

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
October 27, 2010  
Council Chamber, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALL TO ORDER:**

The meeting was called to order at 1:30 p.m.

<b>ROLL CALL:</b>	<b>Present This Meeting:</b>	<b>Present to Date:</b>	<b>FY: 2010/2011 Absences:</b>
Tracy Conrad	X	5	4
Doug Donenfeld	X	9	0
Doug Hudson	X	9	0
Philip Klatchko	X	9	0
Leslie Munger	X	6	3
Bill Scott, Vice Chair	X	8	1
Jon Caffery, Chair	X	8	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 Services counter by 4:00 p.m. on Thursday, October 21, 2010.

**ACCEPTANCE OF THE AGENDA:**

Commissioner Conrad noted her abstention on the minutes of October 6, 2010 and October 13, 2010. Chair Caffery noted his abstention on the minutes of October 13, 2010. Commissioner Munger noted her abstention on the minutes of October 6, 2010.

**PUBLIC COMMENTS:**

Chair Caffery opened public comments:

The following persons spoke in opposition of Item 3A, Desert Palisades Specific Plan:

-Gladys Krenek, read a letter into the record outlining concerns with the re-certification of the Chino Canyon levee and requested denial of the project until the issue has been addressed.

-Jono Hildner, chair, Save Our Mountains, commented that the Commission has all the information they need to make a decision and urged denial of this project.

-Candace Corbett, commented that the blighted areas in the city are due to uncompleted projects and spoke in opposition of this development.

-Richard Kluscynski, owner of 5-acre adjacent parcel, expressed concern with the easement on his property and with the lack of parking for use of the public trails.

-Frank Tysen, stated that the ultimate use of the Chino Cone should be preservation of its natural state and urged denial of the project.

-Jeff Welshans, spoke about the uncompleted developments in the adjacent areas and suggested a moratorium be imposed for a couple of years on hillside developments.

-David Ries, commented on the large amount of foreclosures and questioned the need to look at the existing empty buildings and determine what to do with them.

The following persons spoke in favor of Item 3A, Desert Palisades Specific Plan:

-Ana Escalante, spoke as a private citizen and a professional architect, voiced her support for the Desert Palisades and outlined the merits of the project. Ms. Escalante urged approval of the project.

-Vic Gainer, former co-chair, Citizen's Task Force for Foothill Preservation, noted that this project meets or exceeds all the development standards for the Chino Cone Ordinance and urged approval of the project.

-Tamara Stevens, representing Palm Springs Economic Development Corporation (PSEDC), read a letter into the record noting the merits of the project and encouraged the Commission to approve the development.

-Alex Meyerhoff, spoke as a private citizen, stated that the applicant has responded to the concerns of the project for several years and pointed out staff's findings and recommendation for approval of the project.

-John Stiles, commented that he has seen many projects come and go in the past 40 years and recommends approval of this project.

-Ed Freeman, one of the property owners (Pinnacle View, LLC), commented on the company's willingness to keep investing in Palm Springs which will create new jobs by building a spectacular community in the Coachella Valley.

-Jim Cioffi, architect, spoke about the inception of the Chino Cone Ordinance; noting that this project is environmentally sensitive and meets and exceeds all of the standards.

-Lance O'Donnell, architect, explained that the homeowners association will alleviate the review process for difficult hillside decisions and noted that the pads will be

The following persons spoke in favor of Item 3A, Desert Palisades Specific Plan:

developed by the individual homeowners using their own architectural design team.  
-Bob Marra, development team, responded to public testimony, stated that the Chino Cone is not in its natural state since hundreds of homes have been built in the Chino Canyon neighborhood including the high density Milo Drive  
-Emily Hemphill, legal counsel for Desert Palisades, responded to public testimony, stated that the abandoned projects in the valley are not comparable to this development addressed the easement and certification of the levy.  
-Marvin Roos, MSA Consulting, commented that this project was largely created in conformance with the Chino Cone Ordinance and is proud to present it. Mr. Roos was available to address questions from the Commission.

There being no further appearances public comments was closed.

**1. CONSENT CALENDAR:**

M/S/C (Vice Chair Scott/Doug Donenfeld, 7-0) To approve Items 1A, 1B and 1C, as part of the Consent Calendar with the abstentions, as noted.

**1A. Minutes of October 6, 2010 and October 13, 2010.**

Abstained: Conrad and Munger, Minutes of October 6, 2010  
Conrad and Chair Caffery, Minutes of October 13, 2010

**1B. Case 5.1250 GP Conformity Review. - A request from the Coachella Valley Water District for a finding of conformity with the General Plan for two CVWD Capital Improvement projects proposed within the city limits of the City of Palm Springs. (Project Planner: Ken Lyon, Associate Planner).**

Approved, as part of the Consent Calendar.

