

PLANNING COMMISSION MINUTES
CITY OF PALM SPRINGS, CALIFORNIA
June 26, 2019
Council Chamber, City Hall
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Vice Chair Moruzzi called the meeting to order at 1:30 pm.

ROLL CALL:

Present: Donenfeld, Garner, Hirschbein, Hudson, Song, Vice Chair Moruzzi

Excused: Chair Woods

Staff Present: Planning Director Fagg, City Attorney Priest, Administrative Secretary Bruggemans, Engineering Associate Minjares, Principal Planner Robertson, Associate Planner Mlaker

REPORT OF POSTING OF AGENDA: The agenda was 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, June 20, 2019.

ACCEPTANCE OF THE AGENDA:

Donenfeld, seconded by Hirschbein to accept the agenda and move 2B to the start of the public hearings at the request of staff.

AYES: Donenfeld, Garner, Hirschbein, Hudson, Song, Moruzzi

EXCUSED: Woods

PUBLIC COMMENTS: None.

1. CONSENT CALENDAR:

Hudson, seconded by Song to approve the Consent Calendar.

AYES: Donenfeld, Garner, Hirschbein, Hudson, Song, Moruzzi

EXCUSED: Woods

- 1A. 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)**

ALL ACTIONS ARE DRAFT PENDING APPROVAL OF FINAL MINUTES.

(Item will be forwarded to City Council.)

- 1B. 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)**

(Item will be forwarded to City Council.)

2. PUBLIC HEARINGS:

- 2A. 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)**

Garner, seconded by Song to approve subject to conditions.

AYES: Donenfeld, Garner, Hirschbein, Hudson, Song, Moruzzi
EXCUSED: Woods

(Final action by Planning Commission.)

- 2B. 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).**

Moruzzi, seconded by Donenfeld to approve subject to conditions.

AYES: Donenfeld, Hudson, Song, Moruzzi
NOES: Garner, Hirschbein
EXCUSED: Woods

(Final action by Planning Commission.)

ALL ACTIONS ARE DRAFT PENDING APPROVAL OF FINAL MINUTES.

- 2C. 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).**

Donenfeld, seconded by Hudson to approve subject to conditions.

AYES: Donenfeld, Garner, Hirschbein, Hudson, Moruzzi
NOES: Song
EXCUSED: Woods

(Item will be forwarded to City Council.)

- 2D. 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).**

Hirschbein, seconded by Garner to recommend approval of the item to the City Council.

AYES: Garner, Hirschbein, Hudson, Song, Moruzzi
EXCUSED: Donenfeld, Woods

(Item will be forwarded to the City Council.)

3. UNFINISHED BUSINESS: None.

4. NEW BUSINESS:

4A. REPORT ON SUBMISSION REQUIREMENTS SUBCOMMITTEE

No action taken on the item; the Planning Commission provided direction to staff.

ALL ACTIONS ARE DRAFT PENDING APPROVAL OF FINAL MINUTES.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Vice Chair Moruzzi congratulated Commissioner Hudson on his service, and requested that Code Compliance inspect the TOVA Hotel property.
- Commissioner Hudson thanked his fellow commissioners for their service together on the Planning Commission.
- Commissioner Garner requested that a process be established to respond to questions from the public during the public comment portion of the agenda.

CITY COUNCIL LIAISON REPORT: None.

PLANNING DIRECTOR'S REPORT:

- Director Fagg thanked Commissioner Hudson for his service on the Planning Commission.

ADJOURNMENT: The Planning Commission adjourned at 5:13 pm to its regular meeting at 1:30 pm, Wednesday, July 10, 2019, City Hall, 3200 East Tahquitz Canyon Way.

ALL ACTIONS ARE DRAFT PENDING APPROVAL OF FINAL MINUTES.