

**PLANNING COMMISSION MINUTES**  
**JUNE 8, 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 5:32 pm.

**ROLL CALL:**

Present: Aylaian, Ervin, Miller, Moruzzi, Chair Weremiuk

Excused Absence: Vice Chair Roberts

Absent: Hirschbein

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

**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, June 2, 2022, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

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

AYES: AYLAIAN, ERVIN, MILLER, MORUZZI, WEREMIUK

ABSENT: HIRSCHBEIN, ROBERTS

**PUBLIC COMMENTS:** None

1. **CONSENT CALENDAR:** None

2. **PUBLIC HEARINGS:**

2A. **PILOT TRAVEL CENTER, LLC FOR THE AMENDMENT OF AN EXISTING CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION AT AN EXISTING CONVENIENCE STORE OF AN AUTOMOBILE SERVICE STATION**

**AND TRUCK STOP LOCATED AT 6605 NORTH INDIAN CANYON DRIVE, ZONE HC, SECTION 15 (CASE 5.1278-CUP AMEND). (ER)**

Principal Planner Robertson provided an overview on the request to allow the sale of beer and wine for off site consumption as outlined in the staff report.

Commissioner Miller said the front of the façade of the site is not very welcoming and the landscape is non-existing. He encouraged adding desert landscaping to this area, if possible. Planner Robertson responded staff can look at some creative ways in which they can add some landscaping.

Chair Weremiuk questioned what the number of staffing is until 2:00 am for the convenience store. Assistant Planning Director Newell responded the applicant indicated there would be 3-12 employees on hand based on anticipated traffic.

Commissioner Ervin's questioned if the building size is similar to the size of the Tower Market and what is the percentage of square footage area for the sale of alcohol? Assistant Planning Director Newell responded Tower Market was 5004 square feet and this application is 2970 square feet. Mr. Newell confirmed the maximum percentage of sale of alcohol was 20% for Tower Market and the maximum percentage of alcohol sale for this project is 5%.

Chair Weremiuk opened the open public hearing:

BRETT ENGSTROM, applicant, said the Pilot Travel Center company began in 1958 with a single location in Virginia and now operates 750 locations in the US and Canada and employ over 28,000 people. Mr. Engstrom explained the site is on 5.4-acres with an 11,273 square foot building, fueling stations and parking spaces for both semi-trucks and passenger vehicles. He clarified this application pertains to only the retail sales area only totaling 2,978 sq. feet with restrooms and shower facility for travelers. Mr. Engstrom said they are requesting to amend the existing CUP to allow beer and wine sales and have applied for a Type 20, ABC license for offsite beer and wine consumption.

There being no further speakers the public hearing was closed.

Chair Weremiuk asked the applicant if they plan on adding landscaping to the front of building. Mr. Engstrom responded they will consider adding landscaping to the front of property; however, he pointed-out that the sidewalk is not large enough to add landscaping. He explained they will be happy to add landscaping somewhere else on the site.

In response to Chair Weremiuk questioned if the applicant would accept to adding a condition that requires two employees in the store at any time, Mr. Engstrom thinks that is a fair and safe condition.

Chair Weremiuk made a motion to approve the application with a condition that there are always at least two employees in the facility where liquor is sold. Ms. Weremiuk said she will not impose a requirement to add landscaping to the front of the building because there are footings and sidewalks there and the plants would not survive in this area. She will add a condition that the applicant work with staff to add landscaping to a different area on the property.

Commissioner Aylaian responded she will second that motion and noted that PLN 2 refers to conformance to the Water Efficient Landscape Ordinance and wording could be allowed to that condition to add landscaping to the side of the building to spruce things up.

Attorney Priest advised staff work with the Applicant on addition landscaping to a different area on the site instead of adding a condition.

Mr. Engstrom referenced condition PLN 12 reads, “. . . shall not exceed 5% of the total retail sales” and should be “. . . shall not exceed 5% of total retail sales area”. Chair Weremiuk concurred.

Weremiuk, seconded by Aylaian to approve with added condition:

1. There shall be a minimum of two (2) employees at the store during all times.

AYES: AYLAIAN, ERVIN, MILLER, MORUZZI, WEREMIUK

ABSENT: HIRSCHBEIN, ROBERTS

\*The Planning Commission directed staff to work with the applicant to add additional landscape.

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

- Update on City Council actions for the Shell Station appeal, Serena Park Development Agreement and timelines and the Fuego Nightclub appeal.
- The Planning Commission requested attendance to Architectural Review Committee Meetings is no longer necessary given that the review procedure has been revised.
- Board and Commission dinner will be held on June 21<sup>st</sup> at 5:00 pm, as a thank you for your service and key items will be reported.

**PLANNING DIRECTOR'S REPORT:**

- A large storage facility project will be forthcoming at the next meeting.

- A study session will be held for a Pre-App a mixed-use that will consist of a new concept for a hotel and apartments.

**ADJOURNMENT:**

The Planning Commission adjourned at 6:30 pm to 5:30 pm on Wednesday, June 22, 2022, 3200 East Tahquitz Canyon Way.

  
for David Newell, AICP  
Assistant Director of Planning