

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
March 14, 2012
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 / 201 Absences:
Tracy Conrad	X	14	1
Philip Klatchko	X	11	4
Leslie Munger	X	13	2
J.R. Roberts	X	15	0
Doug Hudson, Vice Chair	X	12	3
Doug Donenfeld, Chair	X	15	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, March 8, 2012. A posting of this Agenda can be found on the City's website at: www.palmspringsca.gov.

ACCEPTANCE OF THE AGENDA:

The agenda was approved, 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, 1B, 1C, 1D and 1E, as part of the Consent Calendar with a minor amendment to the minutes of February 22, 2012.

Motion J.R. Roberts, seconded by Vice Chair Hudson 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 February 22, 2012.

Approved, as amended.

1B. Case 5.1269 CUP - Resolution of denial for a proposed convenience store by Lend Lease (representing 7-Eleven) at 611 South Palm Canyon Drive. (Project Planner: David A. Newell, Associate Planner)

Approved, as part of the Consent Calendar.

1C. Case Eng. R11-015 - A request by the City of Palm Springs to vacate an existing 20 feet Golf Course Easement Purposes within Lots 1 thru 55 of Tract 2808 adjoining Lakeside Drive, Pebble Beach and Cherry Hills Drive at the Tahquitz Creek Golf Course. (Project Engineer, Marcus Fuller, Assistant City Engineer)

Approved, as part of the Consent Calendar.

1D. Case 3.3543 SFR - An application for a 3,675-square foot single family residence on an approximately 18,513-square foot lot located at 707 Milagro Place. Zone R-1-B, Section 35, Canyon Park Specific Plan (SP-1) "Estancias Tract". (Project Planner: Ken Lyon, Associate Planner)

Approved, as part of the Consent Calendar.

1E. Case 3.3544 SFR - An application for a 3,515-square foot single family residence on an approximately 19,493-square foot lot at 379 Bella Cara Way. Zone R-1-B, Section 35; Canyon Park Specific Plan (SP-1) in the Estancias Tract. (Project Planner: Ken Lyon, Associate Planner)

Approved, as part of the Consent Calendar.

2. OTHER BUSINESS:

- 2A. Case 5.0881 PD 269 Final PD AMEND - A request by Alta Verde Sereno, LLC, to amend previously approved Final Development plans for 60 proposed single-family residences within the Monte Sereno Planned Development located at 1040 Bogert Trail, Zone W-R-1-B / PD-269, Section 35. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated March 14, 2012.

Vice Chair Hudson noted that he attended the AAC meeting when this project was presented and it was very well received.

Staff provided clarification on the limited purpose of the ad-hoc subcommittee that was created for review of this project only.

ACTION: To approve the proposed amendment to the Final Development Plans of Planned Development District 269, Case 5.0881, subject to the previous Conditions of Approval.

Motion Vice Chair Hudson, 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

3. PUBLIC HEARING:

- 3A. Case 5.1275 CZ / 7.1239 AMM / TPM 36438 - An application by Wessman Holdings, for a change of zone (CZ) from C1AA (Large Scale Retail Commercial) to C1 (Retail Business) and a parcel map waiver to reconfigure two existing lots. The application includes an Administrative Minor Modification (AMM) for a five (5) foot reduction in setbacks along Tahquitz Canyon Way. The 1.38 acre parcel map is located at the northeast corner of Tahquitz Canyon Way and Sunrise Way. Section 13; APNs 502-065-018 and 502-065-008. (Project Planner: Ken Lyon, Associate Planner)**

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated March 14, 2012.

Chair Donenfeld opened the public hearing:

-John Wessman, applicant, (responded to questions from the Commission), provided background history on the easement that was originally recorded in 1976, the CC&R's and on-site parking.

No further appearances coming forward the public hearing was closed.

ACTION: That the Planning Commission:

- Adopts the Negative Declaration pursuant to the guidelines of the California Environmental Quality Act (CEQA), and
- Approves the Administrative Minor Modification Case 7.1369 and
- Approves Tentative Parcel Map Waiver 36438, an application to reconfigure two lots that comprise a roughly 1.38 acre parcel:

And furthermore, that the Planning Commission recommends that the City Council:

- Adopt the Negative Declaration pursuant to the guidelines of the California Environmental Quality Act (CEQA), and
- Approve the Change of Zone request for parcel APN's 502-065-008 and 502-065 -018 from C1-AA to C-1, subject to the attached conditions of approval; and
- Prior to finalization of the Parcel Map Waiver, the applicant is to provide to the City a copy of the cross-easements for parking and access and a copy of the CC&R's for both parcels.

Motion Philip Klatchko, seconded by Chair Donenfeld and unanimously carried on a roll call vote.

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

PLANNING COMMISSION COMMENTS:

Commissioner Klatchko commented that he was pleased to hear about the AAC's willingness to participate in the ad-hoc subcommittee and assist staff in reviewing the final landscape plans.

The Commission discussed and/or commented on creating guidelines for the AAC to review the installation and maintenance of decomposed granite. Director Ewing responded that an expert on granite stone would need to be called in to provide further information to the Commission.

Commissioner Conrad noted that she would not be present for the March 28th Planning Commission meeting.

PLANNING DIRECTORS REPORT:

Director Ewing noted that the appeal period will begin today for the 7-Eleven resolution of denial and Case 5.1275 Change of Zone will be forwarded to the City Council.

Director Ewing reported that the City Council will be interviewing Planning Commission candidates later this week.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:04 p.m. to 1:30 p.m., Wednesday, March 28, 2012, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services