

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
July 13, 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: 2011 / 2012 Absences:
Tracy Conrad		0	1
Doug Hudson	X	1	0
Philip Klatchko		0	1
Leslie Munger	X	1	0
J.R. Roberts	X	1	0
Doug Donenfeld, Vice Chair	X	1	0
Jon Caffery, Chair	X	1	0

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, July 7, 2011.

ACCEPTANCE OF THE AGENDA:

Chair Caffery noted an abstention on Item 1B of the Consent Calendar. He would not be participating on the vote for this Item.

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, 1B, 1C and 1D, as part of the Consent Calendar.

Motion Leslie Munger, seconded by Doug Donenfeld and unanimously carried 5-0 on a roll call vote.

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

NOES:

ABSENT: Tracy Conrad and Philip Klatchko.

1A. Minutes of May 25, 2011 and June 8, 2011.

Approved, as part of the Consent Calendar.

1B. Case 5.1070 PD 351 (Eagle Canyon) Time Extension - A request by Trimont Real Estate Advisors for a one-year time extension for a previously approved subdivision of 75-single family residences, 155 town-homes and an activity center on 80 acres out of a 117-acre site located on the west side of South Palm Canyon Drive at Bogert Trail, Zone PD 351, Section 34. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Approved, as part of the Consent Calendar. (Noting Chair Caffery's abstention.)

1C. Case 5.1162 PD 342 (Palm Mountain Resort) Time Extension - A request by Palm Mountain Resort and Spa for a one-year time extension for a previously approved General Plan Amendment and a Planned Development District to renovate the existing Palm Mountain Resort on approximately 2.77-acre site located at 155 South Belardo Road, Zone PD 342 / R3, Section 15. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Approved, as part of the Consent Calendar.

1D. Case 3.3487 MAJ - Lloyd's Pest Control for a Major Architectural Application to construct a 2,420-square foot industrial building with landscaping and parking on a vacant lot located at 19161 Newhall Street, Zone M-2, Section 15. (Project Planner: David A. Newell, Associate Planner)

Approved, as part of the Consent Calendar.

2. OTHER BUSINESS:

- 2A. Case SP 11-061 Sign Program - A request by the Southridge Homeowners Association for the replacement of an existing community identification sign with a new 73.3 square foot freestanding sign located at 2153 Southridge Drive, Zone R-1-A, Section 30. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)**

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated July 13, 2011.

ACTION: To approve a sign program to include a new 73.3 square foot community identification sign, as presented.

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

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

NOES:

ABSENT: Tracy Conrad and Philip Klatchko.

- 2B. Case SP 11-003 Sign Program - A request by Donahue Schriber for an amendment to a previously approved sign program to allow tenant identification signage on the two existing monument signs at the Smoke Tree Village shopping center located at 1775 East Palm Canyon Drive, Zone CSC, Section 25. (Project Planner: David A. Newell, Associate Planner)**

David Newell, Associate Planner, provided background information as outlined in the staff report dated July 13, 2011.

The Commission discussed and/or commented on the existing signage at the shopping center and the maximum number of tenant signs to allow on the monument signs.

Commissioner Roberts noted the lack of visibility for the stores on this street and suggested allowing 5 tenant signs on the monument sign. Commissioner Munger concurred that some stores have very limited visibility and encouraged additional signage for these businesses.

Commissioner Hudson suggested excluding the corporate logos on the tenant signage and using only the business name.

-Jessie Cross, Best Signs, (representing the applicant), expressed appreciation to the Commission for allowing up to 5 tenant signs on the monument signs and noted how this would be a boost for the tenants.

ACTION: To continue to the meeting of July 27, 2011, with direction to the applicant to revise the sign program to include:

- No more than five tenants shall be identified on each monument sign.
- Tenants identified on the monument sign must have a minimum of 2,000 square feet of lease area within the Smoke Tree Shopping Center.
- Logos shall not be permitted on the monument signs.
- A tenant's font size on the monument sign shall be similar to other tenant's that are identified on the monument sign, subject to staff approval.

Motion J.R. Roberts, seconded by Leslie Munger and unanimously carried 5-0 on a roll call vote.

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

NOES:

ABSENT: Tracy Conrad and Philip Klatchko.

2C. Appointment to Vacancy on Architectural Advisory Committee

Director Ewing provided background information as outlined in the memorandum dated July 13, 2011.

The Commission discussed options to fill the AAC vacant position and the possibility of interviewing Mr. Thompson prior to the Planning Commission meeting of July 27th.

Vice Chair Donenfeld commended Mr. Ortega and the previous AAC members for their work on the AAC, however, he noted the importance of having a new perspective on the board and spoke in favor of opening the vacancy to new candidates.

Director Ewing explained the process and time involved in the recruitment process noting that another vacancy would be triggered in December.

Commissioner Munger expressed the importance of having all the AAC positions filled so that they can have a quorum to conduct business.

ACTION: To conduct an AAC interview to be held immediately prior the next regularly scheduled meeting of July 27, 2011 and appoint a member(s) to the Architectural Advisory Committee.

Motion Doug Donenfeld, seconded by Leslie Munger and unanimously carried 5-0 on a roll call vote.

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

NOES:

ABSENT: Tracy Conrad and Philip Klatchko.

PLANNING COMMISSION COMMENTS:

Commissioner Roberts requested staff provide a site plan for all sign program applications that indicate the exact location of the monument signs.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that the proposal for the revitalization of the Desert Fashion Plaza is scheduled for the City Council meeting of July 20, 2011.

The Commission commented on their availability of attendance for the month of August.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:19 p.m. to 1:30 p.m., Wednesday, July 27, 2011, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services