

PLANNING COMMISSION MINUTES
April 10, 2024
CITY OF PALM SPRINGS, CALIFORNIA
3200 East Tahquitz Canyon Way, Palm Springs, California

5:30 PM STUDY SESSION
(Council Chambers)

CALL TO ORDER:

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

ROLL CALL:

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

Staff Present: Planning Director Hadwin, Assistant Director Newell, AICP, Associate Planner Mlaker, Attorney Jim Priest, Administrative Specialist Fields, Engineering Assistant Samaniego

DISCUSSION:

1. CITY OF PALM SPRINGS COMPREHENSIVE ZONE CODE UPDATE STUDY SESSION (CH)

Max Pastore, Code Studio, made a presentation and discussed items with the commission.

Discussion item only; no action taken.

ADJOURNMENT: The Planning Commission adjourned at 6:26 pm to their regular meeting at 6:33 pm, Wednesday, April 10, Council Chamber, City Hall, 3200 E. Tahquitz Canyon Way.

6:33 PM REGULAR MEETING
(Council Chambers)

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, April 4, 2024, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Commissioner Baker moved, seconded by Commissioner Miller, to accept the agenda.

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

PUBLIC COMMENTS: None.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: MARCH 27, 2024

Commissioner Miller moved, Commissioner Baker seconded, the approval of the Minutes of the March 27, 2024 meeting.

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

2. PUBLIC HEARINGS:

2A. A REQUEST BY MONAGHAN PALM CANYON LC, OWNER, FOR A TENTATIVE TRACT MAP (TTM) 38846 CONSISTING OF A ONE LOT PARCEL FOR CONDOMINIUM PURPOSES LOCATED AT 1875 NORTH PALM CANYON DRIVE, ZONE C-1 AND R-3; (CASE NO. STM 2024-0002) (GM).

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

Mark Wortmann, Member, Monaghan Palm Canyon LLC, for applicant, spoke and answered questions of the Commission.

John **Rodriguez**, Engineer, Heitec Consulting, spoke and answered questions of the commission.

Jonathan Samaniego, Engineering Assistant, answered questions of the Commission.

Jim Priest, Attorney for the City of Palm Springs, answered questions of the Commission.

Commissioner Calerdine moved, seconded by Commissioner Baker, to approve with added conditions.

1. Amendment to language in Item #1 to reflect anticipated future development.
2. Addition of PLN 5 to require a Planned Development District to be reviewed by the Planning Commission.

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

2B. A REQUEST BY DTPS B-3, LLC, FOR A TIME EXTENSION OF A MAJOR ARCHITECTURAL APPROVAL, CASE 3.3908 MAJ, 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 EOT-2023-0002)

This item was continued to a date certain of May 23, 2024.

3. **UNFINISHED BUSINESS:** None.
4. **NEW BUSINESS:** None.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Chair Weremiuk requested an update of the housing projects approved in the last 5 years.
- A tour of the DWA facility is set for May 23, 2024
- Thoughts and guidelines regarding drive-thrus solicited.

PLANNING DIRECTOR'S REPORT:

- Director Hadwin provided an update on projects.
 - Miralon
 - The extension of Sunrise parking is triggered at 50% occupancy (612 units), but the developer may build out earlier.
 - The gate to Caballeros is closed as a construction entrance, but will be opened as construction moves eastward
 - Allure - Project on Rosa Parks, approximately 26 units.
 - Preliminary plan checks have not been initiated, but the entitlements are still active.
 - Units are being marketed for sale.
 - San Rafael – within the College Park boundary.
 - Entitlements have lapsed and the property is on the market for sale.

ADJOURNMENT: The Planning Commission adjourned at 8:00 pm to 5:30 pm, Wednesday, April 24, 2024, 3200 East Tahquitz Canyon Way, Palm Springs, California.