

PLANNING COMMISSION MINUTES
November 8, 2023
CITY OF PALM SPRINGS, CALIFORNIA
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Chair Weremiuk called the meeting to order at 5:33 pm.

ROLL CALL:

Present: Baker, Miller, Rotman, Chair Weremiuk

Excused Absence: Roberts, Murphy

Staff Present: Planning Director Hadwin, City Attorney Jim Priest, Principal Planner Robertson, Associate Planner Mlaker, Specialist Fields

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, November 2, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

AYES: BAKER, MILLER, ROTMAN, WEREMIUK

ABSENT: ROBERTS, MURPHY

PUBLIC COMMENTS: None

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: OCTOBER 25, 2023

Chair Weremiuk noted a correction to the Director's Report: the direction to revisit the College Park Specific Plan was made by the City Council, not Mayor Garner. Commissioner Miller noted a typo on page 2.

Miller, seconded by Rotman to approve, with corrections, the Minutes of the October 25, 2023 meeting.

AYES: BAKER, MILLER, ROTMAN, WEREMIUK

ABSENT: ROBERTS, MURPHY

2. PUBLIC HEARINGS:

2A. A REQUEST BY PS SOCIAL GROUP INC, (BDA) HYPHEN WINE SHOP, FOR AN AMENDMENT TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR A TYPE 42 LIQUOR LICENSE LOCATED AT 1007 NORTH PALM CANYON DRIVE, ZONE C-1, (CASE NO. 5.1535 CUP AMND) (GM).

Glenn Mlaker, Associate Planner, presented the staff report to the Commission.

John Libonati, Applicant, Owner and Operator, PS Social Group BDA Hyphen Wine Shop, reviewed the business concept, licensing and permit approval history for the Commission.

Don Cecil, Resident, expressed his support for the business and its concept.

Chair Weremiuk, seconded by Rotman, to Approve with staff recommended changes to provide the applicant with some flexibility.

- 1) To allow amplified music
- 2) The operating hours and outside storage (PL 11) would be referred to the Planning Director for approval or modification

AYES: BAKER, MILLER, ROTMAN, WEREMIUK
ABSENT: ROBERTS, MURPHY

2B. A REQUEST BY MSA CONSULTING, INC. ON BEHALF OF EMP 2, LLC, FOR A PROPOSED TENTATIVE TRACT MAP 38721 TO SUBDIVIDE AN UNDEVELOPED 6.47-ACRE PARCEL INTO THIRTY-SIX (36) SINGLE-FAMILY RESIDENTIAL LOTS, FOUR LETTERED LOTS, AND PRIVATE STREETS WITHIN THE ESCENA PLANNED DEVELOPMENT DISTRICT (PD-231); PLANNING AREA 7A, LOCATED AT 704-738 NORTH GENE AUTRY TRAIL; ZONE PD-231; SECTION 07 (CASE STM-2023-0013/TTM 38721) (ER).

Edward Robertson, Principal Planner, presented the staff report to the Commission.

Mr. Fernando, for Applicant EMP 2, spoke and answered questions of the Commission.

Julian De La Torre, Civil Engineer, MSA Consulting, for Applicant EMP 2, spoke and answered questions of the Commission.

Public comments made by residents Mark Gilbert, Audrey Josef, and Don Cecil expressed their concerns and requested a study session.

Chair Weremiuk, seconded by Rotman, to approve with modifications:

- 1) Consider revising Lot D from a lettered lot to something that would belong to the homeowners and the shortening of those two streets at the hammerhead end in favor of the homeowners.
- 2) That prior to final tract map, the applicant work with the HOA to resolve issues regarding wall placement, preservation of existing landscape, replacement of landscape removed, ingress and egress for construction, and maintenance and irrigation of existing lots until they are turned over to the HOA.

AYES: WEREMIUK, ROTMAN, BAKER, MILLER
ABSENT: ROBERTS, MURPHY

2C. A REQUEST BY MSA CONSULTING, INC. ON BEHALF OF EMP 2, LLC, FOR A PROPOSED TENTATIVE TRACT MAP 38722 TO SUBDIVIDE AN UNDEVELOPED 13.28-ACRE PARCEL INTO EIGHTY-THREE (83) SINGLE-FAMILY RESIDENTIAL LOTS, NINE LETTERED LOTS, AND PRIVATE STREETS WITHIN THE ESCENA PLANNED DEVELOPMENT DISTRICT (PD-231), PLANNING AREA 5A, LOCATED AT 864-978 NORTH GENE AUTRY TRAIL; ZONE PD-231; SECTION 07 (CASE STM-2023-0012/TTM 38722) (ER).

Edward Robertson, Principal Planner, presented the staff report to the Commission.

Mr. Fernando, for Applicant EMP 2, spoke and answered questions of the Commission.

Julian De La Torre, Civil Engineer, MSA Consulting, for Applicant EMP 2, spoke and answered questions of the Commission.

Public comments made by residents Audrey Josef, Frank Crumly, Tracy Martin, and Don Cecil, expressed their concerns regarding noise levels, dimensions of streets, parking, HOA leadership, and use of properties as rentals.

Chair Weremiuk, seconded by Rotman, to approve with recommendations:

- 1) Shortening of specific streets to give more land to Lot H for the HOA
- 2) Correcting the lot names so there is not two "Lot A's."
- 3) Review of flow on Street D so that the hammerhead is not so deep or pronounced.
- 4) To consider widening Streets I and J, and to make accommodations for street parking.
- 5) In addition to issues raised in Item #2B, TTM 38721..

AYES: WEREMIUK, ROTMAN, BAKER, MILLER
ABSENT: ROBERTS, MURPHY

3. **UNFINISHED BUSINESS:** (None)

4. **NEW BUSINESS:** (None)

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: NONE

December 20, 2023 is the tentative date for the Planning Commission's Christmas Party, and December 21, 2023 is an alternate date.

PLANNING DIRECTOR'S REPORT:

- Director Hardwin noted that the application for changes for the Starbuck's drive-through has been called up by the City Council for review.
- Schedule for Architectural Review Committee liaisons has been circulated.
- Chair Weremiuk and Commissioner Rotman has been added to the Subcommittee for new appointments to the Architectural Review Committee

ADJOURNMENT: The Planning Commission adjourned at 7:34 pm to 5:30 pm, Wednesday, December 13, 2023, 3200 East Tahquitz Canyon Way.