

PLANNING COMMISSION
CITY OF PALM SPRINGS, CALIFORNIA
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California
www.palmspringsca.gov

AGENDA

<p>Wednesday January 23, 2019</p>		<p>11:00 AM Study Session 1:30 PM Regular Meeting</p>
---------------------------------------	---	---

Doug Donenfeld
Grace Garner
Michael Hirschbein
Douglas Hudson
Peter Moruzzi
Maria Song
Dennis Woods

Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services
Jim Priest, Attorney
Terri Hintz, Planning Administrative Coordinator
Rick Minjares, Engineering Associate
Glenn Mlaker, AICP, Associate Planner
David Newell, AICP, Associate Planner
Edward Robertson, Principal Planner

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 Planning Department, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: City Hall, Planning Department. 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 Planning Department at (760) 323-8245.

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 Planning Department, (760) 323-8245, at least 48 hours prior to the meeting, to inform us of your particular needs and to determine if accommodation is feasible.

Planning Commission regular meetings are webcast live on the City's website: www.palmspringsca.gov and PSCTV Channel 17. Meetings are re-broadcast (following the meeting) on Wednesday at 1:30 pm and Sunday at 1:30 pm.

11:00 AM STUDY SESSION
(Large Conference Room)

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENT: Three (3) minutes are allowed for each speaker.

OTHER BUSINESS:

1. **ELECTION OF OFFICERS:**
 - 1A. **ELECTION OF CHAIR**
 - 1B. **ELECTION OF VICE-CHAIR**

DISCUSSION:

2. **COACHELLA FLATS, LLC, FOR A CONDITIONAL USE PERMIT (CUP) AND A VARIANCE APPLICATION TO DECOMMISSION AND REMOVE 363 EXISTING WIND TURBINE GENERATORS AND REPLACE THEM WITH TWENTY (20) NEW WIND TURBINES WITH A MAXIMUM HEIGHT OF 499 FEET AND TWO (2) 315 FEET TALL METEOROLOGICAL (MET) TOWERS ON APPROXIMATELY 858 ACRES LOCATED WEST OF NORTH INDIAN CANYON DRIVE, NORTH OF HIGHWAY 111, AND SOUTH OF INTERSTATE-10 FREEWAY; ZONE W, SECTION 23 (CASE 5.1429-CUP & 6.551-VAR). (ER)**

ADJOURNMENT: The Planning Commission will adjourn to their regular meeting at 1:30 pm, Wednesday, January 23, 2019, Council Chamber, 3200 East Tahquitz Canyon Way.

1:30 PM REGULAR MEETING
(Council Chamber)

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 6:00 pm, Thursday, January 17, 2019.

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 COMMENTS: 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 maybe offered at this time or at the time of the hearing. **MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON ITEMS #1A AND #4A 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.

- 1A. APPROVAL OF MINUTES: JANUARY 9, 2019 STUDY SESSION MINUTES**
RECOMMENDATION: Approval.

EXCLUDED CONSENT CALENDAR: Items removed the Consent Calendar for separate discussion is considered at this time.

2. PUBLIC HEARINGS:

- 2A. CANYON PARTNERS, LLC, REPRESENTING THE MUSEUM OF ANCIENT WONDERS FOR A CONDITIONAL USE PERMIT TO ALLOW A MUSEUM WITHIN THE CENTRAL BUSINESS DISTRICT LOCATED AT 441 SOUTH PALM CANYON DRIVE, ZONE CBD, SECTION 10. (CASE 5.1463 CUP). (GM)**
RECOMMENDATION: Approval with conditions.
- 2B. SONS OF ITALY ON BEHALF OF DOLLY SINATRA LODGE NO. 2400 TO RE-ESTABLISH A CONDITIONAL USE PERMIT TO OPERATE A MEETING HALL WITHIN THE EXISTING BUILDING LOCATED AT 1700 NORTH SHARA ROAD, ZONE P, SECTION 1 (CASE 5.0707 CUP). (DN)**
RECOMMENDATION: Approve, subject to conditions.
- 2C. AUSTIN TODD ON BEHALF OF CALIFORNIA ORGANICS FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A 5,044-SQUARE FOOT CANNABIS CULTIVATION FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING LOCATED AT 695 SOUTH WILLIAMS ROAD, ZONE M-1, SECTION 33 (CASE 5.1440 CUP). (ER)**
RECOMMENDATION: Continue to date uncertain.
- 2D. COACHELLA FLATS, LLC, FOR A CONDITIONAL USE PERMIT (CUP) AND A VARIANCE APPLICATION TO DECOMMISSION AND REMOVE 363 EXISTING WIND TURBINE GENERATORS AND REPLACE THEM WITH TWENTY (20) NEW WIND TURBINES WITH A MAXIMUM HEIGHT OF 499 FEET AND TWO (2) 315 FEET TALL METEOROLOGICAL (MET)**

TOWERS ON APPROXIMATELY 858 ACRES LOCATED WEST OF NORTH INDIAN CANYON DRIVE, NORTH OF HIGHWAY 111, AND SOUTH OF INTERSTATE-10 FREEWAY; ZONE W, SECTION 23 (CASE 5.1429-CUP & 6.551-VAR). (ER)

RECOMMENDATION: Approve subject to conditions.

2E. AMENDMENT TO THE PALM SPRINGS ZONING CODE (PSZC) TO ESTABLISH GENERAL STANDARDS FOR MIXED-USE DEVELOPMENT AND TO ALLOW UP TO 70 DWELLING UNITS PER ACRE IN MIXED-USE AREAS AS PERMITTED BY THE CITY OF PALM SPRINGS GENERAL PLAN (CASE 5.1465 ZTA). (FF)

RECOMMENDATION: Recommend approval to the City Council.

3. UNFINISHED BUSINESS: None.

4. NEW BUSINESS:

4A. COMMUNITY HOUSING OPPORTUNITIES CORPORATION (CHOC) ON BEHALF OF THE CITY OF PALM SPRINGS FOR AN ARCHITECTURAL REVIEW APPLICATION TO CONSTRUCT A MULTI-FAMILY RESIDENTIAL COMPLEX ON AN UNDEVELOPED 3.6-ACRE PARCEL OF LAND LOCATED ON THE EAST SIDE OF NORTH INDIAN CANYON DRIVE, BETWEEN SAN RAFAEL ROAD AND SIMMS ROAD, ZONE R-2, SECTION 2 (CASE 3.3333 MAJ). (DN)

RECOMMENDATION: Approve, subject to conditions.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: Brief general comments and/or other issues of concern from members of the Planning Commission.

CITY COUNCIL LIAISON REPORT:

PLANNING DIRECTOR'S REPORT: Update the Planning Commission on important items.

ADJOURNMENT: The Planning Commission will adjourn to 1:30 pm, Wednesday, February 13, 2019, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.