



## Planning Commission Staff Report

Date: December 14, 2011

Case No.: SI 11-099

Type: Sign Permit

Applicant: The Saguaro Hotel

Location: 1800 East Palm Canyon Drive

APN: 502-310-033

General Plan: Tourist Resort Commercial

Zone: Multi-Family Residential (R-3)

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: Glenn Mlaker, AICP, Assistant Planner

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### **PROJECT DESCRIPTION:**

The applicant is requesting approval for the placement of one monument sign equaling 213-square feet and two secondary entrance signs each equaling 31.5-square feet for a total of 276-square feet of signage at the Saguaro Hotel, located at 1800 East Palm Canyon Drive.

### **RECOMMENDATION:**

That the Planning Commission approve Case No SI 11-099 sign permit to allow for one monument sign equaling 213-square feet and two entrance signs equaling 31.5-square feet each located at 1800 East Palm Canyon Drive.

**PRIOR ACTIONS:**

On October 24, 2011, the Architectural Advisory Committee (AAC) reviewed the proposed sign permit application and voted for a re-study of the project with the following three recommendations:

1. Applicant to seek an alternative sign support system design.
2. Seek alternate color of entrance sign background.
3. Secondary restaurant signs to be similar in design, color, and size.

On November 21, 2011, the Architectural Advisory Committee (AAC) reviewed revised drawings and colors for the proposed signs and voted 5-1-1, (Ortega opposed, Kleindienst, absent) to recommend approval to the Planning Commission as submitted.

**BACKGROUND:**

The subject site, formerly the Holiday Inn, was recently acquired by a new hotel group and is rebranding the property as the Saguaro Hotel. The hotel comprises of approximately 300 guest rooms with accompanying meeting spaces and full service restaurant. The existing hotel building fully encloses an inner courtyard that contains a large pool and landscaped areas. Parking surrounds the perimeter of the hotel property; a front porte cochere was constructed in 2007.

**Table 1: Surrounding Land Uses, Zone, General Plan**

	<b>Land Use</b>	<b>Zone</b>	<b>General Plan</b>
North	Multi-Family Residential	R-1-C	Very Low Density Residential
South	Commercial Retail Center	CSC	Mixed Use / Multi-Use
East	Multi-Family Residential	R-3	Medium Density Residential
West	Multi-Family Residential	R-2	Tourist Resort Commercial

The former Holiday Inn utilized one monument sign placed at the highly visible corner of South Sunrise Way and East Palm Canyon Drive. The freestanding sign was 50-square feet, internally lit and eight feet tall. In addition, two wall mounted internally lit channel letter signs were located on the building. Two secondary entrance signs were located at each driveway along Sunrise Way and East Palm Canyon Drive. All these signs are proposed to be removed.

**ANALYSIS:**

The sign permit application proposes one freestanding main sign for the hotel complex and two secondary entrance signs.

Section 93.20.06(A) (2) Resort Hotels, of the Palm Springs Zoning Code (PSZC) states:

*Resort hotels (full-service hotels containing one hundred (100) guest rooms or more) shall be allowed one (1) sign of one and one-half (1½) square feet per separate rental unit, to a maximum of three hundred (300) square feet. The sign area provided in this section shall include, but not be limited to, accessory signs and attraction boards. The criteria to be used in designing and locating these signs shall be those of proportion, simplicity, utility and compatibility with surrounding uses and development. One (1) additional sign, not to exceed a maximum of fifty (50) square feet, may be permitted if the street frontage is greater than, and the signs are separated by a distance of no less than, one hundred seventy (170) feet; if multiple signs are allowed, they shall be located at street intersections or access drives.*

The total proposed signs is 276-square feet in size; this is below the maximum allowed area by the PSZC.

**Main Sign Location:**

The sign will be placed in the same location as the previous Holiday Inn sign facing the corner intersection of East Palm Canyon Drive and South Sunrise Way in a raised planter bed fifteen feet back from the sidewalk edge.

**Design:**

The freestanding main sign will be 186.75-square feet in size and constructed of eight (8) inch thick individual letters, in orange color with acrylic plex faces mounted on 1" x 1" square aluminum tubing supports. The letters range from 5 feet to 3 feet in height and will be internally lit with LED modules with the overall sign height of 10.5 feet. The curving sign is proposed to be 22 feet long and set back from the sidewalk fifteen feet. A secondary sign advertising the hotel restaurant is a 26.25-square foot cabinet painted; lime green and constructed of galvanized corrugated metal with satin black cut-out individual letters lit by ground mounted lights.

**Secondary Entrance Signs**

Two 31.5-square foot signs are proposed at the two hotel driveway entrances. Both signs will be identical; they are 5 feet tall cabinet with cut out individual letters on galvanized corrugated metal paneling. The sign text will mimic the freestanding main sign in font and color. Both signs are lit by ground mounted lights.

Table 2 below shows the comparison between the proposed sign permit application, the allowable square footages per the zoning ordinance.

**Table 2: Description of Sign Permit**

<b>Signage Type</b>	<b>Proposed Quantity</b>	<b>Proposed Size</b>	<b>Allowed by PSZC (Quantity &amp; Size)</b>
Main Sign	1	186.75 sq. ft.	Resort hotel allowed total of 300 sq. ft. of signage / No one sign larger than 50 sq. ft.
Restaurant	1	26.25 sq. ft.	
Entrance	2	31.5 sq. ft. <b>Total = 276 sq. ft.</b>	

**CONCLUSION:**

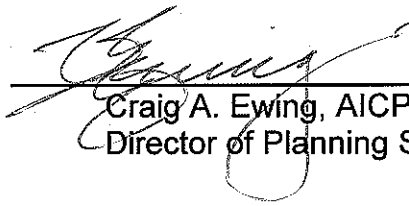
Staff has concluded that all four proposed signs meet the resort hotel regulations as described in the sign ordinance and recommends approval of Case No. SI 11-099, a sign permit for the Saguaro Hotel located at 1800 East Palm Canyon Drive as submitted.

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt under Section 15311(a)(Accessory Structures).



Glenn Mlaker, AICP  
Assistant Planner



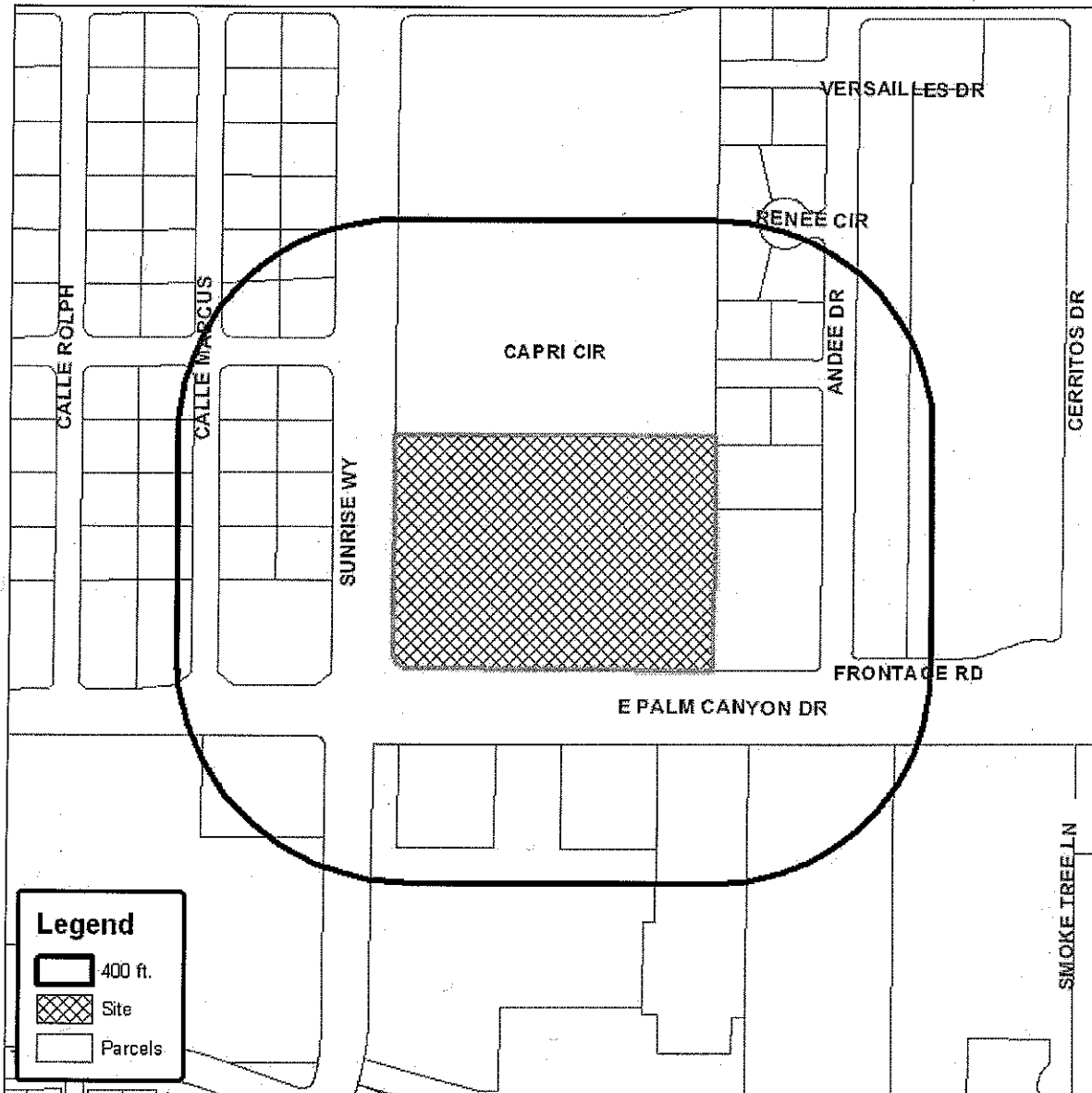
Craig A. Ewing, AICP  
Director of Planning Services

