

**PLANNING COMMISSION MINUTES**  
February 22, 2023  
**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 5:30 pm.

**ROLL CALL:**

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

Excused Absence: Ervin, Hirschbein

Staff Present: Planning Director Hadwin, Attorney Priest, Associate Planner  
Mlaker, Assistant Planner Rubalcava, Administrative Secretary  
Bruggemans

**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 16, 2023, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Roberts, seconded by Miller to continue Item 3A under Public Hearings to a date uncertain, and to accept the agenda, as amended.

AYES: AYLAIAN, MILLER, MORUZZI, ROBERTS, WEREMIUK

ABSENT: ERVIN, HIRSCHBEIN

**PUBLIC COMMENTS:**

ROY HUEBNER, applicant and owner representative, spoke in reference to Item 4A, explained that the project was denied instead of being conditioned due to the 15-ft. rear setbacks. He indicated that the applicant/owner moved the house to comply with the setbacks resulting in a minor redesign. He said he supports staff recommendation and requested the ARC action be overturned.

SCOTT CONNELLY, spoke in reference to Item 3A, said he's opposed to the proposed project based on potential negative environmental impacts to Bighorn sheep along the hillside development.

CANDANCE KAHN, spoke in reference to Item 3A, spoke in opposition of the project; noting that Bighorn sheep are a tourist attraction.

**CONSENT CALENDAR: NONE**

**2. PUBLIC HEARINGS:**

- 2A. A REQUEST BY EHRlich GROUP, ON BEHALF OF LUGA SERKA, LLC, FOR A TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING PARCEL INTO TWO (2) SEPARATE PARCELS LOCATED AT 2805 ANZA TRAIL, ZONE R-1-B, (CASE TPM 38536) (AR)**

Assistant Planner Rubalcava presented the project as outlined in the staff report.

Bruce Ehrlich, Ehrlich Group, representing the owner, provided details on the ownership of the property. He explained that the hammerhead on the tentative tract map is at the request of the fire department for maneuverability of the rear lot.

Commission Comments:

In response to Commissioner Miller's question regarding the intent to preserve existing home; Attorney Priest responded that the structure is a Class 3 building and if it were to be demolished or a major alteration it would require Historic Site Preservation Board (HSPB) approval. Mr. Priest recommended that the Commission proceed with the Tentative Map and AMM applications.

Roberts seconded by Aylaian, to approve as presented with added condition:

1. The applicant shall obtain or receive approval of an Administrative Minor Modification (AMM) before proceeding with the project.

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

**3. UNFINISHED BUSINESS:**

- 3A. REQUEST BY GRIT DEVELOPMENT, ON BEHALF OF JOHN WESSMAN, FOR A MAJOR DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 730 LINEAR FOOT EXTENSION OF SOUTH CAMINO MONTE ROAD (PRIVATE ROADWAY) PROVIDING ACCESS**

**TO EXISTING HILLSIDE LOTS LOCATED AT SOUTH CAMINO MONTE ROAD, ZONE 0-20, SECTION 27 (CASE 3.4273 MAJ)**

Commissioner Miller seconded by Commissioner Roberts, to continue to a date uncertain.

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

**4. OTHER BUSINESS:**

- 4A. AN APPEAL BY PINNACLE PALM SPRINGS, LLC, OF THE DECISION BY THE ARCHITECTURAL REVIEW COMMITTEE TO DENY A MAJOR ARCHITECTURAL APPLICATION (MAJ) FOR A PROPOSAL TO CONSTRUCT A 3,627-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION TO REDUCE THE MINIMUM FRONT YARD SETBACK LOCATED AT 1711 PINNACLE POINT (LOT 1), ZONE PDD 79 (CASE 3.4350 MAJ & 7.1663 AMM). (GM)**

Associate Planner Mlaker provided details on the appeal of the Architectural Review Committee decision as outlined in the staff report.

Associate Planner Mlaker reported that the applicant revised the site plan by relocating the front architectural feature to meet the rear yard setback, used a darker color scheme, and revised the roof parapets. He said the stacked white stone was replaced with the horizontal raked stucco and three windows added.

Attorney Priest discussed that this is a De Novo appeal, and the Planning Commission can consider the evidence and any additional information, such as the redesign of the project, and the final decision can be made by the Planning Commission to approve or deny the appeal with any added conditions.

**Commission Comments:**

Chair Weremiuk requested clarification to approve the changes with the stacked stone or with an alternative.

Commissioner Miller said he prefers the stacked stone to not be a bright white but a darker, earth tone.

Chair Weremiuk requested the decision of the Planning Commission be presented to the ARC.

Miller, seconded by Roberts to overturn the ARC decision and approve the project.

AYES: AYLAIAN, MILLER, MORUZZI, ROBERTS, WEREMIUK

ABSENT: ERVIN, HIRSCHBEIN

\*With a request that staff return to the Architectural Review Committee (ARC) to present the decision of the Planning Commission.

**3. UNFINISHED BUSINESS: NONE**

**4. NEW BUSINESS: NONE**

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: NONE**

**PLANNING DIRECTOR'S REPORT:**

- Update on lifting of the State Emergency Order in reference to teleconferencing of meetings.
- The March 8<sup>th</sup> Planning Commission meeting has been cancelled.
- Update on City Council unanimous approval of the extension on the Condo building in Lot B.

**ADJOURNMENT:**

The Planning Commission adjourned at 6:24 pm to 5:30 pm, Wednesday, March 22, 2023, 3200 East Tahquitz Canyon Way.

  
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Christopher Hadwin  
Director of Planning