMENT DISTRICT (PDD), A MINOR ARCHITECTURAL APPLICATION (MAA), A CONDITIONAL USE PERMIT (CUP) AND A VARIANCE APPLICATION (VAR), PROPOSING RENOVATION AND ADDITIONS TO AN EXISTING 62-ROOM HOTEL TO ADD AN OUTDOOR MUSIC VENUE, AN OUTDOOR RESTAURANT USE, AND OUTDOOR COCKTAIL LOUNGE USE AND SUPPORT SPACES AT THE MONROE HOTEL (AKA INFUSION BEACH HOTEL) LOCATED AT 1900 NORTH PALM CANYON DRIVE (CASE 5.1409 CUP / PDD 387 / 3.864 MAA / 6.550 VAR, (APN 504-320-026, ZONE C-1/ R-3 / RESORT COMBINING ZONE). (KL)**

RECOMMENDATION: Approve with Conditions and recommend approval of the Planned Development District application to the City Council with Conditions.

- 2B. JR HAVENDALE, LLC FOR TENTATIVE PARCEL MAP 37376 TO SUBDIVIDE 2.67-ACRES OF LAND INTO FOUR PARCELS FOR THE EXISTING COMMERCIAL DEVELOPMENT LOCATED AT 450, 462, 490 SOUTH PALM CANYON DRIVE AND 471 SOUTH INDIAN CANYON DRIVE, ZONE CBD (CASE TPM 37376). (DN)**

RECOMMENDATION: Continue the public hearing to the regularly scheduled meeting of January 10, 2018.

- 2C. AVALON 1150, LLC, REQUEST TO CONSIDER A STREET NAME CHANGE FROM AVALON WAY TO MIRALON WAY AT THE MIRALON DEVELOPMENT LOCATED AT 801 EAST SUNRISE PARKWAY, ZONE PDD 290, SECTION 35 (CASE 5.0982 - TTM 31848-SNC). (ER)**

RECOMMENDATION: Recommend approval to the City Council.

3. UNFINISHED BUSINESS:

- 3A. LEGACY PALM SPRINGS, LLC, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION PROPOSING A DEVELOPMENT OF A 114-BED ASSISTED LIVING FACILITY WITH ACCESSORY COMMERCIAL USES ON A 1.43-ACRE LOT LOCATED AT 1000 NORTH PALM CANYON DRIVE, ZONE PDD 357 (CASE 5.1237 MAJ). (KL)**
RECOMMENDATION: Continue to a date certain of January 10, 2018.

4. NEW BUSINESS:

- 4A. JAMES SCHMIDT, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 1,952-SQUARE FOOT HOUSE; AND A REQUEST FOR AN ADMINISTRATIVE MINOR MODIFICATION FOR ALTERATION TO SETBACKS, BUILDING HEIGHT, AND BUILDING SEPARATION ON A HILLSIDE LOT LOCATED AT 775 CABRILLO ROAD, ZONE R-1-C. (CASE 3.4063 MAJ & 7.1336 AMM). (GM)**

RECOMMENDATION: Approve, subject to Conditions.

- 4B. GASTADORA, LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A PLANNED INDUSTRIAL BUSINESS PARK CONSISTING OF FOUR BUILDINGS TOTALING 35,496 SQUARE FEET ON 1.77-ACRES OF VACANT LAND LOCATED ON THE EAST SIDE OF RUPPERT STREET BETWEEN 19TH AND 20 AVENUES, ZONE M-2 (CASE 3.4051 MAJ). (DN)**

RECOMMENDATION: Approve, subject to Conditions.

5. OTHER BUSINESS:

- 5A. DISCUSSION AND RECOMMENDATION TO CITY COUNCIL REGARDING THE PLANNING COMMISSION MEETING SCHEDULE AS SPECIFIED IN CHAPTER 2.29 OF THE PALM SPRINGS MUNICIPAL CODE.**

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, January 10, 2018, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.