

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/81473678588> or call (669) 900-6833 and enter Meeting ID: 814 7367 8588.
- Submit your public comment to the Planning Commission electronically. Material may be emailed to: Terri.Hintz@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
December 14, 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, Director of Planning
David Newell, Assistant Director of Planning
Jim Priest, Attorney
Terri Hintz, Administrative Coordinator
Noriko Kikuchi, AICP, Associate Planner
Glenn Mlaker, AICP, Associate Planner
Rick Minjares, Engineering Associate

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, December 8, 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 #3A 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: OCTOBER 12, 2022 AND NOVEMBER 9, 2022
RECOMMENDATION: Approval.

2. PUBLIC HEARINGS:

2A. SUN RAY NATURALS LLC SEEKING A CONDITIONAL USE PERMIT (CUP) FOR A CANNABIS CULTIVATION OPERATION WITHIN AN EXISTING 14,293-SQUARE FOOT BUILDING WITH 6,080-SQUARE FEET DEDICATED TO GROW OPERATIONS TO INCLUDE TRANSPORTATION AND DISTRIBUTION AT 690 WEST GARNET AVENUE, ZONE M-1-P (CASE 5.1555 CUP). (GM)

RECOMMENDATION: Adopt a Negative Declaration (ND), under the guidelines of CEQA, and approve the Conditional Use Permit Application subject to conditions of approval.

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). (DN)

RECOMMENDATION: Adopt resolution determining the project is exempt from CEQA and approving the project applications, subject to conditions.

- 2C. RIOS, ON BEHALF OF OLD LAS PALMAS PARTNERS, LLC, FOR THE APPROVAL OF CHANGE OF ZONE, MAJOR DEVELOPMENT PERMIT, TENTATIVE TRACT MAP, AND VARIANCE APPLICATIONS FOR A PROPOSED MIXED-USE PROJECT WHICH INCLUDES 24 RESIDENTIAL CONDOMINIUM UNITS AND A 2,214-SQUARE-FOOT COMMERCIAL SPACE AT 2.4-ACRE UNDEVELOPED PARCELS LOCATED AT 575 NORTH PALM CANYON DRIVE, ZONE CBD/R-2, SECTION 10 (CASE NOS: 5.1541 CZ, 3.4191 MAJ/DEV, TTM 38190, 6.560 VAR). (NK)**

RECOMMENDATION: Adopt a Mitigated Negative Declaration (MND); Approve Case 3.4191 MAJ/DEV and Case 6.560 VAR and recommend approval of Case 5.1541 CZ and Case 38190 TTM to the City Council subject to conditions of approval.

3. UNFINISHED BUSINESS:

- 3A. ANTHONY HAZELL OF MIMIDEX, LLC FOR A CONDITIONAL USE PERMIT (CUP) APPLICATION TO OPERATE A 2,891-SQUARE-FOOT COCKTAIL LOUNGE WITH AN ACCESSORY MICRO DISTILLERY AT 700 NORTH PALM CANYON DRIVE, ZONE C-1, SECTION 10 (CASE 5.1563 CUP). (NK)**

RECOMMENDATION: Adopt resolution determining that the project is exempt from CEQA and approve the project, subject to condition.

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, January 11, 2023, 3200 East Tahquitz Canyon Way.

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: Office of the City Clerk, City Hall. 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 Department of Planning Services, (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 Office of the City Clerk, (760) 323-8204, at least 48 hours prior to the meeting, to inform us of your particular needs and to determine if accommodation is feasible.

AFFIDAVIT OF POSTING

I, CHRISTOPHER HADWIN, Department of Planning Services Director, for the City of Palm Springs, certify this Agenda was posted at or before 9:00 p.m. on Thursday, December 8, 2022, as required by established policies and procedures.



Christopher Hadwin, Director
Department of Planning Services