

PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

Large Conference Room, 3200 E. Tahquitz Canyon Way, Palm Springs, California
www.palmspringsca.gov

AGENDA

Wednesday July 25, 2018		10:00 AM Study Session 1:30 PM Regular Meeting
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Kathy Weremiuk, Chair
Lyndon Calderine, Vice Chair
Doug Donenfeld
Michael Hirschbein
Doug Hudson
Peter Moruzzi
Dennis Woods

Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services
Jim Priest, Attorney
Terri Hintz, Planning Administrative Coordinator
Ken Lyon, Associate Planner
Rick Minjares, Engineering Associate
Glenn Mlaker, AICP, Associate Planner
David Newell, AICP, 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 Planning Department, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: City Hall, Planning Department. 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.

10:00 AM STUDY SESSION
(Large Conference Room)

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENT: Three minutes are allowed for each speaker.

DISCUSSION ITEM:

- 1. BEL AIR GREENS GOLF COURSE REDEVELOPMENT - PRE-APPLICATION 18-001 (DN)**

ADJOURNMENT: The Planning Commission will adjourn to the regular meeting at 1:30 pm, Wednesday, July 25, 2018, Large Conference Room, City Hall, 3200 E. 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, July 19, 2018.

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. **MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON ITEMS #1A, #1B, #1C, #3A, #3B and #4A ARE DIRECTED TO COMMENT UNDER THIS PORTION OF THE AGENDA.**

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: JUNE 27, 2018 STUDY SESSION MINUTES RECOMMENDATION: Approval.**

- 1B. **ROBERT HAYES AND JAMES BURDA, OWNERS, REQUESTING TO ABANDON AND VACATE THE RIGHT-OF-WAY FOR A PORTION OF CAMINO DEL MONTE, NORTH OF CAMINO CARMELITA, ZONE R-1-B, SECTION 27 (CASE NOS. 3.529 MAJ & ENG FILE R 18-002) (FP)**
RECOMMENDATION: Approval.
- 1C. **ROSIAN V, LLC, FOR APPROVAL OF A FINAL PLANNED DEVELOPMENT DISTRICT (PDD) FOR A PROPOSED RENOVATION AND ADDITIONS TO AN EXISTING 62-ROOM HOTEL TO ADD AN OUTDOOR MUSIC VENUE, AN OUTDOOR RESTAURANT USE, AN 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 PDD 387; RELATED CASES 5.1409 CUP / 3.864 MAA / 6.550 VAR, (APN 504-320-026, ZONE C-1/ R-3 / RESORT COMBINING ZONE). (KL)**
RECOMMENDATION: Approve the final PDD in substantial conformance with the preliminary PDD subject to Conditions of Approval.

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

2. PUBLIC HEARINGS:

- 2A. **FREEHOLD COMMUNITIES, LLC, REQUEST FOR A PRELIMINARY PLANNED DEVELOPMENT DISTRICT AND MAJOR ARCHITECTURAL APPROVALS FOR THE DEVELOPMENT OF A 153-UNIT CONDOMINIUM COMPLEX ON A 16.1 ACRE UNDEVELOPED PARCEL IN PLANNING AREA 5 OF PHASE 1 WITHIN THE MIRALON PROJECT LOCATED AT 801 SUNRISE PARKWAY, ZONE PDD 290 (CASE NOS. 5.0982-PD 290 & 3.4075-MAJ). (ER)**
RECOMMENDATION: Recommend approval to the City Council subject to Conditions.
- 2B. **FOUNTAIN VILLAGE DEVELOPMENT REQUEST FOR A TENTATIVE PARCEL MAP TO SUBDIVIDE A 1.7-ACRE PARCEL INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS AND AN ADMINISTRATIVE MINOR MODIFICATION (AMM) APPLICATION FOR A 10 PERCENT REDUCTION OF THE REQUIRED LOT WIDTH IN THE R-1-A ZONING DESIGNATION FOR THE PARCEL LOCATED AT THE WESTERN TERMINUS OF WEST SANTA ROSA DRIVE; ZONE R-1-A; SECTION 15 (CASE TPM 36922/7.1482 AMM). (ER).**
RECOMMENDATION: Deny the request.
- 2C. **SMITH & HALL DESERT PROPERTIES, INC. FOR BEVERAGES & MORE, INC. FOR AN AMENDMENT TO A CONDITIONAL USE PERMIT ISSUED**

TO A LIQUOR STORE (“BevMo!”) TO ALLOW OUTDOOR SHOPPING CART STORAGE AT 333 SOUTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE NO. 5.1392 CUP & HSPB #84). (DN)

RECOMMENDATION: Continue the item without taking public testimony to a date uncertain, per the applicant’s request.

2D. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO ESTABLISH A CITYWIDE ORDINANCE FOR THE REDEVELOPMENT OF GOLF COURSES (CASE NO. 5.1344 ZTA). (DN)

RECOMMENDATION: Continue the public hearing to a date certain of September 12, 2018.

3. NEW BUSINESS:

3A. GRIT DEVELOPMENT TO AMEND AN EXISTING SIGN PROGRAM FOR BLOCK C-1 BUILDING (ROWAN HOTEL) LOCATED WITHIN THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN AT 100 WEST TAHQUITZ CANYON WAY, ZONE CBD, SECTION 15 (CASE SP 16-004 AMND). (GM)

RECOMMENDATION: Approval.

3B. WOODBRIDGE PACIFIC GROUP, LLC, REQUESTING APPROVAL OF FINAL DEVELOPMENT PLANS FOR 44 SINGLE-FAMILY RESIDENTIAL UNITS FROM A PREVIOUSLY APPROVED PRELIMINARY PLANNED DEVELOPMENT DISTRICT (PDD 290) IN PHASE 1 OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848-1)(ER).

RECOMMENDATION: Approval subject to conditions.

4. DISCUSSION:

4A. MORATORIA AND THE ASSOCIATED REQUIREMENTS UNDER CALIFORNIA STATE LAW.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: Brief general comments and/or other issues of concern from members of the Planning Commission.

CITY COUNCIL LIAISON REPORT:

PLANNING DIRECTOR’S REPORT: Update the Planning Commission on important items.

ADJOURNMENT: The Planning Commission will adjourn to 1:30 pm, Wednesday, September 12, 2018, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.