

PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

3200 East Tahquitz Canyon Way, Palm Springs, California

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, 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/82118531995> or call (669) 900-6833 and enter Meeting ID: 821 1853 1995.
- Submit your public comment to the Planning Commission electronically. Material may be emailed to: 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
January 12, 2022



5:30 PM Regular Meeting

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

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
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. 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 9:00 pm on Thursday, January 6, 2022 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, #3B, #4A AND #4B 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: REGULAR MEETING MINUTES OF DECEMBER 8, 2021, STUDY SESSION MINUTES OF FEBRUARY 24, 2021 AND JANUARY 13, 2021
RECOMMENDATION: Approval.

1B. REQUEST FOR A GENERAL PLAN CONFORMITY FINDING FOR THE VACATION OF A PORTION OF THE PUBLIC RIGHT-OF-WAY OF GRANVIA VALMONTE LOCATED BETWEEN INDIAN CANYON DRIVE AND VIA CHICA IN SECTION 11, TOWNSHIP 4, RANGE 4 EAST (ENG. FILE R 21-21-0276) (FP)
RECOMMENDATION: Approval.

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

2. PUBLIC HEARINGS:

2A. ANA ESCALANTE, ON BEHALF OF DONALD KICK, FOR AN EXTENSION OF TIME FOR A MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A NEW 2,513-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 22,328-SQUARE-FOOT UNDEVELOPED HILLSIDE PARCEL LOCATED AT 2100 TUSCAN ROAD (APN: 504-192-013), ZONE R-1-B (CASE 3.2978 MAJ TE) (NK)

RECOMMENDATION: Approval of 2-year time extension.

2B. 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 February 9, 2022.

3. UNFINISHED BUSINESS:

3A. HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR MAJOR ARCHITECTURAL AND ADMINISTRATIVE MINOR MODIFICATION APPLICATIONS TO CONSTRUCT A 3,465-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, SECTION 27 (CASE 3.4215 MAJ & CASE 7.1632 AMM) (NK)

RECOMMENDATION: Approve, subject to conditions.

3B. HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR MAJOR ARCHITECTURAL AND ADMINISTRATIVE MINOR MODIFICATION APPLICATIONS TO CONSTRUCT A TWO-STORY 3,291-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, SECTION 27 (CASE 3.4216 MAJ & CASE 7.1633 AMM) (NK)

RECOMMENDATION: Approve, subject to conditions.

4. NEW BUSINESS:

4A. O2 ARCHITECTURE, ON BEHALF OF MIKE FLANNERY, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 5,600-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 16.3 FEET ON A 31,363-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 775 WEST CHINO CANYON ROAD (APN: 504-212-005), ZONE R-1-A, SECTION 3 (CASE 3.4276 MAJ & CASE 7.1638 AMM) (NK)

RECOMMENDATION: Approve, subject to conditions.

- 4B. AVALON 1150, LLC, FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR 130 SINGLE-FAMILY RESIDENTIAL UNITS ON 50-FOOT-WIDE LOTS WITHIN THE PHASE 2 SECTION OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE PARKWAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848) (ER)**
RECOMMENDATION: Approve, subject to conditions.

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, January 26, 2022, 3200 East Tahquitz Canyon Way.