

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
March 10, 2010
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Vice Chair Caffery called the meeting to order at 1:30 p.m.

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2009/2010 Absences:
Tracy Conrad	X	9	5
Doug Donenfeld	X	14	0
Doug Hudson	X	11	1
Leslie Munger	X	9	3
Bill Scott	X	13	1
Jon Caffery, Vice Chair	X	12	2
Leo Cohen, Chair		13	1

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, March 4, 2010.

ACCEPTANCE OF THE AGENDA:

Director Ewing reported that a request for a continuation was received from the applicant on Item 2B / Case 3.3377 MAA (the City Hall Parking Lot) to a future date.

Commissioners Scott, Conrad and Hudson noted their abstention on the minutes of February 10, 2010.

M/S/C (Doug Donenfeld/Leslie Munger, 6-0, 1 absent/Chair Cohen) The agenda was accepted, as amended.

PUBLIC COMMENTS:

Vice Chair Caffery opened public comments, and with no appearances coming forward public comments was closed.

1. CONSENT CALENDAR:

M/S/C (Bill Scott/Leslie Munger, 6-0, 1 absent/Chair Cohen) To approve Item 1B as part of the Consent Calendar.

1A. Minutes of February 10, 2010.

(The minutes were pulled from the agenda due to a lack of quorum.)

1B. Case 5.1135 / PD 334 Time Extension - A request by Rainbow Vision for a one-year time extension for a previously approved 184-unit condominium project located at the southwest corner of East Palm Canyon Drive and Matthew Drive, Zone WR3, Section 30. (Project Planner, Glenn Mlaker, Assistant Planner)

Approved, as part of the Consent Calendar.

2. OTHER BUSINESS:

2A. Case 3.2049 MAA - An application by Tom Donahue, owner, requesting approval to construct a 563 square foot rear yard deck addition on a hillside lot located at 262 Crestview Drive, Zone R-1-C, Section 27. (Project Planner, Glenn Mlaker, Assistant Planner)

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated March 10, 2010.

-Mike Platt, Heiteck Consultants, provided details on the measures taken to improve the the adjacent neighbor's privacy.

M/S/C (Doug Donenfeld/Bill Scott, 6-0, 1 absent/Chair Cohen) To approve, subject to Conditions of Approval.

- 2B. Case 3.3377 MAA (City Hall Parking Lot) - An appeal of the Planning Director's decision to approve the City of Palm Springs parking lot reconfiguration. (Project Planner: Craig A. Ewing, Director of Planning Services)**

Continued, as a part of the Acceptance of the Agenda.

- 2C. Case Pre-App P10-001 - A pre-application by Border Valley Trading Company for a Liquefied Natural Gas (LNG) fueling facility on an approximately 1 acre parcel located at 670 West Garnet Avenue, Zone M-1-P, Section 15. (Project Planner, Ken Lyon, Associate Planner)**

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated March 10, 2010.

-Marvin Roos, representing MSA Consulting, stated that the applicant is prepared to meet all the safety requirements for the project and addressed the site, fleet vehicles and the new off-ramp configuration.

-Erik Neandross, technical consultant, provided details on liquefied natural gas and addressed the safety systems.

Commissioner Donenfeld encouraged the applicant to provide landscaping along Garnet Avenue to mitigate the industrial look of the area.

Commissioner Scott encouraged the applicant to explore reducing the height of the tank by lowering the pad height.

Vice Chair Caffery thanked the applicant for the presentation.

(For informational purposes only, no action is required.)

3. PUBLIC HEARINGS:

- 3A. Case 3.3405 MAJ / 6.519 VAR - An Application by Ramon Partnership to construct an office building with associated parking in the front yard setback area located at 4001 East Ramon Road, Zone P, Section 19. (Project Planner: David A. Newell, Associate Planner)**

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David A. Newell, Associate Planner, provided background information as outlined in the staff report dated March 10, 2010.

Commissioner Hudson expressed appreciation for how the architecture screens the massing of the mechanical equipment and will provide a more attractive building along Ramon Road.

Vice Chair Caffery opened the public hearing:

-Chris Mills, representing the architects, was available for questions from the Commission.

There being no further appearances the public hearing was closed.

M/S/C (Doug Donenfeld/Doug Hudson, 6-0, 1 absent/Chair Cohen) To approve, subject to Conditions of Approval.

3B. Case 5.1177 / PD 348 - An application by BP West Coast Products, LLC, for the development of a new fuel storage terminal and distribution center that will include extension of the existing fuel pipelines, six fuel storage tanks, pumps, truck loading rack, vapor recovery system, fire protection system, drainage system and an administrative building located along the northeast corner of Halleck Road and 19th Avenue, Zone E-1, Section 15. (Project Planner: Edward O. Robertson, Principal Planner)

Edward O. Robertson, Principal Planner, provided background information as outlined in the staff report dated March 10, 2010.

Vice Chair Caffery opened the public hearing:

-Fred Noble, Wind Tech Energy, (property owners on three sides of the proposed project) spoke in favor of the project. Mr. Noble spoke regarding the growth of the industrial area and noted its consistency with the energy hub for the City and Valley.

-Bryan Gorrell, BP project manager, was available for questions from the Commission and requested approval of the project.

No further appearances coming forward the public hearing was closed.

Commissioner Conrad complimented the applicant on the architecturally distinct building.

Commissioner Scott noted his opposition to the project because of the excessive height of the storage tanks.

M/S/C (Doug Donenfeld/Leslie Munger, 5-1/Bill Scott), 1 absent/Chair Cohen) That the Planning Commission certify the Final EIR; approve the project and recommend approval of PD 348 and certification of the Final EIR to the City Council.

PLANNING COMMISSION COMMENTS:

Commissioner Hudson requested information on the “live broadcasting” of the Planning Commission meetings.

Commissioner Scott requested clarification on the protocol for e-mail correspondence to the Commission.

Commissioner Munger expressed concern with safety issues arising from left-hand turns onto major thoroughfares (Ramon Road) and requested a review on the existing policy.

PLANNING DIRECTOR’S REPORT:

Director Ewing reported that the City Council will hold a joint meeting with the Tribal Council on March 24, 2010. The City Council has tentatively scheduled a joint meeting with the Planning Commission and Architectural Advisory Committee on April 7th.

Marcus Fuller, Assistant Director of Public Works, provided an update on the construction work on the various freeway interchanges.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:48 p.m. to Wednesday, March 24, 2010, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services