

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
May 26, 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 1:33 p.m.

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2009/2010 Absences:
Tracy Conrad		12	8
Doug Donenfeld	X	20	0
Doug Hudson	X	17	1
Leslie Munger	X	14	4
Bill Scott	X	18	2
Jon Caffery, Vice Chair	X	16	4
Leo Cohen, Chair	X	18	2

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, May 20, 2010.

ACCEPTANCE OF THE AGENDA:

Commissioner Scott noted his abstention on the minutes of April 28, 2010 and Item 1B (Case 3.2795 SFR) under the Consent Calendar.

Vice Chair Caffery noted his abstention on the minutes of April 28, 2010.

M/S/C (Vice Chair Caffery/Doug Donenfeld, 6-0, 1 absent/Tracy Conrad) To accept the agenda with the abstentions, as noted.

PUBLIC COMMENTS:

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

1. CONSENT CALENDAR:

M/S/C (Vice Chair Caffery/Doug Hudson, 6-0, 1 absent/Tracy Conrad) To accept the Consent Calendar, as submitted, with abstentions noted:

1A. Minutes of April 7, 2010 and April 28, 2010.

Abstained: Vice Chair Caffery and Commissioner Scott

1B. Case 3.2795 SFR - A resolution denying a revision for a rooftop deck for a previously approved single-family residence located at 587 Camino Calidad, Zone R-1-A, Section 22. (Project Planner: David A. Newell, Associate Planner)

Abstained: Commissioner Scott

1C. Case 5.1168 CUP Time Extension - A request by Indian Vegas LLC, (Palm Springs Gardens) for a one-year time extension for a previously approved 44,000 square foot commercial retail center located at 3801 North Indian Canyon Drive, Zone C-1, Section 34. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

1D. Case 5.1056 PD 314 Time Extension - A request by Palm Canyon 102, LP, for a one year time extension for a previously approved mixed-use project located at 850 - 990 South Palm Canyon (south of Mesquite Avenue), Section 23, Zone PDD 314. (Project Planner: Edward O. Robertson, Principal Planner)

1E. Case Eng. R-10-01 - A request by Palm Springs Unified School District and Wessman Holdings, for the vacation of the existing alignments of Field View, Foster Vista and Chase Place.

1F. Case 3.2633 MAA - A request by architect Mike McAuliffe agent for Palmview Holdings, for a renovation of an existing hillside property to include changes to roof lines, windows, and repaint at 1595 North Rose Avenue, Zone R-1-A, Section 10. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

2. MISCELLANEOUS:

2A. SP 10-004 AMND (Escena Golf Club) - A request by Temeka Sign Company for an amendment to a previously approved sign program located at 1100 Clubhouse View Drive, Zone PD 231, Sections 7 & 18. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated May 26, 2010.

The Commission requested clarification on the removal and upkeep of the signs.

-Jim Wilson, representing Temeka Sign Company, was available for questions from the Commission.

M/S/C (Vice Chair Caffery/Doug Donenfeld, 6-0, 1 absent/Tracy Conrad) To approve the amendment to Sign Program 10-004, subject to Conditions of Approval; and

-Real estate signs to be removed once the Escena HOA assumes control of the development.

2B. SP 09-001 AMND / HSPB 27 (El Paseo Building) - A request by Christopher Anthony Antiques for an amendment to a previously approved sign program located at 800 North Palm Canyon Drive, Zone C-1, Section 10. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Commissioner Munger noted her abstention and left the council chamber at 1:53 p.m.

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated May 26, 2010.

Commissioner Donenfeld noted his disappointment that the applicant was not here to present his case and recalled when this project was presented at the AAC meeting that the applicant had requested stronger visibility of the sign in this area, especially at night.

M/S/C (Doug Hudson/Doug Donenfeld, 5-0, 1 abstained/Leslie Munger, 1 absent/Tracy Conrad) To approve the amendment to Sign Program 09-001, subject to Conditions of Approval; and

- Sign copy dimensions shall be 25" x 48" plus a 2" frame surround.
- Sign frame to be bronze or black in color to match fritted panel.

