

# PLANNING COMMISSION

CITY OF PALM SPRINGS, CALIFORNIA  
Council Chamber  
3200 East Tahquitz Canyon Way, Palm Springs, California  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

## AGENDA

There will be in-person access to this meeting at the above location and a teleconference (remote) option is available for members of the public.

- View the Planning Commission meeting remotely at the following Zoom webinar link: <https://us02web.zoom.us/j/84802578953?pwd=RGIFTHhnRitwYjYxNjZjaFBqamJQQT09> or call 1-669-900-6833, enter Meeting ID: 848 0257 8953 and Passcode: 220845.
- If you intend to speak on an item via the Zoom webinar link or need additional assistance, please call the Department of Planning Services at 760-323-8245 or email [planning@palmspringsca.gov](mailto:planning@palmspringsca.gov) no later than 2:00 p.m. on the day of the meeting to receive instructions on remote participation. You will be asked to provide your first and last name, Item No., and contact information before being unmuted to speak.
- You may also submit your public comment to the Planning Commission electronically. Material may be emailed to: [planning@palmspringsca.gov](mailto:planning@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 committee members and retained for the official record.

Wednesday  
February 28, 2024



5:30 PM Regular Meeting

Kathy Weremiuk, Chair  
Lauri Aylaian, Vice Chair  
Lyn Calerdine  
Carl Baker  
Scott Miller  
David Murphy  
Robert Rotman

Staff Liaisons:

Christopher Hadwin, Planning Director  
David Newell, AICP, Assistant Planning Director  
Jim Priest, Attorney  
Anita Fields, Administrative Specialist  
Rick Minjares, Engineering Associate  
Alex Perez, Assistant Planner  
Edward Robertson, Principal Planner

---

**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) and the Planning Services counter by 9:00 pm on Thursday, February 22, 2024.

**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 COMMENT:** 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 CONSENT OR NEW BUSINESS ITEMS 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.

- A. APPROVAL OF MINUTES: JANUARY 24, 2024  
RECOMMENDATION: Approve

**EXCLUDED CONSENT CALENDAR:** Items removed from the Consent Calendar for separate discussion are considered at this time.

2. **PUBLIC HEARINGS:**

- A. **A REQUEST BY DTPS B-3, LLC FOR A DEVELOPMENT AGREEMENT RELATED TO AN APPROVED MIXED-USE DEVELOPMENT INVOLVING 45 RESIDENTIAL CONDOMINIUM UNITS AND RETAIL ON BLOCK B OF THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN AT THE NORTHEAST CORNER OF BELARDO ROAD AND MUSEUM WAY; 200 NORTH BELARDO ROAD, ZONE CBD (CASE DA-2023-0008) (DN)**

**RECOMMENDATION:** Recommend approval of the Agreement to the City Council.

- B. **A REQUEST BY THE MEZRAHI FAMILY TRUST, for A TENTATIVE PARCEL MAP (TPM 38635) TO SUBDIVIDE AN EXISTING PARCEL WITH AN EXISTING BUILDING, INTO TWO (2) SEPARATE PARCELS LOCATED AT 211 NORTH SUNRISE WAY, ZONE MR (CASE TPM 38635). (AR)**

**RECOMMENDATION:** Adopt Resolution determining the project is exempt from CEQA review and approve the project subject to conditions.

3. **UNFINISHED BUSINESS**

4. **NEW BUSINESS:**

- A. **A REQUEST BY PLC COMMUNITIES, LLC, FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR 71 SINGLE-FAMILY RESIDENCES ON 60-FOOT-WIDE LOTS WITHIN THE PHASE 2 SECTION OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE PDD-2024-0001/5.0982-PD 290 (ER)).**

**RECOMMENDATION:** Adopt Resolution of Approval

**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, March 13, 2024.

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.

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, City Hall, 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](http://www.palmspringsca.gov). If you would like additional information on any item appearing on this agenda, please contact the Department of Planning Services at (760) 323-8245.

**AFFIDAVIT OF POSTING**

I, Anita Fields, Administrative Specialist, Department of Planning Services, City of Palm Springs, certify this Agenda was posted at or before 9:00 p.m. on Thursday, February 22, 2024, as required by established policies and procedures.

/s/ Anita Fielods  
Anita Fields, Administrative Specialist  
Department of Planning Services