

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
February 10, 2010
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		7	5
Doug Donenfeld	X	12	0
Doug Hudson		9	1
Leslie Munger	X	7	3
Bill Scott		11	1
Jon Caffery, Vice Chair	X	10	2
Leo Cohen, Chair	X	12	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, February 4, 2010.

ACCEPTANCE OF THE AGENDA:

M/S/C (Doug Donenfeld/Vice Chair Caffery, 4-0, 3 absent/Tracy Conrad/ Bill Scott/ Doug Hudson) The agenda was accepted, as presented.

PUBLIC COMMENTS:

Chair Cohen opened public comments; there being no appearances public comments was closed.

1. CONSENT CALENDAR:

M/S/C (Leslie Munger/Doug Donenfeld, 4-0, 3 absent/Tracy Conrad/ Bill Scott/ Doug Hudson) To approve, Item 1A, 1B, 1C, 1D and 1E, as part of the Consent Calendar.

1A. Draft Minutes of January 13, 2010.

Approved, as part of the Consent Calendar.

1B. Case 5.1108 / PD 326 Time Extension - A request by Wessman Holdings for a one-year time extension for a previously approved 66-unit town-homes on an approximately 6.9-acre parcel located between 1501 and 1601 South Belardo Road, Zone R-3, Section 22, APN 513-300-003 and -043. (Project Planner: Glenn Mlaker, Assistant Planner)

Approved, as part of the Consent Calendar.

1C. Case Eng. R-09-011 - A request by Tracy Conrad, on behalf of Smoke Tree Ranch, for the vacation of the westerly 14 feet of public right-of-way for Barona Road between East Palm Canyon Drive and the Palm Canyon Wash. (Project Engineer: Marcus L. Fuller, Assistant Director of Public Works)

Approved, as part of the Consent Calendar.

1D. Case Eng. R-09-014 - A request by Del Griffith to vacate the excess public right-of-way adjacent to his property located at 1365 Tachevah Drive. (Project Engineer: Marcus L. Fuller, Assistant Director of Public Works)

Approved, as part of the Consent Calendar.

1E. Case Eng. R-09-017 - A request by Carolyn Goodwin and Irene Goodwin, owners of the properties located at 915 and 923 South Paseo Dorotea, for the vacation of the excess street right-of-way adjacent to their properties. (Project Engineer: Marcus L. Fuller, Assistant Director of Public Works)

Approved, as part of the Consent Calendar.

A recess was taken at 1:37 p.m. The meeting resumed at 1:43 p.m.

2. PUBLIC HEARINGS:

2A. Case 5.1049 CUP AMND-C (The Spanish Inn) - A request to amend a previously approved Conditional Use Permit to change the mix of uses from 24 hotel rooms and 20 condominium units to 58 hotel rooms, and one manager's unit with 58 off-street parking spaces located at 640 North Indian Canyon Drive, Zone R-3, Section 11. (Planner Ken Lyon, Associate Planner)

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

Chair Cohen opened the public hearing:

- Negat Kohan, applicant & co-owner, spoke about the project's history and progress to date. Due to the state of the economy, their efforts to complete the project on time have been undermined. Mr. Kohan stated that under the current market conditions condominium sales are not feasible and is requesting approval to operate as a hotel.
- Michael Minjares, designer for the project, indicated an advantage to a change in use is the requirement to update to the current 2008 building codes.

There being no further appearances, the public hearing was closed.

The Commission discussed the off-street parking requirements for a hotel versus condominium units.

M/S/C (Doug Donenfeld/Vice Chair Caffery, 4-0, 3 absent/Tracy Conrad/ Bill Scott/ Doug Hudson) To approve, Case 5.1049 CUP AMND-C, as requested by the owner, subject to Conditions of Approval.

2B. Case 3.3398 MAJ - An application by The Palm Springs Unified School District (PSUSD) to construct a 79,670 square-foot District Service Center on approximately 12.3 acres of a 20-acre site located east of Gene Autry Trail, west of San Joaquin Drive, north of Mission Drive and south of the Escena project, Zone W-M-1, Section 18. (Project Planner: David A. Newell, Associate Planner)

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

Chair Cohen opened the public hearing:

- Julie Arthur, executive director of planning development, thanked Planning & Engineering staff and provided details pertaining to the operational functions of the proposed building.

There being no further appearances, the public hearing was closed.

Commissioner Donenfeld commended the applicant and school district for taking the time to plan such a beautiful building.

M/S/C (Vice Chair Caffery/Leslie Munger, 4-0, 3 absent/Tracy Conrad/ Bill Scott/ Doug Hudson) To adopt the Mitigated Negative Declaration and draft resolution and approve Case 3.3398 MAJ, subject to the Conditions of Approval.

PLANNING COMMISSION COMMENTS:

No comments were reported.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported next week the City Council will be reviewing the Housing Element and the Viceroy Hotel street improvement timelines.

Director Ewing proudly announced that David Newell was selected by the Rotary Club, as one of four business professionals to participate in an International Work/Study program in Hungary during the month of May.

Director Ewing reported the Joint City Council meeting with the Planning Commission and Architectural Advisory Committee has been postponed until further notice.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:29 p.m. to a regular meeting on Wednesday, February 24, 2010, at 1:30 p.m. City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services