

PLANNING COMMISSION MINUTES
May 22, 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, Baker, Miller, Murphy, Rotman

Staff Present: Planning Director Christopher Hadwin, Assistant Planning Director David Newell, AICP, Associate Planner Glenn Mlaker, Principal City Planner Edward Robertson, Attorney Jim Priest, Administrative Specialist Anita Fields, Director of Special Program Compliance Veronica Goedhart, Engineering Associate Rick Minjares

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 6:00 pm on Thursday, May 16, 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

PUBLIC COMMENTS:

The Commission received comments from the public regarding PS Country Club, Item #2A:

- The installation of a wall surrounding the Whitewater County Club.
- Traffic concerns and the need for an additional ingress/egress point
- The need for tree maintenance
- Francis Road as an entry point
- The Tamarisk trees should be removed.
- Failure of the developer to comply with the terms of the existing agreement, including the payment of fees.
- The terms do not comply with the City's General Plan regarding open space.
- Questions regarding the Memorandum of Understanding with the previous developer, Eric Taylor

- Request that background historical information and changes be provided to new owners.

The Commission received a comment from the public comment regarding the Draft Environmental Impact Report for the Fulfillment Center, Item #4B: the obstruction of scenic desert views should be addressed in the evaluation.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: APRIL 24, 2024

This item has been postponed to the next Planning Commission meeting.

Commissioner Miller moved, Vice Chair Aylain seconded the motion to postpone this item until the next meeting.

2. PUBLIC HEARINGS:

- A. PNG 1, LLC ON BEHALF OF PS COUNTRY CLUB, LLC FOR AN AMENDMENT OF THE DEVELOPMENT AGREEMENT FOR SERENA PARK – A RESIDENTIAL DEVELOPMENT CONSISTING OF 386 ATTACHED AND DETACHED RESIDENTIAL UNITS, STREETS, PRIVATE OPEN SPACE AND PUBLIC PARK ON 125 ACRES OF LAND LOCATED EAST OF SUNRISE WAY, NORTH OF VERONA ROAD AND SOUTHWEST OF THE WHITEWATER RIVER FLOODPLAIN WITHIN SECTION 1 AND 36 (CASE DA-2024-0002) (DN).**

Recommendation: Recommend approval to City Council

Assistant Director of Planning David Newell presented the staff report to and answered questions from the Commission.

Fernando Dutra, Suncal Communities, for the applicant PNG1, LLC, spoke and answered questions of the Commission.

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

Vice Chair Aylaian moved, seconded by Commissioner Miller, to recommend Council approve with added conditions.

1. Modify proposed DA amendment to include revisions to Maintenance/Security and Performance Schedule sections as follows:
 - a. Maintenance and Security (Section 4.04)

- i. Specify that an initial clean-up of dead trees and tree limbs, trash and debris to be removed within one month of the new owner acquiring the property.
 - ii. Specify that an evaluation of all on-site trees shall be conducted within one month of the new owner acquiring the property, and removal of certain trees (i.e. invasive trees, such as Tamarisk) to occur within four months of new owner acquiring the property.
 - iii. State dust control sealant may occur more frequently than annually, if deemed necessary by City after inspection.
 - iv. State Developer is responsible for fixing any broken camera, and the removal of graffiti and trash, in a timely manner, but no longer than 7 days after notification from City.
- b. Performance Schedule (Exhibit 2)
- i. Modify milestones from "Ready to record...lots" to "Record...lots" or other appropriate language.
 - ii. Include milestone for improvement of Golden Sands Road with sidewalk to mobile home park and to phase one of the project (which may be temporary).
 - iii. Include improvement of Park in Phase 1.
2. Recommend third access point into project be provided.

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

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:**

A. **ITEM 4A: THE DEPARTMENT OF SPECIAL PROGRAM COMPLIANCE FOR DISCUSSION REGARDING RECOMMENDED LOCATIONS FOR CANNABIS TEMPORARY EVENTS. (VG)**

RECOMMENDATION: No Formal Action Required. The Planning Commission provided comments.

Director of Special Program Compliance Veronica Goedhart, and odor consultant Jay Takacs, 15,000, Inc., made a presentation and discussed items with the commission.

Discussion item only; the Commission provided comments.

B. **DISCUSSION OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR PALM SPRINGS FULFILLMENT CENTER. (GM).**

Associate Planner Glenn Mlaker and Principal Planner Edward Robertson presented the staff report to and answered questions of the Commission.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

PLANNING DIRECTOR'S REPORT, by Director Christopher Hadwin:

- As a result of Assistant Director David Newell's work, the City's Housing Element was selected for the Merit Award in the Opportunity and Empowerment category by the Awards Jury of the Inland Empire American Planning Association
- iPads will be distributed to Commission members, to be used to access agenda packet materials digitally; and paper copies of the packets will be limited.
- The consultants working on the zoning code update will be on site in June and will have a meeting with the community at Demuth Park.
- There will be a Boards and Commissions Appreciation Dinner in June.
- The Commissioners will tour a DWA aquifer facility the morning of May 23, 2024.

ADJOURNMENT: The Planning Commission adjourned at 8:34 pm to 5:30 pm, Wednesday, June 12, 2024, 3200 East Tahquitz Canyon Way, Palm Springs, California.