

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
June 09, 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 Absences:
Tracy Conrad	X	13	9
Doug Donenfeld	X	22	0
Doug Hudson	X	19	1
Leslie Munger		15	5
Bill Scott	X	20	2
Jon Caffery, Vice Chair	X	17	5
Leo Cohen, Chair	X	20	2

REPORT OF POSTING OF AGENDA:

The agenda available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 4:00p.m. on Thursday, June 3, 2010.

ACCEPTANCE OF THE AGENDA:

M/S/C (Bill Scott/Doug Hudson, 6-0, 1 absent/Leslie Munger) To accept the agenda, as presented.

PUBLIC COMMENTS:

Chair Cohen opened public comments and no appearances coming forward public comments was closed.

1. PUBLIC HEARINGS:

1A. Case 5.1236 CUP / 7.1338 MMA (Mountain View Solar Project) - A request for a Conditional Use Permit and a Minor Modification by AES Solar US, LLC, for a 13 megawatt solar energy conversion system (SECS) on an approximately 77-acre parcel located at 2001 West Garnet Avenue, Zone EI (Energy-Industrial) Sections 16 & 21. (Project Planner: Ken Lyon, Associate Planner)

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated June 9, 2010.

Chair Cohen opened the public hearing:

-Nathan Potter, AES Solar, representing the applicant, spoke of the benefits of the project to include no need for further build out with the co-locations of two energy power plants and the compatibility of the land use.

-Williams Barnes, representing AES Wind Energy Inc., land and wind turbine owner, stated that they have evaluated the proposal and believe it is compatible use of the site; he encouraged the Commission to approve the Conditional Use Permit.

-Scott McKenzie, engineering team, (responded to questions from the Commission) explained that the surface grading and gravel is for spacing and even layout of the panels, as well as dust control.

-Nathan Potter, responded to questions from the Commission in reference to the safety precautions in place in the event of a catastrophic accident.

There being no further appearances the public hearing was closed.

Marcus Fuller, Assistant Director of Public Works, explained that gravel was one option given to the applicant for dust control measures.

Commissioner Scott commented that this is an exciting opportunity for Palm Springs in an area that can't be used for anything else.

M/S/C (Bill Scott/Doug Donenfeld, 6-0, 1 absent/Leslie Munger) That the Planning Commission adopt the Mitigated Negative Declaration (MND) and approve Case 5.1236 CUP and 7.1338 MAA, subject to the Conditions of Approval; and allow compacted gravel for parking.

1B. Case 5.1237 GPA / PD 357 (Legacy Palm Springs) - An application by Tappan Enterprises, Inc. for an assisted living facility of approximately 89,000 gross square feet. The application includes a General Plan Amendment (GPA) changing the land use designation from Neighborhood Community Commercial (NCC) to High Density Residential (HDR) and a Planned

Development District in lieu of a change of zone, seeking relief from the development standards of the Zoning Code located at 1000 North Palm Canyon Drive, Zone R-3 / C-1, Section 10 (IL). (Project Planner: Ken Lyon, Associate Planner)

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated June 9, 2010.

Chair Cohen opened the public hearing:

- Tom Searles, Tappan Enterprises, provided information pertaining to the company's background, care modeling for seniors, type of clientele and underground parking.
- James Cioffi, architect, spoke in support of the project.
- Cathy Gallick, read a letter in opposition to an assisted living facility in this area.
- John Halderman, Canyon Club Hotel, expressed concern with the potential impact to his business that will come from the noise, dust and trucks.
- Jackie Autry, Palm Springs, spoke in support of the project; explained that she lives nearby and this area is an eyesore due to many empty buildings and no foot traffic.
- Allen Sieroty, adjacent property owner, expressed concern with the parking, density, noise and appropriate land use.
- Evan Kaiser, Sieroty Co., stated that he is not opposed to an assisted living facility but is concerned that this is not the appropriate site.
- Louise Hampton, Palm Springs, said that she did not receive notice about the project and suggested notification to the neighborhood.
- Tom Searles, applicant rebuttal, addressed the issue of caregivers working in the assisted living facility.

There being no further appearances the public hearing was closed.

Commissioner Conrad commented that while the floor plan and room layouts are commendable the density is overwhelming for the site.

Vice Chair Caffery pointed out the great architecture but expressed concern that the assisted living facility is not harmonious to the existing commercial uses in the vicinity.

M/S/C (Tracy Conrad/Vice Chair Caffery, 6-0, 1 absent/Leslie Munger) To deny the project and direct staff to prepare a resolution of denial.

1C. Case 5.1243 CUP - An application by BBVA Compass Bank for a Conditional Use Permit to construct a drive-through facility for ATM machine at an existing bank located at 420 South Palm Canyon Drive, Zone CBD, Section 15. (Project Planner: Glenn Mlaker, Assistant Planner)

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated June 9, 2010.

Chair Cohen opened the public hearing:

-Russell Rumansoff, representing the applicant, provided details on the placement of the ATM machine and the additional landscaping.

There being no further appearances the public hearing was closed.

M/S/C (Bill Scott/Doug Donenfeld, 6-0, 1 absent/Leslie Munger) To approve Case 5.1242 CUP, subject to the attached Conditions of Approval.

PLANNING COMMISSION COMMENTS:

Commissioner Conrad noted that she would be out of town July 1 – July 14, 2010.

Commissioner Scott also noted he would not be in attendance for the July 14th meeting.

Director Ewing requested the Commission email their vacation schedules for review to determine if the meetings in August will be cancelled.

PLANNING DIRECTOR'S REPORT:

Director Ewing provided an update on the meeting held last week with Commissioners Scott and Donenfeld to discuss banners. Mr. Ewing provided an update on the second reading of the Medical Cannabis ordinance.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 3:23 p.m. to Wednesday, June 23, 2010, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services