

**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 22, 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  
Noriko Kikuchi, Associate Planner  
Rick Minjares, Engineering Associate  
Glenn Mlaker, AICP, Associate Planner  
David Newell, AICP, Associate 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 4:00 pm on Thursday, May 16, 2018.

**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 ITEM 1.B. 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:** None

B. **REQUEST BY DAVID J. GANDOLFO, ON BEHALF OF PALM SPRINGS TOY BOX, LLC, FOR A PARCEL MAP WAIVER TO SUBDIVIDE A 4.8-ACRE LOT TO CREATE SEVENTY-SEVEN (77) COMMERCIAL CONDOMINIUM UNITS FOR A STORAGE FACILITY AT 3690 AIRPORT CENTER DRIVE, ZONE M-1, (PMW 37248) (NK).  
RECOMMENDATION:** Approve, subject to conditions.

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

2. **PUBLIC HEARINGS:**

A. **MODERN DEVELOPMENT, LLC FOR A ONE-YEAR (1) TIME EXTENSION OF THE ENTITLEMENTS FOR A TENTATIVE TRACT MAP (37039 TTM); AND A MAJOR ARCHITECTURAL APPLICATION (3.3930 MAJ) FOR THE CONSTRUCTION OF AN EIGHT (8) UNIT CONDOMINIUM PROJECT LOCATED AT 155 WEST SAN RAFAEL DRIVE, ZONE R-2, SECTION 4. (CASES 37039 TTM AND 3.3930 MAJ). (GM)  
(CONTINUED FROM MAY 8, 2019 MEETING)  
RECOMMENDATION:** Approval

3. **UNFINISHED BUSINESS**

- A. **A STATUS REPORT ON COMPLIANCE WITH CONDITIONS OF APPROVAL FOR THE EXTENSION OF TIME GRANTED DECEMBER 5, 2018 TO NEW CHURCH II, LLC TO RENOVATE THE EXISTING HISTORIC COMMUNITY CHURCH AND ORCHID TREE INN FOR ADAPTIVE RE-USE, AND TO DEMOLISH PORTIONS OF THE SITE FOR THE CONSTRUCTION AND OPERATION OF A HOTEL WITH ACCESSORY SPA, RESTAURANT AND MEETING SPACE ON A 3.1-ACRE SITE LOCATED AT 222 SOUTH CAHUILLA ROAD, ZONE R-3, SECTION 15 (CASE 5.1345 CUP, HSPB 23, HSPB 72 & 3.0678 MAJ). (DN)**  
**RECOMMENDATION:** Receive and file.

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, June 12, 2019, City Hall, Council Chamber, 3200 E. Tahquitz Canyon Way, Palm Springs, California.