

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

AGENDA

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| Wednesday December 12, 2018 |  | 9:00 AM Adjourned Regular Meeting |
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Kathy Weremiuk, Chair
Lyndon Calerdine, Vice Chair
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
Rick Minjares, Engineering Associate
Glenn Mlaker, AICP, Associate Planner
David A. 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.

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, December 6, 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 AND #3A 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: OCTOBER 3, 2018, OCTOBER 10, 2018 AND OCTOBER 24, 2018

RECOMMENDATION: Approval.

1B. DORE BRAND FOR A MINOR ARCHITECTURAL APPLICATION TO INSTALL A VEHICULAR ENTRY GATE AT AN EXISTING MULTIPLE-FAMILY RESIDENTIAL PROPERTY LOCATED AT 600 NORTH BELARDO ROAD, ZONE R-2, SECTION 10 (CASE 3.2187). (DN)

RECOMMENDATION: Approve, subject to conditions.

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

2. PUBLIC HEARINGS:

2A. LAS PALMAS BREWING, LLC ON BEHALF OF LARRY AND CONNIE BRAMOWETH FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW A COCKTAIL/BEER LOUNGE AND ACCESSORY BREWERY AT 461 NORTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE 5.1457 CUP). (DN)

RECOMMENDATION: Approve, subject to conditions.

2B. HAIR OF THE DOG PALM SPRINGS, LLC ON BEHALF OF A&J PALMAS, LP FOR A CONDITIONAL USE PERMIT TO ALLOW A COCKTAIL LOUNGE AT 555 SOUTH PALM CANYON DRIVE, ZONE C-1 AND PD-82, SECTION 22 (CASE 5.1452 CUP). (DN)

RECOMMENDATION: Approve, subject to conditions.

- 2C. JOSEPH LIZOTTE ON BEHALF OF 1241 SOUTH GENE AUTRY TRAIL, LLC, FOR A CONDITIONAL USE PERMIT (CUP) APPLICATION TO OPERATE AN EVENT DESIGN CENTER AT AN EXISTING COMMERCIAL BUILDING LOCATED AT 2001 EAST TAHQUITZ CANYON DRIVE, ZONE R-2, SECTION 13 (CASE 5.0878 CUP). (ER)**
RECOMMENDATION: Approve subject to attached conditions.
- 2D. GARNET PROPERTIES 2014, LLC FOR AN AMENDMENT TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT; ADOPTION OF AN ADDENDUM TO A PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION; AND A MAJOR ARCHITECTURAL APPLICATION FOR A 103,600-SQUARE FOOT CANNABIS OPERATION AND DISPENSARY FACILITY CONSISTING OF FOUR (4) SEPARATE BUILDINGS LOCATED AT GARNET ROAD AND THE INTERSTATE 10 OFF-RAMP, ZONE M-1-P, SECTION 23 (CASE 5.1434 CUP AND 3.4068 MAJ). (GM)**
RECOMMENDATION: Approve subject to attached conditions.
- 2E. 3 X 5 PALM SPRINGS, LLC, REQUEST FOR A CONDITIONAL USE PERMIT (CUP) AND A MAJOR ARCHITECTURAL APPLICATION (MAJ) APPROVAL TO CONSTRUCT 30 HOTEL SUITES WITH KITCHENS IN EACH UNIT, A COMMON BUILDING WITH CAFE/BAR, AND AN EVENT SPACE, ON AN UNDEVELOPED 1.83-ACRE PARCEL LOCATED AT 244-282 SOUTH INDIAN CANYON DRIVE, ZONE LSC/C-1AA & C-2, SECTION 14 (CASE 5.1448-CUP & 3.4104-MAJ). (ER)**
RECOMMENDATION: Approve subject to attached conditions.
- 2F. AUSTIN TODD ON BEHALF OF CALIFORNIA ORGANICS FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A 5,044-SQUARE FOOT CANNABIS CULTIVATION FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING LOCATED AT 695 SOUTH WILLIAMS ROAD, ZONE M-1, SECTION 33 (CASE 5.1440 CUP). (ER)**
RECOMMENDATION: Approve subject to attached conditions.
- 2G. DTPS B-3, LLC FOR AN AMENDMENT TO AN APPROVED DEVELOPMENT AGREEMENT TO EXTEND THE PROJECT TIMELINE FOR THE CONSTRUCTION OF A VIRGIN BRAND HOTEL WITH 142 ROOMS AND GROUND FLOOR COMMERCIAL-RETAIL ON DOWNTOWN PALM SPRINGS SPECIFIC PLAN BLOCK B-1, LOCATED AT THE NORTHEAST CORNER OF BELARDO ROAD AND MUSEUM WAY, ZONE CBD, SECTION 15 (CASE 5.1427 DA AMENDMENT). (DN)**
RECOMMENDATION: Recommend City Council approval.

