

**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  
June 26, 2019



1:00 PM Study Session  
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  
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 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.

**1:00 PM STUDY SESSION  
(Large Conference Room)**

**CALL TO ORDER:**

**ROLL CALL:**

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

**DISCUSSION ITEM:**

**INTERVIEW AND APPOINT APPLICANTS TO THE ARCHITECTURAL ADVISORY COMMITTEE.**

**RECOMMENDATION:** 1) Interview applicants for the Architectural Advisory Committee; 2) Appoint two members to the Architectural Advisory Committee with terms ending June 30, 2022.

**ADJOURNMENT:** The Planning Commission will adjourn to their regular meeting at 1:30 pm, Wednesday, June 26, 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 on Thursday, June 20, 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.

**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. **INDIGO PROPERTIES PALM SPRINGS, LLC REQUESTING A PARCEL MAP WAIVER TO SUBDIVIDE ONE LOT INTO TWO PARCELS FOR THE PROPERTY LOCATED AT 3737 EAST PALM CANYON DRIVE, ZONE C-1 (CASE NO. TPM 37661). (DN)**  
**RECOMMENDATION:** Approve, subject to conditions.
  
- B. **PLANNING COMMISSION GENERAL PLAN CONSISTENCY HEARING ON APPLICANT REQUEST FOR CITY TO VACATE THE RIGHT-OF-WAY FOR A PORTION OF CALLE SANTA ROSA, IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M., (ENG. FILE R 19-03-0495) – 495 N CALLE SANTA ROSA. (FP)**  
**RECOMMENDATION:** Approve and find proposed vacation of a public-right-of way for a portion of Calle Santa Rosa, in Section 14 to be consistent with 2007 General Plan

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

## **2. PUBLIC HEARINGS**

- A. **GEORGE YOUSEF, (DBA: PALM SPRINGS CAR WASH) FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF OFF-PREMISE ALCOHOL BEVERAGES IN A RETAIL STORE LOCATED IN SECTION 14, AT 300 NORTH INDIAN CANYON DRIVE, ZONE REO, SECTION 14. (CASE 5.1461) (GM)**  
**RECOMMENDATION:** Approval
- B. **REQUEST BY JEFFREY BRAYSHAW ON BEHALF OF PREMIER GREENS, LLC, FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A 5,560-SQUARE FOOT CANNABIS CULTIVATION FACILITY IN A VACANT INDUSTRIAL BUILDING WITHIN AN EXISTING BUSINESS PARK LOCATED AT 1231 SOUTH GENE AUTRY TRAIL, ZONE M-1, SECTION 33. (CASE 5.1464 CUP) (ER).**  
**RECOMMENDATION:** Adopt the Negative Declaration and approve the Conditional Use Permit.
- C. **REQUEST BY SELENE PALM SPRINGS, LLC, FOR AN AMENDMENT TO THE FINAL DEVELOPMENT PLANS OF A PREVIOUSLY APPROVED FINAL PDD TO INCLUDE CHANGES TO THE SITING OF FIVE RESIDENTIAL BUILDINGS AND CONVERT THE BUILDINGS TO CONDOMINIUM STRUCTURES; INCREASE THE NUMBER OF CONDO UNITS FROM 35 UNITS TO 40 UNITS; DECREASING THE NUMBER OF HOTEL UNITS FROM 171 TO 156 UNITS AND MAKE MINOR MODIFICATIONS TO THE FINAL LANDSCAPE AND EVENT SPACE PLANS OF THE DREAM HOTEL LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD, ZONE PDD 333, SECTION 14. (CASE 5.1132-PD 333) (ER).**  
**RECOMMENDATION:** Recommend approval to the City Council subject to conditions.
- D. **AMENDMENT TO THE PALM SPRINGS ZONING CODE (PSZC) AMENDING CHAPTER 93.00 TO ADD SECTIONS 93.16.00 THROUGH 93.16.09 AND AMENDING SECTIONS 92.17.1.01, 92.17.2.01, 92.20.01, 92.21.01 AND 93.03.00 TO MEET THE STATE OF CALIFORNIA ENERGY CODE REQUIREMENTS RELATIVE TO SOLAR ENERGY SYSTEMS ON NEW RESIDENTIAL CONSTRUCTION (CASE 5.1470 ZTA).**  
**RECOMMENDATION:** Approval

## **3. UNFINISHED BUSINESS: NONE**

## **4. NEW BUSINESS:**

- A. **REPORT ON SUBMISSION REQUIREMENTS SUBCOMMITTEE**

**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, July 10, 2019, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.