

# 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: [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.
- To provide public comments at the meeting:
  - Please use the following link: <https://us02web.zoom.us/j/83778536250> or call (669) 900-6833 and enter Meeting ID: 881 4255 7752
  - 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  
September 22, 2021



5:30 PM Regular Meeting

Kathy Weremiuk, Chair  
J.R. 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  
Richard Bruno, Planning Technician  
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 on Thursday, September 16, 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 AND #5A 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 21, 2021 AND JULY 28, 2021  
RECOMMENDATION: Approval.**

**2. PUBLIC HEARINGS:**

- 2A. **WALMART STORES INC., OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION, A CONDITIONAL USE PERMIT AND A VARIANCE APPLICATION FOR THE CONSTRUCTION OF AN AUTOMOBILE FUEL STATION AND CONVENIENCE KIOSK LOCATED AT 5601 EAST RAMON ROAD, ZONE M-1 (CASE NOS. 3.4210 MAJ, 5.1523 CUP & 6.561 VAR) (AP)**  
**RECOMMENDATION:** Denial.
  
- 2B. **THE COLE MOTOR LODGE LLC FOR A CONDITIONAL USE PERMIT AND A LAND USE PERMIT TO OPERATE A RESTAURANT AND BAR AT THE EXISTING HOTEL PROPERTY LOCATED AT 2323 NORTH PALM CANYON DRIVE, ZONE C1, SECTION 3 (CASE NOS. 5.1534 CUP & 21-049 LUP) (RB)**  
**RECOMMENDATION:** Approve, subject to conditions.
  
- 2C. **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 regular meeting of October 13, 2021.
  
- 2D. **MODLIN HOMES, LLC, FOR THE CHANGE OF ZONE OF AN UNDEVELOPED 1.35-ACRE PARCEL FROM RMHP (RESIDENTIAL MOBILE HOME PARK) TO R-1-C, (SINGLE-FAMILY RESIDENTIAL) AND A TENTATIVE PARCEL MAP (TPM 38065) TO SUBDIVIDE THE PARCEL INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL LOTS LOCATED AT THE NORTHWEST CORNER OF SUNNY DUNES AND SUNRISE WAY, ZONE RMHP (CASE NOS. 5.1517-CZ & TPM 38065) (ER)**  
**RECOMMENDATION:** Continue to a date uncertain.
  
- 3. **UNFINISHED BUSINESS: NONE**
  
- 4. **NEW BUSINESS:**
  - 4A. **COACHELLA VALLEY HOUSING COALITION FOR A FINAL DEVELOPMENT PLAN FOR VISTA SUNRISE II RELATED TO PLANNED DEVELOPMENT DISTRICT (CASE 5.0934 PDD 281) FOR THE CONSTRUCTION OF A SIXTY-ONE (61) UNIT SPECIAL NEEDS HOUSING COMPLEX LOCATED AT 1695 NORTH SUNRISE WAY, ZONE P/R2, SECTION 11 (GM)**  
**RECOMMENDATION:** Approval.
  
- 5. **DISCUSSION:**
  - 5A. **CONSIDERATION OF SUBMITTING PRIORITIES/AREAS OF FOCUS FOR THE CITY COUNCIL VISIONING SESSION**

**RECOMMENDATION:** Provide direction to staff as appropriate.

**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, October 13, 2021, 3200 East Tahquitz Canyon Way.