

PLANNING COMMISSION MEETING MINUTES
September 11, 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 5:32 p.m.

ROLL CALL:

Present: Chair Weremiuk, Baker, Miller, Rotman (arrived at 6:11 p.m.), Morrill
Excused: Murphy

Staff Present: Planning Director Christopher Hadwin, Assistant Planning Director David Newell, Associate Planner Glenn Mlaker, Associate Planner Noriko Kikuchi, Attorney Jim Priest, Administrative Specialist Anita Fields, Jonathan Nettler, Placeworks

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, September 5, 2024, and posted on the City’s website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Item #2A was moved to a date uncertain. Item #4A will be heard after Item #2B.

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

AYES: WEREMIUK, BAKER, MILLER, MORRILL
EXCUSED: MURPHY, ROTMAN

PUBLIC COMMENTS: None.

1. CONSENT CALENDAR:

A. APPROVAL OF MINUTES: JULY 24, 2024

Commissioner Baker moved, seconded by Commissioner Miller, to approve Consent item #1A with correction of typographical error.

AYES: BAKER, MILLER, MORRILL
EXCUSED: MURPHY, ROTMAN

RECUSED: WEREMIUK

2. PUBLIC HEARINGS:

- A. REQUEST BY MARK TEMPLE, OWNER REQUESTING A ONE (1) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP (TTM) 38042 TO SUBDIVIDE ONE (1) PARCEL INTO THIRTY-ONE (31) SINGLE-FAMILY RESIDENTIAL LOTS LOCATED AT THE EAST TERMINUS OF VERONA ROAD, ZONE R-1-E; (CASE TTM 38042 TE) (GM)**

Recommendation: Adopt resolution determining that the project is exempt from CEQA review and approve the project subject to conditions.

Commissioner Miller moved, seconded by Commissioner Baker, to move Item #2A to a date uncertain.

AYES: WEREMIUK, BAKER, MILLER, MORRILL
EXCUSED: MURPHY, ROTMAN

- B. REQUEST BY LAS CASUELAS VIEJAS, INC. FOR THE APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A 960-SQURE-FOOT BAR/COCKTAIL LOUNGE AT 370 NORTH PALM CANYON DRIVE (APN: 513-081-021), ZONE CBD, SECTION 15 (CASE CUP-2024-0007). (NK)**

Recommendation: Adopt resolution determining that the project is exempt from CEQA review and approve the project subject to conditions.

Noriko Kikuchi, Associate Planner, presented the Staff Report and answered questions of the commission.

Alana Coffin, Owner of Las Casuelas Viejas, applicant, spoke and answered questions of the commission.

Jim Priest, City Attorney, answered questions of the commission.

Commissioner Baker moved, seconded by Commissioner Miller, to approve Item #2B with revised conditions.

1. The elimination of Condition #PLN2, the hours of operations, from the Conditions of Approval as noise ordinances govern this issue.

AYES: WEREMIUK, BAKER, MILLER, MORRILL

EXCUSED: MURPHY, ROTMAN

4. NEW BUSINESS:

A. A REQUEST BY LOCKLEND, LLC, OWNER, (DBA: ARCHITECTURAL GLAZING) FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 6,780-SQUARE FOOT WAREHOUSE BUILDING LOCATED AT 19345 NEWHALL STREET, ZONE M-2 (CASE #DP 2024-0004) (GM)

Recommendation: Adopt resolution determining that the project is exempt from CEQA review and approve the project subject to conditions.

Glenn Mlaker, Associate Planner, presented the Staff Report and answered questions of the commission.

Gabriel Lujan, GLA Design Group, for the applicant, spoke and answered questions of the commission.

Commissioner Miller moved, seconded by Commissioner Baker, to approve Item #4A with a revised condition for the addition of a bike rack.

AYES: WEREMIUK, BAKER, ROTMAN, MILLER, MORRILL

EXCUSED: MURPHY

2. PUBLIC HEARINGS:

C. CITY OF PALM SPRINGS FOR A LIMITED UPDATE TO THE GENERAL PLAN, INCLUDING REVISIONS TO THE LAND USE ELEMENT, CIRCULATION ELEMENT, SAFETY ELEMENT AND ADMINISTRATION SECTION. (DN)

Recommendation: Recommend City Council approve (1) an addendum to the 2007 General Plan Environmental Impact Report and (2) the 2040 General Plan with amendments to the Administration Section, Land Use Element, Circulation Element and Safety Element.

Assistant Director David Newell reviewed the project update and answered questions of the commission.

Marvin Roos, resident, provided comments and answered questions of the commission.

Commissioner Baker moved, seconded by Commissioner Miller, to approve Item #2C with additional comments and clarifying language.

1. To change the designation of the Alejo and Commercial Drive parcel that had been missed.
2. Not to recommend the changing the designation of Bel Air Greens.
3. To change the designation of the United Methodist Church from medium-density residential to high-density residential.
4. Leaving Land Use 14.1 policy as is, pending further clarification and resolution of Oswit.
5. Recommendation regarding Boulders and Crescendo to further evaluate the altering this property to open space through a future zoning process.
6. Investigate the how to denote areas such as Boulders and Crescendo and Chino Cone on a map, to help people identify areas that some may not easily locate.
7. Ensuring that the glossary of terms and definitions is comprehensive.
8. References to Desert Regional should be general enough to accommodate future plans.
9. To revise the wording of the shade policies to make it clear that the policy extends to the city in its entirety, not just the Downtown area.
10. To work with Engineering to review the feasibility of reclassifying Racquet Club..

AYES: WEREMIUK, BAKER, ROTMAN, MILLER, MORRILL
EXCUSED: MURPHY

5. UNFINISHED BUSINESS: None.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Request for an updated rotation list of commission members sitting in on Architectural Review Committee meetings.

PLANNING DIRECTOR'S REPORT:

Director Hadwin thanked Assistant Director David Newell for his service and wish him well on his departure to another position.

The decision regarding Prescott Preserve has been appealed and will be heard by City Council on September 12, 2024.

A meeting with the Planning Commission and the Architectural Review Committee will be scheduled.

ADJOURNMENT: The Planning Commission adjourned at 8:12 pm to 5:30 pm, Wednesday, September 25, 2024, 3200 East Tahquitz Canyon Way, Palm Springs, California.