

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/88284042833> or call (669) 900-6833 and enter Meeting ID: 882 8404 2833.
- 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
September 28, 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:

Christopher Hadwin, Planning Director
Jim Priest, Attorney
Terri Hintz, Administrative Coordinator
Noriko Kikuchi, AICP, Associate Planner
Ken Lyon, RA, Principal Planner / Historic Preservation Officer
Glenn Mlaker, AICP, Associate Planner
Rick Minjares, Engineering Associate

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 Department of Planning Services, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at:

Department of Planning Services. 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 Planning Services 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 Planning Services at (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, September 22, 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 ITEM #1A 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: JULY 27, 2022 STUDY SESSION MINUTES RECOMMENDATION: Approval.

2. PUBLIC HEARINGS:

2A. SECONDARY SOURCE PRODUCTIONS, LLC, (dba REFORMA PALM SPRINGS) REQUESTING APPROVAL OF AN AMENDMENT TO A RECENTLY APPROVED CONDITIONAL USE PERMIT ("CUP") FOR A NIGHTCLUB / COCKTAIL LOUNGE USE AT "THE J.W. ROBINSON'S BUILDING", A CLASS 1 HISTORIC SITE, LOCATED AT 333 SOUTH

PALM CANYON DRIVE, ZONE CBD, (CASE 5.1524 CUP AMND / HSPB 84) APN 513-203-013 (KL)

RECOMMENDATION: Approve, subject to conditions.

- 2B. DOUGLAS JONES, OWNER, IN CONJUNCTION WITH SMARTLINK LLC REPRESENTING AT&T WIRELESS FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A FORTY-EIGHT-FOOT-TALL WIRELESS TELECOMMUNICATION FACILITY (DESIGNED AS A PALM TREE) WITH ASSOCIATED EQUIPMENT SHELTER AT 2101 SAHARA ROAD, ZONE P (CASE NO. 5.1560 CUP) (GM)**

RECOMMENDATION: Approve, subject to conditions.

- 2C. UNITED METHODIST CHURCH, OWNER, IN CONJUNCTION WITH SMARTLINK LLC REPRESENTING AT&T WIRELESS FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A FORTY-FIVE-FOOT-TALL WIRELESS TELECOMMUNICATION FACILITY (DESIGNED AS A PALM TREE) WITH ASSOCIATED EQUIPMENT SHELTER AT 1555 E ALEJO ROAD, ZONE HR (CASE NO. 5.1550 CUP) (GM)**

RECOMMENDATION: Approve, subject to conditions.

- 2D. SELENE PALM SPRINGS, LLC, FOR AN AMENDMENT TO THE PREVIOUSLY APPROVED FINAL DEVELOPMENT PLANS AND TENTATIVE TRACT MAP 35236 TO INCLUDE ADDITION OF 24 CONDOMINIUM UNITS TO THE SOUTHEAST SECTION OF THE SITE; RECONFIGURE THE 12 CONDOMINIUM UNITS TO THE NORTHWEST AREA OF THE SITE AND INCREASE THE NUMBER OF TOWER CONDOMINIUM UNITS FROM 28 TO 29 UNITS AND MAKE MINOR MODIFICATIONS TO THE FINAL LANDSCAPE PLANS OF THE DREAM HOTEL LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD, ZONE PDD 333, SECTION 14. (CASE 5.1132-PD 333/TTM 35236) (ER)**

RECOMMENDATION: Approve, subject to conditions.

- 2E. PALM SPRINGS MUNICIPAL CODE SECTION 9.62.055 AND PALM SPRINGS ZONING CODE SECTION 93.23.21 AMENDMENTS RELATIVE TO THE DEVELOPMENT STANDARDS FOR URBAN LOT SPLITS AND TWO-UNIT RESIDENTIAL DEVELOPMENTS (CASE 5.1548 ZTA) (FF)**

RECOMMENDATION: Recommend approval to the City Council.

- 2F. CITY OF PALM SPRINGS FOR A GENERAL PLAN AMENDMENT AND ZONE TEXT AMENDMENT TO MODIFY DENSITY STANDARDS AND REVISE LEGAL NON-CONFORMING CRITERIA FOR EXISTING HOTEL AND MULTIFAMILY RESIDENTIAL STRUCTURES (CASE NO. 5.1549 GPA & 5.1539 ZTA) (DN)**

RECOMMENDATION: Recommend approval to City Council.

3. UNFINISHED BUSINESS: NONE

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, October 12, 2022, 3200 East Tahquitz Canyon Way.