

PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California
www.palmspringsca.gov

AGENDA

Wednesday
November 13, 2019



1:30 PM Regular Meeting

Dennis Woods, Chair
Peter Moruzzi, Vice Chair
Doug Donenfeld
Grace Garner
Michael Hirschbein
Maria Song

Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services
Jim Priest, City Attorney
Terri Hintz, Planning Administrative Coordinator
Noriko Kikuchi, Associate Planner
Rick Minjares, Engineering Associate
Glenn Mlaker, AICP, Associate Planner
David Newell, AICP, Principal 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, November 7, 2019.

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, #3A, 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 24, 2019

RECOMMENDATION: Approve.

1B. O2 ARCHITECTURE, ON BEHALF OF CAYUCOS COWBOYS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 3,695 SQUARE-FOOT SINGLE-FAMILY RESIDENCE (STAPLETON RESIDENCE) AND AN ADMINISTRATIVE MINOR MODIFICATION APPLICATION TO DEVIATE THE CODE-REGULATED MAXIMUM BUILDING HEIGHT AT AN UNDEVELOPED HILLSIDE PARCEL LOCATED AT THE NORTHEAST CORNER OF NORTH LEONARD ROAD AND WEST VIA OLIVERA (LOT 20 – APN: 504-182-007), ZONE R-1-B (CASE NO. 3.4136 MAJ & 7.1594 AMM). (NK)

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. FENTON BOOTH ON BEHALF OF GLENWOOD MANAGEMENT GROUP, LLC, FOR A PROPOSED TENTATIVE PARCEL MAP 37807 (TPM 37807) FOR THE CREATION OF A ONE-LOT CONDOMINIUM MAP FOR A PREVIOUSLY APPROVED 17-UNIT APARTMENT COMPLEX LOCATED AT 2150 NORTH ZANJERO ROAD; ZONE R-2; SECTION 03 (CASE TPM 37807). (ER)

RECOMMENDATION: Recommend approval to the City Council.

- 2B. JAMES HILL ON BEHALF OF LABYRINTH XTRACTS, LLC, FOR A CONDITIONAL USE PERMIT (CUP) APPLICATION TO OPERATE A 1,600-SQUARE FOOT CANNABIS MANUFACTURING FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING LOCATED AT 4779 EAST RAMON ROAD, ZONE M-1, SECTION 18 (CASE 5.1477 CUP). (ER)
RECOMMENDATION: Approval.**
- 2C. NEW CHURCH II, LLC FOR A TIME EXTENSION OF THE ENTITLEMENTS TO RENOVATE THE EXISTING HISTORIC COMMUNITY CHURCH AND ORCHID TREE INN FOR ADAPTIVE RE-USE, AND DEMOLISH PORTIONS OF THE SITE FOR THE CONSTRUCTION AND OPERATION OF A HOTEL WITH ACCESSORY SPA, RESTAURANT AND MEETING SPACE ON A 3.1-ACRE SITE LOCATED AT 222 SOUTH CAHUILLA ROAD, ZONE R-3, SECTION 15 (CASE 5.1345 CUP, HSPB 23, HSPB 72 & 3.0678 MAJ). (DN)
RECOMMENDATION: Continue the item and public hearing to the regularly scheduled meeting of December 11, 2019.**
- 2D. CITY OF PALM SPRINGS FOR A CHANGE OF ZONE AT THREE LOCATIONS: (1) CITY-OWNED PROPERTY ZONED “CU” AT 190 WEST SUNNY DUNES ROAD, (2) CITY-OWNED PROPERTY ZONED “CU” LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH INDIAN CANYON DRIVE AND STEVENS ROAD, AND (3) PRIVATELY-OWNED PROPERTY ZONED “CU” AT 342 NORTH PALM CANYON DRIVE (CASE 5.1467 CZ). (DN)
RECOMMENDATION: Recommend approval of the proposed zoning map amendments to the City Council.**
- 2E. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO ALLOW RESIDENTIAL USES IN PROFESSIONAL ZONES WHERE SPECIFICALLY PERMITTED BY THE GENERAL PLAN LAND USE ELEMENT (CASE 5.1467 ZTA). (DN)
RECOMMENDATION: Recommend approval of the proposed zoning code amendments to the City Council.**
- 3. UNFINISHED BUSINESS:**
- 3A. FAR WEST INDUSTRIES FOR THE FINAL DEVELOPMENT PLAN AND A REVISED TENTATIVE TRACT MAP TO CONSTRUCT “ELAN” – A RESIDENTIAL PROJECT CONSISTING OF (56) SINGLE-FAMILY RESIDENCES, (25) MULTI-FAMILY RESIDENTIAL CONDOMINIUMS AND RELATED ON-/OFF-SITE IMPROVEMENTS ON A 12.38-ACRE SITE LOCATED AT 777 SOUTH PALM CANYON DRIVE, ZONE PD-379 (CASE NOS. 5.1378 PD-379 & TTM 36914). (DN)
RECOMMENDATION: Approve, subject to conditions.**

4. NEW BUSINESS:

- 4A. KOAR PALM SPRINGS, LLC, FOR THE APPROVAL OF A FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT DISTRICT APPLICATION (5.1449 PDD 389); A 95-UNIT, THREE (3) STORY CONDOMINIUM BUILDING AND A 4,990-SQUARE FOOT RETAIL STRUCTURE LOCATED AT 1122 EAST TAHQUITZ CANYON WAY, ZONE REO, SECTION 14. (GM)**

RECOMMENDATION: Approve Final Development Plans.

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, December 11, 2019, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.