

# 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  
July 10, 2019



1:30 PM Regular Meeting

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

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Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services  
Jim Priest, Attorney  
Joanne Bruggemans, Administrative Secretary  
Noriko Kikuchi, Associate Planner  
Ken Lyon, Associate Planner  
Rick Minjares, Engineering Associate  
David A. Newell, AICP, Associate Planner

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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](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.

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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 Wednesday, July 3, 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 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: June 12, 2019 and June 26, 2019**

**RECOMMENDATION:** Approval.

**1B. O2 ARCHITECTURE ON BEHALF OF BAUMLI COSTA FAMILY LIVING TRUST FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 2,644-SQUARE FOOT RESIDENCE AND 575-SQUARE FOOT GARAGE ON AN UNDEVELOPED HILLSIDE LOT LOCATED AT 1350 ROSE AVENUE, ZONE R-1-C, SECTION 10. (CASE 3.4123 MAJ). (DN)**

**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:**

**2A. EDDIE EDWARDS, ON BEHALF OF WCR HOLDINGS, LLC (DBA AVALON PAIN SOLUTIONS, INC.), OWNER, REQUESTING ARCHITECTURAL APPROVAL AND A CONDITIONAL USE PERMT FOR AN ASSISTED LIVING FACILITY / SUBSTANCE ABUSE RECOVERY**

**CENTER USE AT “HARLOW HAVEN”, A CLASS 1 HISTORIC SITE (HSPB #20), LOCATED AT 175 EAST EL ALAMEDA STREET (APN: 505-285-012) AND “THE CRAWFORD APARTMENTS”, A CLASS 3 HISTORIC SITE AND CONTRIBUTOR TO THE LAS PALMAS BUSINESS HISTORIC DISTRICT (“LPBHD”), LOCATED AT 855 NORTH INDIAN CANYON DRIVE, (APN 505-285-011), ZONE R-3, CASE 5,1472 CUP / 3.906 MAA / HSPB #20 / HD-1. (KL)**

**RECOMMENDATION:**

1. Approve Case 5.1472 CUP, a Conditional Use Permit for an assisted living facility / substance abuse recovery center subject to conditions, and
2. Approve Case 3.906, a Minor Architectural Application for addition and renovation of commercial structures on a major thoroughfare subject to the conditions of approval imposed by the HSPB’s Certificate of Appropriateness for alterations to a Class 1 historic site and a contributing site within a historic district (Case HSPB #20 & HD-1).

**3. UNFINISHED BUSINESS: NONE**

**4. NEW BUSINESS:**

- 4A. REQUEST BY BRIAN DIEBOLT OF DESIGN CONCEPTS, ON BEHALF OF ANTHONY LUCCI AND NICOL FLORENTINO, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A FOUR (4)-UNIT APARTMENT COMPLEX ON AN 11,522 SQUARE-FOOT UNDEVELOPED PARCEL LOCATED AT 563 EL PLACER, ZONE R-2, SECTION 18. (CASE NO. 3.2267 MAJ). (NK)**

**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, July 24, 2019 City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.