

# 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/89131824932> or call (669) 900-6833 and enter Meeting ID: 891 3182 4932.
- 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  
January 26, 2022



5:30 PM Regular Meeting

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

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Staff Liaisons:

David Newell, AICP, Assistant Director of Planning  
Jim Priest, Attorney  
Terri Hintz, Administrative Coordinator  
Rick Minjares, Engineering Associate  
Glenn Mlaker, AICP, Associate 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 9:00 pm on Thursday, January 20, 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, 3A, 3B, 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: FEBRUARY 24, 2021, MARCH 10, 2021 AND DECEMBER 15, 2021 STUDY SESSION MINUTES**  
**RECOMMENDATION:** Approval.

2. **PUBLIC HEARINGS:**

2A. **REQUEST BY THE CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO IMPLEMENT SENATE BILL 9 RELATIVE TO URBAN LOT SPLITS AND TWO-UNIT RESIDENTIAL DEVELOPMENTS (CASE 5.1548 ZTA). (FF)**  
**RECOMMENDATION:** Recommend approval to City Council.

- 2B. ALURE PALM SPRINGS, LLC, FOR AN AMENDMENT TO FINAL DEVELOPMENT PLANS FOR PLANNED DEVELOPMENT DISTRICT 309 (PDD-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 PDD 309 (CASE NOS. 5.1037 PD 309 AMND & 3.4286-MAJ). (ER)  
RECOMMENDATION: Approval.**
- 2C. 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: Approval.**
- 2D. AGRE DCP PALM SPRINGS, LLC (DBA: RIVIERA RESORT) FOR A TWO-YEAR (2) TIME EXTENSION OF THE ENTITLEMENTS OF A CONDITIONAL USE PERMIT AND A TENTATIVE TRACT MAP (37726 TTM) FOR TIME SHARE PURPOSES TO INCLUDE THE CONVERSION OF 163 ROOMS AT THE RIVIERA RESORT LOCATED AT 1600 NORTH INDIAN CANYON DRIVE, ZONE R-3, SECTION 2. (CASES 5.1479 CUP & TTM 37726). (GM)  
RECOMMENDATION: Approval.**
- 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, ZONE R-1-C, SECTION 27 (CASE 3.4215 MAJ & CASE 7.1632 AMM). (NK)  
RECOMMENDATION: Continue to regular meeting of February 9, 2022.**
- 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, ZONE R-1-C, SECTION 27 (CASE 3.4216 MAJ & CASE 7.1633 AMM). (NK)  
RECOMMENDATION: Continue to regular meeting of February 9, 2022.**

**4. NEW BUSINESS:**

- 4A. JOHN WESSMAN, OWNER, FOR A DEVELOPMENT PERMIT APPLICATION FOR THE CONSTRUCTION OF A 775' LINEAR FOOT EXTENSION OF SOUTH CAMINO MONTE ROAD (PRIVATE) PROVIDING ACCESS TO EXISTING HILLSIDE LOTS LOCATED AT SOUTH CAMINO MONTE ROAD, ZONE 0-20, SECTION 27 (CASE 3.4273 MAJ). (GM)  
RECOMMENDATION: Approval.**

**5. DISCUSSION:**

- 5A. LIMITED UPDATE TO THE 2007 GENERAL PLAN – STATUS UPDATE**

**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, February 9, 2022, 3200 East Tahquitz Canyon Way.