

PLANNING COMMISSION

CITY OF PALM SPRINGS, CALIFORNIA
Council Chamber
3200 East Tahquitz Canyon Way, Palm Springs, California
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/82034698099?pwd=N1bUhB9qhEFI8f2PzdjpFjLIASBlw.1> or call 1-669-900-6833, enter Meeting ID: 820 3469 8099 and Passcode: 522028.
- 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 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. Materials may be emailed to: 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
July 24, 2024



5:30 PM Regular Meeting

Kathy Weremiuk, Chair
Lauri Aylaian, Vice Chair
Carl Baker
Scott Miller
John Morrill
David Murphy
Robert Rotman

Staff Liaisons:

Christopher Hadwin, Planning Director
Anita Fields, Administrative Specialist
Jim Priest, Attorney
Rick Minjares, Engineering Associate
Alex Rubalcava, Assistant Planner
Glenn Mlaker, Associate Planner
Edward Robertson, Principal Planner
Sarah Yoon, Associate 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, July 18, 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: JULY 10, 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 PSSC LLC, OWNER, FOR A TENTATIVE PARCEL MAP (TPM) 38815 REQUESTING TO SPLIT ONE (1) LARGER LOT FORMING A SECOND LOT EQUALING THREE (3) ACRES FOR THE PURPOSE OF FUTURE DEVELOPMENT CONSISTENT WITH THE LISTED USES IN THE M-1 (LIGHT INDUSTRIAL) ZONE LOCATED AT APN 680-180-029, 1500 SOUTH GENE AUTRY TRAIL, ZONE M-1, (CASE NO. STM 2024-0004) (GM).**

RECOMMENDATION: ADOPT RESOLUTION DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA REVIEW AND APPROVE PROJECT SUBJECT TO CONDITIONS.

- B. **A REQUEST BY THE UNITED PARCEL SERVICE (UPS), REPRESENTED BY RED ARCHITECTURAL GROUP, FOR THE ESTABLISHMENT OF A CONDITIONAL USE PERMIT FOR THE EXISTING UPS TRANSPORTATION TERMINAL AND THE COMPLETION OF RELATED SITE IMPROVEMENTS TO PARKING AND LANDSCAPE AREAS LOCATED AT 650 NORTH COMMERCIAL ROAD, ZONE M-1-P, (CUP 2024-0003) (SY).**

RECOMMENDATION: ADOPT RESOLUTION DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA REVIEW AND APPROVE THE CUP REQUEST SUBJECT TO CONDITIONS.

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:**

- A. **A REQUEST BY HERITAGE GROUP, ON BEHALF OF THE PROPERTY OWNER, MEZRAHI FAMILY TRUST, FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 15-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON A 1.37-ACRE SITE LOCATED AT 211 NORTH SUNRISE WAY, (APN: 508-070-016) ZONE MDR (CASE NO. DP-2023-0019) (AR)**

RECOMMENDATION: ADOPT RESOLUTION DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA REVIEW AND APPROVE PROJECT SUBJECT TO CONDITIONS.

- B. **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: APPROVE THE PROPOSED FINAL DEVELOPMENT PLANS AS BEING SUBSTANTIALLY IN CONFORMANCE WITH THE PRELIMINARY PLANNED DEVELOPMENT DISTRICT PLAN SUBJECT TO FINAL REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE.

- C. **A REQUEST BY THE OSWIT LAND TRUST, FOR A MINOR AMENDMENT TO PLANNED DEVELOPMENT DISTRICT (PDD 153) TO ALLOW THE RESTORATION OF APPROXIMATELY 90 ACRES OF THE 120-ACRE FORMER GOLF COURSE AND COUNTRY CLUB SITE INTO A NATIVE DESERT HABITAT AND NATURE PRESERVE; THE SITE IS LOCATED BETWEEN SUNRISE WAY; AND EL CIELO ROAD; NORTH OF MESQUITE AVENUE; ZONE PDD 153/W, SECTION 24 (CASE 5.0303-PD 153) (ER).**

RECOMMENDATION: ADOPT A CATEGORICAL EXEMPT PER CEQA GUIDELINES AND APPROVE THE PROPOSED MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT SUBJECT TO CONDITIONS.

