

CITY OF PALM SPRINGS
 PLANNING COMMISSION MINUTES
 June 22, 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 1:33 p.m.

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2010 / 2011 Absences:
Tracy Conrad	X	19	8
Doug Hudson		24	3
Philip Klatchko	X	25	2
Leslie Munger	X	21	6
J.R. Roberts	X	2	0
Doug Donenfeld, Vice Chair	X	26	1
Jon Caffery, Chair	X	26	1

REPORT OF POSTING OF AGENDA:

The revised 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, June 16, 2011.

1. ELECTION OF OFFICERS:

1A. Election of Chair

Commissioner Conrad nominated Jon Caffery as Chair, seconded by Commissioner Munger. No other nominations were offered.

By acclamation, the Commission approved Jon Caffery to serve as Chair of the Planning Commission.

1B. Election of Vice Chair

Commissioner Munger nominated Doug Donenfeld as Vice Chair, seconded by Commissioner Roberts. No other nominations were offered.

By acclamation, the Commission approved Doug Donenfeld to serve as Vice-Chair of the Planning Commission.

ACCEPTANCE OF THE AGENDA:

The agenda was accepted, as presented.

PUBLIC COMMENTS:

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

2. OTHER BUSINESS:

- 2A. Case 5.0406 PD 183 - A request by Wessman Development to amend allowed uses within an existing Planned Development District #183 for a thrift shop operated by a charitable organization (Palm Springs High School) at the Plaza at Sunrise Shopping Center located at 555 South Sunrise Way, Zone PD 183, Section 23. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)**

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated June 22, 2011.

Commissioner Klatchko spoke in favor of the thrift shop as an appropriate use for this shopping center; noting that the location of the thrift shop is in the most remote parking lot of the development. He suggested a condition be imposed that all future requests for other thrift stores be reviewed on a case-by-case basis.

-Ricky Wright, (principal), Palm Springs High School, addressed the hours of operation and explained that the delivery of donated items would be done not to conflict with the operation of the other businesses.

-Lisa Keese, responded to questions from the Commission, addressed the unloading of deliveries to the thrift shop and monitoring of goods left outside.

ACTION: To amend PD 183 and allow a thrift shop as an allowable use in PD 183, as follows:

- To allow a thrift shop operated by a charitable organization at Suite 305 and 306 only. No other tenant spaces within the PD are eligible for this use.
- The Planning Commission will review on a case-by-case basis all future requests for similar use in the shopping center.
- Donations only permitted at Palm Springs High School site and not permitted at the thrift shop.
- All signage to be in compliance with approved sign program.
- The area surrounding the store shall be monitored regularly for donated items and that no goods are left outside for more than 24 hours.
- No outdoor display of any goods is permitted at any time.

Motion Philip Klatchko, seconded by Tracy Conrad and unanimously carried 6-0 on a roll call vote.

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

NOES:

ABSENT: Doug Hudson.

2B. Case SP 11-001 - A request by YESCO to implement a sign program for the multi-tenant building located at 1790 North Sunrise Way, Zone C-1, Section 1. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated June 22, 2011. Mr. Newell reported that the building was built in 1973 and at that time no formal sign program was established for this multi-tenant building.

Commissioner Conrad noted preference for the design of the sign to be more consistent with the building architecture.

-Robert Mountain, Yesco Sign Company, explained that a monument sign had been designed with features of the building but the AAC rejected it and requested a more modern sign.

Chair Caffery suggested a study session be held in the future to discuss the calculation of square footage for signs.

Commissioner Roberts spoke in favor of the design and size of the sign and considered it appropriate for the site.

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

- Conduit to match existing on building;
- Exclude white vinyl signage on glazing;
- Wall signage shall be LED backlit acrylic face with opaque letters and aluminum framing;
- Submit landscape plan within fifteen feet of proposed opaque letters and aluminum.

Motion J.R. Roberts, seconded by Leslie Munger and carried 4-2 on a roll call vote.

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

2C. SP 11-004 - A request by City of Palm Springs to implement a sign program for the multi-tenant building located at 3111 East Tahquitz Canyon Way, Zone CC, Section 13. (Project Planner: David A. Newell, Associate Planner.)

Commissioner Klatchko noted a property and business-related conflict of interest and would not be participating in the discussion and vote. He left the Council Chamber at 2:22 p.m.

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated June 22, 2011.

- Cathy Van Horn, Economic Development, stated that she would be working with CVAG and the Innovation Hub program.
- Wes Auburn, CVAG, (responded to questions from the Commission) explained that it is a single tenant building and Rabobank would be providing sponsorship for the business resource center. Mr. Auburn provided details on the existing and proposed font style for the sign.

Commissioner Roberts expressed a preference for the original font style on the historic building so that it will not look out of character.

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

- The font style shall be modified to Univers Thin Ultra Condensed or a similar font approved by the Director of Planning Services.