**ATTACHMENTS:**

- 1) 400' Radius Map
- 2) Draft Resolution with Conditions of Approval
- 3) Proposed Sign Permit Drawings
- 4) AAC Minutes of October 24, 2011 and November 21, 2011



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** SI 11-099 - Restudy

**APPLICANT:** Sagurao Hotel

**DESCRIPTION:** A request by Best Signs representing the Sagurao Hotel for the placement of one monument sign equaling 213 square feet and 2 secondary signs located at 1800 East Palm Canyon Drive, Zone R-3, Section 24

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE SI 11-099, ALLOWING THE PLACEMENT OF ONE MONUMENT SIGN EQUALING 213-SQUARE FEET AND TWO SECONDARY ENTRANCE SIGNS EQUALING 31.5-SQUARE FEET FOR A TOTAL OF 276-SQUARE FEET AT THE SAGUARO HOTEL LOCATED AT 1800 EAST PALM CANYON DRIVE.

WHEREAS, Best Signs, Inc. (the "Applicant"), has filed an application with the City pursuant to Section 93.20.05(C)(6) of the Sign Ordinance for a sign permit for the Saguaro Hotel and restaurant located at 1800 East Palm Canyon Drive, Zone R-3, Section 24; and

WHEREAS, notice of public meeting of the Planning Commission of the City of Palm Springs to consider Case No. SI 11-099 was given in accordance with applicable law; and

WHEREAS, on October 24, 2011 and November 21, 2011, a public meeting on the application for an architectural recommendation was held by the Architectural Advisory Committee in accordance with applicable law; and

WHEREAS, on December 14, 2011, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class 11 exemption (accessory structures) pursuant to Section 15311(a) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt under Section 15311(a)(Accessory Structures).

Section 2: Section 93.20.05(C)(6) stipulates three findings that are required for a sign permit to be approved that deviates from the strict provisions of the Sign Ordinance. The Planning Commission finds that:

- 1) *Due to the physical characteristics of the property and the orientation and design of the structures on the property, strict application of the regulations of the sign ordinance will not give adequate visibility to the signage.*

The hotel building which is set back 200 feet from the corner of East Palm Canyon Drive and South Sunrise Way with the consolidation of allowable building signage into one

213-square foot freestanding sign is justified.

- 2) *The approved program will be compatible with the design of the property and will represent the least departure from the standards of the sign ordinance necessary for the effectiveness of the program.*

The deviation is to permit a consolidation of allowable building signage into one main freestanding sign with unique characteristics that will provide an iconic presence not otherwise achieved by a smaller sign. The Architectural Advisory Committee has reviewed the sign permit application and had a favorable recommendation of the proposed design.

- 3) *The approved program is compatible with the surrounding property and not contrary to the purpose of the sign ordinance.*

The stated purpose of the sign ordinance as provided by Section 93.20.02(B) "is to provide standards to safeguard life, health, property and the public welfare and to provide the means for adequate identification of business and other sign users by regulating and controlling the design, location and maintenance of all signs in the city".

The deviations from the ordinance are for the purpose of providing adequate identification of the resort hotel; and therefore, the proposed sign permit is not contrary to the purpose of the sign ordinance, and represents the least departure from the standards of the sign ordinance.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. SI 11-099, a sign permit, subject to those conditions set forth in Exhibit A.

ADOPTED this 14<sup>th</sup> day of December 2011.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services

**Resolution No.  
Exhibit A**

Case No. SI 11-099

Sign Permit

Saguaro Hotel

1800 East Palm Canyon Drive

December 14, 2011

**CONDITIONS OF APPROVAL**

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

**PROJECT SPECIFIC CONDITIONS**

- PSP 1. Approval shall be valid based on the sign amortization schedule in section 93.20.11 of the Palm Springs Zoning Ordinance.
- PSP 2. All signs shall comply with the Uniform Building Code regulations.
- PSP 3. All non-approved signage must be removed as part of this approval.
- PSP 4. The Planning Services Department may require the reduction of light intensity and glare from any signage, or the removal of such signage, that poses a nuisance or harm.
- PSP 5. The decision of the Planning Commission may be appealed to the City Council pursuant to Chapter 2.05 of the Palm Springs Municipal Code.

**ADMINISTRATIVE**

- ADM 1. The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.



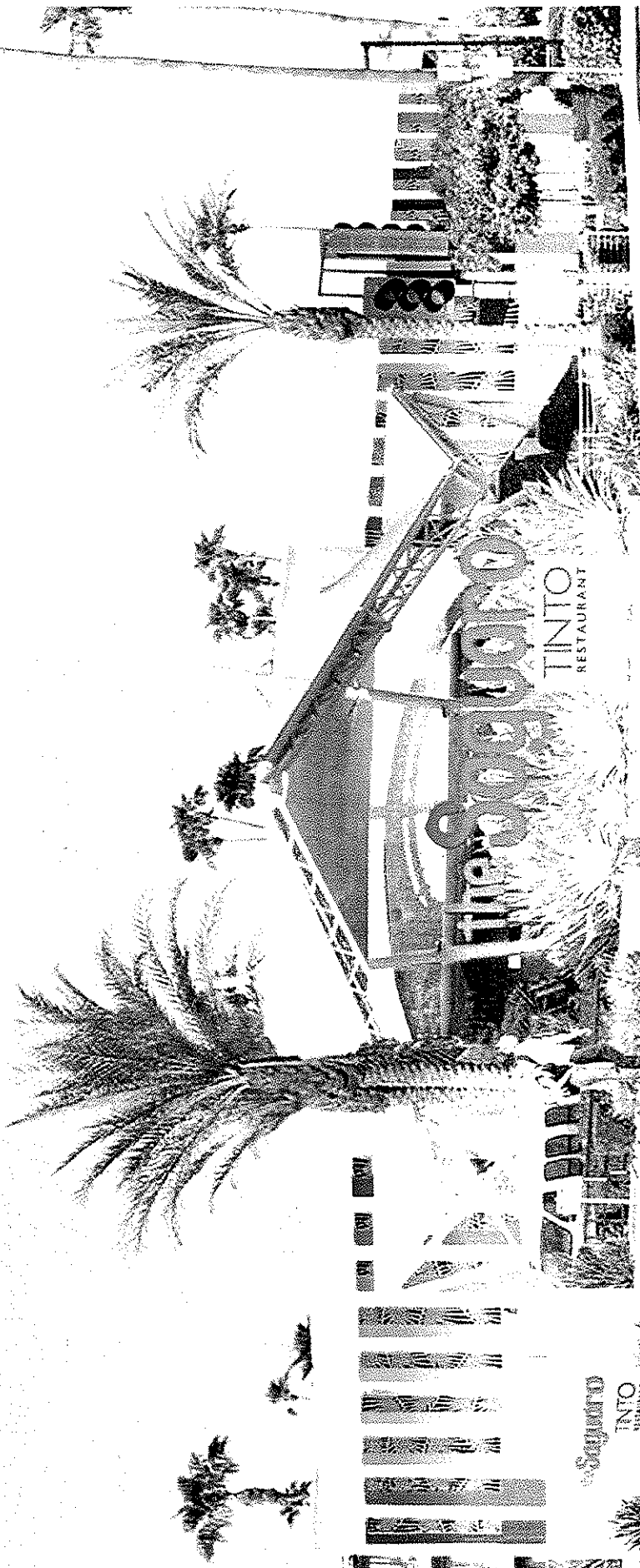
ADM 2. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case SI 11-099. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### **BUILDING DEPARTMENT**