Commissioner Munger re-entered the council chamber at 2:09 p.m.

3. PUBLIC HEARING:

3A. Case 5.1218-A ZTA - A City Council initiated text amendment to the Palm Springs Zoning Code, Section 93.22.00 "Medical Cannabis" changing the number of regulatory permits for medical cannabis collectives & cooperatives from two to three, and modifying the review criteria for permit applications. (Citywide) (Project Planner: Ken Lyon, Associate Planner)

Ken Lyon, Associate Planner, presented the proposed zone text amendment as outlined in the staff report dated May 26, 2010.

Director Ewing explained the role of the Planning Commission in reviewing the revisions to the proposed ordinance including opting out of the selection process for the third permittee.

Chair Cohen opened the Public Hearing:

- Kurt Handshuh, representing PS Compassionate Care (PSCC), requested consideration of PSCC as one of the third permits.
 - William Leahy, representing Farmacy Collective (FC), requested re-consideration of FC as one of the third permits and spoke of the safety measures in place.
 - Mark Adams, representing Herbal Solutions (HS), spoke of the safety and security measures in place and requested consideration as the third permit.
 - Diane Blaisdel, representing Organic Solutions of the Desert (OSD), requested re-opening of the application process in a fair manner.
 - Bob Lewis, spoke in support of James Camper (OSD) and requested consideration of OSD as one of the third permits.
 - James Camper, president, Organic Solutions of the Desert, (OSD), requested consideration of OSD as the third permit; noting they are beyond the required distance from child care facilities and other sensitive locations.
 - Mickey La (sp?), requested a fair process and re-consideration for James Camper (OSD) as the third permit.
 - Mona Muller, spoke in support of a third permit and requested consideration of OSD.
 - Elanna Covert, spoke in favor of Desert Valley Patient Cooperative (DVPC) and requested consideration as the third permit.
- Eric Van Vosting, spoke of the need for a third dispensary in the city and suggested a review of local applicants.

There being no further comments the Public Hearing was closed.

Commissioner Scott explained to the public that the Commission has not seen any of the applications that have been submitted and urged them to voice their concerns to the City Council.

M/S/C (Doug Donenfeld/Leslie Munger, 6-0, 1 absent/Tracy Conrad) To approve the draft resolution, as amended:

Section 3: ". . . as described in the draft ordinance attached hereto and made a part of this resolution as Exhibit A, subject to the deletion of Section 6".

PLANNING COMMISSION COMMENTS:

Commissioner Scott requested staff address the administrative process for application fees when an application is denied. Director Ewing explained that the fee pays for the process which includes the filing, preparation of the staff report, the site visit and the administration support for the hearing. Director Ewing explained the status of the deposits for the Medical Cannabis applications.

Vice Chair Caffery reported a public safety concern with the bridge on the Andreas wash (eastbound on Hwy. 111); there is no guardrail and mobile homes are located directly underneath.

Commissioner Munger questioned the possibility of having applicants submit larger pictures in color for their project. Director Ewing explained that many of the other boards and commissions receive their packet electronically so they can zoom in. Commissioner Scott commented that he comes a little early to review the plans on the exhibits.

Commissioner Munger noted she would not be present for the June 9th meeting.

Commissioner Scott requested that the previous subcommittee that was established to discuss advertising banners be reinstated.

PLANNING DIRECTOR'S REPORT:

Director Ewing provided an update on the City Council's upcoming items including the zone text amendment for Medical Cannibas and the Specific Plan for the Desert Palisades project. Mr. Ewing reported that a study session would be held on June 2nd to discuss the amnesty program and public outreach for non-permitted canopy and carport structures.

ADJOURNMENT:

There being no further comments the Planning Commission meeting adjourned at 3:00 p.m. to Wednesday, June 2, 2010, City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services