

PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

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

AGENDA

Wednesday
March 11, 2020



5:30 PM Regular Meeting

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

Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services
Jim Priest, Attorney
Terri Hintz, Administrative Coordinator
Rick Minjares, Engineering Associate
Glenn Mlaker, AICP, Associate Planner
David 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, March 5, 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 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 #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: FEBRUARY 12, 2020 AND FEBRUARY 26, 2020 STUDY SESSION MINUTES**
RECOMMENDATION: Approval.

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

2. PUBLIC HEARINGS:

- 2A. JESSE BURSTEIN ON BEHALF OF RUPPERT PARTNERS, LLC, FOR A CONDITIONAL USE PERMIT (CUP) APPLICATION TO OPERATE A CANNABIS CULTIVATION, DISTRIBUTION AND A NON-STOREFRONT DISPENSARY FACILITY WITHIN AN EXISTING 5,102-SQUARE FOOT COMMERCIAL / INDUSTRIAL BUILDING LOCATED AT 19024 RUPPERT STREET, ZONE CO, SECTION 15 (CASE 5.1474 CUP) (ER).**
RECOMMENDATION: Approve subject to conditions.

- 2B. CROWN CASTLE REPRESENTING AT&T WIRELESS FOR A CONDITIONAL USE PERMIT AND VARIANCE TO CONSTRUCT AN UNMANNED WIRELESS COMMUNICATIONS FACILITY DESIGNED AS A FIFTY-FIVE (55') FOOT TALL MONOPOLE AT THE RIMROCK SHOPPING CENTER LOCATED AT 4711 EAST PALM CANYON DRIVE, ZONE CDN, SECTION 5. (CASES 5.1227 CUP & 6.554 VAR). (GM)**
RECOMMENDATION: Approval.

**2C. NEW CHURCH II, LLC FOR THE ORCHID TREE PROJECT INVOLVING A GENERAL PLAN AMENDMENT, VARIANCE, MAJOR ARCHITECTURAL APPLICATION, AND CONDITIONAL USE PERMIT TO (1) TO RE-CLASSIFY A PORTION OF ARENAS ROAD IN THE CIRCULATION ELEMENT OF THE 2007 GENERAL PLAN; (2) RE-RENOVATE TWO HISTORIC PROPERTIES (COMMUNITY CHURCH & ORCHID TREE BUNGALOWS) FOR ADAPTIVE RE-USE; AND (3) DEMOLISH AND RECONSTRUCT ONE- AND TWO-STORY STRUCTURES ON A 3.65-ACRE SITE FOR THE OPERATION OF A HOTEL WITH ACCESSORY SPA, RESTAURANT AND MEETING SPACE LOCATED AT 222 S. CAHUILLA ROAD, ZONE R-3, SECTION 15 (CASE 5.1345 CUP, GPA, HSPB 23, HSPB 72, 3.0678 MAJ & 6.656 VAR). (DN)
RECOMMENDATION: Recommend City Council approve, subject to conditions.**

**2D. LEGACY PALM SPRINGS, INC REQUESTING A ONE (1) YEAR EXTENSION OF TIME FOR A PLANNED DEVELOPMENT DISTRICT TO CONSTRUCT A THREE-STORY, ONE HUNDRED FOURTEEN (144) BED ASSISTED LIVING FACILITY WITH ACCESSORY COMMERCIAL USES LOCATED AT 1000 NORTH PALM CANYON DRIVE, ZONE PD 357, SECTION 3 (CASE 5.1237 PD 357). (GM)
RECOMMENDATION: Approval of one (1) year time extension.**

3. UNFINISHED BUSINESS:

**3A. AGRE DCP PALM SPRINGS, LLC (DBA: RIVIERA HOTEL) FOR A THREE (3) MONTH REVIEW OF A CONDITION OF APPROVAL RELATIVE TO NOISE ISSUES FROM MECHANICAL EQUIPMENT AND SPECIAL EVENTS AT THE RIVIERA HOTEL LOCATED AT 1600 NORTH INDIAN CANYON DRIVE, ZONE R-3, SECTION 2 (CASE NO 5.1479 CUP). (GM)
RECOMMENDATION: Receive and file.**

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 25, 2020, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.