

CITY OF PALM SPRINGS
 PLANNING COMMISSION STUDY SESSION
 MINUTES
 NOVEMBER 3, 2010
 3200 East Tahquitz Canyon Way, Palm Springs, California
 City Hall, Large Conference Room

CALL TO ORDER:

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

ROLL CALL:	Present This Meeting:	Present: to Date:	FY: 2010/2011 Absences:
Tracy Conrad		5	5
Doug Donenfeld	X	10	0
Doug Hudson	X	10	0
Philip Klatchko	X	10	0
Leslie Munger		6	4
Bill Scott, Vice Chair	X	9	1
Jon Caffery, Chair	X	9	1

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, October 28, 2010.

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

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

DISCUSSION ITEMS:

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

Director Ewing explained that the Planning Commission had heard from the Architectural Advisory Committee (AAC) its joint meeting last month regarding options for addressing non-permitted canopies and carports. He asked the Commission to provide its latest thinking and direction on the topic, given the three options:

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.

The Commission discussed the AAC's comments and concluded that allowing canopies for all under strict standards and guidelines remains its preferred approach. Staff indicated that it would return in January with draft ordinance language.

1.B. ZTA 5.1222 – Definition of Hillside Properties

Director Ewing summarized the comments from the November 6, 2010 joint session between the Commission and with the AAC and asked the Commission to confirm its approach to defining hillside properties.

The Commission considered the use of an official map to differentiate hillside from non-hillside properties, but rejected this options in favor of individual lot calculations at the time of development. The Commission discussed the differences between including and excluding setback areas in the calculation of individual lot slopes, and the effect of pre-existing grading on determining slope and building height.

The Commission directed staff to continue with the development of a zone text amendment based on individual lot calculations, and consider the effect of using 10%, 15% and 20% as the required slope.

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

Director Ewing summarized the status of the AAC appointments and noted that staff's proposal would reset the AAC's terms to assure that overlapping three-year terms would avoid wholesale turn-over of the Committee in the future.

The Commission suggested that the specific positions for the three required architects be staggered to further minimize a loss of expertise. Staff indicated that the Commission could make appointments to address these assignments over the next couple of years.

Staff indicated that it would begin advertising for new members.

PLANNING COMMISSION COMMENTS:

The Commission asked about the condition of the asphalt berming on South Palm Canyon Drive on the north-bound side near Granada Road. Staff indicated that a report would be provided via e-mail.

PLANNING DIRECTOR'S REPORT:

Staff reported that that the Commission would not meet on November 24 or December 22, 2010. Also no Study Session meeting is scheduled for December 1, 2010.

ADJOURNMENT: There being no further comments the Planning Commission adjourned at 3:32 p.m. to a regular meeting on Wednesday, November 10, 2010, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services

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