

CITY OF PALM SPRINGS
 PLANNING COMMISSION MINUTES
 September 01, 2010
 Council Chamber, City Hall
 3200 East Tahquitz Canyon Way
 Palm Springs, CA 92262

CALL TO ORDER:

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

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2010 / 2011 Absences:
Tracy Conrad	X	2	2
Doug Donenfeld	X	4	0
Doug Hudson	X	4	0
Philip Klatchko	X	4	0
Leslie Munger		3	1
Bill Scott, Vice Chair	X	3	1
Jon Caffery, Chair	X	4	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, August 26, 2010.

ACCEPTANCE OF THE AGENDA:

Commissioners Scott and Conrad noted their abstention on the minutes of July 14, 2010.

PUBLIC COMMENTS:

Chair Caffery opened public comments:

The following persons spoke in favor of Item 2A, (Desert Palisades):

-Lyn Calerdine, spoke on behalf of Palm Springs Economic Corporation, provided background information on the establishment of the Chino Cone Ordinance and noted that this a model project for development in sensitive areas.

The following persons spoke in favor of Item 2A, (Desert Palisades) (cont'd):

- Mark Chitjean, spoke on behalf of Ed Torres, stated that this project exceeds all the standards set for Planning Area 4 and noted that the proposed density is less than the maximum allowed on this site.
- Steve Nichols, stated that this project is in compliance with all the development standards for the Chino Cone Ordinance.
- Marvin Roos, MSA Consulting, addressed the issue of vacant lots, flood control protection, sewer and undergrounding of utilities.
- Emily Hemphill, legal counsel for the applicant, addressed public testimony pertaining to the non-explosive boulder splitting technique and public noticing. Ms. Hemphill spoke about the long review process and the benefits to the community.
- Vic Gainer, stated that the developer has met or exceeded all of the development standards for the Chino Cone Ordinance and does not feel the project will have a negative impact on the City.

The following persons spoke in opposition to Item 2A (Desert Palisades):

- Jono Hildner, Save our Mountains, chair, expressed concern with the existing large boulders on the site and the impact of the drilling.
- Florence Klaasen, spoke about the City's email communication to the public stating that Palm Springs is alive and well.
- Joan Martin, expressed concern with the consequences of building on the hillside and requested denial of the project.
- Joan Sanka, voiced concern with the public hearings held during the summer months and the lack of sustainable features incorporated into the project.
- Frank Tysen commented on the completed downtown projects that are vacant and expressed concern with the large boulders on this site.
- .-Roxann Ploss, expressed concern with disturbing the land and dislodging the large boulders.
- L.J. Cella, said he did not receive notice of the hearings and requested a continuance to allow him time to review the impact to his property.
- Candace Corbett, expressed concern with blight resulting from the undeveloped projects in the city.
- Gladys Krenek, representing Friends of Palm Springs Mountains, requested the Commission delay their vote until the re-certification by FEMA is resolved.
- Greg Day, Palm Springs, commented on the neighboring undeveloped projects and noted that there is no market for this development.

There being no further comments public comments was closed.

1. CONSENT CALENDAR:

M/S/C (Doug Donenfeld/Chair Caffery, 6-0, 1 absent/Leslie Munger) To approve Item 1A, as part of the Consent Calendar.

1A. Minutes of July 14, 2010 and July 28, 2010.

Approved, as part of the Consent Calendar. (Commissioners Scott and Conrad abstained on the Minutes of July 14, 2010.)

2. PUBLIC HEARING:

2A. Case 5.1154 Desert Palisades Specific Plan, Change of Zone and TTM 35540 - A request by Pinnacle View, LLC, for approval of a Specific Plan, Tentative Tract Map and Change of Zone for a subdivision of approximately 117-acres for 110 home sites, open space, private roads, public trails and a DWA dual tank reservoir located at the western end of Racquet Club, near Tram Way, Planning Area 4 of the ESA-SP Zone (Chino Cone). (Project Planner: Ken Lyon, Associate Planner) (Continued from the July 28, 2010 Planning Commission meeting; public testimony was closed on 6-23-10.)

Commissioner Conrad spoke about the importance of this project and site; noting that she has not had enough time to completely review the project. Ms. Conrad suggested continuing the project and giving the developer an opportunity to provide additional information.

Commissioner Donenfeld concurred with Commissioner Conrad and reiterated the importance of this area. Commissioner Donenfeld spoke in favor of a continuance.

M/S/C (Tracy Conrad/Doug Donenfeld, 5-1/Philip Klatchko), 1 absent/Leslie Munger) To continue to a date certain of October 27, 2010.

PLANNING COMMISSION COMMENTS: None reported.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that the City Council will be meeting on September 8th and 22nd.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:30 p.m. to Wednesday, September 8, 2010, at City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services