

# PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

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.

- View the 5:30 p.m. Regular Meeting of the Planning Commission live at the City's website: [www.palmspringsca.gov/pstv](http://www.palmspringsca.gov/pstv), YouTube, or Channel 17 (Spectrum). To view the 4:00 p.m. Study Session of the Planning Commission live, please visit the following link: <https://us02web.zoom.us/j/84877350854>
- Submit your public comment to the Planning Commission electronically. Material may be emailed to: [David.Newell@palmspringsca.gov](mailto:David.Newell@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.
- To provide public comments at the meeting:
  - Please use the following link: <https://us02web.zoom.us/j/84877350854> or call (669) 900-6833 and enter Meeting ID: 848 7735 0854
  - Alternatively, you may provide telephonic comments by calling Planning Services at (760) 323-8245 by no later than 3:30 p.m. for the Study Session and 5:00 p.m. for the Regular Meeting to be added to the public comment queues. At the appropriate time, a staff member will call you so that you may provide your public testimony to the Planning Commission. When providing comments via telephone, please mute or reduce the volume of the television or computer that you are viewing the meeting from to reduce feedback when speaking.

Wednesday  
May 26, 2021



4:00 PM Study Session  
5:30 PM Regular Meeting

**Kathy Weremiuk, Chair**  
**Peter Moruzzi, Vice Chair**  
**Charlie Ervin**  
**Michael Hirschbein**  
**J.R. Roberts**  
**Maria Song**

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Staff Liaisons:

Flinn Fagg, AICP, Development Services Director  
David Newell, AICP, Assistant Director of Planning  
Jim Priest, Attorney  
Terri Hintz, Administrative Coordinator  
Ken Lyon, RA, Associate Planner  
Rick Minjares, Engineering Associate  
Glenn Mlaker, AICP, Associate Planner  
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.

### **4:00 PM STUDY SESSION**

#### **CALL TO ORDER:**

#### **ROLL CALL:**

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

#### **1. DISCUSSION:**

- 1A. TODD PRATT REPRESENTING EVOLUTION STRATEGIC PARTNERS LLC, TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 4,000-SQUARE FEET OF RETAIL; AND FIFTY (50) TOTAL MULTI-FAMILY RESIDENTIAL APARTMENTS WITH ELEVEN (11) VERY LOW INCOME UNITS ON A 1.43-ACRE SITE LOCATED AT 1000 NORTH**

**PALM CANYON DRIVE, ZONE C-1 AND R-3, SECTION 3 (CASE 5.1237).  
(GM)**

**RECOMMENDATION:** Provide comment on the preliminary site development plan but take no action.

**ADJOURNMENT:** The Planning Commission will adjourn to 5:30 pm, Wednesday, May 26, 2021, 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 Thursday, May 20, 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 may be offered at this time or at the time of the hearing. **MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON ITEMS #1A, #4A, #4B, #4C 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 13, 2021, JANUARY 27, 2021  
RECOMMENDATION: Approval.**

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

**2. PUBLIC HEARINGS:**

**2A. CITY OF PALM SPRINGS TO AMEND THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN DOCUMENT TO REVISE THE ARCHITECTURAL REVIEW PROCESS (CASE 5.1204 SPA) (FF).  
RECOMMENDATION:** Recommend approval of the proposed amendment to the City Council.

**2B. SMS ARCHITECTS ON BEHALF OF HALL PALM SPRINGS II, TO AMEND THE FINAL DEVELOPMENT PLANS FOR THE PALM SPRINGS HOTEL (FORMERLY KNOWN AS ANDAZ HOTEL) TO REMOVE THE SPA LOCATED ON THE SECOND LEVEL AND REPLACE IT WITH 14 ADDITIONAL GUESTROOMS FOR A TOTAL OF 164 ROOMS HOTEL LOCATED AT 414 NORTH PALM CANYON DRIVE, ZONE PD324 (5.1091-PD-324). (ER)  
RECOMMENDATION:** Approve subject to all original conditions

**3. UNFINISHED BUSINESS:** None.

**4. NEW BUSINESS:**

**4A. DAVID & PATRICIA MARINO, OWNERS, FOR A MAJOR ARCHITECTURAL APPLICATION AND ADMINISTRATIVE MINOR MODIFICATION PROPOSING A 7,125-SQUARE FOOT SINGLE FAMILY RESIDENCE THAT EXCEEDS THE HEIGHT LIMITS FOR THE ZONE AND ACCESSORY STRUCTURES ON A HILLSIDE LOT LOCATED AT 1405 ROSE AVENUE, ZONE R-2-C (CASE 3.4209 MAJ / 7.1621 AMM). (KL)  
RECOMMENDATION:** Approve with conditions.

**4B. DAHL ARCHITECTS, INC., ON BEHALF OF WYNDHAM SMITH, FOR MINOR ARCHITECTURAL (MAA) APPROVAL FOR THE INSTALLATION OF A PARKING LOT GATE AT A COMMERCIAL PROPERTY LOCATED AT 850 NORTH PALM CANYON DRIVE, ZONE C-1, SECTION 10 (CASE 3.2029 MAA). (NK)  
RECOMMENDATION:** Denial.

**4C. EHOFF CANYON VIEW, LLC, FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR PLANNED DEVELOPMENT DISTRICT 381; AN 80-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED AT THE SOUTHWEST CORNER OF EAST PALM CANYON DRIVE AND MATTHEW DRIVE, ZONE PDD-381 (CASE 5.1384 – PD 381/3.3902 MAJ/VTTM 36969). (ER)  
RECOMMENDATION:** Approve as submitted.

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:** Brief general comments and/or other issues of concern from members of the Planning Commission.

**PLANNING DIRECTOR'S REPORT:** Update the Planning Commission on important items.

**ADJOURNMENT:** The Planning Commission will adjourn to 5:30 pm, Wednesday, June 9, 2021, 3200 East Tahquitz Canyon Way.