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

**END OF CONDITIONS**

THE SAGUARO EXTERIOR SIGN PROGRAM



THE SAGUARO - PALM SPRINGS  
PROPOSED SIGNAGE SOUTH EAST  
STANBERG AERIAL ARCHITECTURE

THE SAGUARO . PALM SPRINGS  
1800 E. PALM CANYON DR.  
PALM SPRINGS, CA 92264

Submitted to  
Planning Commission

NOV 9 2011 DRAWING SUBMITTAL DATE  
11-10-11

RECEIVED

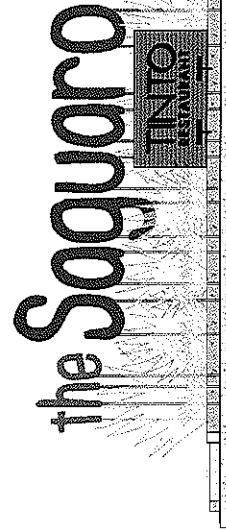
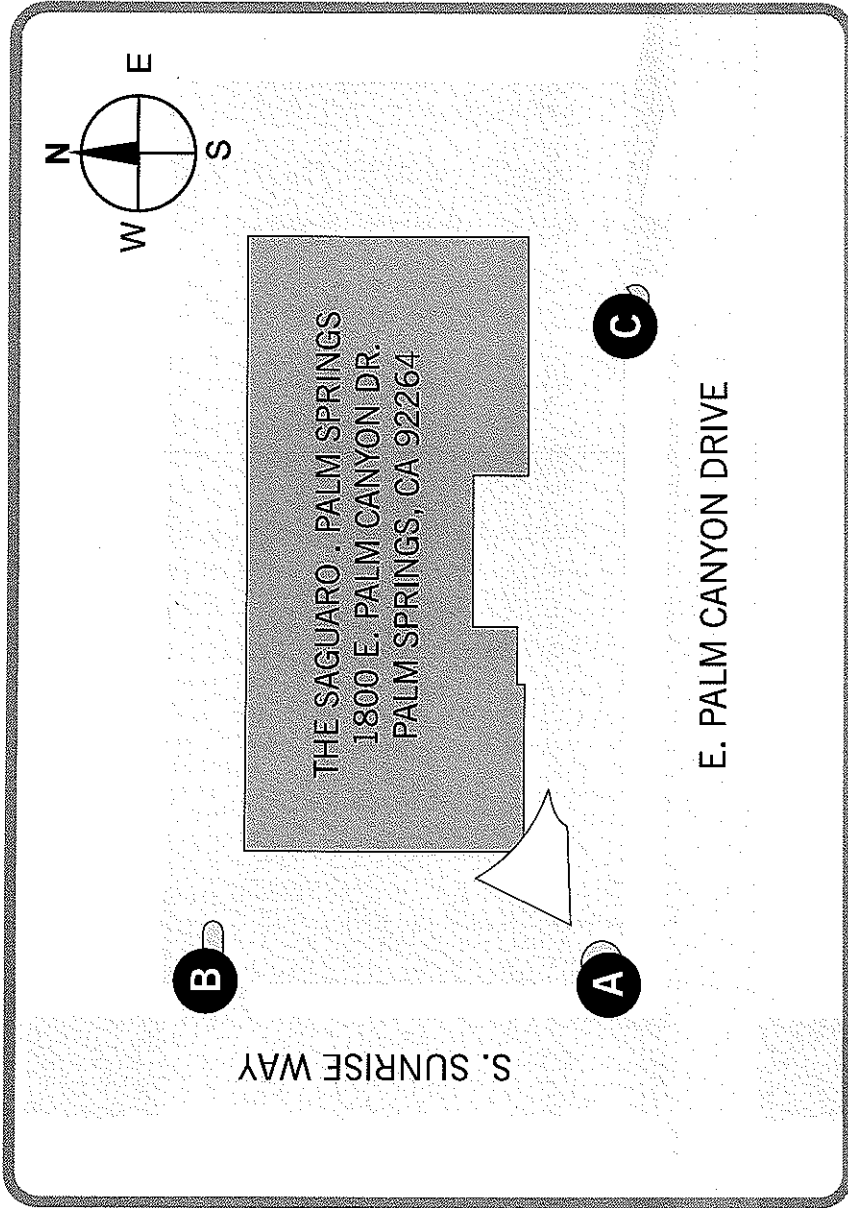
**BESTSIGNS**  
INCORPORATED  
800-560-SIGNS

PLANNING SERVICES

Case #

**SITE PLAN**

SITE PLAN / NO SCALE

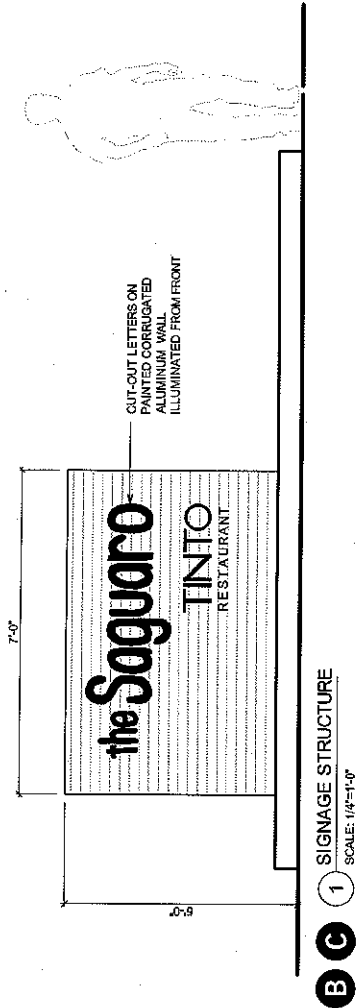


**A** 213 SQ FT



**B C** 31.5 SQ FT EACH

SECONDARY ENTRANCE SIGNS / DESIGN INTENT DRAWING PROVIDED BY CLIENT



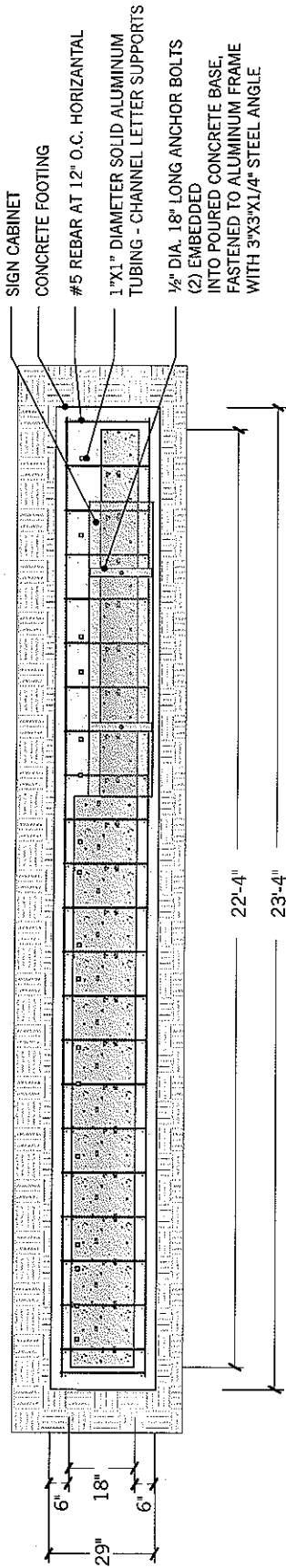
THE SAGUARO, PALM SPRINGS  
1800 East Palm Canyon Drive Palm Springs CA 92264

ENTRANCE SIGNS			
Job No.	Date	Scale	Drawing No.
	10.03.2011	1/4"=1'-0"	SK02B
Drawn	Checked	Approved	
KTI/JHJV	PA		

