

**CITY COUNCIL**  
AND AS SUCCESSOR AGENCY TO THE  
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALM SPRINGS  
AND

**PLANNING COMMISSION**  
**CITY OF PALM SPRINGS, CALIFORNIA**

*Council Chamber, City Hall*  
*3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262*  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

**JOINT SPECIAL MEETING AGENDA**

December 18, 2018



**4:30 PM CLOSED SESSION**  
**6:00 JOINT SPECIAL**  
**MEETING**

**CITY COUNCIL**

**Robert Moon, Mayor**  
**Geoff Kors, Mayor Pro Tem**  
**Christy Gilbert Holstege, Councilmember**  
**Lisa Middleton, Councilmember**  
**J.R. Roberts, Councilmember**

**PLANNING COMMISSION**

**Kathy Weremiuk, Chair**  
**Lyndon Calerdine, Vice Chair**  
**Douglas Donenfeld, Commissioner**  
**Michael Hirschbein, Commissioner**  
**Douglas Hudson, Commissioner**  
**Peter Moruzzi, Commissioner**  
**Dennis Woods, Commissioner**

*City of Palm Springs Mission Statement: Palm Springs is an inclusive world-class city dedicated to providing excellent and responsive public services to enhance the quality of life for current and future generations.*

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**David H. Ready, Esq., Ph.D., City Manager**  
**Anthony J. Mejia, MMC, City Clerk**  
**Marcus Fuller, MPA, P.E., P.L.S., Assistant City Manager**  
**Edward Z. Kotkin, City Attorney**  
**Nancy Pauley, Director of Finance and Treasurer**

Any person who wishes to provide public testimony for an Item on the Agenda MUST file a speaker card prior to the Public Testimony portion of the meeting. [Two (2) minutes per speaker]

Although the City Council and Planning Commission value your comments, pursuant to the Brown Act, they generally cannot take any action on items not listed on the posted agenda.

Please note, any agenda item which has not been initiated by 11:00 p.m. may be continued to a subsequent meeting.

The City Council and Planning Commission encourage written public testimony prior to the meeting, which provides ample time and attention for consideration. All written testimony will be provided prior to the discussion. Written testimony may be sent via email to [CITY.CLERK@palmspringsca.gov](mailto:CITY.CLERK@palmspringsca.gov), by fax at (760) 322-8332, or hand delivery to the City Clerk, Palm Springs City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262.

**4:30 P.M. CLOSED SESSION**

**CALL TO ORDER (Council Chamber):**

**PUBLIC COMMENT FOR CLOSED SESSION ITEMS ONLY (Council Chamber):** The City Council welcomes public input. Members of the public may address the City Council by completing a public comment card and giving it to the City Clerk prior to the meeting. Pursuant to State Law, the City Council may not discuss or take action on issues not on the meeting agenda (Government Code Section 54954.2).

**RECESS TO CLOSED SESSION (Small Conference Room):** See Closed Session Agenda.

**6:00 P.M. JOINT SPECIAL MEETING**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**REPORT OF CLOSED SESSION:**

**PUBLIC TESTIMONY:**

This time has been set aside for members of the public to address the City Council and Planning Commission only on agenda items. Two (2) minutes will be assigned to each speaker.

**STUDY SESSION:**

- A. **DISCUSSION OF PROPOSED AMENDMENTS TO PALM SPRINGS ZONING CODE SECTIONS 91.00.10, 93.05.00 AND 94.03.00 RELATING TO THE REGULATIONS FOR PLANNED DEVELOPMENT DISTRICTS, CASE 5.1439 ZTA:**  
**RECOMMENDATION:**
  - 1. Review the draft ordinance amendments recommended by the Planning Commission.
  - 2. Provide direction to staff regarding the proposed ordinance amendments.
  
- B. **DISCUSSION OF PROPOSED ZONE TEXT AMENDMENT TO ESTABLISH THE R-1-E ZONE, A NEW SMALL-LOT SINGLE-FAMILY RESIDENTIAL ZONE, CASE 5.1398 ZTA:**  
**RECOMMENDATION:**
  - 1. Review the draft ordinance recommended by the Planning Commission.
  - 2. Provide direction to staff regarding the proposed ordinance.
  
- C. **DISCUSSION OF A PROPOSED ORDINANCE TO AMEND THE PALM SPRINGS ZONING CODE TO ESTABLISH DEVELOPMENT STANDARDS PERTAINING TO THE REDEVELOPMENT OF GOLF COURSES (CASE 5.1444 ZTA):**  
**RECOMMENDATION:**
  - 1. Review the draft ordinance recommended by the Planning Commission.
  - 2. Provide direction to staff to regarding the proposed ordinance.


