

# 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 Planning Commission meeting live at the City's website: [www.palmspringsca.gov/pstv](http://www.palmspringsca.gov/pstv), YouTube, or Channel 17 (Spectrum).
- 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/82677796332> or call (669) 900-6833 and enter Meeting ID: 826 7779 6332
  - Alternatively, you may provide telephonic comments by calling Planning Services at (760) 323-8245 by no later than 5:00 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. 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 audio feedback when speaking.

Wednesday  
June 9, 2021



5:30 PM Regular Meeting

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

---

Staff Liaisons:

Flinn Fagg, AICP, Development Services Director  
Jim Priest, Attorney  
David Newell, AICP, Assistant Director of Planning  
Terri Hintz, Administrative Coordinator  
Rick Minjares, Engineering Associate  
Glenn Mlaker, 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 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 on Thursday, June 3, 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, #1B, #3A AND #3B 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: MAY 12, 2021, MAY 26, 2021 STUDY SESSION MINUTES AND MAY 26, 2021 REGULAR MEETING MINUTES**  
**RECOMMENDATION:** Approval.

- 1B. KEN AND MELISSA ERKE, OWNERS FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 3,900-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2216 MONUMENT COURT, ZONE ESA-SP PLANNING AREA 4, LOT 73, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.4220 MAJ). (GM)  
RECOMMENDATION: Approve subject to conditions of approval.**

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

**2. PUBLIC HEARINGS:**

- 2A. ADRIATIC VACATION CLUB INC, OWNER, FOR A CONDITIONAL USE PERMIT TO CONVERT AN EXISTING HOTEL INTO FORTY-FIVE (45) APARTMENTS PER SECTION 92.12.02(D)(18) OF THE PALM SPRINGS ZONING CODE LOCATED AT 2300 & 2330 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE 5.1529 CUP). (GM)  
RECOMMENDATION: Continue to date certain of June 23, 2021.**

- 2B. PROJECT INDIGO, LLC, FOR A CONDITIONAL USE PERMIT (CUP) APPLICATION TO OPERATE A TYPE 6 CANNABIS CULTIVATION, PROCESSING AND DISTRIBUTION FACILITY WITHIN A 61,833-SQUARE FOOT COMMERCIAL GREENHOUSE FACILITY LOCATED ALONG THE NORTH SIDE OF 19<sup>TH</sup> AVENUE AND WEST OF THE INDIGO POWER PLANT, ZONE E-I; (CANNABIS OVERLAY ZONE), SECTION 15 (CASE 5.1528-CUP). (ER)  
RECOMMENDATION: Approve subject to conditions of approval.**

**3. UNFINISHED BUSINESS:**

- 3A. 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: Recommend approval to City Council subject to all original conditions of approval.**
- 3B. EHOF CANYON VIEW, LLC, REQUEST 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.

**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.

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

**ADJOURNMENT:** The Planning Commission will adjourn to 5:30 pm, Wednesday, June 23, 2021, 3200 East Tahquitz Canyon Way.