

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
September 14, 2011
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Donenfeld called the meeting to order at 1:32 p.m.

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2011 / 2012 Absences:
Tracy Conrad	X	4	1
Philip Klatchko	X	2	3
Leslie Munger	X	4	1
J.R. Roberts	X	5	0
Doug Hudson, Vice Chair	X	3	2
Doug Donenfeld, Chair	X	5	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, September 8, 2011.

ACCEPTANCE OF THE AGENDA: The agenda was accepted, as amended:

Chair Donenfeld noted that Item #3A, Case 5.1209 / TPM 35681 has been pulled from the agenda.

Commissioner Klatchko noted his abstention on the minutes of July 13 and July 27, 2011. He noted a property-related conflict of interest on Item 3C, Case TPM 36387 and would not be participating in the discussion and vote.

Commissioner Munger noted her abstention on the minutes of August 10, 2011.

Commissioner Conrad noted her abstention on the minutes of July 13, 2011.

Commissioner Hudson noted his abstention on the minutes of August 10, 2011.

PUBLIC COMMENTS:

Chair Donenfeld 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, subject to the abstentions noted.

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

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

1A. Minutes of July 13, July 27 Special Meeting, July 27 and August 10, 2011.

Approved, as part of the Consent Calendar.

(Abstentions: July 13, 2011, Klatchko and Conrad
July 27, 2011, Klatchko
August 10, 2011, Munger and Hudson)

1B. Case 3.0706 MAA - A request by Remington Hotels to install controlled access to off-street parking areas at the Renaissance Hotel located at 888 East Tahquitz Canyon Way, Zone RA (Section 14 Master Plan), Section 14. (Project Planner: David A. Newell, Associate Planner)

Approved, as part of the Consent Calendar.

2. OTHER BUSINESS:

2A. Case SP 09-002 AMEND - A request by Censource to amend a previously approved sign program for the "Rimrock Plaza" shopping center to allow signage for the fuel station at the northwest corner of the shopping center located at 4733 East Palm Canyon Drive, Zone W-C-D-N, Section 30. (Project Planner: David A. Newell, Associate Planner)

David Newell, Associate Planner, provided background information as outlined in the staff report dated September 14, 2011.

The Commission discussed and/or commented on:

- Clarification on the AAC's comments from the 9/12/11 meeting
- Uniformity of the proposed signs with the original sign program

ACTION: To approve the Sign Program Amendment, subject to:

- The proposed gas price monument sign shall be one foot lower in height than the existing "Vons" monument sign.
- The base of the proposed gas price monument sign shall be similar stacked stone that matches the existing "Vons" monument sign.
- All temporary signs that are not permitted shall be removed immediately.

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

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

3. PUBLIC HEARINGS:

3A. Case 5.1209 / CZ TPM 35681 - A request by Noble & Company for a Change of Zone (CZ) from Energy Industrial (E-I) to Manufacturing (M-2) and a Tentative Parcel Map (TPM) 35681 to subdivide a roughly 30 acre parcel into 6 parcels, located on 19th Avenue between Karen Avenue and Hallett Avenue, APN's 666-320-007, 009 and 013; Section 15. (Project Planner: Ken Lyon, Associate Planner)

This item was pulled from the Calendar.

3B. Case 5.1269 CUP - A request by Lend Lease representing 7-Eleven for a Conditional Use Permit (CUP) to operate a 24-hour convenience store use at 611 South Palm Canyon Drive, Zone PD-77, Section 22. (Project Planner: David A. Newell, Associate Planner)

David Newell, Associate Planner, provided background information as outlined in the staff report dated September 14, 2011.

Chair Donenfeld opened the public hearing:

- David Sabin, applicant, emphasized the benefits of the project including healthy food options and availability of over-the-counter medicines for families during the late evening hours. He noted that 7-Eleven will provide a stable, long term lease to the center and an opportunity for growth to the City.
- Sheryl Hamlin, Palm Springs, expressed concern with window cluttering, unattractive signs, lighting, layout and lack of a security plan. She recommended 7-Eleven abandon

its corporate layout and redesign the project with new standards.

-David Sabin, applicant, (responded to public testimony) addressed the Commission's concern pertaining to 7-Eleven's corporate plan to build stores one mile apart.

-Kathleen Adams, president, Canyon Homeowners Association, commented about existing problems with the food distribution center and nightclub that include debris on the canyon and basin and loud noises in the middle of the night. She stated that the proposed 7-Eleven would increase traffic and crime in the neighborhood.

-Marshall Roath, chair, HTCNO, spoke about the importance of implementing a sign program for the center and commented on the proposed 7-Eleven signage.

-Bill Post, questioned whether a convenience store would be a good fit for this neighborhood.

