

PLANNING COMMISSION MINUTES
SEPTEMBER 13, 2023
CITY OF PALM SPRINGS, CALIFORNIA
Council Chamber
3200 East Tahquitz Canyon Way, Palm Springs, California
(Meeting held via Zoom)

CALL TO ORDER:

Chair Weremiuk called the meeting to order at 5:31 pm.

ROLL CALL:

Present: Baker, Miller, Murphy, Rotman, Vice Chair Roberts, Chair Weremiuk

Staff Present: Planning Director Hadwin, Assistant Director David Newell, Principal Planner Edward Robertson, Associate Planner Alex Rubalcava, City Attorney Jim Priest, Administrative Specialist Joanne 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, September 7, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Vice Chair Roberts, seconded by Miller to accept the agenda with modifications to move Item 2B before 2A.

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

PUBLIC COMMENTS: None

CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: JULY 13, 2022, SEPTEMBER 14, 2022, SEPTEMBER 28, 2022, JUNE 28, 2023, JULY 12, 2023

Roberts, seconded by Murphy to accept minutes with administrative corrections.

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

2. PUBLIC HEARINGS:

2B. A REQUEST BY STEVE RAWLINGS FOR A CONDITIONAL USE PERMIT TO ALLOW A NEW BOUTIQUE LIQUOR STORE AT 641 NORTH PALM CANYON DRIVE, ZONE PD 48 (CUP-2023-0022). (AR)

Alex Rubalcava, Associate Planner, presented the city staff report to the board. Steve Rawlings, spoke on behalf of Perry's. Questions from the Board occurred to Billy Marshall, business partner of Perry's. Christopher Hadwin, Director of Planning Services and Rick Minjares, Engineering Department, answered questions of the Board regarding driveway access and egress limitations. Alex Rubalcava and Christopher Hadwin answered questions of the Board regarding alcohol license saturation.

Chair Weremiuk, seconded by Miller to with conditions of approval: 1) Applicant to work with Planning and Engineering Department to address conflicts between pedestrians and traffic with signage, bollards, striping, and any other means for safety; 2) Improve landscaping along store frontage.

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

ABSENT: AYLAIAN

2A. A REQUEST BY STEVE RAWLINGS TO AMEND AN EXISTING CONDITIONAL USE PERMIT (5.0696 CUP) TO REPLACE AN EXISTING TYPE 20 LICENSE WITH A TYPE 21 LIQUOR LICENSE TO ALLOW THE SALE OF BEER, WINE AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AND TO REMOVE CONDITION OF APPROVAL NO. 35 FROM RESOLUTION 4459, AT 19995 NORTH INDIAN CANYON DRIVE, ZONE HC (CUP-2023-0016). (AR)

Alex Rubalcava, Associate Planner, presented the city staff report to the board. Steve Rawlings spoke on behalf of Pacific United Management Company and answered questions of the Board regarding staffing and security.

Baker, seconded by Vice Chair Roberts to accept the amended conditional use permit.

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

2C. A REQUEST BY TERRA NOVA PLANNING & RESEARCH, INC. ON BEHALF OF O WEST VISTA CIRCLE, LLC, FOR TENTATIVE PARCEL MAP 38526 TO SUBDIVIDE AN UNDEVELOPED 2.24-ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL LOTS LOCATED AT THE NORTH SIDE OF ACANTO DRIVE, APPROXIMATELY 400 FEET EAST OF VIA FORTUNA, ZONE R-1-B; (CASE NO. TPM 38526) (ER).

Edward Robertson, Principal Planner, presented the city staff report to the board. The Board asked questions of staff regarding landscaping, and Equestrian path requests. Jim Priest, city attorney, spoke about removing the Electric Vehicle Charging Station requirement. Christopher Hadwin, Director of Planning spoke about this application does not approve above-ground improvements at this time. Alan Sandborn, Engineer and Architect of the project spoke and answered questions of the Board.

Chair Weremiuk, seconded by Vice Chair Roberts to accept with modified conditions of approval with addition of Equestrian trail requirement.

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

**2D. A REQUEST BY CITY OF PALM SPRINGS FOR A GENERAL PLAN AMENDMENT TO ADOPT ITS SIXTH CYCLE HOUSING ELEMENT AND APPROVE THE ASSOCIATED EIR ADDENDUM. (DN)
RECOMMENDATION:** Adopt resolution recommending City council approve EIR Addendum and draft Housing Element.

David Newell, Assistant Planning Director, presented the city staff report to the Board. Christopher Hadwin, Director of Planning Services answered questions of the Board regarding hotel conversions. Members of the Board expressed gratitude to the Planning Department for all the hard work and quality of amendment.

Chair Weremiuk, seconded by Miller to accept with addition of EIR Addendum.

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

3. UNFINISHED BUSINESS: NONE

4. NEW BUSINESS: NONE

