

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

AGENDA

Wednesday
September 26, 2018



1:30 PM Regular Meeting

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
Noriko Kikuchi, Assistant Planner
Rick Minjares, Engineering Associate
David Newell, AICP, Associate 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.

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 20, 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 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:

JULY 25, 2018 STUDY SESSION
RECOMMENDATION: Approval.

JULY 25, 2018
RECOMMENDATION: Approval.

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

2. PUBLIC HEARINGS:

2A. VPS, LLC FOR TIMBERLAKE HOLDINGS, LTD. AND ANNE KRIZMAN SEEKING APPROVAL OF A CONDITIONAL USE PERMIT (CUP) TO ALLOW A BAR/LOUNGE WITHIN KAPTUR PLAZA AT 600 EAST TAHQUITZ CANYON WAY, A CLASS 1 HISTORIC SITE, ZONE REO, SECTION 14 (CASE 5.1451 CUP). (DN)
RECOMMENDATION: Approve, subject to conditions.

2B. TIMBERLAKE HOLDINGS, LTD. AND ANNE KRIZMAN SEEKING APPROVAL OF A CONDITIONAL USE PERMIT (CUP) TO ALLOW MEDICAL OFFICES AND PERSONAL SERIVCES USES WITHIN THE EXISTING BUILDINGS AT KAPTUR PLAZA, LOCATED AT 600, 650, 700 AND 750 EAST TAHQUITZ CANYON WAY, A CLASS 1 HISTORIC SITE, ZONE REO, SECTION 14 (CASE 5.1436 CUP). (DN)
RECOMMENDATION: Approve, subject to conditions.

- 2C. REQUEST BY THE CITY OF PALM SPRINGS FOR MODIFICATION OR REVOCATION OF A LAND USE PERMIT FOR AN ESTATE HOME VACATION RENTAL PROPERTY AT 953 NORTH AVENIDA PALMAS, ZONE R-1-B (CASE LUP 17-001). (FF)**
RECOMMENDATION: Revoke the Land Use Permit (LUP 17-001) for the Vacation Rental use at the property at 953 North Avenida Palmas.
- 2D. TOLL BROTHERS, INC. ON BEHALF OF PALM CANYON 65, LLC FOR A TIME EXTENSION OF THE ENTITLEMENTS TO CONSTRUCT AND SUBDIVIDE A RESIDENTIAL DEVELOPMENT CONSISTING OF (57) DETACHED SINGLE-FAMILY RESIDENCES, (25) MULTIPLE-FAMILY RESIDENTIAL CONDOMINIUMS, OPEN SPACE AND PRIVATE STREETS ON 12.38-ACRES OF LAND LOCATED AT 777 SOUTH PALM CANYON DRIVE, ZONE PD-379 (CASE 5.1378 PD-379, 3.3876 MAJ & TTM 36914). (DN)**
RECOMMENDATION: Approve one year time extensions of the Planned Development and Major Architectural Approvals, and recommend approval of the Tentative Tract Map to City Council.
- 2E. PALM SPRINGS COUNTRY CLUB, LLC FOR A TIME EXTENSION OF THE ENTITLEMENTS AND A REVIEW OF THE DEVELOPMENT AGREEMENT FOR SERENA PARK; A RESIDENTIAL DEVELOPMENT CONSISTING OF (386) ATTACHED AND DETACHED RESIDENTIAL UNITS, OPEN SPACE, STREETS AND PARK SPACE ON 126-ACRES OF LAND PREVIOUSLY OPERATED AS A GOLF COURSE GENERALLY LOCATED EAST OF SUNRISE WAY, NORTH OF VERONA ROAD AND SOUTHWEST OF THE WHITEWATER RIVER WITHIN SECTIONS 1 AND 36 (CASE 5.1327 PD-366/MAJ/DA & TTM 36691).**
RECOMMENDATION: Approve one year time extensions of the Planned Development and Major Architectural Approvals, and recommend City Council approve the Tentative Tract Map extension of time and Development Agreement revisions.
- 3. UNFINISHED BUSINESS:** None.
- 4. NEW BUSINESS:**
- 4A. REQUEST BY DAN SPENCER, ON BEHALF OF JAMES BURBA AND ROBERT HAYES, FOR MAJOR ARCHITECTURAL REVIEW APPROVAL FOR THE CONSTRUCTION OF 1,236 SQUARE-FOOT ADDITIONS TO AN EXISTING HILLSIDE SINGLE-FAMILY RESIDENCE AT 282 WEST CAMINO CARMELITA, ZONE R-1-B (CASE 3.529 MAJ). (NK)**
RECOMMENDATION: Approval, subject to conditions.

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 a ***Special Meeting at 12:00 pm on Wednesday, October 3, 2018***, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.