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.

- A. General Plan Update – Draft Circulation, Land Use and Safety Elements for Commission review (information item only).

ADJOURNMENT: The Planning Commission will adjourn to 5:30 pm, Wednesday, September 11, 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. 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, July 18, 2024, as required by established policies and procedures.

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

Planning Commission
Regular

MEETING DATE: 07/24/2024
SUBMITTED BY: PLANNING
SUBJECT: **APPROVAL OF MINUTES: JULY 10, 2024**
RECOMMENDATION: APPROVE.

SUBJECT:
APPROVAL OF MINUTES: JULY 10, 2024
RECOMMENDATION: APPROVE.

Attachments

Item 1A

Planning Commission
Regular

MEETING DATE: 07/24/2024

SUBMITTED BY: PLANNING

SUBJECT: **A REQUEST BY PSSC LLC, OWNER, FOR A TENTATIVE PARCEL MAP (TPM) 38815 REQUESTING TO SPLIT ONE (1) LARGER LOT FORMING A SECOND LOT EQUALING THREE (3) ACRES FOR THE PURPOSE OF FUTURE DEVELOPMENT CONSISTENT WITH THE LISTED USES IN THE M-1 (LIGHT INDUSTRIAL) ZONE LOCATED AT APN 680-180-029, 1500 SOUTH GENE AUTRY TRAIL, ZONE M-1, (CASE NO. STM 2024-0004) (GM).**

RECOMMENDATION: ADOPT RESOLUTION DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA REVIEW AND APPROVE PROJECT SUBJECT TO CONDITIONS.

SUBJECT:

A REQUEST BY PSSC LLC, OWNER, FOR A TENTATIVE PARCEL MAP (TPM) 38815 REQUESTING TO SPLIT ONE (1) LARGER LOT FORMING A SECOND LOT EQUALING THREE (3) ACRES FOR THE PURPOSE OF FUTURE DEVELOPMENT CONSISTENT WITH THE LISTED USES IN THE M-1 (LIGHT INDUSTRIAL) ZONE LOCATED AT APN 680-180-029, 1500 SOUTH GENE AUTRY TRAIL, ZONE M-1, (CASE NO. STM 2024-0004) (GM).

RECOMMENDATION: ADOPT RESOLUTION DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA REVIEW AND APPROVE PROJECT SUBJECT TO CONDITIONS.

Attachments

Item 2A

Planning Commission
Regular

MEETING DATE: 07/24/2024

SUBMITTED BY: PLANNING

SUBJECT: **A REQUEST BY THE UNITED PARCEL SERVICE (UPS), REPRESENTED BY RED ARCHITECTURAL GROUP, FOR THE ESTABLISHMENT OF A CONDITIONAL USE PERMIT FOR THE EXISTING UPS TRANSPORTATION TERMINAL AND THE COMPLETION OF RELATED SITE IMPROVEMENTS TO PARKING AND LANDSCAPE AREAS LOCATED AT 650 NORTH COMMERCIAL ROAD, ZONE M-1-P, (CUP 2024-0003) (SY).**

RECOMMENDATION: ADOPT RESOLUTION DETERMINING THAT THE PROJET IS EXEMPT FROM CEQA REVIEW AND APPROVE THE CUP REQUEST SUBJECT TO CONDITIONS.

SUBJECT:

A REQUEST BY THE UNITED PARCEL SERVICE (UPS), REPRESENTED BY RED ARCHITECTURAL GROUP, FOR THE ESTABLISHMENT OF A CONDITIONAL USE PERMIT FOR THE EXISTING UPS TRANSPORTATION TERMINAL AND THE COMPLETION OF RELATED SITE IMPROVEMENTS TO PARKING AND LANDSCAPE AREAS LOCATED AT 650 NORTH COMMERCIAL ROAD, ZONE M-1-P, (CUP 2024-0003) (SY).

RECOMMENDATION: ADOPT RESOLUTION DETERMINING THAT THE PROJET IS EXEMPT FROM CEQA REVIEW AND APPROVE THE CUP REQUEST SUBJECT TO CONDITIONS.