**CITY COUNCIL AND PLANNING COMMISSION COMMENTS AND REQUESTS:** This time is set aside for the City Council and Planning Commission to provide additional general comments and to make requests of staff.

**ADJOURNMENT:** The City Council will adjourn to the next regular meeting on Wednesday, December 19, 2018, at 6:00 p.m. in the Council Chamber at City Hall, preceded by Closed Session, Small Conference Room at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

AFFIDAVIT OF POSTING

State of California )  
County of Riverside ) ss.  
City of Palm Springs )

I, CYNTHIA A. BERARDI, Chief Deputy City Clerk of the City of Palm Springs, California, hereby certify this Agenda was delivered to each member of the City Council, provided to all parties who have requested such notice, posted at City Hall before 5:00 p.m., on December 14, 2018, and posted on the City’s website as required by established policies and procedures.

  
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CYNTHIA A. BERARDI, CMC  
Chief Deputy City Clerk

PUBLIC NOTICES

Pursuant to G.C. Section 54957.5(b)(2) the designated office for inspection of 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 Office of the City Clerk at (760) 323-8204.

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 Office of the City Clerk, (760) 323-8204, at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.

**CITY COUNCIL**  
AND AS SUCCESSOR AGENCY TO THE  
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF THE PALM SPRINGS



**CLOSED SESSION AGENDA**  
Tuesday, December 18, 2018 – 4:30 P.M.

City Hall, Small Conference Room  
3200 East Tahquitz Canyon Way, Palm Springs  
Palm Springs, CA 92262

**PUBLIC COMMENT PERIOD FOR CLOSED SESSION ITEMS ONLY**

(Time limit is two minutes per person)

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**CONFERENCE WITH LEGAL COUNSEL.** The City Council finds, based on advice from the City Attorney, that discussion in open session of the following described matter(s) will prejudice the position of the City in existing and anticipated litigation.

**EXISTING LITIGATION**

**G.C. 54956.9(d)(1)**

*4348 Lockwood Ave LLC et al v. City of Palm Springs*

Case No. RIC 1703102, Riverside County Superior Court, Riverside Division

*EHOFF Canyon View, LLC v. City of Palm Springs*

Case No. PSC 1806289, Riverside County Superior Court, Palm Springs Division

*City of Palm Springs v. Miggy's Cantina, LLC*

Case No. PSC1600359, Riverside Superior Court, Palm Springs Division

*Sabordo and Huerto v. City of Palm Springs*

Case No. PSC 1602732, Riverside County Superior Court, Palm Springs Division

**ANTICIPATED LITIGATION**

**G.C. 54956.9(d)(2)**

Eight (8) Cases Including:

Challenges to districting per California Voting Rights Act, Ordinance No. 1971

**INITIATION OF LITIGATION**

**G.C. 54956.9(d)(4)**

Three (3) Cases

**PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

**G.C. 54957(b)(1)**

City Attorney

**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**G.C. 54956.8**

Property Address/Description: State Highway 111, Vista Chino and Gene Autry Trail  
Within the Boundaries of the City of Palm Springs  
Agency: City of Palm Springs  
City Negotiator: David H. Ready, City Manager or Designee  
Negotiating Parties: State of California, Caltrans  
Under Negotiation: Terms of Payment (Relinquishment)

Property Address/Description: 980 E. Tahquitz Canyon Way, APN 508-056-010  
Agency: City of Palm Springs  
City Negotiator: David H. Ready, City Manager or Designee  
Negotiating Parties: Palm Springs Unified School District; Sandra Lyon,  
Superintendent  
Under Negotiation: Price and Terms of Payment (Lease or Purchase)

Property Address/Description: 3.6 Acres at SE corner of Indian Canyon Drive and  
San Rafael Road APN 501-031-028  
Agency: City of Palm Springs as Housing Successor  
City Negotiator: David Ready, City Manager or Designee  
Negotiating Parties: Community Housing Opportunities Corporation  
(CHOC)  
Under Negotiation: Price and Terms of Payment (Sale)

Property Address/Description: 3400 E Tahquitz Canyon Way APN 009-671-571  
Agency: City of Palm Springs  
City Negotiator: David H. Ready, City Manager or Designee  
Negotiating Parties: Agua Caliente Band of Cahuilla Indians; Tom Davis  
Under Negotiation: Price and Terms of Payment (Lease)

**CONFERENCE WITH LABOR NEGOTIATOR**

**G.C. 54957.6**

Agency Designated  
Representatives: City Manager David Ready and Attorney Peter Brown

Employee Organizations: Palm Springs Firefighters Association  
Palm Springs Fire Management Association  
Palm Springs Police Management Association  
Palm Springs Police Officers Association  
Service Employees International Union Local 721  
Unrepresented Employees