

CITY OF PALM SPRINGS
 PLANNING COMMISSION
 ARCHITECTURAL ADVISORY COMMITTEE
 JOINT MEETING
 OCTOBER 6, 2010
 3200 East Tahquitz Canyon Way, Palm Springs, California
 City Hall, Large Conference Room

CALL TO ORDER:

The meeting was called to order at 2:00 p.m.

ROLL CALL:	Present	Present	Year: FY 2010/2011
Tracy Conrad		4	3
Doug Donenfeld	X	7	0
Doug Hudson	X	7	0
Philip Klatchko	X	7	0
Leslie Munger		4	3
Bill Scott, Vice Chair	X	6	1
Jon Caffery, Chair	X	7	0

ARCHITECTURAL ADVISORY COMMITTEE MEMBERS:

Present: Patrick McGrew, Paul Ortega, Rob Parker, Chris Sahlin, Don Wexler and Chair Kleindienst

Absent: Lance O'Donnell, Ana Maria Escalante and Michael King,

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 Department counter by 4:00 p.m. on Thursday, September 30, 2010.

PUBLIC COMMENTS: Chair Caffery opened public comments and with no appearances coming forward public comments was closed.

1. APPROVAL OF MINUTES: Minutes of September 8, 2010.

M/S/C (Donenfeld/Vice Chair Scott, 5-2 absent Conrad/Munger) To approve.

2. Joint Study Session of the Planning Commission and the Architectural Advisory Committee.

DISCUSSION ITEMS: (Not necessarily in order of consideration.)

A. ZTA 5.1235 - Amnesty / Abatement Program for Non-Permitted Canopy Structures

Director Ewing explained that the Planning Commission has been studying the issue of non-permitted canopies and carports for several months and provided background information. Staff believes the City has the following options regarding these non-permitted structures:

1. Make no changes to the current zoning code and allow enforcement under the present R-1 standards to proceed;
2. Amend the Zoning Code to allow for such canopies and carports in front, side and/or rear yards.
3. Consider creation of an amnesty program for existing canopies and carports.

Director Ewing stated staff conducted a “windshield survey” in four single-family neighborhoods to develop a perspective on the issues of location, size, setbacks, height and materials. The Commission and AAC board members discussed the issues of building standards, zoning compliance, setbacks and architectural elements.

Director Ewing encouraged the AAC Members to join in on a tour of some of the neighborhoods. Commissioners Donenfeld and Scott stated they were in favor of changing the setbacks and establishing standards. However, the majority of the AAC expressed a preference to uphold and enforce the current zoning regulations for non-permitted canopies and carports. Director Ewing suggested the possibility of establishing a new set of zoning regulations and looking at the details so that they may be more comfortable with their decision. Director Ewing stated that even though the majority of the AAC does not agree changing the setbacks they can recommend perimeters for the review process such as:

1. Should it require AAC review?
2. Should there be color and material requirements?
3. Maximum height
4. Maximum area

AAC Chair Kleindienst recommended that it not only include a change in setbacks but also in a percentage of overall lot coverage.

B. ZTA 5.1222 – Definition of Hillside Properties

Director Ewing provided background information on the Commission's consideration to initiate a zone text amendment for the definition of hillside properties. The Zoning Code defines a hillside area as, “. . . any parcel of land within the city of Palm Springs which contains any portion thereof with a grade of ten (10) percent or more”. Staff noted that the overall lot, excluding the required yard areas (setbacks) would be subject to a slope calculation to determine if it meets the 10% minimum threshold for hillside designation. Mr. Ewing reported that another alternative would be to provide new maps that accurately depict slope conditions and delineate the “hillside areas”.

Discussion occurred on certified calculations, topographic survey, pre-existing pad versus finished grade and preservation of landforms (the parcel's ridgelines, knolls, valleys, creeks or other unique features). AAC Member Sahlin stated he felt that the 10% minimum is too flat and preferred a 20% slope. AAC Member McGrew suggested a survey should be conducted to measure the diagonal depicting the high and low areas.

Staff summarized the discussion and reported that the inclusion of setbacks could be discussed further when this item brought back to the Commission in the form of public hearing.

C. Architectural Advisory Committee: Declaration of Pending Vacancy, and Establishment of Terms

Director Ewing provided an update on the status of the AAC appointments and noted that all but one AAC member will conclude their term at the end of this year. Staff suggested staggering the appointments so that institutional and project knowledge is not lost. Commissioner Donenfeld asked if the Commission could appoint for shorter terms when the Code states 3-year terms. Director Ewing indicated that he would investigate and report. Commissioner Klatchko spoke of the AAC's role as an advisory board to the Commission and encouraged the AAC members to maintain professionalism and take care to avoid expressing personal preferences.

PLANNING COMMISSION COMMENTS: Chair Caffery declared the AAC vacancies and directed staff to notify the City Clerk's office to begin the notification process.

PLANNING DIRECTOR'S REPORT: Staff reported that there are no planning items or public hearings scheduled for tonight's City Council Meeting.

Director Ewing reminded the Commission that the Desert Palisades project is scheduled to return to the Commission on October 27th and encouraged them to submit any questions and/or concerns to Ken Lyon.

ADJOURNMENT: There being no further comments the Planning Commission adjourned at 3:48 p.m. to a regular meeting on Wednesday, October 13, 2010, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

DRAFT