

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/87667606966> or call (669) 900-6833 and enter Meeting ID: 876 6760 6966.
- 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
February 23, 2022



5:30 PM Regular Meeting

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

Staff Liaisons:

David Newell, AICP, Assistant Director of Planning
Jim Priest, Attorney
Terri Hintz, Administrative Coordinator
Noriko Kikuchi, Associate Planner
Rick Minjares, Engineering Associate
Alex Perez, Assistant Planner
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 Planning Division (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, February 17, 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 AND 3B 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 9, 2022

RECOMMENDATION: Approval.

1B. SANBORN ARCHITECTURE ON BEHALF OF ONE LAS PALMAS FOR A PARCEL MAP WAIVER TO SUBDIVIDE AN EXISTING ONE-LOT PARCEL INTO (3) THREE SEPARATE PARCELS WITHIN THE GATED ONE LAS PALMAS SUBDIVISION, LOCATED AT 555 NORTH VIA MONTE VISTA, ZONE R-1-B (CASE PMW 38270). (ER)

RECOMMENDATION: Approve, subject to conditions.

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

2. PUBLIC HEARINGS:

2A. BEATITUDE LLC, FOR A CONDITIONAL USE PERMIT TO OPERATE A CANNABIS MANUFACTURING FACILITY WITHIN AN EXISTING BUILDING AT 771 SOUTH WILLIAMS ROAD, STE 777, ZONE M-1, SECTION 19 (CASE NO. 5.1540). (AP)

RECOMMENDATION: Approve, subject to conditions.

2B. AG LAND INVESTMENTS, LLC, FOR GENERAL PLAN AMENDMENT FROM THE CURRENT 'INDUSTRIAL' (IND) DESIGNATION TO 'VERY LOW DENSITY RESIDENTIAL' (VLDR); CHANGE OF ZONE FROM 'PLANNED RESEARCH AND DEVELOPMENT PARK' (M-1-P) TO 'SINGLE-FAMILY RESIDENTIAL' (R-1-C); AND TENTATIVE TRACT MAP AND ADMINISTRATIVE MINOR MODIFICATION TO SUBDIVIDE 2.53 ACRES OF UNDEVELOPED LAND TO CREATE EIGHT (8) SINGLE-FAMILY RESIDENTIAL LOTS FOR FUTURE DEVELOPMENT AT 2100 EAST ALEJO ROAD, ZONE M-1-P, SECTION 12 (CASE 5.1521 GPA / CZ, 38049 TTM AND 7.1645 AMM). (NK)

RECOMMENDATION: Recommend approval of Cases 5.1521 GPA/CZ, 38049 TTM, and 7.1645 AMM to the City Council, subject to conditions.

2C. THE CITY OF PALM SPRINGS FOR APPROVAL OF THE ANNUAL UPDATE OF THE PALM SPRINGS ZONING CODE (CASE 5.1466 ZTA). (DN)

RECOMMENDATION: Recommend approval to City Council.

3. UNFINISHED BUSINESS:

3A. HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR MAJOR ARCHITECTURAL AND ADMINISTRATIVE MINOR MODIFICATION APPLICATIONS TO CONSTRUCT A 3,278-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: 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 3,344-SQUARE-FOOT SINGLE-FAMILY RESIDENCE 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: Approve, subject to conditions.

4. NEW BUSINESS: NONE

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, March 9, 2022, 3200 East Tahquitz Canyon Way.