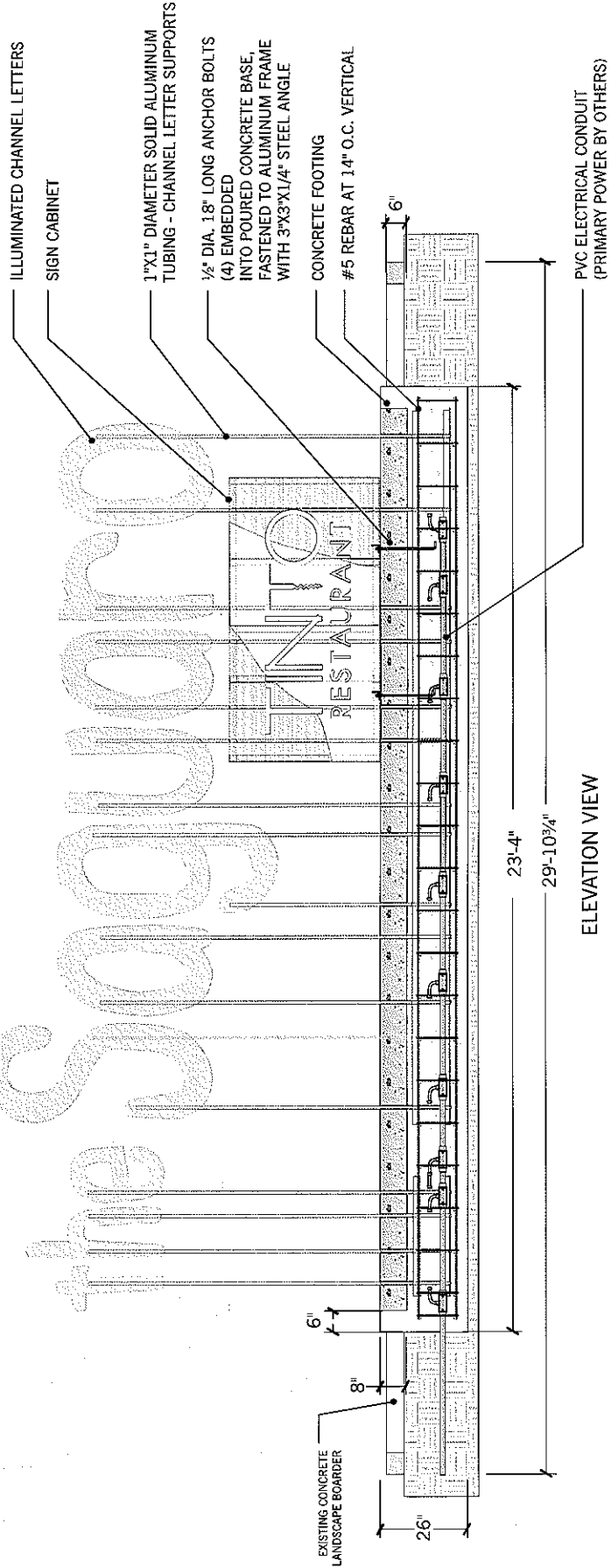
Stamberg Aferiat Architecture  
126 Fifth Avenue, NY NY 10011

# MAIN MONUMENT DETAILS/FOOTING DETAILS

PLAN VIEW



the saguaro

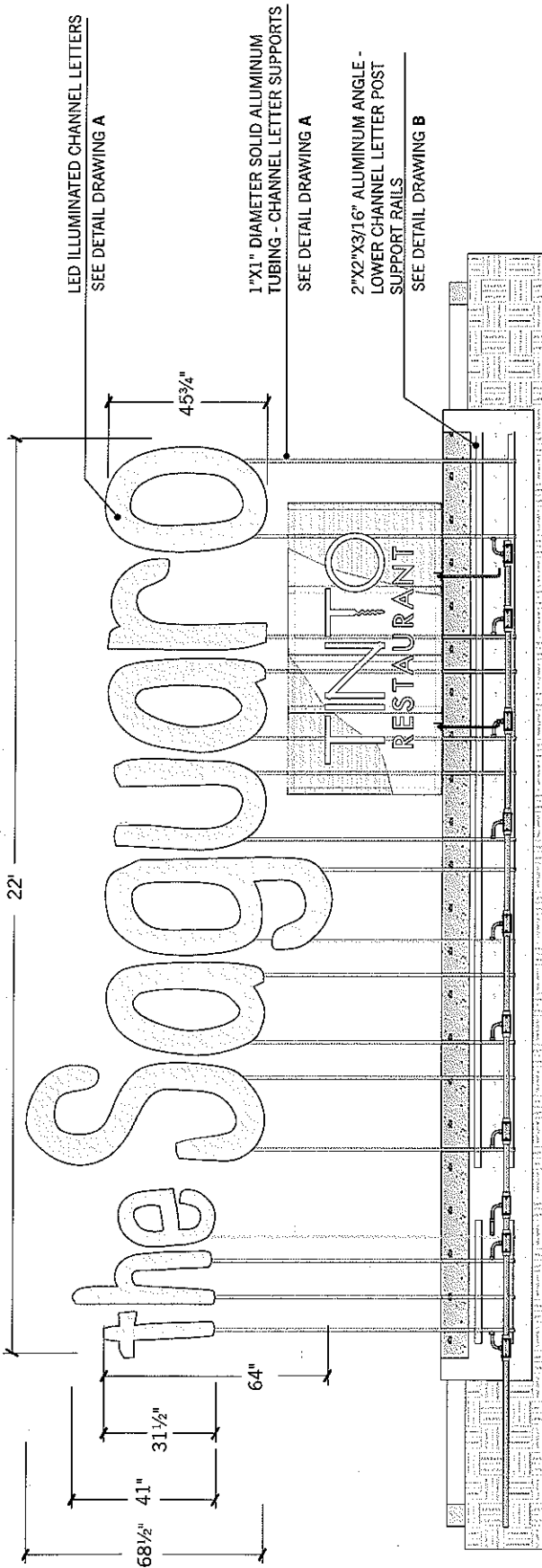


ELEVATION VIEW

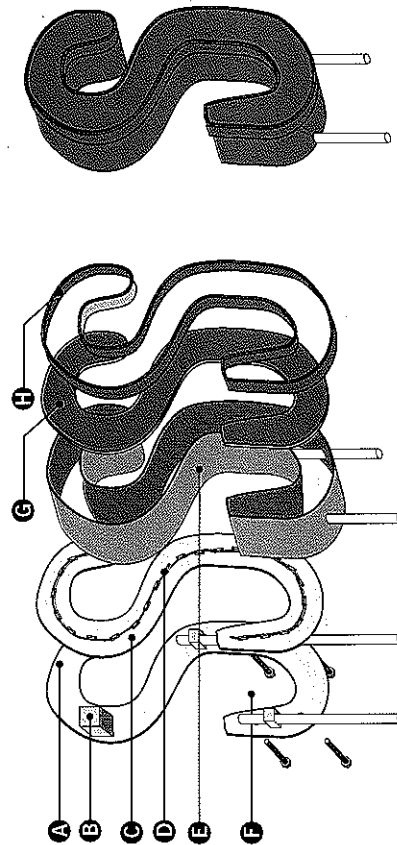
MAIN MONUMENT- FOOTING DETAILS

SCALE: 1/4" = 1'-0"

# MAIN MONUMENT DETAILS/ILLUMINATED CHANNEL LETTERS DETAILS

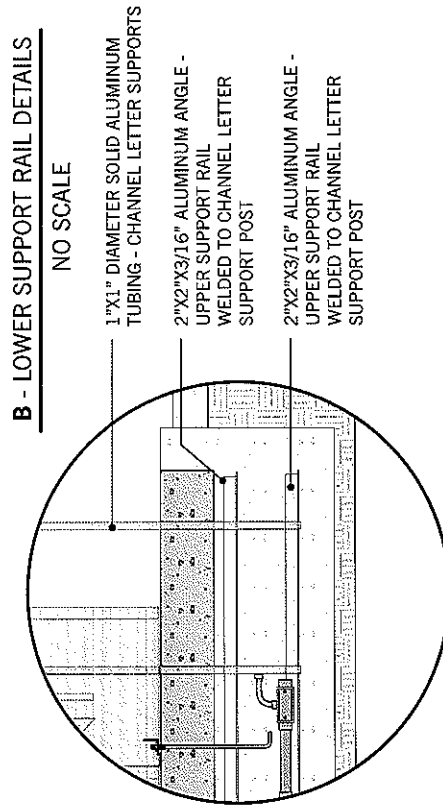


ELEVATION VIEW - SCALE: 1/4" = 1'-0"



NO SCALE

- A** .090" ALUMINUM CHANNEL LETTER BACKER
- B** 2 1/2"X2 1/2" ALUMINUM SPACERS
- C** .063" ALUMINUM LED INNER MOUNTING PANEL
- D** SLOAN BRAND V-SERIES WHITE LED MODULES
- E** .050" X 8" DEEP ALUMINUM CHANNEL LETTER RETURNS
- F** 2 1/2"X2 1/2" ALUMINUM CHANNEL LETTER SUPPORT POST
- G** 3/16" WHITE CAST ACRYLIC FACE WITH TRANSLUCENT VINYL
- H** 3/4" TRIM CAP, GLUED TO ACRYLIC FACE AND ATTACHED TO RETURNS WITH SCREWS

