

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
May 11, 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 1:32 p.m.

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2010/2011 Absences:
Tracy Conrad	X	16	8
Doug Hudson	X	22	2
Philip Klatchko		22	2
Leslie Munger		18	6
Doug Donenfeld, Vice Chair	X	23	1
Jon Caffery, Chair	X	23	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, May 5, 2011.

ACCEPTANCE OF THE AGENDA:

Commissioner Hudson requested Item 1B and 1C pulled for the Consent Calendar for separate discussion.

PUBLIC COMMENTS:

Chair Caffery opened public comments:

The following persons spoke in opposition to Item 2B, Case 5.0972 PD 286 AMND (Luminaire Development):

-Larry Kirchner, Palm Springs, spoke in opposition of the proposed changes for the development.

- Bruce Tominello, Palm Springs, spoke in opposition of the proposed floor plans and the reduction energy efficiency of the homes.
- Gary Zeugschmidt, Palm Springs, urged the Commission to keep the color schemes, floor plans and 2-story home as originally approved.
- Bob Lasco, Palm Springs, questioned the improvements to the development and requested the color scheme and the detached casitas remain the same.

The following persons spoke in favor of Item 2B, Case 5.0972 PD 286 AMND (Luminaire Development):

- Alfred Enriquez, Palm Springs, spoke in favor of the new design plans. He indicated better views will be achieved with the modifications to the floor plans.
- Gary Carlson, Palm Springs, commented that 2-story homes would affect privacy and be obstructive the views of single-family homes.
- Scott Lissoy, Far West Industries (applicant), commented on their goal to maintain optimal privacy and energy efficient homes with the incorporation of solar panels and high-rated HVAC units.
- Brian Berksan, Far West Industries, (project manager), provided clarification on the requested changes to the lots pertaining to the setback requirements, accommodation of larger pools, larger courtyard areas and energy efficient features.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

1A. Minutes of April 6, 2011.

ACTION: To approve, the minutes of April 6, 2011. **Motion Doug Donenfeld, seconded by Doug Hudson and unanimously carried 4-0 on a roll call vote.**

AYES: Tracy Conrad, Doug Donenfeld, Doug Hudson, and Chair Caffery.

NOES:

ABSENT: Leslie Munger and Philip Klatchko.

1B. Case 11-024 LUP - A Land Use Permit determination request by ev R & D for outdoor display of four (4) for sale electric bicycles in the Central Business District located at 301 N. Palm Canyon Drive, Zone CBD, Section 15. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated May 11, 2011.

Commissioner Conrad expressed concern with the use of "A" frame signs and outdoor displays in the CBD zone with a Land Use Permit (LUP) application.

ACTION: To continue to a date uncertain and direct staff to provide a comprehensive overview on 'A' frames and outdoor displays in the CBD zone and seek direction from the City Council on the maximum number allowed, types of displays and number of illegal displays. **Motion Tracy Conrad, seconded by Doug Donenfeld and unanimously carried 4-0 on a roll call vote.**

AYES: Tracy Conrad, Doug Donenfeld, Doug Hudson, and Chair Caffery.

NOES:

ABSENT: Leslie Munger and Philip Klatchko.

1C. Case 11-025 LUP - A Land Use Permit determination request by Latino Books Y Mas for outdoor display of one (1) postcard rack and two (2) rolling cases in the Central Business District located at 123 N. Palm Canyon Drive, Zone CBD, Section 15. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Glenn Mlaker, Associate Planner, provided background information as outlined in the staff report dated May 11, 2011.

ACTION: To continue to a date uncertain and direct staff to provide a comprehensive overview on 'A' frames and outdoor displays in the CBD zone and seek direction from the City Council on the maximum number allowed, types of displays and number of illegal displays. **Motion Tracy Conrad, seconded by Doug Hudson and unanimously carried 4-0 on a roll call vote.**

AYES: Tracy Conrad, Doug Donenfeld, Doug Hudson, and Chair Caffery.

NOES:

ABSENT: Leslie Munger and Philip Klatchko.

2. OTHER BUSINESS:

2A. Case 5.197 PD 76 AMND - An application by VIP Urgent Care for an amendment to Planned Development District 76 to allow an urgent care use within PD 76 at Sunrise Square shopping center located at 100 S. Sunrise Way, Zone PD 76, Section 13. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated May 11, 2011.

ACTION: To approve the proposed use. **Motion Doug Donenfeld, seconded by Tracy Conrad and unanimously carried 4-0 on a roll call vote.**

AYES: Tracy Conrad, Doug Donenfeld, Doug Hudson, and Chair Caffery.

NOES:

ABSENT: Leslie Munger and Philip Klatchko.

2B. Case 5.0972 PD 286 AMND - An application by Lissoy Family Trust for modifications to approved plans and incorporation of newly selected color schemes for 28 un-built homes within a 61-unit detached residential tract commonly known as Luminaire located at 1900 Araby Drive, Zone RGA(6) & R-1-B, Section 25. (Project Planner: David A. Newell, Associate Planner)

David Newell, Associate Planner, provided background information as outlined in the staff report dated May 11, 2011.

Commissioner Hudson spoke in favor of the 2nd phase; noting that many architectural elements would be picked up and blend-in with the existing development. He commented that the two-story homes are out of scale and expressed a preference to retain the existing freestanding casitas and color palette.

ACTION: To approve, subject to Conditions of Approval, as amended:

- Two-story scheme shall not be required in the remaining vacant lots.
- Freestanding casita schemes shall be retained.
- Mesquite trees and large tree species to be replaced with an alternate tree species;
- Lot line walls shall match existing;
- Windows, doors, gates and light fixtures viewable from streets shall match existing;
- The existing color schemes shall be retained.

Motion Doug Hudson, seconded by Tracy Conrad and unanimously carried 4-0 on a roll call vote.

AYES: Tracy Conrad, Doug Donenfeld, Doug Hudson, and Chair Caffery.

NOES:

ABSENT: Leslie Munger and Philip Klatchko.

2C. Case 5.0666 PD 231 AMND - A proposal by Alta Verde Escena, LLC, to amend a previously approved final development plans to allow four (4) new prototype homes in Planning Areas 9A and 9B at the Escena Development located at 1000 North Gene Autry Trail, Zone PD 231, Section 7. (Project Planner: Edward Robertson, Principal Planner)

Principal Planner Robertson provided background information as outlined in the staff report dated May 11, 2011.

Vice Chair Donenfeld spoke in support of the new design plans for the Escena development.

ACTION: To approve the amendment as proposed. **Motion Doug Donenfeld, seconded by Tracy Conrad and unanimously carried 4-0 on a roll call vote.**

AYES: Tracy Conrad, Doug Donenfeld, Doug Hudson, and Chair Caffery.

NOES:

ABSENT: Leslie Munger and Philip Klatchko.

PLANNING COMMISSION COMMENTS:

Commissioner Conrad provided feedback on the previous AAC meeting she attended and complimented the new members on their contribution to the City.

Vice Chair Donenfeld questioned when the Development Agreement for the Desert Fashion Museum Plaza would be scheduled for their consideration. Staff responded that this item is scheduled for the meeting of May 25th.

Chair Caffery requested the land use permits for outdoor displays in the CBD zone be placed as a regular item on future agendas.

PLANNING DIRECTOR'S REPORT:

No comments.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:51 p.m. to 1:30 p.m., Wednesday, May 25, 2011, City Hall Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services