Motion Doug Donenfeld, seconded by Tracy Conrad and carried 5-0 on a roll call vote.

AYES: Leslie Munger, Tracy Conrad, Doug Donenfeld, Chair Caffery, and J.R. Roberts.

NOES:

ABSENT: Doug Hudson.

ABSTAIN: Philip Klatchko.

Commissioner Klatchko re-entered the Council Chamber at 2:41 p.m.

3. PUBLIC HEARINGS:

3A. Case 5.1039 CUP - An application by Willamette Capital Management, LTD, requesting a Conditional Use Permit to allow the sale of alcohol in the pool area of the Horizon Hotel located at 1050 East Palm Canyon Drive, Zone R-3 & R-2, Section 23. (Project Planner: David A. Newell, Associate Planner) (This item was continued from the June 8, 2011 meeting.)

Commissioner Munger reported that since the last meeting she has become more active in the Deepwell Neighborhood Organization Board and will recuse herself from the discussion and vote on this item. She left the Council Chamber at 2:41 p.m.

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated June 22, 2011. Mr. Newell reported that the applicant held a neighborhood meeting this past Monday and a summary has been provided to the Commission.

Chair Caffery opened the Public Hearing:

-David Martin, Director of Public Relations & Marketing, Horizon Hotel, stated that the hotel has taken extraordinary measures to accommodate the neighbors and addressed their concerns regarding noise and other issues. Mr. Martin explained that their request is only to re-open the existing poolside bar and provide services to their guests.

-Eric Cress, representing the Horizon Hotel, spoke of their intention to move away from having events by using the liquor license to help increase the occupancy at the hotel. He urged the Commission to consider the conditions be based actual violations and not on complaints.

-Julius Kazen, president, Palm Springs Hospitality Association, spoke in support of the request to allow alcohol at the hotel poolside. Mr. Kazen noted that they are pro-actively working with their members to ensure the ABC regulations are followed.

-Michael Gold, Palm Springs, (adjacent homeowner), stated the problems have begun since the remodel of the hotel; he expressed concern with noise from the events.

-Jim Seavy, Palm Springs, stated the applicant did not provide many answers to the neighborhood's issues and expressed concern with the noise level.

-John Repa, adjacent neighbor, stated that he is a 27 year veteran of hotel industry and supported the liquor license for the Horizon Hotel. He noted that the management team has taken positive steps to address the neighborhood concerns.

-Eric Cress, applicant rebuttal, reiterated that the alcohol license will limit weddings at the hotel and requested approval of the project.

There being no further appearances the public hearing was closed.

Commissioner Roberts concluded that not all the noise could be mitigated and commended the applicant for their effort in reducing the noise level.

Chair Caffery spoke in opposition of imposing a one-year review because this would create a burden the new hotel owner.

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

-The Planning Commission shall review the status of the CUP one year from the effective date of the permit.

Motion J.R. Roberts, seconded by Doug Donenfeld and carried 5-0 on a roll call vote.

AYES: Tracy Conrad, Doug Donenfeld, Philip Klatchko, Chair Caffery, and J.R. Roberts.

NOES:

ABSENT: Doug Hudson.

ABSTAIN: Leslie Munger.

Commissioner Munger re-entered the Council Chamber at 3:17 p.m.

3B. Case 5.1258 GPA - A General Plan Amendment by the City of Palm Springs, to incorporate the Coachella Valley Non-Motorized Transportation Master Plan into the 2007 Palm Springs General Plan.

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated June 22, 2011. Mr. Lyon reported that the purpose of this document is to establish a valley-wide master plan of bikeways, trails, associated facilities and programs.

Director Ewing noted that the relationship between this plan and the General Plan, if adopted, would be a supplement to the General Plan.

Chair Caffery opened the public hearing:

-Brett Klein, Sustainability Commission member and Sub-Committee chair, provided additional information on the work involved in the creation of this plan and requested approval from the Commission.

-John Lujan, Coachella Valley Community Trails Alliance, spoke of their interest in having a safe and easy to use non-motorized system that connects people; noting that this is the first step and lays down the foundation.

There being no further appearances the public hearing was closed.

ACTION: That the City Council adopt the Negative Declaration as an adequate analysis of the potential impacts of the project under the Guidelines of the California Environmental Quality Act (CEQA) and approve Case 5.1258 GPA.

Motion Tracy Conrad, seconded by Leslie Munger and unanimously carried 6-0 on a roll call vote.

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

NOES:

ABSENT: Doug Hudson.

PLANNING COMMISSION COMMENTS:

None reported.

4. PLANNING DIRECTOR'S REPORT:

4A. Discussion of Summer Meeting Schedule

The Commission identified their vacation schedule and discussed going dark the month of August.

Director Ewing noted that the majority of Commissioners would be out the 2nd meeting in August; and if necessary, a meeting could be held on August 10th.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 3:45 p.m. to Wednesday, July 13, 2011, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services

DRAFT