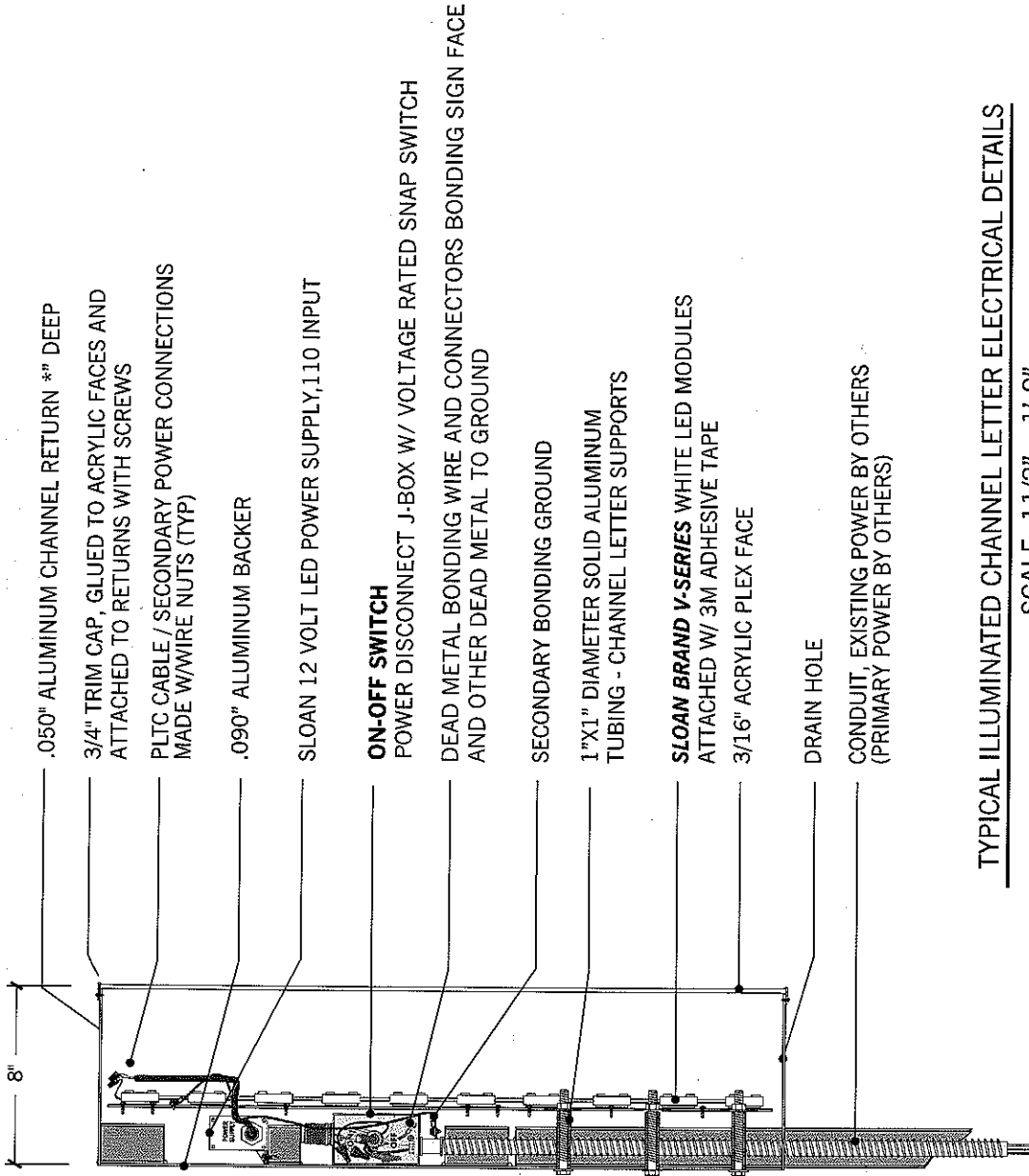


the Saguaro

PALM SPRINGS CALIFORNIA

**BESTSIGNS**  
INCORPORATED  
CONTRACTORS LIC. NO. 524483

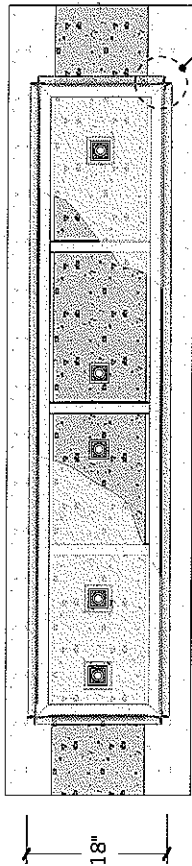
# MAIN MONUMENT /CHANNEL LETTER ELECTRICAL DETAILS



TYPICAL ILLUMINATED CHANNEL LETTER ELECTRICAL DETAILS

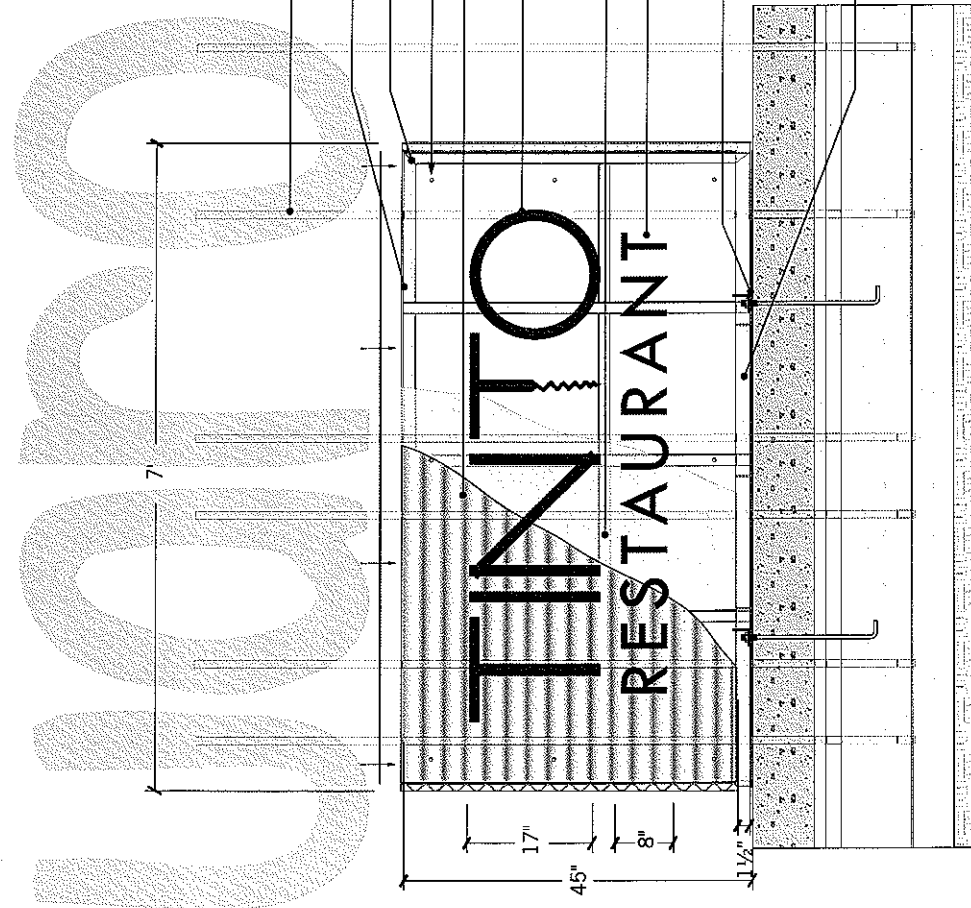
SCALE: 1 1/2" = 1'-0"

# MAIN MONUMENT /SIGN CABINET BASE DETAILS

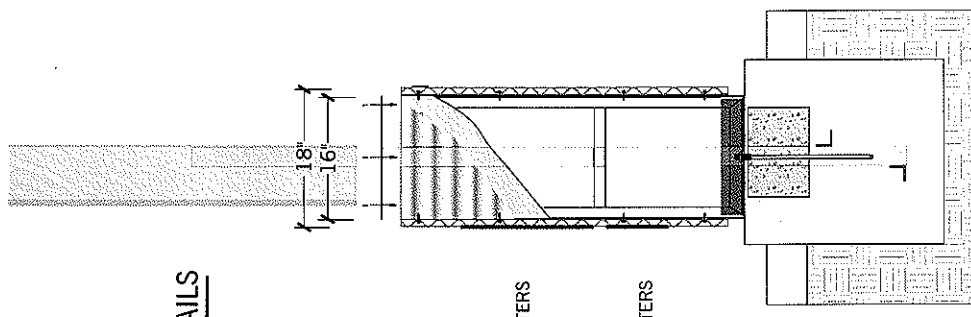


PLAN VIEW - SCALE: 1/2" = 1'-0"

CORRUGATED PANELING EDGE TREATMENT  
SEE PAGE 15



ELEVATION VIEW - SCALE: 1/2" = 1'-0"

