

CITY OF PALM SPRINGS
Planning Commission Study Session Minutes
April 6, 2011
City Hall, Large Conference Room
3200 East Tahquitz Canyon Way
Palm Springs, California

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

ROLL CALL:	Present This Meeting:	Present to Date:	FY: 2010 / 2011 Absences:
Tracy Conrad	X	14	7
Doug Hudson	X	19	2
Philip Klatchko	X	20	1
Leslie Munger		16	5
Doug Donenfeld, Vice Chair	X	21	0
Jon Caffery, Chair	X	20	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, March 31, 2011.

PUBLIC COMMENTS:

None.

1. DISCUSSION:

- A. Case 5.1222 ZTA and 5.1225 ZTA – Definition of “hillside area” and definition of “building height”.

Director Ewing summarized the staff report. The Commission discussed the proposed amendments and indicated that the “purpose” statement at the beginning of Section 93.13 (Hillside Development) should be strengthened. The Commission stated that it is important to communicate the City’s goals regarding hillside development, especially stepping the mass of a building in line with the slope of the lot. The Commission concluded that it did not wish to consider a new array of hillside development standards and directed staff to schedule a public hearing on a draft amendment in line with its comments.

B. Case 5.1235 ZTA – Amnesty / Abatement / Regulatory Program for Non-Permitted Canopy and Carport Structures

Director Ewing summarized the staff report. The Commission discussed the strengths and weaknesses of the options presented by staff and concluded that allowing canopies and carports in front and street side setbacks, subject to standards and review was the preferred approach. The Commission reviewed the recommended standards and criteria, indicated that it was prepared to conduct a public hearing on the draft ordinance amendment, and directed staff to schedule a public hearing at an upcoming meeting.

PLANNING COMMISSION COMMENTS:

There were no comments.

PLANNING DIRECTOR'S REPORT:

Director Ewing indicated that he would be out of the office during the weeks of April 19 and May 9, 2011, missing the Commission meeting of May 11th. He also noted that the City Council would hold a hearing on the College Park Specific Plan at its meeting of April 21, 2011 and that the cities of the Coachella Valley will host the 2012 annual conference of the American Planning Association, California Chapter.

ADJOURNMENT:

There being no further comments, the Planning Commission adjourned at 3:10 p.m. to a regular meeting on Wednesday, April 13, 2011, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services