

# 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  
September 11, 2019



11:00 AM Study Session  
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, Planning Administrative Coordinator  
Noriko Kikuchi, Associate Planner  
Rick Minjares, Engineering Associate  
Glenn Mlaker, AICP, Associate Planner  
David Newell, AICP, 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 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.

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.

**11:00 AM STUDY SESSION**  
**(Large Conference Room)**

**CALL TO ORDER:**

**ROLL CALL:**

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

**DISCUSSION:**

- 1. DISCUSSION OF PROPOSED AMENDMENTS TO THE PALM SPRINGS ZONING CODE RELATIVE TO ZONING REGULATIONS FOR CANNABIS USES, CASE NO. 5.1218-G (ZTA). (FF)**

**RECOMMENDATION:** Take public input, and provide direction to staff.

**ADJOURNMENT:** The Planning Commission will adjourn to 1:30 pm, Wednesday, September 11, 2019 Council Chamber, City Hall, 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 4:00 pm, Thursday, September 5, 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, #4A, #4B AND #4C 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: JULY 10, 2019**

**RECOMMENDATION:** Approval.

- 1B. TWIN PALMS NEIGHBORHOOD ORGANIZATION, ON BEHALF OF TWIN PALMS HOMEOWNERS ASSOCIATION, INC, FOR A SIGN PROGRAM TO INSTALL A NEIGHBORHOOD ENTRY SIGN AT THE SOUTHWEST CORNER OF TWIN PALMS AND VIA AGUILA ON PRIVATE PROPERTY, 1800 SOUTH LA PALOMA, ZONE R-1-C, SECTION 26 (CASE SP 19-002). (DN)**

**RECOMMENDATION:** Approve, subject to conditions.

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

**2. PUBLIC HEARINGS:**

- 2A. EHOFF CANYON VIEW, LLC, FOR A TWO-YEAR EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 36969, PLANNED DEVELOPMENT DISTRICT 381 AND MAJOR ARCHITECTURAL APPROVAL FOR AN 80-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON AN UNDEVELOPED 13.25-ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF EAST PALM CANYON DRIVE AND MATTHEW DRIVE, ZONE PDD-381 (CASE 5.1384 – PD 381/3.3902 MAJ/VTTM 36969). (ER)**

**RECOMMENDATION:** Approve a two-year extension of time.

- 2B. AN APPEAL BY MARK HODGIN OF THE TWIST PALM SPRINGS, REPRESENTING ZALEKA VIA LOLA, LP AND LERANAX VIA LOLA, LP, REQUESTING THE PLANNING COMMISSION TO REMOVE CONDITIONS OF APPROVAL ENG 3 THROUGH ENG 11 FOR THE APPROVAL OF A CONDITIONAL USE PERMIT (CUP) TO CONVERT THE EXISTING SEVENTEEN (17) SHORT-TERM RENTAL UNITS TO HOTEL UNITS AT THE TWIST LOCATED AT 140 WEST VIA LOLA, ZONE R-2/C-1, SECTION 10 (CASE NO. 5.1482 CUP). (NK)**

**RECOMMENDATION:** Deny and affirm the conditions unmodified.

**3. UNFINISHED BUSINESS: NONE.**

**4. NEW BUSINESS:**

- 4A. ASIA SF PALM SPRINGS, LLC FOR A LAND USE PERMIT AMENDMENT TO MODIFY HOURS AND OPERATIONS OF THE OUTDOOR ENTERTAINMENT / MUSICIANS THAT ARE PERMITTED AS AN ACCESSORY USE TO A RESTAURANT LOCATED AT 1555 SOUTH PALM CANYON DRIVE, ZONE PD-131 / I.L. (CASE NO. LUP 19-063). (DN)**

**RECOMMENDATION:** Approve, subject to conditions.

- 4B. REQUEST BY CHRISTOPHER HOMES FOR THE APPROVAL OF FINAL PLANNED DEVELOPMENT PLANS FOR 70 SINGLE-FAMILY RESIDENTIAL UNITS WITHIN PHASE 1 OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848-1). (ER)**  
**RECOMMENDATION:** Approve as submitted.
- 4C. PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,527-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION FOR A REDUCTION IN THE FRONT YARD SETBACK AND AN INCREASE IN BUILDING HEIGHT LOCATED AT 1730 PINNACLE POINT (LOT 10), ZONE PDD 79. (CASES 3.4099 MAJ & 7.1561 AMM)**  
**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, September 25, 2019, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.