

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
November 12, 2009
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Cohen called the meeting to order at 1:32 p.m.

ROLL CALL:	Present This Meeting:	Present to Date:	FY: 2009 / 2010 Absence:
Tracy Conrad*	X	6	2
Doug Donenfeld	X	8	0
Doug Hudson	X	6	0
Leslie Munger		3	3
Bill Scott	X	8	0
Jon Caffery, Vice Chair	X	6	2
Leo Cohen, Chair	X	8	0

*Commissioner Conrad arrived at 1:47 p.m.

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, November 5, 2009.

ACCEPTANCE OF THE AGENDA:

Vice Chair Caffery noted his abstention on the minutes October 28, 2009, due to his absence.

M/S/C (Bill Scott/Doug Donenfeld, 5-0, 2 absent, Leslie Munger/Tracy Conrad) To accept the agenda, as presented.

PUBLIC COMMENTS:

Chair Cohen opened public comments:

- Joy Meredith, Palm Springs, spoke in reference to Item 1B, suggested that all time extensions require the applicant/developer to maintain and upkeep the property.
- Glen Lockhart, Palm Springs, spoke in reference to Item 3C, expressed concern with the abandoned lots that attract vandalism and substantial crime to the area.
- James Fogarty, Palm Springs, spoke in reference to Item 3C, concerned with the unkept vacant lots and the devaluation of their property.
- Paul Mediano, Palm Springs, spoke in reference to Item 1B, expressed concern with the developer's neglect in the maintenance and upkeep of the buildings on this site.
- Allen Cohen, Palm Springs, spoke in support of Item 3C, requested that the homes be allowed to be built on this property.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

1A. Minutes of October 28, 2009.

M/S/C (Bill Scott/Doug Hudson, 5-0, 1 absent/Leslie Munger, 1 abstained/ Vice Chair Caffery) To approve, minutes of October 28, 2009.

1B. Case 5.1042 / PD 311 - A request by South Palm Canyon, LLC., for a one-year time extension for a previously approved mixed-use development located at 450-490 South Palm Canyon Dr., Zone CBD, Section 13, APN 513-214-004. (Project Planner: Glenn Mlaker, Assistant Planner)

The Commission discussed a continuance on this item to allow the applicant/developer the opportunity to address the concerns given during public comments.

Vice Chair Caffery clarified that he is not in favor of the continuance because the issues of building upkeep were previously discussed with the applicant.

M/S/C (Doug Donenfeld/Doug Hudson, 5-1/Vice Chair Caffery), 1 absent/Leslie Munger) To continue, to a date certain of December 9, 2009; and direct staff to notify the applicant/developer and the Code Enforcement personnel most knowledgeable on this site.

3. PUBLIC HEARINGS:

3A. Case 5.1230 CUP - An application by Steve and Catherine Alderson for the construction of an approximately 8,650 square foot single-family residence with a casita on a hillside lot. The approximate 0.74-acre property is located at 1600 Avenida Sevilla, Zone R-1-A. (Project Planner: Ken Lyon, Associate Planner)

Edward Robertson, Principal Planner, provided background information as outlined in the staff report dated November 12, 2009.

Chair Cohen opened the public hearing:

-Jeff Anderson, Fleetwood Joiner & Associates, project architect representing the owners, provided details using a computer simulation of the aerial and eye-view of site and adjacent lots, architectural elements, landscape screening, building and massing, height conformance and rooftop screening. Mr. Anderson (responding to questions from the Commission) provided additional information pertaining to the rooftop mechanical equipment and retaining walls.

No further appearances coming forward the public hearing was closed.

Commissioner Conrad expressed appreciation to the owners for not going beyond the height limits.

M/S/C (Doug Hudson/Chair Cohen, 6-0, 1 absent/Leslie Munger) To approve Case 5.1230 CUP, subject to the Conditions of Approval, as amended:

Revise Planning Condition # 2 - The roofing material to consist of a two-piece mudded clay tile and color shall be beige or tan.

3B. Case 5.1228 CUP - An application by Del Taco, LLC., for a Conditional Use Permit to construct a new drive-through restaurant that is approximately 2,163 square feet in size on a vacant property located at 6620 North Indian Canyon Drive, Zone H-C. (Project Planner: David A. Newell, Associate Planner)

David Newell, Associate Planner, provided background information as outlined in the staff report dated November 12, 2009.

Chair Cohen opened the public hearing:

-Desmond Wong, Construction Manager, responded to questions from the Commission, addressed the signage (wall artwork) and requested approval of the conditional use permit.

There being no further appearances the public hearing was closed.

The Commission discussed the design and colors of the building.

M/S/C (Doug Donenfeld/Doug Hudson, 6-0, 1 absent/Leslie Munger) To approve, subject to Conditions of Approval, as amended:

-Final building color to match the colors on the drawings.

3C. Case 5.0889 PD 272 AMND-B / TTM 35253 - A request by K. Hovnanian Homes to amend a previously approved PDD 272 and Tract Map 30058. The proposed amendment is to subdivide Lot 178 of Tract 30058 into three single-family residential lots located at 1221 Solana Trail, Zone 0-5, APN: 669-700-057. (Project Planner: Edward O. Robertson, Principal Planner)

Edward O. Robertson, Principal Planner, provided background information as outlined in the staff report dated November 12, 2009.

Chair Cohen opened the public hearing:

-James Crandall, K. Hovnanian Homes, requested approval of the proposed amendment and was available for questions from the Commission.

There being no further appearances the public hearing was closed.

M/S/C (Vice Chair Caffery/Tracy Conrad, 6-0, 1 absent/Leslie Munger) To approve the amendment to the Final Development Plans.

PLANNING COMMISSION COMMENTS:

Vice Chair Caffery requested discussion of the zoning code amendments recommended by the Palm Springs Economic Development Corporation (PSEDC) and Chamber of Commerce. Commissioner Conrad suggested this report should be forwarded to the Office of Neighborhood Involvement and other interested groups, as well.

Chair Cohen requested a study session discussion in reference to the beautification of downtown.

Commissioner Hudson suggested that there may be great value in the Architectural Advisory Committee reviewing single-family residences that have concerns with scale or sensitivity to the neighbors.

PLANNING DIRECTOR'S REPORT:

Mr. Robertson reported that the next Commission meeting is scheduled for December 2, 2009.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 3:03 p.m. to Wednesday, December 2, 2009, at 2:00 p.m., City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services