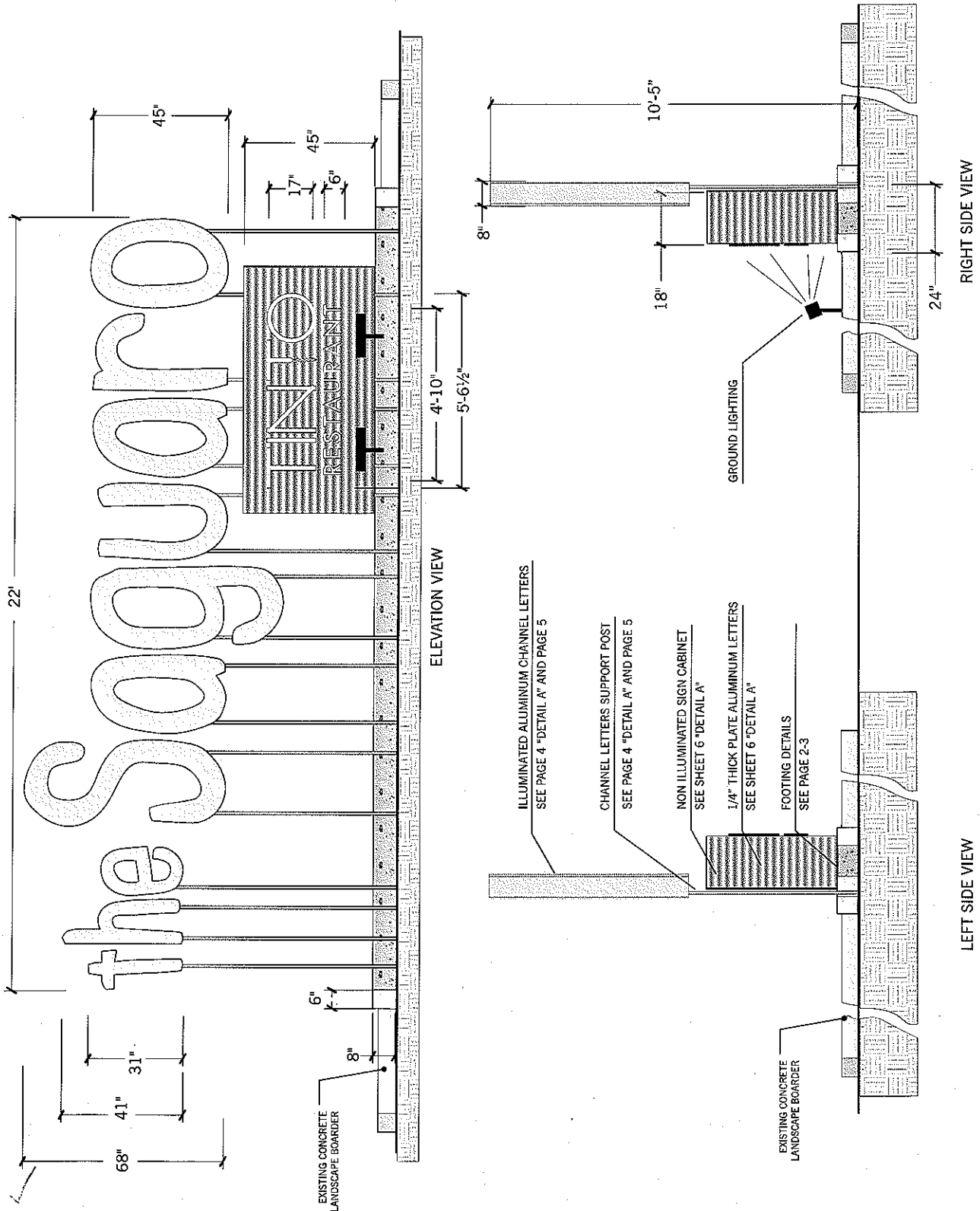


## MONUMENT SIGN CABINET BASE DETAILS SCALE: 1/2" = 1'-0"

- 1"x1" DIAMETER SOLID ALUMINUM TUBING - CHANNEL LETTER SUPPORTS
- MONUMENT SIGN CABINET BASE
- 1 1/2" X 1/8" ALUMINUM ANGLE FRAME
- SHEET METAL SCREW
- GALVANIZED CORRUGATED METAL PANELING
- 1/4" PLATE ALUMINUM - CUT-OUT INDIVIDUAL LETTERS PAINTED SATIN BLACK
- BLIND STUD MOUNTED TO SIGN CABINET BASE
- FRAME SKINNED WITH .090" ALUMINUM
- 1/4" PLATE ALUMINUM - CUT OUT INDIVIDUAL LETTERS PAINTED SATIN BLACK
- BLIND STUD MOUNTED TO SIGN CABINET BASE
- 1/2" DIA. 18" LONG ANCHOR BOLTS (2) EMBEDDED INTO POURED CONCRETE BASE, FASTENED TO ALUMINUM FRAME WITH 3"x3"x1/4" STEEL ANGLE
- 2" X 2 X 3/16" ALUMINUM ANGLE LOWER FRAME



# MAIN MONUMENT DETAILS/DIMENSION DETAILS

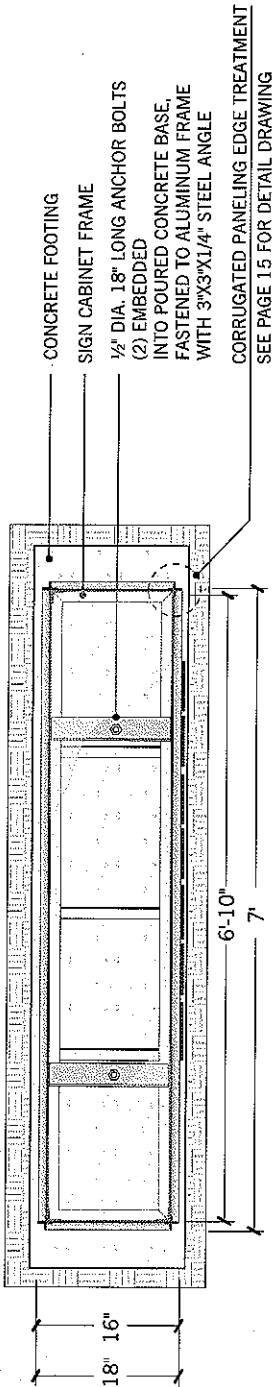


SINGLE - SIDED MONUMENT SIGN WITH ILLUMINATED CHANNEL LETTERS

SIGN DIMENSION DETAILS SCALE: 1/4" = 1'-0"

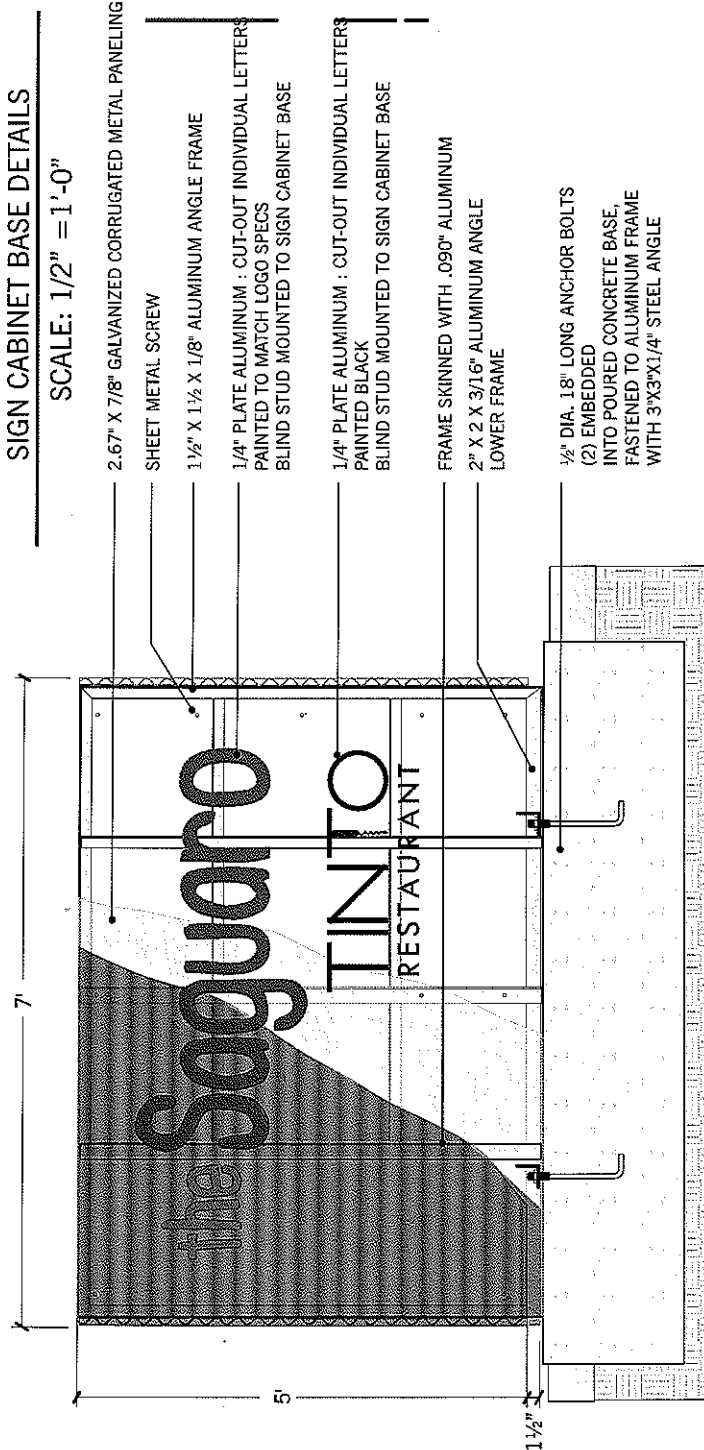
# SECONDARY ENTRANCE SIGNS / CABINET BASE DETAILS

