

# 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 Assembly Bill 361, this meeting will 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). Meetings are re-broadcast (following the meeting) on Wednesday at 1:30 pm and Sunday at 1:30 pm.
- To provide public comments at the meeting, please use the following link: <https://us02web.zoom.us/j/81077567683> or call (669) 900-6833 and enter Meeting ID: 810 7756 7683.
- 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.

Wednesday  
December 8, 2021



5:30 PM Regular Meeting

Kathy Weremiuk, Chair  
J.R. Roberts, Vice Chair  
Lauri Aylaian  
Charlie Ervin  
Michael Hirschbein  
Peter Moruzzi

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### Staff Liaisons:

Flinn Fagg, AICP, Development Services Director  
Jim Priest, Attorney  
David Newell, AICP, Assistant Director of Planning  
Terri Hintz, Administrative Coordinator  
Noriko Kikuchi, 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.

**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, December 2, 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 AND #4D 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: FEBRUARY 10, 2021, APRIL 14, 2021, MARCH 24, 2021, SEPTEMBER 1, 2021, NOVEMBER 17, 2021**  
**RECOMMENDATION:** Approval.

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

**2. PUBLIC HEARINGS:**

**2A. BEVERAGE & MORE, INC. (DBA BEVMO!) FOR AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 5.1392 TO MODIFY OPERATING HOURS OF AN EXISTING LIQUOR STORE LOCATED AT 333 SOUTH PALM CANYON DRIVE, SUITE 4 (APN: 513-203-013), ZONE CBD (CASE 5.1392 CUP AMND) (NK)**

**RECOMMENDATION:** Approve, subject to conditions.

**2B. HECATE ENERGY DESERT STORAGE 1 LLC, ON BEHALF OF 979 GENE AUTRY LLC (PROPERTY OWNER), FOR A CONDITIONAL USE PERMIT TO DEVELOP AND OPERATE A 20-MEGAWATT BATTERY STORAGE FACILITY IN A 20,836-SQUARE FOOT LEASED AREA ON THE SOUTHERN END OF A LARGER DEVELOPED 3.6-ACRE SITE INTERCONNECTING TO EISENHOWER SUBSTATION LOCATED AT 979 SOUTH GENE AUTRY TRAIL, ZONE M-1 (CASE 5.1542 CUP) (GM)**

**RECOMMENDATION:** Approve, subject to conditions.

**2C. SANBORN ARCHITECTURE, ON BEHALF OF ALURE PALM SPRINGS, LLC, FOR AN AMENDMENT TO FINAL DEVELOPMENT PLANS FOR PLANNED DEVELOPMENT DISTRICT 309 AND MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF TWENTY-SIX (26) SINGLE-FAMILY RESIDENCES ON A 4.1-ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF ROSA PARKS ROAD AND EL DORADO BOULEVARD, ZONE PD-309 (CASE 5.1037 PD 309 AMND / 3.4286-MAJ) (ER)**

**RECOMMENDATION:** Continue to date certain of January 26, 2022.

**2D. 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 date certain of January 12, 2022.

**3. UNFINISHED BUSINESS: NONE.**

**4. NEW BUSINESS:**

**4A. GEORGE YOUSEF FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A ONE-STORY, 3-UNIT APARTMENT**

**COMPLEX ON AN UNDEVELOPED PARCEL LOCATED AT 517 SOUTH MOUNTAIN VIEW DRIVE, ZONE R-2 (CASE 3.4270 MAJ) (AP)**

**RECOMMENDATION:** Approve, subject to conditions.

- 4B. ERIC HAWKINS OF HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR MAJOR ARCHITECTURAL AND ADMINISTRATIVE MINOR MODIFICATION APPLICATIONS TO CONSTRUCT A 4,051-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 15,173-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 310 WEST CRESTVIEW DRIVE (APN: 513-361-024), ZONE R-1-C (CASE 3.4215 MAJ & CASE 7.1632 AMM) (NK)**  
**RECOMMENDATION:** Approve, subject to conditions.
- 4C. ERIC HAWKINS OF HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR MAJOR ARCHITECTURAL AND ADMINISTRATIVE MINOR MODIFICATION APPLICATIONS TO CONSTRUCT A TWO-STORY 4,075-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 25.8 FEET ON A 11,206-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 322 WEST CRESTVIEW DRIVE (APN: 513-361-003), ZONE R-1-C, (CASE 3.4216 MAJ & CASE 7.1633 AMM) (NK)**  
**RECOMMENDATION:** Approve, subject to conditions.
- 4D. REQUEST BY CLAIRE ROGERS FOR A DETERMINATION THAT A CAT CAFÉ USE IS SIMILAR TO OTHER USES PERMITTED IN THE CBD (CENTRAL BUSINESS DISTRICT) ZONE (CASE NO. 10.484 DET) (FF)**  
**RECOMMENDATION:** Approval.

**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 a Regular Meeting on Wednesday, December 15, 2021 at 5:30 pm preceded by a Study Session at 4:00 pm, 3200 East Tahquitz Canyon Way.