**1C. Case 5.0976 CUP AMND - A request by Burrtec Waste Industries, Inc. for a one-year time extension for the construction and operation of a municipal solid waste Material Recovery Facility (MRF) and transfer station located at the southwest corner of 19th Avenue and McLane Street, Zone M-2, Section 15. (Project Planner: David A. Newell, Associate Planner)**

Approved, as part of the Consent Calendar.

**2. MISCELLANEOUS:**

**2A. Case SP 10-006 AMND - A review and consideration of an amendment to a Condition of Approval for a recently approved sign program implemented at the commercial complex located at 111 South Sunrise Way, Zone RA (Resort Attraction - Section 14 Specific Plan). (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated October 27, 2010.

Commissioner Klatchko suggested the monument sign be moved back a few feet back from the curb.

Commissioner Hudson thanked the applicant for meeting him at the site and concluded that in comparison to other similar shopping centers in the city this sign would not create any more of a dangerous situation. He concurred with Commissioner Klatchko that moving the monument sign from 15 to 17 feet from the curb back would make a big difference.

M/S/C (Vice Chair Scott/Doug Hudson, 6-0, 1 abstained Tracy Conrad) To approve the amendment to Condition of Approval PSP 6, as noted:

-Prior to issuance of permits, the applicant shall revise the sign plans to relocate the Sunrise Way monument sign 17 feet from the curb face, as measured from the outermost (street-side) element of the monument sign. The monument signs shall be located outside of the safety corner cutback area, subject to review by the Department of Public Works.

**3. PUBLIC HEARING:**

**3A. Case 5.1154 GPA, Change of Zone, Desert Palisades Specific Plan and TTM 35540 - A request by Pinnacle View, LLC for approval of a General Plan Amendment, Change of Zone, Desert Palisades Specific Plan and TTM 35540 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 Planning Commission meeting of September 1, 2010, public testimony was closed on 6-23-10).**

Ken Lyon, Associate Planner, reported that at the September 1st meeting the Commission was provided with a "track change" version of the Specific Plan and with

the conditions of approval incorporating their comments and revisions. Mr. Lyon reviewed the Commission's remaining 10 questions and concerns from the July 28th meeting and outlined the applicant's response and staff's recommendation.

The Commission provided their recommendations for the 10 remaining areas of concern.

Marcus Fuller, Assistant Director of Public Works, provided an update on the certification of the Chino Cone levy as required by FEMA.

Commissioner Conrad stated that this is a very important area to the city and has deep respect for the development of the Chino Cone Ordinance and this project should not be decided upon in a hasty manner. Ms. Conrad expressed concern with the environmental impact report and specific plan and questioned imposing a condition to require the applicant to sell the lots prior to grading of the property.

Commissioner Klatchko expressed hesitation with imposing a condition requiring a sale with only a rendering of the project.

Commissioner Donenfeld agreed that this is very precious land and expressed appreciation for the additional time taken to review the project. Commissioner Donenfeld explained that the decision to build a development, with very detailed specifications, in the Chino Cone has already been made by the City Council. He noted that this is not public property but is privately owned land and the applicant has done an extremely diligent job in complying with the all the requirements.

M/S/C (Doug Donenfeld/Leslie Munger, 5-2, Tracy Conrad/Doug Hudson) To recommend certification of the Final Environmental Impact Report and recommend approval of Case 5.1154 General Plan Amendment, Change of Zone, Desert Palisades Specific Plan and Tentative Tract Map 35540 to the City Council, subject to Conditions of Approval, as amended:

- Deletion of Condition of Approval PLN 40.
- Deletion of Condition of Approval PLN 41.
- Future applicants shall submit 3D modeling as part of their application materials for the individual review process of each future home.

Director Ewing reported that this project will be forwarded to the City Council for a final decision and no appeal is required.

**PLANNING COMMISSION COMMENTS:**

Commissioner Munger expressed concern with the Commission accepting additional material from the public on the date of the meeting and suggested establishing a deadline. Mr. Ewing explained that additional public material may be presented at any time up to and during the meeting.

Commissioner Munger noted that she would be out of town next week and would not be present for the November 3<sup>rd</sup> study session.

**PLANNING DIRECTORS REPORT:**

Staff informed the Commission of the two upcoming City Hall holidays scheduled on Wednesday, November 24th and December 22nd.

**ADJOURNMENT:**

There being no further comments the Planning Commission adjourned at 3:40 p.m. to Wednesday, November 3, 2010, at 2:00 p.m. City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.

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Craig A. Ewing, AICP  
Director of Planning Services