

**PLANNING COMMISSION**  
**CITY OF PALM SPRINGS, CALIFORNIA**  
*Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California*  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

**AGENDA**

Wednesday  
May 8, 2019



1:30 PM Regular Meeting

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

Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services  
Jim Priest, Attorney  
Joanne Bruggemans, Administrative Secretary  
Rick Minjares, Engineering Associate  
Glenn Mlaker, 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 Office of the City Clerk, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: City Hall, Office of the City Clerk. Agenda and staff reports are available on the City's website: [www.palmspringsca.gov](http://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](http://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 6:00 pm on Thursday, May 2, 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 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 maybe offered at this time or at the time of the hearing. **MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON ITEM 4.A ARE DIRECTED TO COMMENT UNDER THIS PORTION OF THE AGENDA.**

1. **CONSENT CALENDAR:** NONE

2. **PUBLIC HEARINGS:**

- A. **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)**  
*(continued from april 24, 2019 meeting)*

**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.

- B. **A REQUEST BY PALM SPRINGS MODERN CONSTRUCTION FOR THE REVERSION TO ACREAGE OF A PREVIOUSLY SUBDIVIDED FINAL MAP 33162 FOR THE DEVELOPMENT OF A 132-UNIT CONDOMINIUM COMPLEX LOCATED AT THE NORTHWEST CORNER OF NORTH PALM CANYON DRIVE AND TRAMWAY ROAD, ZONE R-3, SECTION 3 (CASE TPM 37673) (ER).**

**Recommendation:** Recommend approval to the City Council.

- C. **A REQUEST BY PALM SPRINGS MODERN CONSTRUCTION FOR THE REVERSION TO ACREAGE OF A PREVIOUSLY SUBDIVIDED FINAL MAP 33162 FOR THE DEVELOPMENT OF A 132-UNIT CONDOMINIUM COMPLEX LOCATED AT THE NORTHWEST CORNER OF NORTH PALM CANYON DRIVE AND TRAMWAY ROAD, ZONE R-3, SECTION 3 (CASE TPM 37673) (ER).**

**Recommendation:** Recommend approval to the City Council.

3. **UNFINISHED BUSINESS: NONE**

4. **NEW BUSINESS:**

- A. **A REQUEST BY GHA VIBE PS, LLC, FOR A MINOR AMENDMENT TO A FINAL PDD TO ALLOW A MINIMUM 2 FEET SETBACK TO THE PROPERTY LINE FOR COURTYARD SPAS OR SMALL POOLS AT THE VIBE DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF SOUTH FARRELL DRIVE AND EAST BARISTO ROAD, ZONE PDD 232, (CASE 5.1046-PDD 232 AMND)(ER)**

**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, May 22, 2019 City Hall, Council Chamber, 3200 E. Tahquitz Canyon Way, Palm Springs, California.