Attachments

Item 2B

Planning Commission
Regular

MEETING DATE: 07/24/2024

SUBMITTED BY: PLANNING

SUBJECT: **A REQUEST BY HERITAGE GROUP, ON BEHALF OF THE PROPERTY OWNER, MEZRAHI FAMILY TRUST, FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 15-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON A 1.37-ACRE SITE LOCATED AT 211 NORTH SUNRISE WAY, (APN: 508-070-016) ZONE MDR (CASE NO. DP-2023-0019) (AR)**

RECOMMENDATION: ADOPT RESOLUTION DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA REVIEW AND APPROVE PROJECT SUBJECT TO CONDITIONS .

SUBJECT:

A REQUEST BY HERITAGE GROUP, ON BEHALF OF THE PROPERTY OWNER, MEZRAHI FAMILY TRUST, FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 15-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON A 1.37-ACRE SITE LOCATED AT 211 NORTH SUNRISE WAY, (APN: 508-070-016) ZONE MDR (CASE NO. DP-2023-0019) (AR)

RECOMMENDATION: ADOPT RESOLUTION DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA REVIEW AND APPROVE PROJECT SUBJECT TO CONDITIONS.

Attachments

Item 4A

Planning Commission
Regular

MEETING DATE: 07/24/2024

SUBMITTED BY: PLANNING

SUBJECT: **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: APPROVE THE PROPOSED FINAL DEVELOPMENT PLANS AS BEING SUBSTANTIALLY IN CONFORMANCE WITH THE PRELIMINARY PLANNED DEVELOPMENT DISTRICT PLAN SUBJECT TO FINAL REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE.

SUBJECT:

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: APPROVE THE PROPOSED FINAL DEVELOPMENT PLANS AS BEING SUBSTANTIALLY IN CONFORMANCE WITH THE PRELIMINARY PLANNED DEVELOPMENT DISTRICT PLAN SUBJECT TO FINAL REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE.

Attachments

Item 4B

Planning Commission
Regular

MEETING DATE: 07/24/2024

SUBMITTED BY: PLANNING

SUBJECT: **A REQUEST BY THE OSWIT LAND TRUST, FOR A MINOR AMENDMENT TO PLANNED DEVELOPMENT DISTRICT (PDD 153) TO ALLOW THE RESTORATION OF APPROXIMATELY 90 ACRES OF THE 120-ACRE FORMER GOLF COURSE AND COUNTRY CLUB SITE INTO A NATIVE DESERT HABITAT AND NATURE PRESERVE; THE SITE IS LOCATED BETWEEN SUNRISE WAY; AND EL CIELO ROAD; NORTH OF MESQUITE AVENUE; ZONE PDD 153/W, SECTION 24 (CASE 5.0303-PD 153) (ER).**

RECOMMENDATION: ADOPT A CATEGORICAL EXEMPT PER CEQA GUIDELINES AND APPROVE THE PROPOSED MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT SUBJECT TO CONDITIONS.

SUBJECT:

A REQUEST BY THE OSWIT LAND TRUST, FOR A MINOR AMENDMENT TO PLANNED DEVELOPMENT DISTRICT (PDD 153) TO ALLOW THE RESTORATION OF APPROXIMATELY 90 ACRES OF THE 120-ACRE FORMER GOLF COURSE AND COUNTRY CLUB SITE INTO A NATIVE DESERT HABITAT AND NATURE PRESERVE; THE SITE IS LOCATED BETWEEN SUNRISE WAY; AND EL CIELO ROAD; NORTH OF MESQUITE AVENUE; ZONE PDD 153/W, SECTION 24 (CASE 5.0303-PD 153) (ER).

RECOMMENDATION: ADOPT A CATEGORICAL EXEMPT PER CEQA GUIDELINES AND APPROVE THE PROPOSED MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT SUBJECT TO CONDITIONS.

Attachments

Item 4C

Planning Commission
Regular

MEETING DATE: 07/24/2024

SUBMITTED BY: PLANNING

SUBJECT: General Plan Update – Draft Circulation, Land Use and Safety Elements for Commission review (information item only).

SUBJECT:

General Plan Update – Draft Circulation, Land Use and Safety Elements for Commission review (information item only).

Attachments

General Plan Update – Draft Circulation, Land Use and Safety Elements