-Nicole Weaver, expressed concern with children and teenagers hanging out near the convenience store and questioned the need for a liquor store in this area.

-Ralph Odom, expressed concern with the 7-Eleven attracting undesirable persons to the area.

-Patricia Jernigan, spoke about the surrounding convenience stores that attract public intoxication, panhandling and homeless people.

-Fadi Viassab, smoke shop owner, stated that the products offered by 7-Eleven are already provided and competition to the existing tenants would be a financial hardship.

-Molly Bondhus, spoke in opposition of the proposed convenience store and questioned the need for it in this area.

-Maurico Refan, property owner, spoke of the unsuccessful attempts he's had in leasing this building for restaurant use due to the economic downturn and noted his willingness to address the concerns of the neighbors.

-William Stiles, commented that this area is out of control and a 24-hour business of any kind would exacerbate the problem.

-Jason Murray, market manager for 7-Eleven stores in the area, spoke about their plans to make the necessary adjustments to the signage and layout of the store to complement the community.

-David Sabin, applicant, (responded to Commission questions), spoke about their willingness to provide further outreach to the neighborhood.

There being no further appearances the public comments was closed.

The Commission discussed and/or commented on:

*The applicant and landlord to meet with the surrounding neighborhoods to work out issues pertaining to signage, lighting and security.

*The Police Chief or law enforcement representative to meet with the applicant and neighborhood to address the security issues.

*The status of existing signage at the shopping center.

*The necessity of a 24-hour convenience store in this area and monitoring of outdoor parking and adjoining areas.

*Potential traffic safety issues with the ingress/egress at this intersection.

ACTION: To continue the public hearing to an undetermined date with direction:

-To allow the applicant to meet with the surrounding neighborhoods, landlord and law enforcement representative to adequately address the concerns of the neighborhood pertaining to: signage, lighting and security.

Motion J.R. Roberts, seconded by Tracy Conrad and carried 5-1 on a roll call vote.

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

NOES: Vice Chair Hudson

3C. Case TPM 36387 Reversion to Acreage - A request by Brandenburg Family Associates to eliminate lot lines and revert approximately 24.4 acres of vacant property to one single parcel at the northeast corner of Farrell Drive and Baristo Road (also located at approximately 2705 East Tahquitz Canyon Way), Zone PD-71A, Section 13. (Project Planner: David A. Newell, Associate Planner)

Commissioner Klatchko recused himself due to a property-related conflict of interest and would not be participating in the discussion and vote. He left the Council Chamber at 3:21 p.m.

David Newell, Associate Planner, provided background information as outlined in the staff report dated September 14, 2011.

Chair Donenfeld opened the public hearing:

-Marvin Roos, MSA Consulting, spoke in favor of the reversion to acreage for the vacant property.

There being no further appearances the public hearing was closed.

ACTION: To recommend approval to the City Council, subject to the Conditions of Approval.

Motion J.R. Roberts, seconded by Vice Chair Hudson and carried 5-0 on a roll call vote.

AYES: Leslie Munger, Tracy Conrad, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson

NOES:

RECUSED: Philip Klatchko

Commissioner Conrad recused herself for the remainder of the meeting and left the Council Chamber at 3:26 p.m.

4. STUDY SESSION:

Commissioner Klatchko returned to the dais at 3:26 p.m.

4A. Discussion pertaining to temporary banners, digital signs and "for lease" signs. (Project Planner: Craig A. Ewing, AICP, Director of Planning Services)

Director Ewing provided background information as outlined in the staff report dated September 14, 2011.

A recess was taken at 3:32 p.m.

The meeting resumed at 3:38 p.m.

-Marvin Roos, provided background information on the inception of the temporary freestanding signs in the City.

The Commission discussed and/or commented:

- *Standardization of banners - esthetics and uniformity (a choice to pick certain styles with an approved sign company)
- *Establish and regulate a event banner program for major events
- *Regulate size, number and duration of banners
- *Enforce patrolling of illegal banners
- *On-line banner application process

Commissioner Roberts left for the remainder of the meeting at 4:04 p.m.

Commissioner Munger suggested staff provide a comparison of similar cities that have traditional downtown, suburban shopping centers and a high number of tourists.

PLANNING COMMISSION COMMENTS:

Chair Donenfeld questioned if the Morrison Development was approved to allow a free-standing casita. Staff responded that approval had been granted.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that the City Council took action on the Desert Fashion Plaza financial agreement and commented on the Commission's responsibilities and limitation related to the upcoming ballot Measure J.

Mr. Ewing provided an update on the City Council's action on the site plan amendment for the Lawrence Rael project and Michael's House.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 4:17 p.m. to 1:30 p.m. on Wednesday, September 28, 2011, City Hall Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services