PLAN VIEW

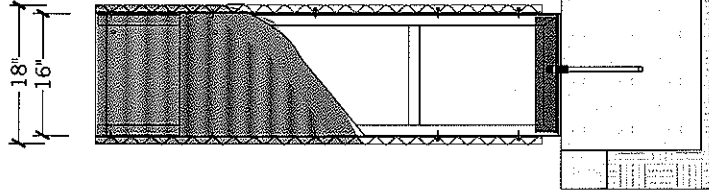


## SECONDARY ENTRANCE MONUMENT SIGN CABINET BASE DETAILS

SCALE: 1/2" = 1'-0"

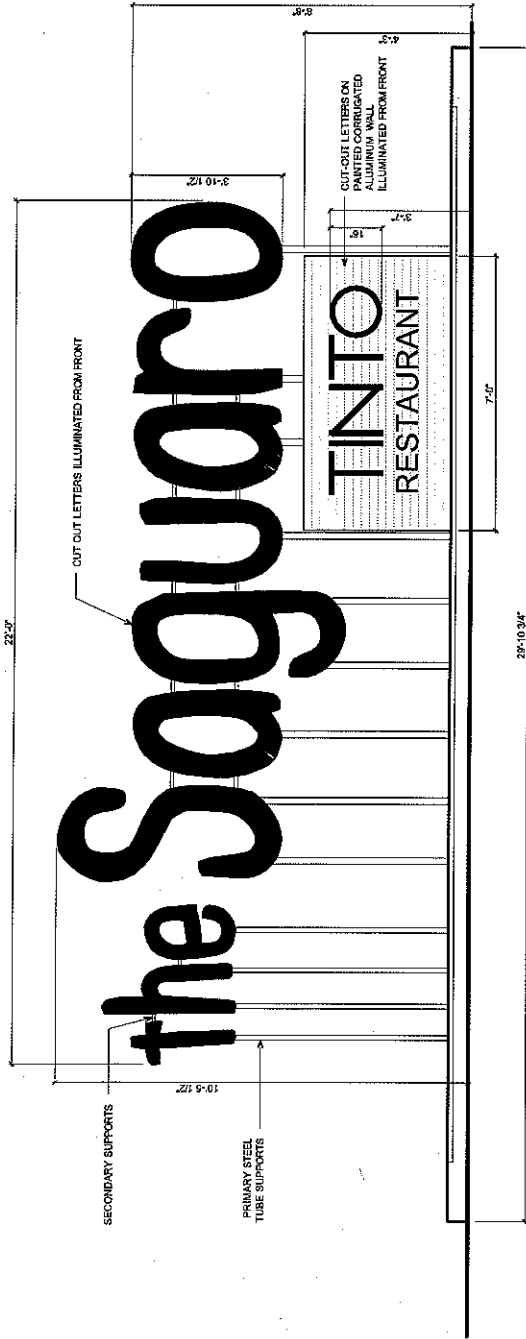


ELEVATION VIEW

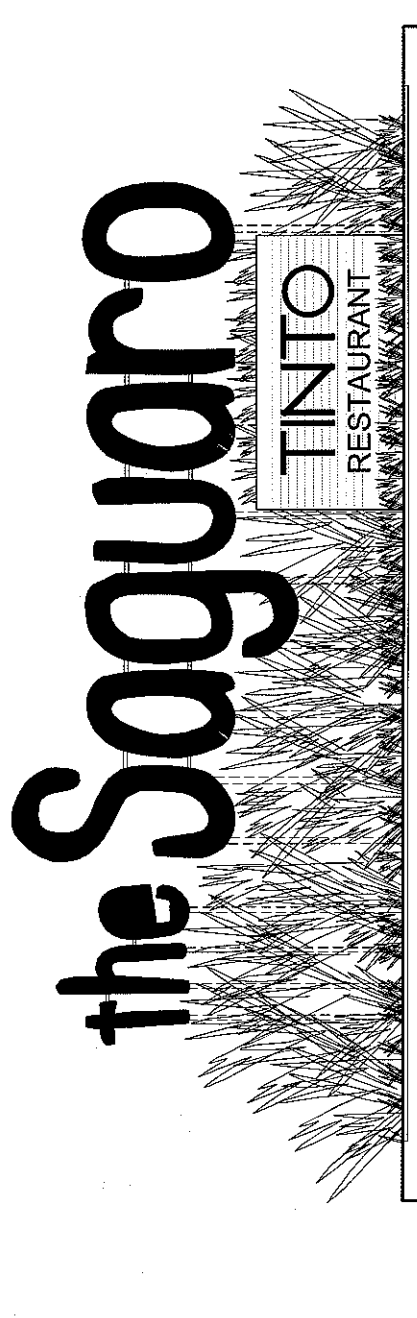


SIDE VIEW

MAIN MONUMENT /DESIGN INTENT DRAWING PROVIDED BY CLIENT



**A 1** SIGNAGE STRUCTURE  
SCALE: 1/4"=1'-0"



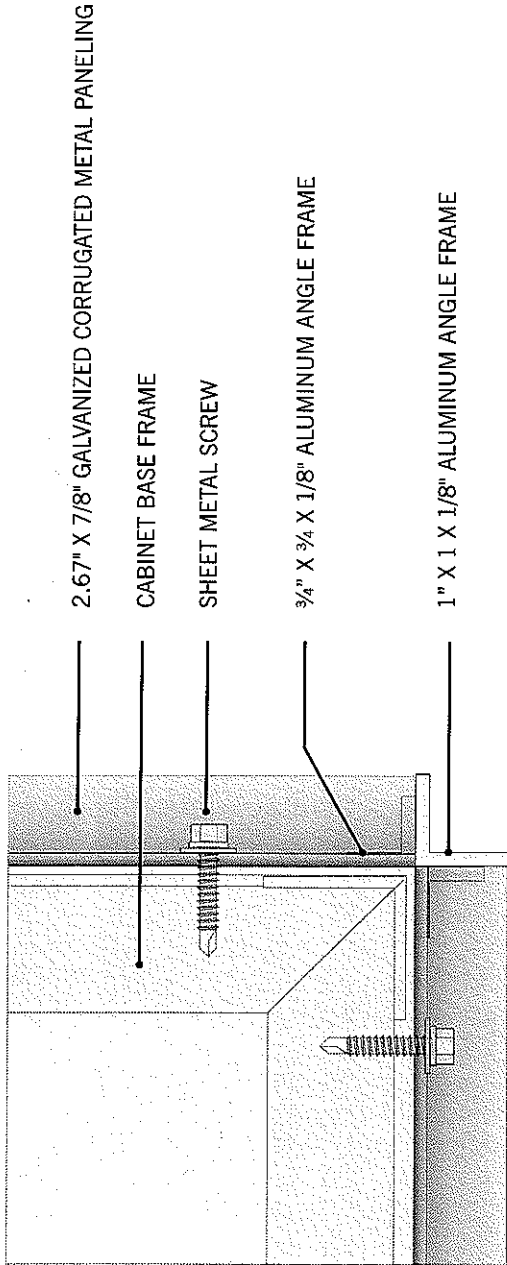
**A 2** SIGNAGE W/FOLIAGE  
SCALE: 1/4"=1'-0"

THE SAGUARO, PALM SPRINGS  
1800 East Palm Canyon Drive Palm Springs CA 92264

CORNER SIGN			
Job No.	Date	Scale	Drawing No.
	10.03.2011	1/4"=1'-0"	SK02A
Drawn	Checked	Approved	
KTJ/HUV	PA		

