

PLANNING COMMISSION MINUTES
February 28, 2024
CITY OF PALM SPRINGS, CALIFORNIA
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Chair Weremiuk called the meeting to order at 5:30 pm.

ROLL CALL:

Present: Chair Weremiuk, Vice Chair Aylaian, Calerdine, Baker, Miller, Murphy, Rotman

Staff Present: Planning Director Hadwin, Assistant Planning Director Newell, Principal City Planner Robertson, Assistant Planner Rubalcava (Perez), Attorney Jim Priest, Administrative 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, February 22, 2024, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Item #4A was removed from the agenda and is continued to the March meeting. Commissioner Calerdine moved, seconded by Commissioner Baker, to accept the agenda as amended.

AYES: BAKER, MILLER, MURPHY, ROTMAN, AYLAIAN, WEREMIUK, CALERDINE

PUBLIC COMMENTS: None.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: JANUARY 24, 2024

Commissioner Miller moved, Commissioner Baker seconded the approval of the revised Minutes of the January 24, 2024 meeting, with the correction of a typo on page 3.

AYES: BAKER, MILLER, MURPHY, ROTMAN, WEREMIUK, CALERDINE.

2. PUBLIC HEARINGS:

2A. 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)

David Newell, Assistant Planning Director, presented the staff report to the Commission.

Michael Braun, President, Grit Development, for the applicant, and Vince Whitaker, attorney for the applicant, spoke and answered questions of the Commission.

Commissioner Calerdine moved, seconded by Commissioner Baker, to approve with added conditions that the development agreement be revised prior to City Council consideration as follows and to the satisfaction of staff:

- 1) Mirror the language in section 7.10 regarding the anticipated completion of the project within twenty-four months of commencement in section 7.09.
- 2) Include additional language regarding the public benefits of the proposed project in Section 4.03 that include public streets and sidewalks, a public park, public parking, art installations, and other amenities that greatly enhance the City of Palm Springs' vision for a vibrant community dynamic for its downtown.
- 3) Tie the development of Block B to the overall vision for the Downtown Specific Plan, and the certainty that this extension will provide in ensuring that the overall vision and development is realized as envisioned by the City of Palm Springs and its residents.

AYES: BAKER, MILLER, MURPHY, ROTMAN, AYLAIAN, WEREMIUK, CALERDINE

2B. 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)

Alex Rubalcava (Perez), Assistant Planner, presented the staff report to the Commission.

Shah Mezrahi, for applicant, spoke and answered questions of the Commission.

Vice Chair Aylaian moved, seconded by Commissioner Calderine, to approve with an added condition.

- 1) Removal of last sentence of Section 2.a.

AYES: BAKER, MILLER, MURPHY, ROTMAN, AYLAIAN, WEREMIUK,
CALERDINE

3. UNFINISHED BUSINESS: None.

4. NEW BUSINESS:

- 4A. 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)).**

This item was removed from the agenda and continued, tentatively, to the March 13, 2024 Planning Commission meeting.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Commissioner Calderine requested an update on the status of the Sunrise Parkway extension.
- Commissioner Rotman requested an update at the March 13, 2023 meeting on new state laws.
- Chair Weremiuk extended to commission members an offer by Desert Water Agency for a tour of their facilities.
- Chair Weremiuk noted that the official start of construction of the Plaza Theatre begins the week of March 3, 2024.

PLANNING DIRECTOR'S REPORT:

- Director Hadwin is working on a report regarding City Council priorities.
- Director Hadwin will circulate the approved contract with the vendor who will assist in updating the zoning codes, with the scope of work described. A study session will be scheduled.
- The airport team will speak to the Planning Commission at the April meeting.
- Director Hadwin will provide an update regarding the renovations to the library.
- The Monarch Apartments has opened.
- The Commission will be notified of the opening ceremony of the Navigation Center.

- The revised application of the proposed drive-thru Starbucks will be reviewed at the February 29, 2024 City Council meeting.
- A subcommittee is reviewing the recommendations regarding Escena and they will meet with the applicant.

ADJOURNMENT: The Planning Commission adjourned at 7:30 pm to 5:30 pm, Wednesday, March 13, 2024, 3200 East Tahquitz Canyon Way, Palm Springs, California.