- 2H. COACHELLA FLATS, LLC, FOR A CONDITIONAL USE PERMIT (CUP) AND A VARIANCE APPLICATION TO DECOMMISSION AND REMOVE 363 AGING WIND TURBINE GENERATORS AND INSTALL TWENTY (20) NEW WIND TURBINES WITH A MAXIMUM HEIGHT OF 499 FEET AND TWO (2) METEOROLOGICAL (MET) TOWERS ON APPROXIMATELY 858 ACRES OF LAND LOCATED WEST OF NORTH INDIAN CANYON DRIVE, NORTH OF HIGHWAY 111, AND SOUTH OF INTERSTATE-10 FREEWAY; ZONE W, SECTION 23 (CASE 5.1429-CUP & 6.551-VAR). (ER)
RECOMMENDATION: Continue to date certain of January 9, 2019.**
- 2I. AMENDMENT TO THE PALM SPRINGS ZONING CODE (PSZC) TO ESTABLISH PROCEDURES RELATING TO REASONABLE ACCOMMODATIONS (CASE 5.1459 ZTA). (FF)
RECOMMENDATION: Recommend approval to the City Council.**
- 2J. AMENDMENT TO THE PALM SPRINGS ZONING CODE (PSZC) TO ESTABLISH DEFINITIONS AND STANDARDS FOR TRANSITIONAL AND SUPPORTIVE HOUSING (CASE 5.1460 ZTA). (FF)
RECOMMENDATION: Recommend approval to the City Council.**
- 2K. AMENDMENT TO THE PALM SPRINGS ZONING CODE (PSZC) TO ESTABLISH PROCEDURES FOR IMPLEMENTING STATE DENSITY BONUS REQUIREMENTS (CASE 5.1458 ZTA).
RECOMMENDATION: Recommend approval to the City Council.**
- 2L. HOLLYWOOD ORANGE PROPERTIES, LLC, REPRESENTING GROCERY OUTLET FOR A CONDITIONAL USE PERMIT TO PERMIT A GROCERY STORE USE WITHIN THE CENTRAL BUSINESS DISTRICT AND A MINOR ARCHITECTURAL APPLICATION FOR THE EXTERIOR REPAINT OF AN EXISTING RETAIL BUILDING AND NEW PARKING LOT LANDSCAPING LOCATED AT 350 SOUTH PALM CANYON DRIVE, ZONE CBD, SECTION 10. (CASE 5.1456 CUP). (GM)
RECOMMENDATION: Approve subject to attached conditions.**
- 3. UNFINISHED BUSINESS:**
- 3A. PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,378-SQUARE FOOT HOUSE AND AN ADMINISTRATIVE MINOR MODIFICATION TO REDUCE THE FRONT YARD SETBACK ON A HILLSIDE HOUSE LOCATED AT 1721 PINNACLE POINT (LOT 2), ZONE PDD 79 (CASE 3.4090 MAJ, AND 7.1557 AMM). (GM)
RECOMMENDATION: Approval.**

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, January 9, 2019, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.