

CITY OF PALM SPRINGS  
 Planning Commission Study Session Minutes  
 July 7, 2010  
 City Hall, Large Conference Room  
 3200 East Tahquitz Canyon Way, Palm Springs, California

**CALL TO ORDER:**

Vice Chair Caffery called the meeting to order at 2:00 p.m.

<b>Roll Call:</b>	<b>Present This Meeting:</b>	<b>Present to Date:</b>	<b>FY: 2010 / 2011 Absences:</b>
Tracy Conrad		0	1
Doug Donenfeld	X	1	0
Doug Hudson	X	1	0
Philip Klatchko	X	1	0
Leslie Munger	X	1	0
Bill Scott, Vice Chair	X	1	0
Jon Caffery, Chair	X	1	0

Vice Chair Caffery acknowledged the reappointment of Leslie Munger and the appointment of Philip Klatchko to the Planning Commission.

**REPORT OF POSTING OF AGENDA:**

The agenda was posted 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, July 1, 2010.

**ACCEPTANCE OF THE AGENDA:**

M/S/C (Donenfeld/Munger, 6-0, 1 absent Conrad) To accept agenda as presented.

**PUBLIC COMMENTS: Three (3) minutes is allowed for each speaker.**

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

### **1A. Election of Commission Chair**

Vice Chair Caffery opened the nominations for Commission Chair. Commissioner Scott nominated Jon Caffery, seconded by Commissioner Hudson. No other nominations were offered and Vice Chair Caffery closed the nominations.

By acclamation, the Commission approved Jon Caffery to serve as Planning Commission Chair.

### **1B. Election of Commission Vice Chair**

Chair Caffery opened the nominations for Commission Vice Chair. Commissioner Donenfeld nominated Bill Scott, seconded by Commissioner Munger. No other nominations were offered and Chair Caffery closed the nominations.

By acclamation, the Commission approved Bill Scot to service as Planning Commission Vice Chair.

### **2A. Case 5.1235 ZTA – Amnesty / Abatement Program for Non-Permitted Canopy and Carport Structures**

Director Ewing asked the Commission to revisit the three basic options raised by legalizing non-permitted canopies and carports:

1. Leave the existing rules in place, but respond to any complaint with enforcement under the current rules.
2. Amend the code to allow canopies and carports in side and front yards.
3. Create a program to allow existing canopies and carports, but not allow any new such structures,

The Commission has proceeded to develop an amnesty based on option 3. With the recent tours taken by three Commissioners of residential neighborhoods, the Director asked if the Commission is willing to consider revisiting option 2 – allowing all owners the possibility of a canopy or carport within a required front or street side yard, subject to certain design standards.

Commissioners discussed the safety, location, design and administrative elements of regulating canopies and carports:

- Street width can affect the impact of canopies and carports at the property line.
- The safety of canopies and carports under the Building Code cannot be compromised by reduced setbacks.

- Smaller lots need additional covered parking which might be difficult to provide outside of required setbacks.
- Amnesty gives “scofflaws” an approval that is not available to those who comply with the law.
- Different types of structures, including retractable canopies and heavy construction (wide columns).
- Development standards, including height and area limits, design parameters, should be developed to assure higher quality.
- Procedural issues such as notifying neighbors and the role of the Director of Planning Services, the Planning Commission and AAC in making decisions.

Staff indicated that it will prepare a draft set of development standards for presentation at a future study session.

## **2B. Temporary Banners – Update from Sub-committee Meeting**

Director Ewing noted that the Planning Commission sub-committee of Vice Chair Scott and Commissioner Donenfeld met on June 3, 2010 to discuss possible amendment to the current banner regulation. Vice Chair Scott described the current rule (one time for no more than 30 days, maximum 20 square feet) and what other options might be acceptable. He expressed his concern with allowing more signs which can be poorly maintained and detract from the look of the City’s commercial areas. Commissioner Donenfeld stated that some additional opportunities under new regulations could create a better outcome than the current condition of numerous unregulated banners.

The Commission discussed the role and impact of banners in the commercial areas:

- Many banners are too big or unmaintained or otherwise unattractive.
- Different advertising opportunities are available to merchants, other than banners.
- The location and size of banners can make a big difference in their impact on the community.
- Colors, especially background colors, could be regulated to avoid unattractive banners.
- The number of days allowed, sign size, background colors, continuous maintenance should be the basis for new regulations.
- A trial period might be a worthwhile element of a new regulation.

The sub-committee will continue to work with staff to develop a set of draft regulations for Commission review.

## **2C. Architectural Advisor Committee – Declaration of Pending Vacancy and Establishment of Terms**

Director Ewing noted that no declaration of vacancy on the Architectural Advisory Committee is required at this time. He indicated that the Commission will be making appointments to the AAC later in 2010 for six of the seven AAC members, and the Director described some of the history of the Committee and the governing regulations in the Zoning and Municipal Codes. The Director presented an approach to create overlapping terms with the upcoming appointments. The Commission discussed different aspects of the AAC:

- The possibility of eliminating term limits for AAC members.
- The AAC's approach to providing direction to applicants.
- The role of the designated Commission representative at the AAC.
- Whether the AAC should precede or follow Planning Commission review.
- If a Commissioner should be a (non-voting) Chair of the AAC.

The Commission asked staff to forward AAC minutes and to schedule a joint meeting with the AAC at an upcoming Commission study session (September or October). Staff will forward to the Commission the list of associated professions that was used in the most recent advertisement for new AAC members and consider any Commissioner comments prior to preparing a new advertisement.

### **PLANNING COMMISSION COMMENTS:**

Chair Caffery thanked the Commission for its confidence in selecting him as Chair.

Commission member Hudson reported that the left turn entry into the Springs / Home Depot center from southbound Gene Autry was difficult due to landscape growth. A similar problem exists on westbound Vista Chino turning left into the Palm Springs Marketplace / State Bros. Staff will report these items to Public Works

Commission member Munger asked for a copy of the Zoning Code regarding corner landscaping height limits.

Commission member Klatchko thanked the Commission for the welcome he has received as a new member.

Vice Chair Scott indicated that he will not be at the Commission meeting of July 14, 2010.

**PLANNING DIRECTOR'S COMMENTS:**

Staff noted that the Commission's meeting of July 14, 2010 will be light, but include Leo Cohen's resolution of thanks. The City Council will consider an appeal of a roof deck on a hillside home at its meeting tonight (July 7, 2010).

**ADJOURNMENT:**

There being no further comments the Planning Commission meeting adjourned at 3:30 p.m. to the meeting of July 14, 2010, at 1:30 p.m. in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way.

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Craig A. Ewing, AICP  
Director of Planning Services

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