

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
September 08, 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	3	2
Doug Donenfeld	X	5	0
Doug Hudson	X	5	0
Philip Klatchko	X	5	0
Leslie Munger		3	2
Bill Scott, Vice Chair	X	4	1
Jon Caffery, Chair	X	5	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, September 2, 2010.

ACCEPTANCE OF THE AGENDA:

The agenda was accepted, as presented.

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

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

1. OTHER BUSINESS:

1A. Case SP 10-005 - An application by Best Signs, Inc. to implement a sign program to facilitate new signage for the property located at 901 North Palm Canyon Drive (Prescott Place), Zone C-1, Section 10. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated September 8, 2010.

-Jesse Cross, representing Best Signs, responded to questions from the Commission pertaining to the fabrication and color of the signs.

M/S/C (Doug Donenfeld/Doug Hudson, 6-0, 1 absent/Leslie Munger) To approve, subject to Conditions of Approval, as amended:

-Prior to installation of any signs, the applicant shall submit a color sample of the "teal" color lighting that is to be used as a background halo for all signs.

1B. Case 3.3377 MAA (City Hall Parking Lot) - An appeal of the Planning Director's decision to approve the City of Palm Springs parking lot reconfiguration. (Project Planner: Craig A. Ewing, Director of Planning Services)

Commissioner Klatchko noted his business/real property related abstention and left the council chamber at 1:39 p.m.

Craig A. Ewing, Director of Planning Services, provided background information as outlined in the staff report dated September 8, 2010.

Commissioner Donenfeld explained that he served on the subcommittee that was established to review the Tahquitz Median and City Hall parking lot reconfiguration; and it was his understanding that the City Council had already determined the traffic configuration, as presented. He further stated that the subcommittee had no decision making or authority with the respect to the design and plan.

-Dave Barakian, Director of Engineering, provided background information on the original plans for the rehabilitation of the parking lot according to the direction given by the City Council.

Chair Caffery opened public comment:

-Gary Johns, appellant, suggested a full review be done by the Architectural Advisory Committee and Historic Site Preservation Board for historic sites and requested the appeal be upheld.

-Mary Jensen, appellant, pointed out that the historic designation should protect not only the building but the surrounding landscape.

-Brett Klein, appellant, spoke in opposition to the location of the demonstration garden.

-Sidney Williams, spoke in support of historic designation to the landscape and urged the Commission to uphold the appeal.

-Barbara Marshall, spoke in support of the appeal, noting the need to address the negative public comments pertaining to this project.

-Marshall Roath, spoke about the well-functioning existing site plan and suggested a new study be done for the landscaping.

-Ron Marshall, addressed the City Council resolution designating City Hall as Class 1 Historic Site and the director's decision on the minor architectural application.

-Robert Imber, suggested re-paving the roads, sprucing up the landscaping as an alternative to tearing down and reconfiguring the existing parking lot.

-Rob Parker, RGA Landscape Architects, addressed the new parking lot configuration, the sustainable landscape plan for the Tahquitz median and pointed-out that this is schematic layout and not the final version.

There being no further appearances public comments was closed.

Commissioner Scott thanked the appellants for bringing the appeal forward and spoke in support of the appeal.

Commissioner Conrad spoke in support of the appeal and noted that improvements are needed for the landscape with the incorporation of water conservation and inclusion of the existing steps.

M/S/C (Vice Chair Scott/Tracy Conrad, 5-0, 1 absent/Leslie Munger, 1 abstained/ Philip Klatchko) To uphold the appeal.

Director Ewing reported that the Planning Commission's decision may be appealed to the City Council within 10 working days.

Philip Klatchko returned to the council chamber at 2:46 p.m.

2. PUBLIC HEARINGS:

2A. **Case 5.1246 CUP / 6.523 VAR - A request by T-Mobile West Corporation for a Conditional Use Permit to construct a 47.5-foot tall commercial communication antenna within a sculptural monopole and a Variance application to exceed the maximum antenna structure height permitted at 2100 East Racquet Club Road (Center for Spiritual Living), Zone PD-160, Section 1. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated September 8, 2010.

Chair Caffery opened the public hearing:

-James Rogers, representing T Mobile West, provided details on proposed wireless site, non-coverage areas and the design and fabrication of the capsule structure.

-Mike Tucci, spoke in opposition to the proposed antenna structure because of health and safety risks to the nearby pre-school, decreased property values and the obstructive view.

-Tom Huff, spoke in opposition to the antenna structure, expressed concern with the public hearing held during the summer months, decrease in property values and requested more time for input from neighbors.

-Vicky Starke, spoke in opposition to the antenna structure, commented on the view obstruction to her property, decreased property values and existing cell towers in the vicinity.

-Andrew Starke, spoke in opposition to the antenna structure, expressed concern with the obstruction of his view, the insufficient open space at this site and existing cell towers in the neighborhood.

-James Rogers, applicant rebuttal, responded to the public testimony pertaining to the health and safety risks, property values and adjacent cell towers.

There being no further appearances the public hearing was closed.

Commission Hudson questioned if the possibility of co-locations were considered for this site. Mr. Rogers explained that since the structure is prefabricated with the radio equipment inside the issue of co-location would need to be worked on.

Chair Caffery spoke in favor of the cell tower design, however, noted that this structure is not appropriate in a residential zone.

Vice Chair Scott concurred with Chair Caffery and stated that the cell tower is a great design but is in the wrong location.

M/S/C (Vice Chair Scott/Doug Donenfeld, 6-0, 1 absent/Leslie Munger) To deny Case 5.1245 CUP / 6.523 VAR.

Director Ewing reported that the Planning Commission's decision may be appealed to the City Council within 10 working days.

2B. Case 5.1224 Zone Text Amendment - A zone text amendment consolidating conditions for Specific Uses into a single code section. (Planner: Ken Lyon, Associate Planner)

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated September 8, 2010.

Chair Caffery opened the public hearing and no appearances coming forward the public hearing was closed.

M/S/C (Doug Donenfeld/Tracy Conrad, 6-0, 1 absent/Leslie Munger) To recommend approval of the Zone Text Amendment to the City Council.

A. Annual Schedule for Planning Commission Representation to the Architectural Advisory Committee meetings.

Director Ewing provided an update on the upcoming planning items scheduled for the City Council meeting and reminded the Commission to submit their questions and/or concerns pertaining to the Desert Palisades project.

Director Ewing reported that the October 6th Planning Commission study session would consist of a joint meeting with the AAC.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 3:36 p.m. to Wednesday, September 22, 2010, at City Hall Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services