

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
December 09, 2009  
Council Chamber, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALL TO ORDER:**

The meeting was called to order at 1:34 p.m.

<b>ROLL CALL:</b>	<b>Present This Meeting:</b>	<b>Present to Date:</b>	<b>FY: 2009/2010 Absence:</b>
Tracy Conrad		6	3
Doug Donenfeld	X	9	0
Doug Hudson	X	7	0
Leslie Munger	X	4	3
Bill Scott	X	9	0
Jon Caffery, Vice Chair	X	7	2
Leo Cohen, Chair	X	9	0

**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 p.m. on Thursday, December 3, 2009.

**ACCEPTANCE OF THE AGENDA:**

M/S/C (Bill Scott/Doug Hudson, 6-0, 1 abstained/ Tracy Conrad) To accept the agenda, as presented.

**PUBLIC COMMENTS:**

Chair Cohen opened public comments; no appearances coming forward public comments was closed.

## 1. CONSENT CALENDAR:

Commissioner Hudson requested Item 1B pulled from the Consent Calendar for discussion.

**1A. Case 3.3108 MAJ - A request by David Gandolfo partner of Indian Oasis Self Storage, for a one-year time extension for a previously approved 108,000 square foot storage facility located at 900 San Luis Rey Drive, Zone M-1, Section 20, APN: 680-564-009. (Project Planner: Glenn Mlaker, Assistant Planner)**

M/S/C (Bill Scott/Doug Donenfeld, 6-0, 1 absent/Tracy Conrad) To recommend approval of a one-year time extension from November 14, 2009 to November 13, 2010.

**1B. Case 5.0793 CUP Time Extension - A request by Core Communications to allow a commercial antenna continue operation under its previously approved Conditional Use Permit for the property located at 3601 East Mesquite Avenue, Zone O, Section 19. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated December 9, 2009.

Staff addressed the 10-year term that was imposed on the conditional use permit for this project in 1998.

-Michelle Felton, Core Communications representing TowerCo, addressed questions from the Commission and requested approval of the time extension without specific term limits.

M/S/C (Bill Scott/Doug Donenfeld, 6-0, 1 absent/Tracy Conrad) To approve the time extension request for Case 5.0793 CUP to allow the continued operation of the monopole without specified term, subject to all other Conditions of Approval.

## 2. ARCHITECTURAL REVIEW:

**2A. Case 3.3396 MAA - A request by James Schmidt, architect, for a remodel and addition of a 530 square foot casita to an existing hillside house located at 1951 South Camino Monte, Zone R-1-B, Section 27, APN 513-400-002. (Project Planner: Glenn Mlaker, Assistant Planner)**

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated December 9, 2009.

-Jim Schmidt, project architect, addressed the roof color of the main house and the new addition.

M/S/C (Doug Donenfeld/Doug Hudson, 6-0, 1 absent/Tracy Conrad) To approve Case 3.3396 MAA, subject to the Conditions of Approval, as amended:

- The roof color on the main house shall be tan or beige.
- The casita roof color shall be tan or beige.

**2B. Case 5.1024 PDD 306 AMND - A request by Jim Cioffi, architect, for a minor change to the previously approved planned development district, PD 306, involving modifications to the building square footage and architecture of the twenty-three un-built single-family residences located within the Palm Springs Country Club at 2900 Whitewater Club Drive known as Alexander Estates II, Zone R-G-A (8), Section 1. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated December 9, 2009.

Commissioner Munger requested that access is made available into secured (gated) properties so that they can view the project coming before them.

-Paul Hryn, Dos Palmas Development, (responded to questions from the Commission) addressed the solar shades that will be provided for the two existing homes. Mr. Hryn stated that their goal is to make this a viable project and noted that they have exceeded the Title 24 requirements by 10% to 50%; and provided details of the sustainable features incorporated into the project.

Vice Chair Caffery expressed concern with the homes that have direct sun exposure and noted his preference to require that these homes include solar shades or other energy efficient features.

Commissioner Hudson spoke in favor of incorporating sustainable features and expressed the importance of providing shade elements on the south and west side of the homes.

Commissioner Donenfeld complimented the applicant in making this a business viable project during a time when new housing is desperately needed in this City.

M/S/C (Doug Donenfeld/Bill Scott, 4-2/Doug Hudson/ Vice Chair Caffery), 1 absent/Tracy Conrad) To approve, Case 5.1024 PD 306 AMND, as submitted.

**PLANNING COMMISSION COMMENTS:**

Commissioner Munger questioned removal of an old sign for a self storage within the San Luis Rey project near Mesquite and requested information pertaining to the upkeep of vacant lots. Director Ewing provided details on the property maintenance ordinance and noted various methods of reporting code enforcement issues including a hotline number and an on-line complaint form on the City's webpage.

Chair Cohen reported another old sign (a former gallery) at a vacated building near Tachevah and requested an update on the status of Rocky's Pawn shop. Staff will follow-up with code enforcement and provide an update to the Commission.

Commissioner Donenfeld requested clarification on the new water conservation plan. Director Ewing explained that the current water ordinance is in the Building Code and provided an overview on State and Local water regulations. Director Ewing spoke about the CVAG Workshop on Greenhouse Gases.

Vice Chair Caffery questioned the possibility of having the sustainable aspects of a project go before the Sustainability Commission for review. Director Ewing provided details on the review process and the purview of the Sustainability Commission.

Commissioner Munger requested an update on the status of the canopy structures. Staff reported this item will be forthcoming in January.

**PLANNING DIRECTOR'S REPORT:**

Director Ewing provided an update on the City Council's decision on the appeal by Well in the Desert and the Council's review of the Medicinal Cannabis applications.

**ADJOURNMENT:**

There being no further comments the Planning Commission adjourned at 2:35 p.m. to Wednesday, January 4, 2010, at 2:00 p.m. in the Large Conference Room at City Hall, 3200 East Tahquitz Canyon Way.

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Craig A. Ewing, AICP  
Director of Planning Services