

PLANNING COMMISSION CITY OF PALM SPRINGS, CALIFORNIA

Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California
www.palmspringsca.gov

AGENDA

Wednesday
September 25, 2019



1:30 PM Regular Meeting

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

Staff Liaisons:

Flinn Fagg, AICP, Director of Planning Services
Jim Priest, Attorney
Terri Hintz, Administrative Coordinator
Rick Minjares, Engineering Associate
Glenn Mlaker, AICP, Associate Planner
David Newell, AICP, Principal 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 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. 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 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, Thursday, September 19, 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 ITEM #3A AND #4A ARE DIRECTED TO COMMENT UNDER THIS PORTION OF THE AGENDA.**

1. **CONSENT CALENDAR: NONE.**

2. **PUBLIC HEARINGS:**

2A. **AGRE DCP PALM SPRINGS, LLC (DBA: RIVIERA HOTEL) FOR A CONDITIONAL USE PERMIT (5.1479 CUP) FOR THE CONVERSION OF 163 ROOMS IN BUILDINGS 4 & 5 FOR TIME SHARE PURPOSES; AND A TENTATIVE TRACT MAP (37726 TTM) FOR TIME SHARE PURPOSES AS PART OF THE RIVIERA HOTEL AND RESORT LOCATED AT 1600 NORTH INDIAN CANYON DRIVE, ZONE R-3, SECTION 2. (GM)**
RECOMMENDATION: Continue to date certain of October 10, 2019 with no public comment.

2B. **NEW VALLEY PS, LLC FOR A TENTATIVE TRACT MAP (TTM 37706) TO SUBDIVIDE 8.48-ACRES OF LAND WITHIN PLANNING AREA 1 OF "ESCENA" INTO (40) SINGLE-FAMILY RESIDENTIAL LOTS, (4) COMMON LOTS AND PRIVATE STREETS, IN ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT DISTRICT, PD-231, LOCATED AT 1000 NORTH GENE AUTRY TRAIL, APN 677-250-047 (TTM 37706). (ER)**
RECOMMENDATION: Continue to date certain of October 10, 2019 with no public comment.

2. **UNFINISHED BUSINESS: NONE.**

3. **NEW BUSINESS:**

3A. **FAR WEST INDUSTRIES FOR THE FINAL DEVELOPMENT PLAN AND A REVISED TENTATIVE TRACT MAP TO CONSTRUCT "ELAN" – A RESIDENTIAL PROJECT CONSISTING OF (56) SINGLE-FAMILY RESIDENCES, (25) MULTI-FAMILY RESIDENTIAL CONDOMINIUMS AND**

RELATED ON-/OFF-SITE IMPROVEMENTS ON A 12.38-ACRE SITE LOCATED AT 777 SOUTH PALM CANYON DRIVE, ZONE PD-379 (CASE NOS. 5.1378 PD-379 & TTM 36914). (DN)

RECOMMENDATION: Approve, subject to conditions.

4. DISCUSSION ONLY:

4A. REQUEST BY THE CITY OF PALM SPRINGS TO AMEND THE CHAPTERS 91, 92, 93 AND 94 OF THE PALM SPRINGS ZONING CODE (PSZC) RELATIVE TO THE DEVELOPMENT STANDARDS FOR CANNABIS USES (CASE 5.1218-H ZTA). (FF)

RECOMMENDATION: Review the draft ordinance and provide direction to staff.

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, Thursday, October 10, 2019 City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.