

# PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

## AGENDA

Pursuant to Executive Order N-29-20, this meeting may be conducted by teleconference and there will be no in-person public access to the meeting location.

- Submit your public comment to the Planning Commission electronically. Material may be emailed to: [planning@palmspringsca.gov](mailto:planning@palmspringsca.gov). Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.
- You may provide telephonic comments by calling Planning Services at (760) 323-8245 by no later than 5:30 p.m. to be added to the public comment queue. At the appropriate time, a staff member will call you so that you may provide your public testimony to the Planning Commission.
- View the Planning Commission meeting live at the City's website [www.palmspringsca.gov/pstv](http://www.palmspringsca.gov/pstv), YouTube, or Channel 17 (Spectrum).

Wednesday,  
January 13, 2021



4:30 PM Study Session  
5:30 PM Regular Meeting

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

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Staff Liaisons:

Flinn Fagg, AICP, Development Services Director  
David Newell, AICP, Assistant Director of Planning  
Jim Priest, Attorney  
Joanne Bruggemans, Administrative Secretary  
Rick Minjares, Engineering Associate  
Noriko Kikuchi, Associate Planner  
Edward Robertson, Principal Planner

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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 Development Services Department, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: City Hall, Development Services Department. 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 Development Services 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 Development Services 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](http://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.

### **4:30 PM - STUDY SESSION**

**CALL TO ORDER:**

**ROLL CALL:**

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

**DISCUSSION:**

- 1. INTRODUCTION OF MAJOR ARCHITECTURAL AND VARIANCE APPLICATIONS SUBMITTED BY RIOS FOR A PROPOSED MIXED-USE PROJECT WHICH INCLUDES TWENTY-FIVE (25) SINGLE AND TWO (2)-STORY APARTMENT UNITS AND COMMERCIAL SPACES ON AN UNDEVELOPED 2.40-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF NORTH PALM CANYON DRIVE AND WEST CHINO DRIVE, 575 NORTH PALM CANYON DRIVE, ZONE CBD & ZONE R-2, SECTION 10 (CASE 3.4191 MAJ & CASE 6.560 VAR). (NK)**

**ADJOURNMENT:** The Planning Commission will adjourn to 5:30 pm, Wednesday, January 13, 2021, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way.

### **5:30 PM – REGULAR MEETING**

**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) by 6:00 pm on January 7, 2021 and posted on the City's website as required by established policies and procedures.

**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.

1. **CONSENT CALENDAR: NONE.**

2. **PUBLIC HEARINGS:**

2A. **REQUEST BY FREEHOLD COMMUNITIES, LLC, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED PRELIMINARY PLANNED DEVELOPMENT DISTRICT AND MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A 153-UNIT CONDOMINIUM COMPLEX ON AN UNDEVELOPED 16.1-ACRE PARCEL IN PLANNING AREA 5 OF PHASE 1 WITHIN THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE PARKWAY, ZONE PDD 290 (CASE NOS. 5.0982-PD 290 & 3.4075-MAJ) (ER).**

**RECOMMENDATION:** Approve a one-year extension of time.

2B. **WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION (WHCHC) FOR A PLANNED DEVELOPMENT DISTRICT APPLICATION TO CONSTRUCT A 71-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON A 1.76-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF WEST STEVENS ROAD AND NORTH PALM CANYON DRIVE, ZONE C-1 AND R-2 (CASE NO. 5.1520 PD-390) (DN).**

**RECOMMENDATION:** Recommend City Council approval, subject to conditions.

3. **UNFINISHED BUSINESS: NONE**

4. **NEW BUSINESS: NONE**

**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, January 27, 2021 City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.