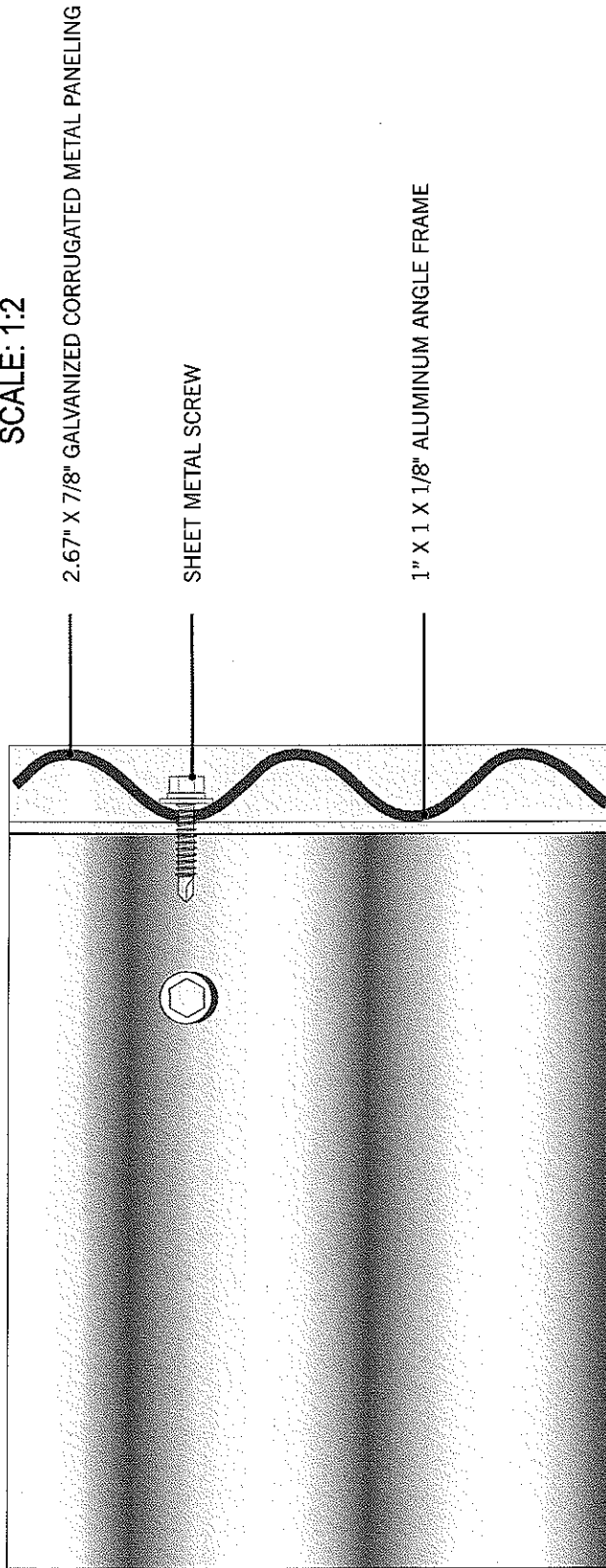
Stamberg Aerial Architecture  
126 Fifth Avenue, NY NY 10011

SECONDARY ENTRANCE SIGNS / CABINET BASE DETAILS



CORRUGATED PANELING  
EDGE TREATMENT DETAILS

SCALE: 1:2



Peter Steinberg described the rationale behind the paint scheme and pointed out that the building exterior walls will be less color than the courtyard test areas.

Member Purnel asked if a landscape plan will be reviewed by the AAC at a later date.

Vice Chair Harlan asked for clarification on the metal railing color.

Member Jensen thanked the applicant for responding to several of the previous AAC comments and supports the paint scheme.

Member Thompson stated his support for the project.


Member Fauber stated that he does not support the removal of stone behind existing palm metal screens and prefers the stone stay as-is on the canopy base.

Member Ortega recognized the applicant's explanation for the paint scheme based upon a desert flower palate, however the paint is too bright and the number of colors should be reduced.

Member Purnel commended the applicant for upholding the design to a higher standard; however a complete landscape plan should be submitted to the AAC for final review.

Vice Chair Harlan visited the site and supports the paint scheme as proposed.

**ACTION:** M/S/C (Harlan / Jensen, 4-2-1, against Ortega, Fauber; absent Kleindienst) To recommend approval with the submission of a complete landscape plan be reviewed by the AAC.

 **AGENDA ITEM #8: Case SI 11-099 – Saguaro Hotel - Sign**

Best Signs representing the Saguaro Hotel for one freestanding sign and associated property directional signs at 1800 East Palm Canyon Drive, Zone R-3, Section 24. (GM)

Assistant Planner Mlaker presented the staff memo and stated that the proposed freestanding sign at the intersection of East Palm Canyon Drive and South Sunrise Way will be 213 square feet; in addition two secondary entrance signs each equaling 31.5 square feet are proposed. Total sign square footage to equal 276 which is within the guidelines of the PSZC for resort hotels.

Jim Cross from Best Signs representing the property owner presented the proposal.

Member Fauber asked for clarification on the color of the support poles. He stated that the support poles must "disappear" for the sign design to work.

Member Thompson asked for an explanation on the color choice of green for the two

entrance signs. He stated that the proposed letter fonts are not consistent.

Member Ortega stated that the monument sign is large and tall; the background color on the entrance signs are bright; the use of several different letter fonts is not cohesive; and does not support the proposal.

Member Purnel stated that the monument sign is too tall and could the overall sign be lowered; green color on the entrance sign is bright.

Member Jensen concurs with the comments from other AAC members. Applicant should submit a landscape plan for a comprehensive review for the coordination of the sign and the overall look of the support poles.

Vice Chair Harlan stated that the support pole system is not the solution and the presence of landscaping will not mask the sign structure as intended.

AAC members offered the following comments and recommendations:

- 7.a Applicant to seek an alternate sign support system design
- 7.b Seek alternate color of entrance sign background
- 7.c Secondary restaurant signs to be similar in design, color; and size

**ACTION:** M/S/C (Fauber / Thompson, 6-0-1, absent Kleindienst) To recommend re-study based upon AAC recommendations.

**AGENDA ITEM #9: Case 3.2312 MAA - Allen Ladd Building**

Ray Rooker, architect to add two new front entry canopies, windows, and upgrade landscaping at the Allen Ladd Building at 500 South Palm Canyon Drive, Zone C-1, Section 22.

Assistant Planner Mlaker presented the proposal to place two metal canopies at the main entrance to the building; the removal of a stucco wall on the north and south sides of the building to be replaced with a new three-story window system; and new landscaping.

Ray Rooker project architect described the project and was on hand to answer questions.

Member Fauber asked for clarification on what portions of the building stucco wall will be removed and replaced with a window system.

Member Thompson asked if the decorative wood panels above the two main entrances would remain.

Member Purnel asked for a more detailed design of the proposed canopy; and a description of the landscape plan. He stated that the plan as proposed should include the removal of turf, seasonal flowers should be eliminated, and he questioned the planting of palm trees in

Member Thompson stated that the proposed colors are dark.

Member Purnel supports the proposal.

**ACTION:** M/S/C (Ortega / Fauber, 5-1-1, against Harlan, absent Kleindienst) To recommend approval as submitted.

**AGENDA ITEM #4: Case 11-099 Sign – Saguaro Hotel**

Best Signs representing the Saguaro Hotel for one freestanding sign equaling 213 square feet and associated property directional signs located at 1800 East Palm Canyon Drive, Zone R-3, Section 24.

Assistant Planner Mlaker stated that the AAC had previously reviewed this project at their October 24, 2011 meeting and recommended a restudy with three comments:

1. Applicant to seek an alternative sign support system design.
2. Seek alternate color of entrance sign background.
3. Secondary restaurant signs to be similar in design, color and size.

The applicant has revised the main sign supports to be 1" in diameter to replace the previously proposed 2.5" thick poles. In addition, the secondary restaurant and entrance signs have been revised to be consistent in font, size, and color. A landscape plan has been submitted for informational purposes.

Jim Cross from Best Signs stated the sign proposal has been revised to reflect the AAC comments.

Peter Stanberg, Project Architect thanked the AAC for their previous comments which resulted in the sign revisions to include: all three secondary signs are consistent in font style, the restaurant name font is consistent, and the sign background is a lighter green color.

Christine Hammon – representing the neighbors to the north of the hotel site stated that she has three areas of concern: the proposed sign sizes seem too large; the proposed colors of the sign would be a distraction for drivers; and possible up lighting could be a problem. She also stated that the new hotel owner should take the opportunity to increase the landscaping.

John Gilmer, spoke on behalf of the proposal.

Member Thompson stated that he likes the revised the proposal.

Member Ortega asked if the landscape plan would be reviewed by the AAC at a later date. He stated that he remains opposed to the proposal due to the sign size and color palette.

**ACTION:** M/S/C (Thompson / Fauber, 5-1-1, against Ortega, absent Kleindienst) To recommend approval to the Planning Commission as submitted.