

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
October 26, 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 1:30 p.m.

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2011 / 2012 Absences:
Tracy Conrad	X	7	1
Philip Klatchko	X	4	4
Leslie Munger	X	7	1
J.R. Roberts	X	8	0
Doug Hudson, Vice Chair	X	6	2
Doug Donenfeld, Chair	X	8	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, October 24, 2011.

ACCEPTANCE OF THE AGENDA:

Chair Donenfeld requested Item 1B, Case 5.0976 CUP Amnd, be pulled from the Consent Calendar for separate discussion.

Commissioner Klatchko noted his abstention on the minutes of October 12, 2011.

PUBLIC COMMENTS:

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

1. CONSENT CALENDAR:

ACTION: To approve, Items 1A and 1C, as part of the consent calendar, as recommended.

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, Vice Chair Hudson

1A. Minutes of October 12, 2011

Approved, as part of the Consent Calendar.

1B. Case 5.0976 CUP AMND - A request by Burrtec Waste Industries, Inc. for a one-year time extension for the construction and operation of a municipal solid waste Material Recovery Facility (MRF) and transfer station located at the southwest corner of 19th Avenue and McLane Street, Zone M-2, Section 15. (Project Planner: Glenn Mlaker, Assistant Planner)

Director Ewing provided background information as outlined in the staff report dated October 26, 2011. He indicated that staff is recommending a condition to allow the City to establish a "host fee" to help recover street maintenance and other costs resulting from the project.

-Gary Koontz, corporate project facility manager, Burrtec Waste Industries, stated that the "hosting fee" is not a problem as long as it is appropriate and can negotiated with City staff.

ACTION: To approve a one-year time extension request for Case 5.0976 CUP AMND, from October 8, 2011 to October 7, 2012, as amended:

-To include the "host fee" condition, as submitted in the staff memorandum dated October 26, 2011.

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, Vice Chair Hudson

1C. Case 3.3274 MAJ - A request by Legacy International for a one-year time extension request for a major architectural approval for the construction of a 38-unit senior living condominium complex located at 1550 East Amado Road, Zone MDR, Section 14 Specific Plan. (Project Planner: Glenn Mlaker, Assistant Planner)

Approved, as part of the Consent Calendar, as recommended.

2. OTHER BUSINESS:

2A. Discussion: Case 5.1271 ZTA - Pertaining to temporary banners, digital signs and "for lease" signs.

-Nadine Fieger, Code Compliance Officer, provided an overview on enforcement of temporary banners, "for lease" signs and "open" signs in the downtown and uptown area. Ms. Fieger noted that "open" signs are more prevalent with new merchants in the downtown area.

Doug Holland, City Attorney, (responded to questions from the Commission) stated that content (the copy) of the sign cannot be regulated. Mr. Holland spoke about financial incentives, increase in size of sign and a establishing a universal sign program to streamline the approval process.

-Terry Tatum, Director of Building & Safety for the City of Palm Springs, explained that one of the safety issues the Building Department looks for is excessive signage that covers the entire storefront window.

The City Attorney discussed the penalties imposed on signage violations and the citations issued to the merchants. Ms. Fieger noted that Code Enforcement's main goal is to achieve compliance with the sign ordinance and explained the typical timeframe for responding to a violation and issuing a citation.

Mr. Tatum noted that many complaints are received during the weekend when City Hall is closed and commented that a courtesy notice is sent to the merchant to notify them that a complaint was received. He stated that the record of violation remains active for a 12 month period.

Tammy Perezchica, Downtown Coordinator, noted that out of the 24 compliance letters (sent out the first year City Hall closed on Fridays) only 2 were problematic. She explained that communication and consistency are the key factors. Ms. Perezchica stated that merchants would like to attract more customers during major sponsored City events (i.e. the upcoming Biker weekend). The digital signs offer more creativity and

contemporary signage allowing merchants to attract more business. She spoke in favor of the Commission establishing a template for the "for lease" signs.

Chair Donenfeld moved to appoint a subcommittee consisting of J.R. Roberts and Doug Hudson. The motion was seconded by Commissioner Klatchko. The subcommittee will provide further review and report back to the Commission and address the following concerns:

*Consideration of increasing the number of temporary banners allowed for City sponsored events.

*Review of increase of violation fees to incur on a daily basis.

*To establish a template on the "for lease" and "open" (flashing/neon lights) signs to streamline the approval process, as approved by the City Attorney.

*To work with the Downtown Coordinator and merchants in establishing the sign template.

By general consent of the Planning Commission, the subcommittee was formed.

PLANNING COMMISSION COMMENTS:

Vice Chair Hudson requested staff follow-up on the three following locations:

1. The Springs Shopping Center - landscaping has not been maintained and poor traffic control due to insufficient stop signs and directional signage.
2. The Stater Bros. Shopping Center - lack of landscaping along the street adjacent to the gas station.
3. The Albertson's Shopping Center – the monument signage was poorly repainted.

Commissioner Munger noted that the temporary banner displaying "Now Open" at Home Depot has been up for several years and requested removal of it.

Commissioner Klatchko brought up an article pertaining to the parking requirements. Director Ewing provided an update on the discussion by the City Council on lack of downtown parking and in-lieu parking fees brought up by an applicant.

Commissioner Munger requested further discussion pertaining to commercial property owners reserving a portion of the parking spaces. Director Ewing responded that he would email this section of the code to the Planning Commission.

Chair Donenfeld asked about the status of the vacant position on the Planning Commission.

Commissioner Munger noted that she would not be in attendance for the November 9, 2011 meeting.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that the City Council has cancelled its November 2, 2011 meeting and their next meeting will be November 16, 2011.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 3:04 p.m. to 1:30 p.m., Wednesday, November 9, 2011 City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services

DRAFT