

# 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 no later than 3:30 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,  
November 18, 2020



4:00 PM Regular Meeting

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

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**Staff Liaisons:**

Flinn Fagg, AICP, Development Services Director  
Jim Priest, Attorney  
David Newell, AICP, Assistant Director of Planning  
Joanne Bruggemans, Administrative Secretary  
Ken Lyon, RA Associate Planner  
Rick Minjares, Engineering Associate  
Glenn Mlaker, AICP, Associate Planner  
Alex Perez, Assistant 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.

**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 Thursday, November 12, 2020 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. **MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON ALL ITEMS ON THE CONSENT CALENDAR 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. DESTINATION RAMON, LLC, REQUESTING A PARCEL MAP WAIVER FOR A TWO (2) LOT SUBDIVISION ASSOCIATED WITH THE DESTINATION RAMON SHOPPING CENTER LOCATED AT 5601 EAST RAMON ROAD, ZONE M-1, SECTION 20, (CASE 38001 PMW), (GM).  
RECOMMENDATION: APPROVAL**

**1B. D & E LAND CO., LLC REQUESTING THAT THE SUMMARY VACATION OF PUBLIC RIGHT-OF-WAY FOR A PORTION OF 16<sup>TH</sup> AVENUE IS FOUND CONSISTENT WITH 2007 GENERAL PLAN PER DIVISION 9, PART 3, CHAPTER 2, SECTION 8313, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA. (FP)  
RECOMMENDATION: APPROVAL.**

- 1C. A MAJOR ARCHITECTURAL APPLICATION BY BEN & JOSIE BERNAL, OWNERS FOR CONSTRUCTION OF A 2,390-SQUARE FOOT SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2355 MILO DRIVE, ZONE R-1-B, SECTION 03, (CASE 3.4187 MAJ) (KL).  
RECOMMENDATION: APPROVAL.**

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

**2. PUBLIC HEARINGS:**

- 2A. REQUEST BY SPARROWS HOTEL FOR AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT TO ALLOW THE ADDITION OF DISTILLED SPIRITS TO THE SALES OF BEER AND WINE AT THE HOTEL RESTAURANT LOCATED AT 1330 EAST PALM CANYON DRIVE, ZONE R-3, SECTION 23 (CASE NO. 5.1286-CUP) (ER).  
RECOMMENDATION: APPROVAL**
- 2B. ROBERT LANCHESTER, FOR A CONDITIONAL USE PERMIT APPLICATION, TO OPERATE A CRAFT DISTILLERY BUSINESS WITHIN AN EXISTING BUILDING AT 401 WEST RADIO ROAD, ZONE M-1, SECTION 34 (CASE NO. 5.1515) (AP)  
RECOMMENDATION: APPROVAL**
- 2C. KOAR PALM SPRINGS, LLC, (DBA: LIVING OUT) FOR AN AMENDMENT TO AN APPROVED PLANNED DEVELOPMENT DISTRICT (TO CONVERT CONDOMINIUMS TO 122-UNIT APARTMENTS AND A REVISION TO TENTATIVE TRACT MAP 37602 LOCATED AT 1122 EAST TAHQUITZ CANYON WAY, ZONE REO, SECTION 14, CASE 5.1449 PDD 389) (GM)  
RECOMMENDATION: APPROVAL**
- 2D. DESERT AIDS PROJECT IN PARTNERSHIP WITH THE COACHELLA VALLEY HOUSING COALITION, FOR AN AMENDMENT TO A PLANNED DEVELOPMENT DISTRICT; A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM P/QP AND MDR TO MIXED USE/MULTI-USE; APPROVAL OF A DEVELOPMENT AGREEMENT; ADOPTION OF A MITIGATED NEGATIVE DECLARATION PER CEQA; AND A MAJOR ARCHITECTURAL APPLICATION FOR THE ADDITION OF 18,000-SQUARE FEET OF MEDICAL OFFICE SPACE AND THE CONSTRUCTION OF A SIXTY-ONE (61) UNIT SPECIAL NEEDS HOUSING COMPLEX LOCATED AT 1695 NORTH SUNRISE WAY, ZONE P/R2, SECTION 11. (CASE 5.0934 PD 281), (CASE 3.1047 MAJ) (GM)**

**RECOMMENDATION: APPROVAL**

**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, December 9, 2020 City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.