

# 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/89429700275> or call (669) 900-6833 and enter Meeting ID: 894 2970 0275
  - Alternatively, you may provide telephonic comments by calling Planning Services at (760) 323-8245 by 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. 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  
September 1, 2021



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

Kathy Weremiuk, Chair  
JR Roberts, Vice Chair  
Lauri Aylaian  
Charlie Ervin  
Michael Hirschbein  
Peter Moruzzi  
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  
Rick Minjares, Engineering Associate  
Glenn Mlaker, AICP, Associate Planner  
Alex Perez, Assistant 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  
(VIA ZOOM)**

**CALL TO ORDER:**

**ROLL CALL:**

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

**DISCUSSION:**

- 1. CANNABIS CULTIVATION AND NONRESIDENTIAL USES – IMPOSING REQUIREMENTS FOR CARBON FREE AND/OR RENEWABLE ENERGY USAGE, INCLUDING SOLAR.**
- 2. TRAINING ON ARCHITECTURAL REVIEW AND DEVELOPMENT PERMIT PROCESS.**

**ADJOURNMENT:** The Planning Commission will adjourn to their regular meeting at 5:30 pm, Wednesday, September 1, 2021, 3200 East Tahquitz Canyon Way.

**5:30 PM REGULAR MEETING  
(VIA ZOOM)**

**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, August 26, 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 #4A 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: JULY 14, 2021, JULY 21, 2021**  
**RECOMMENDATION:** Approval.

**1B. A REQUEST FOR A GENERAL PLAN CONFORMITY FINDING FOR VACATION OF A PUBLIC ROAD AND UTILITY RIGHT-OF-WAY WITHIN LOT 27 OF AMENDED TRACT MAP 18087, MAP BOOK 16/32-40, IN SECTION 36, TOWNSHIP 4, RANGE 4 EAST (ENG. FILE R 21-09-1679).**  
**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 FOR A ZONE TEXT AMENDMENT TO AMEND CHAPTER 94.05 OF THE ZONING CODE TO ALLOW RESIDENTIAL DENSITIES ON PROPERTIES THAT HAVE HISTORICALLY BEEN PERMITTED ON HOTEL OR COMMERCIAL SITES (CASE 5.1539 ZTA). (DN)**  
**RECOMMENDATION:** Continue to the regular meeting of September 22, 2021.

- 2B. PS SOCIAL GROUP INC, BDA: HYPHEN FOR A CONDITIONAL USE PERMIT TO ALLOW A NEW WINE AND BEER RETAIL STORE WITH A TYPE 20 ABC LICENSE LOCATED AT 1007 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE NO. 5.1535 CUP) (GM).  
RECOMMENDATION: APPROVAL**
- 2C. PS COUNTRY CLUB, LLC FOR AN AMENDMENT OF THE DEVELOPMENT AGREEMENT FOR SERENA PARK – A RESIDENTIAL DEVELOPMENT CONSISTING OF (386) ATTACHED AND DETACHED RESIDENTIAL UNITS, OPEN SPACE, STREETS AND PARK SPACE ON 126-ACRES OF LAND PREVIOUSLY OPERATED AS A GOLF COURSE GENERALLY LOCATED EAST OF SUNRISE WAY, NORTH OF VERONA ROAD AND SOUTHWEST OF THE WHITEWATER RIVER WITHIN SECTIONS 1 AND 36 (CASE #5.1327 DA AMEND) (DN)  
RECOMMENDATION: Recommend approval to City Council.**
- 3. UNFINISHED BUSINESS:**
- 3A. CHAD AND TENAH DYER, OWNERS, FOR A MAJOR ARCHITECTURAL APPLICATION AND ADMINISTRATIVE MINOR MODIFICATION APPLICATION FOR THE CONSTRUCTION OF A 5,846-SQUARE FOOT SINGLE FAMILY RESIDENCE AND A 576-SQUARE FOOT DETACHED CASITA ON A HILLSIDE LOT LOCATED AT 585 CAMINO CALIDAD (CASE 3.4224 MAJ & 7.1631 AMM.) (AP)  
RECOMMENDATION: Approval subject to conditions.**
- 4. NEW BUSINESS:**
- 4A. CONSIDERATION OF SUBMITTING PRIORITIES/AREAS OF FOCUS FOR THE CITY COUNCIL VISIONING SESSION.  
RECOMMENDATION: Receive staff report and continue to regular meeting of September 22, 2021.**

**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, September 22, 2021, 3200 East Tahquitz Canyon Way.