

PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California
www.palmspringsca.gov

AGENDA

Wednesday
April 24, 2019



1:30 PM Regular Meeting

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

Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services
Jim Priest, Attorney
Terri Hintz, Administrative Coordinator
Rick Minjares, Engineering Associate
Glenn Mlaker, AICP, Associate Planner
Felipe Primera, Senior Engineering Assistant

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.

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 5:00 pm on Thursday, April 18, 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, #1B AND #1C 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: APRIL 10, 2019

RECOMMENDATION: Approval.

1B. DAVID COUPER, TRUSTEE, FOR A REQUEST TO VACATE A PORTION OF THE PUBLIC RIGHT-OF-WAY ON THE PROPERTY LOCATED AT 2086 BARONA ROAD, SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST, (ENG. FILE R 19-01-2086). (FP)

RECOMMENDATION: Approve and find vacation of public right-of-way is consistent with the 2007 General Plan.

1C. PCG-SP VENTURE I, LLC, FOR A REQUEST TO VACATE THE RIGHT-OF-WAY FOR A PORTION OF WEST PALM CANYON DRIVE, SECTION 26, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M., 333 EAST PALM CANYON DRIVE (ENG FILE R 18-13). (FP)

RECOMMENDATION: Approve and find vacation of a public right-of-way is consistent with 2007 General Plan.

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

2. PUBLIC HEARINGS:

2A. GROCERY OUTLET REQUESTING A SIGN VARIANCE TO ALLOW TWO (2) MAIN SIGNS TO EXCEED THE PERMITTED LETTER HEIGHT ALLOWED IN THE CENTRAL BUSINESS DISTRICT (CBD) LOCATED AT 350 SOUTH PALM CANYON DRIVE, ZONE CBD (CASE 8.262). (GM)

RECOMMENDATION: Approval subject to Conditions of Approval.

**2B. JOHNSTON FAMILY TRUST, (DBA COLONY 29) FOR A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM ESTATE RESIDENTIAL (ER) TO MEDIUM DENSITY RESIDENTIAL FOR A PORTION OF THE PROPERTY; NEGATIVE DECLARATION UNDER CEQA; AND A CONDITIONAL USE PERMIT TO ALLOW THE SITE TO OPERATE AS A SEVEN (7) UNIT HOTEL LOCATED AT 137 SOUTH TAHQUITZ DRIVE, ZONE R-2 (CASE 5.1426 GPA & CUP). (GM)
RECOMMENDATION:**

1. Recommend approval of Negative Declaration as an adequate Environmental Analysis under CEQA.
2. Recommend approval of the General Plan Amendment to the City Council.
3. Approve a Conditional Use Permit to allow kitchens in seven (7) hotel units subject to attached Conditions of Approval.

3. UNFINISHED BUSINESS: None.

4. NEW BUSINESS: None.

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, May 8, 2019, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.