

PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

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

AGENDA

Wednesday
February 26, 2020



12:00 PM Study Session
1:30 PM Regular Meeting

Kathy Weremiuk, Chair
Peter Moruzzi, Vice Chair
Doug Donenfeld
Charlie Ervin Jr.
Michael Hirschbein
Paul Lewin
Maria Song

Staff Liaisons:

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

12:00 PM STUDY SESSION
(Large Conference Room)

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENT: Three (3) minutes are allowed for each speaker.

**1. INTERVIEW AND APPOINT APPLICANTS TO THE ARCHITECTURAL
ADVISORY COMMITTEE (AAC)
RECOMMENDATION:**

1. Interview applicants for the Architectural Advisory Committee.
2. Appoint one alternate member to the Architectural Advisory Committee for a term ending June 30, 2020, and appoint one alternate member to the Architectural Advisory Committee for a term ending June 30, 2022.

ADJOURNMENT: The Planning Commission will adjourn to their regular meeting at 1:30 pm, Wednesday, February 26, 2020, Council Chamber, 3200 East Tahquitz Canyon Way.

1:30 PM REGULAR MEETING
(Council Chamber)

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, February 20, 2020.

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 are 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, #4A AND #5A 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: JANUARY 22, 2020**
RECOMMENDATION: Approval.

- 1B. **ANNUAL REVIEW OF THE VIRGIN HOTEL DEVELOPMENT AGREEMENT (CASE 5.1427 DA). (DN)**
RECOMMENDATION: Receive and file.

- 1C. **SUNQUITZ EMC, LLC FOR A PARCEL MAP WAIVER TO SUBDIVIDE 4.96-ACRES INTO TWO PARCELS FOR THE UNDEVELOPED PROPERTY LOCATED AT THE NORTHWEST CORNER OF NORTH SUNRISE WAY AND EAST TAHQUITZ CANYON WAY, NC ZONE OF THE SECTION 14 SPECIFIC PLAN (CASE TPM 37738). (DN)**

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

2. PUBLIC HEARINGS:

- 2A. **STEVE AGUILAR ON BEHALF OF MONTALVO ENTERPRISE, LLC, FOR A CONDITIONAL USE PERMIT TO OPERATE AN 8,740 SQUARE FOOT CANNABIS MANUFACTURING, CULTIVATION, TRANSPORTATION AND DISTRIBUTION FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 1251 MONTALVO WAY, UNITS B THROUGH E, M-1-P ZONE, SECTION 07 (CASE 5.1475 CUP) (FF).**
RECOMMENDATION: Adopt a Negative Declaration (ND) under the guidelines of CEQA and approve the Conditional Use Permit subject to conditions.

- 2B. **TPE ENTERPRISES, LLC FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW CANNABIS MANUFACTURING (TYPE N) AND DISTRIBUTION WITHIN A 5,595-SQUARE FOOT BUILDING LOCATED AT 1235 SOUTH GENE AUTRY TRAIL, ZONE M-1, SECTION 3 (CASE 5.1501 CUP). (GM)**
RECOMMENDATION: Approve.

- 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: Deny, based on inability to make required findings.

3. UNFINISHED BUSINESS: NONE.

4. NEW BUSINESS:

- 4A. TAREEF TALALA OF C.H.I.C., LLC FOR AN AMENDMENT TO LAND USE PERMIT NO. 12-047 TO EXTEND THE CURRENT HOURS OF OPERATION AND INCLUDE OUTDOOR LIVE ENTERTAINMENT AND SOUND AMPLIFICATION AS A PART OF THE BUSINESS OPERATION AT VILLAGE PUB LOCATED AT 266 SOUTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE NO. LUP 19-102) (NK).
RECOMMENDATION:** Approve, subject to conditions.

5. OTHER BUSINESS:

5A. GENERAL PLAN UPDATE

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 5:30 pm, Wednesday, March 11, 2020, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way.