

# 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/85482617426> or call (669) 900-6833 and enter Meeting ID: 854 8261 7426
- 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  
October 12, 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:

Christopher Hadwin, Planning Director  
Jim Priest, Attorney  
Terri Hintz, Administrative Coordinator  
Rick Minjares, Engineering Associate  
Alex Rubalcava, Assistant 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 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](http://www.palmspringsca.gov). If you would like additional information on any item appearing on this agenda, please contact the Department of 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 the Planning 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, October 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 AND #4A 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: JUNE 8, 2022**  
**RECOMMENDATION:** Approval.

**2. PUBLIC HEARINGS:**

**2A. INSIGHT PROPERTY GROUP (MIKE DIACOS), FOR A MAJOR DEVELOPMENT PERMIT APPLICATION, TO CONSTRUCT A 127,200-SQUARE FOOT SELF-STORAGE FACILITY ON AN UNDEVELOPED**

**PARCEL APPROXIMATELY 6.43-ACRES IN SIZE AT 400 WEST SAN RAFAEL DRIVE (3.4321 DP). (AR)**

**RECOMMENDATION:** Approval, subject to Conditions.

- 2B. 12 @ LAS PALMAS, LLC (PREVIOUSLY YOKANG ZHOU) FOR A CONDITIONAL USE PERMIT, MAJOR DEVELOPMENT PERMIT AND TENTATIVE TRACT MAP TO CONSTRUCT A 12-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF FOR-SALE CONDOMINIUMS ON A 0.95-ACRE SITE LOCATED AT 1424 CAMINO NORTE, ZONE C-1 AND R-2 (CASE NOS. 3.4289 MAJ/DP, 5.1554 CUP & TTM 38416). (ER)**

**RECOMMENDATION:** Approve, subject to conditions.

- 2C. 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 MULTI-FAMILY RESIDENTIAL STRUCTURES (CASE NO. 5.1549 GPA & 5.1539 ZTA). (CH/DN)**

**RECOMMENDATION:** Recommend approval to City Council.

**3. UNFINISHED BUSINESS: NONE**

**4. NEW BUSINESS:**

- 4A. AVALON 1150, LLC, FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR 191 SINGLE-FAMILY RESIDENTIAL UNITS ON 40-FOOT AND 45-FOOT-WIDE LOTS WITHIN THE PHASE 2 SECTION OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848). (ER)**

**RECOMMENDATION:** Approval

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