

**PLANNING COMMISSION MINUTES**  
**FEBRUARY 9, 2022**  
**CITY OF PALM SPRINGS, CALIFORNIA**  
3200 East Tahquitz Canyon Way, Palm Springs, California  
(Meeting held via Zoom)

**CALL TO ORDER:**

Chair Weremiuk called the meeting to order at 5:33 pm.

**ROLL CALL:**

Present: Aylaian, Ervin, Hirschbein, Miller, Moruzzi, Vice Chair Roberts, Chair Weremiuk

Staff Present: Assistant Planning Director Newell, Attorney Priest, Administrative Coordinator Hintz

**REPORT OF POSTING OF AGENDA:** The Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) by 9:00 pm on Thursday, February 3, 2022, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Aylaian, seconded by Miller to accept the agenda, as presented.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MILLER, MORUZZI, ROBERTS, WEREMIUK

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR:**

Moruzzi, seconded by Hirschbein to approve Item 1A, as presented.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MORUZZI, ROBERTS, WEREMIUK  
ABSTAINED: MILLER

**1A. APPROVAL OF MINUTES: JANUARY 12, 2022**

**2. PUBLIC HEARINGS:**

**2A. 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)**

Roberts, seconded by Aylaian to continue to date uncertain.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MILLER, MORUZZI, ROBERTS,  
WEREMIUK

**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)**

In response to Commissioner Hirschbein's question, Assistant Planning Director Newell responded the story poles and ribbon/strings are up on the sites and he will send the certification of story-poles to the Commission.

Roberts, seconded by Miller to continue to regular meeting of February 23, 2022.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MILLER, MORUZZI, ROBERTS,  
WEREMIUK

- 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)**

Aylaian, seconded by Miller to continue to regular meeting of February 23, 2022.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MILLER, MORUZZI, ROBERTS,  
WEREMIUK

**4. NEW BUSINESS:**

- 4A. WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION (WHCHC) FOR THE FINAL DEVELOPMENT PLANS FOR PLANNED DEVELOPMENT DISTRICT 390 TO CONSTRUCT A 71-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON A 1.76-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF WEST STEVENS ROAD AND NORTH PALM CANYON DRIVE, ZONE C-1 AND R-2 (CASE NO. 5.1520 PD-390). (DN)**

Assistant Planning Director Newell provided background information and noted the project remains as presented in the prior approval with minor refinements made to address concerns related to restricting access at the rear of the project site.

MATT MASON, Director of Real Estate Development for WHCHC, responded to Commissioner Aylaian's question relating the specific type of income category for units, Mr. Mason said 32 units will meet the "very low-income levels" and the other 37 units will meet the "low-income levels". The remaining two other units are manager's units and not low-income units.

Commissioner Hirschbein questioned what the thickness of the fascia of the sloped roof will be. The project architect, Wil Carson, responded the depth of the sloped roof is 14-18 inches and includes 2 pieces of foam on top of it and exceeds the Title 24 requirements by 10% and noted the edge bevels will be a 45-degree angle.

Commissioner Aylaian disclosed she met with the project representative prior to the meeting.

Aylaian, seconded by Moruzzi to approve Final Development Plans, as presented.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MILLER, MORUZZI, ROBERTS,  
WEREMIUK


**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:**

- In response to Commissioner Hirschbein's question about the total number of SB9 projects have been permitted, Assistant Director Newell said no formal applications have been received and will provide updates to the Commission.
- In response to Commissioner Moruzzi's question about the road extension on South Camino Monte Road and timing to return to the Commission, Mr. Newell said additional environmental analysis may be required, and it could take several months.
- Commissioner Moruzzi commented that the City of Desert Hot Springs approved fulfillment centers at 150 feet in height.

**PLANNING DIRECTOR'S REPORT:**

- Mr. Newell summarized the projects that will be on the next Planning Commission meeting.

**ADJOURNMENT:** The Planning Commission adjourned at 6:01 pm to 5:30 pm, Wednesday, February 23, 2022, 3200 East Tahquitz Canyon Way.

  
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David Newell, AICP  
Assistant Director of Planning