

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
February 9, 2011
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	9	7
Doug Donenfeld	X	16	0
Doug Hudson		14	2
Philip Klatchko	X	16	0
Leslie Munger	X	12	4
Jon Caffery, Chair	X	15	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, February 3, 2011.

ACCEPTANCE OF THE AGENDA:

Commissioner Conrad noted her abstention on the minutes of January 12, 2011.

Commissioner Munger requested a change to the minutes of January 12, 2011.

PUBLIC COMMENTS:

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

1. CONSENT CALENDAR:

ACTION: To approve Item 1A and 1B, as part of the Consent Calendar. **Motion Philip Klatchko, seconded by Leslie Munger and unanimously carried 5-0 on a roll call vote.**

AYES: Leslie Munger, Tracy Conrad, Doug Donenfeld, Philip Klatchko, and Chair Caffery.

NOES:

ABSENT: Doug Hudson.

1A. Minutes of January 12, 2011.

Approved, as part of the Consent Calendar, as amended. (Noting Commissioner Conrad's abstention.)

1B. Case 5.1108 / PD 326 Time Extension - A request by Wessman Holdings for a one-year time extension for a previously approved 66-unit town-home development on an approximately 6.9-acre parcel located between 1501 and 1601 South Belardo Road, Zone R-3, Section 22. (Project Planner: Glenn Mlaker, Assistant Planner)

Approved, as part of the Consent Calendar, subject to the revised Conditions of Approval.

2. PUBLIC HEARING:

2A. Case 6.520 VAR - A request by Matthew Peterson for a variance to reduce the minimum side yard setback from 10 feet to 5 feet to allow construction of a 2-car garage at a single family residence located at 1191 Paseo El Mirador; Zone R-1-C, Section 11.

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated February 9, 2011.

Chair Caffery opened the public hearing:

-Scott Harlow, legal representation for the owners, noted a discrepancy with the height and slope of the proposed garage. Mr. Harlow stated that eleven out of the twenty homes in the neighborhood have setback encroachments.

-Henry Fenwick, spoke in support of the project, stating that this addition would be an improvement to both properties.

-Jesse Danner, spoke in favor of the project, expressed appreciation for people who are willing to invest money in their home.

There being no further appearances the public hearing was closed.

Commissioner Klatchko noted that he is in favor of the construction of the garage because it would deprive the subject property of privileges enjoyed by others.

The Commission noted that the subject property is a legal conforming lot and discussed non-permitted conversions in the neighborhood and the required findings to grant a variance.

ACTION: To deny Case 6.520 Variance. **Motion Doug Donenfeld, seconded by Tracy Conrad and carried 3-2 on a roll call vote.**

AYES: Tracy Conrad, Doug Donenfeld, and Chair Caffery
NOES: Leslie Munger and Philip Klatchko
ABSENT: Doug Hudson.

Director Ewing reported that the Planning Commission action may be appealed and filed with the City Clerk's office within 10 days.

2B. Case 8.253 VAR - A request by Zelda's Nightclub for a second main sign on the east elevation of the existing building at the Sun Center located at 611 South Palm Canyon Drive, Zone PD-77, Section 22. (David A. Newell, Associate Planner)

David Newell, Associate Planner, provided background information as outlined in the staff report dated February 9, 2011.

Chair Caffery opened the public hearing:

-Mike McCormick, applicant/owner, expressed concern with the sign's visibility on this corner during the evening hours. Mr. McCormick requested approval of the sign variance so that this business can succeed.

-Frank Tysen, chairman, (Historic Tennis Club Neighborhood Organization), expressed concern with the lack of a sign program for this center and spoke about the excessive amount of large, bad-quality signs in the city.

-Michael McCormick, applicant rebuttal, noted that that the nightclub's hours of operation are during the evening and requested approval of the sign so that people can locate the establishment.

There being no further appearances the public hearing was closed.

Commissioner Donenfeld noted a preference for a sign program for this shopping center and expressed difficulty in supporting this sign request.

Commissioner Conrad spoke in opposition of the proposed sign and encouraged a restudy of the project for further review of a comprehensive sign program or different methods to solve the issues of lighting, color, size and re-location of the sign.

Director Ewing reported that it is the owner's responsibility to apply for a sign program and explained that only new signs would be required to conform to the sign program.

ACTION: To continue to a date certain of March 9, 2011, and direct staff to work with the applicant to provide a redesign pertaining to the lighting, color, re-location and size of the sign. **Motion Tracy Conrad, seconded by Doug Donenfeld and unanimously carried 5-0 on a roll call vote.**

AYES: Leslie Munger, Tracy Conrad, Doug Donenfeld, Philip Klatchko, and Chair Caffery

NOES:

ABSENT: Doug Hudson

PLANNING COMMISSION COMMENTS:

Commissioner Donenfeld requested staff provide an update on the status of temporary signs and banners.

Commissioner Conrad stated that she finds the numerous amount of large signs in the community to be esthetically unpleasing. Director Ewing explained that many of these signs could be part of a sign program and additional discussion followed.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that the Commission will be meeting on February 16th to conclude the AAC appointments and the election of vice chair. Mr. Ewing noted that the City Council accepted Bill Scott's resignation from the Planning Commission and the City Clerk's office would be posting the vacancy soon. The College Park Specific Plan hearing has been postponed to the meeting of March 9, 2011.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:54 p.m. to Wednesday, February 16, 2011, in the Large Conference Room at City Hall, 3200 E. Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services

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