

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
November 09, 2011
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Donenfeld called the meeting to order 1:30 p.m.

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2011 / 2012 Absences:
Tracy Conrad	X	8	1
Philip Klatchko	X	5	4
Leslie Munger		7	2
J.R. Roberts	X	9	0
Doug Hudson, Vice Chair	X	7	2
Doug Donenfeld, Chair	X	9	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, November 3, 2011.

ACCEPTANCE OF THE AGENDA:

The agenda was accepted, as presented.

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 1B, as part of the Consent Calendar.

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

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

ABSENT: Leslie Munger

1A. Minutes of October 26, 2011.

Approved, as part of the Consent Calendar.

1B. Case SP 11-010 Sign Program - A request by 7-Eleven to implement a sign program for the multi-tenant commercial building located 150 West Vista Chino Road, Zone C-1 & R-3, Section 3. (Project Planner: David A. Newell, Associate Planner)

Approved, as part of the Consent Calendar.

2. PUBLIC HEARING:

2A. Case 5.1171 AMND PD 351 / TTM 35544 - A request to amend a previously approved Planned Development District to add Timeshare Condominium Hotel uses to the list of permitted uses in the PDD for a 12-unit condominium project on approximately 0.73 acres located at 588 San Lorenzo Road. (Project Planner: Ken Lyon, Associate Planner)

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated November 9, 2011.

Chair Donenfeld opened public comments:

-Lance Robutz, project manager, was available for questions from the Commission.

There being no further comments public comments was closed.

Commissioner Klatchko requested staff address the impact the time-share use would have on the surrounding neighborhood. Mr. Lyon explained the time-share use is comparable to vacation rentals allowed for condominium use and staff found no noticeable impacts to the neighborhood.

The Commission discussed the increase in traffic and use for time-share occupancy and the required conditions for condominium use.

Vice Chair Hudson noted that this area is mostly transient use and the time-share use is compatible with the neighborhood.

ACTION: To approve preliminary and final development plans for Case 5.1171 PD351 AMND and recommend approval to the City Council, subject to Conditions of Approval.

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

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

ABSENT: Leslie Munger

PLANNING COMMISSION COMMENTS:

Commissioner Klatchko requested clarification on the sign ordinance relating to size of signs.

Commissioner Conrad requested staff follow-up on the three following locations:

1. The granite and marble repaint of the architectural element at the KFC Restaurant on Sunny Dunes and Palm Canyon Drive.
2. Building repaint of a 1960's modern building on Palm Canyon Drive (across the street from Stein Mart).
3. A dead palm tree adjacent to the Rite Aid store on Sunrise Way.

Commissioner Klatchko brought up an article on the changes made to the traffic median for the Morrison Development on Alejo Road and Avenida Caballeros. Director Ewing provided background information on the conditions of the map for the construction of the median and the applicant's request to delete the median.

Commissioner Klatchko reported a "no parking sign" without a red curb directly adjacent to the Morrison project on the south side of Avenida Caballeros.

Commissioner Roberts requested an update on the changes to the former Santa Fe Federal building. Director Ewing explained the modifications to the exterior and interior of the building.

PLANNING DIRECTORS REPORT:

Director Ewing reported that the City Council will be reviewing a Sign District application for the Springs Center and a Mills Act Historic Site for the Frank Sinatra Estate on November 16, 2011. He reminded the Commission of their next scheduled meeting for Tuesday, November 22, 2011.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:04 p.m. to 1:30 p.m., Tuesday, November 22, 2011, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services