

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
January 12, 2011
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

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

ROLL CALL:	Present This Meeting:	Present to Date:	FY: 2010 / 2011 Absences:
Tracy Conrad		6	7
Doug Donenfeld	X	13	0
Doug Hudson	X	13	0
Philip Klatchko	X	13	0
Leslie Munger	X	9	4
Bill Scott, Vice Chair	X	12	1
Jon Caffery, Chair*	X	12	1

*Chair Caffery arrived at 1:46 p.m.

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, January 6, 2011.

ACCEPTANCE OF THE AGENDA:

Vice Chair Scott requested Item 1D, Case 3.3274 MAJ Time Extension, be removed from the Consent Calendar for separate discussion and vote.

PUBLIC COMMENTS:

Vice Chair Scott opened public comments:

-Cheryl Houk, community prevention specialist, requested information on the ordinance relating to limiting the number of alcohol beverage licenses to reduce the problems related to DUI's.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

M/S/C (Philip Klatchko/Doug Donenfeld, 5-0, 2 absent, Tracy Conrad/Chair Caffery) To approve, Item 1A, 1B and 1C, as part of the Consent Calendar.

1A. Minutes of December 8, 2010.

Approved, as part of the Consent Calendar.

- 1B.** Case 3.2664 MAA / 7.1349 AMM - An application by Casey Colley & Jose Mendez for architectural approval of an addition to a hillside single-family residence located at 3130 Barona Road, Zone R-1-B, Section 35. (Project Planner: David A. Newell, Associate Planner)

Approved, as part of the Consent Calendar.

- 1C.** Case 3.2826 MAJ TE - A request by Desert Oasis Industrial Lofts, LLC, for a one-year time extension for a previously approved project consisting of 58 service/manufacturing lofts within seven buildings located at 400 West San Rafael Road, Zone M-1, Section 34. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Approved, as part of the Consent Calendar.

- 1D.** Case 3.3274 MAJ Time Extension - A request by Legacy Development International for a one-year time extension for a previously approved project consisting of a 38-unit senior living condominium complex on approximately 2.66 acres located at 1550 East Amado Road, Section 14(IL). (Planner: Ken Lyon, Associate Planner)

Vice Chair Scott commented that he voted in opposition to the project when it was originally presented to the Commission and would also be voting against the time extension.

M/S/C (Philip Klatchko/Doug Hudson, 4-1 opposed, Vice Chair Scott, 2 absent, Tracy Conrad/Chair Caffery) To approve Item 1D, subject to the revised Conditions of Approval.

2. OTHER BUSINESS:

- 2A.** Case SP 08-002 AMND - An application by Desert Oasis Healthcare for an amendment to the previously approved Airport Office Park sign program to allow one 74.75 square

foot halo-lit channel letter sign located on the second-story of the new building located at 275 N. El Cielo Drive, Zone A, Section 13. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated January 12, 2011.

M/S/C (Leslie Munger/Doug Donenfeld, 5-0, 2 absent, Tracy Conrad/Chair Caffery) To approve the amendment to the previously approved sign program, as noted:

-The remainder of the original sign program to remain in effect.

- 2B.** Case 5.0984 PD 291 AMEND - An application by Endure Investments, LLC, for an amendment to Planned Development District 291 to allow franchise massage establishments within PD 291 at the Springs shopping center located at 5200 East Ramon Road, Zone M-1-P, Section 17. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated January 12, 2011. In addition to the specific request, staff believes it would be useful to reference the C-S-C zone for all future permitted uses within the PD-291 which will provide staff with guidance for new businesses proposing to locate within the Springs shopping center.

Chair Caffery arrived at 1:46 p.m.

The Commission requested clarification on the regulations for massage franchises and the restrictions in place to avoid potential problems with these types of establishments.

-Jack Kurchian, Endure Investments, LLC, responded to the exact location of the massage establishment.

M/S/C (Doug Donenfeld/Doug Hudson, 5-0, 1 absent, Tracy Conrad, 1 abstained, Chair Caffery) To approve, subject to Conditions of Approval.

3. PUBLIC HEARING:

- 3A.** Case 8.238 SI VAR AMEND - An application by Sign-A-Rama for an amendment to an approved sign variance to install two main signs at the existing home improvement store located at 490 East Sunny Dunes Road, Zone C-M, Section 23. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated January 12, 2011.

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

-Bill Veltz, Sign-a-Rama, provided information pertaining to the business logo names.

Chair Caffery voiced concern with two company logos on one sign.

Commissioner Hudson noted since there have been many changes to this building he could not support it and would prefer to see a more comprehensive plans.

Commissioner Klatchko commented that he does not have any concerns with the two business logos on the sign.

M/S/C (Vice Chair Scott/Leslie Munger, 4-2 opposed, Doug Hudson/Chair Caffery, 1 absent, Tracy Conrad) To approve, subject to Conditions of Approval.

PLANNING COMMISSION COMMENTS:

Commissioner Munger requested AAC coverage for the meeting of January 24th. Chair Caffery offered to cover the meeting. Ms. Munger requested the timing on the signal light be adjusted at the corner of Sunrise Way and Farrell Drive on Palm Canyon. Director Ewing spoke about the effects of the elimination of the frontage road in this area and noted that this request would be forwarded to Public Works.

PLANNING DIRECTOR'S COMMENTS:

Director Ewing provided details on the College Park Specific Plan and associated EIR that was distributed to the Commission and noted that a discussion would be held on the meeting of January 26th.

Director Ewing provided an update on the status of the AAC vacancies noting that three applications have been received at this time. He reported that the definition of a hillside area would be on the January 26th agenda and provided an update on City Council's approval of the Desert Palisades project.

Director Ewing provided information on the local regulations for limiting the amount of licenses for alcohol beverage sales in particular census tracts.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:28 p.m. to Wednesday, January 26, 2011, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services

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