

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
April 25, 2012
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Vice-Chair Hudson called the meeting to order at 1:30 p.m.

ROLL CALL:	Present This Meeting:	Present to Date:	FY: 2011/2012 Absences:
Lyn Calerdine	X	3	0
Tracy Conrad	X	16	2
Philip Klatchko	X	14	4
Leslie Munger	X	16	2
J.R. Roberts	X	18	0
Doug Hudson, Vice Chair	X	15	3
Doug Donenfeld, Chair		17	1

REPORT OF POSTING OF AGENDA:

The Agenda was posted 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, April 19, 2012.

ACCEPTANCE OF THE AGENDA:

Commissioner Conrad noted a correction on the minutes of April 11th relating to her attendance. Ms. Conrad stated that she would be abstaining on Item 2A. (the Museum Market Plaza Specific Plan) due to a property-related conflict of interest.

Commissioner Klatchko noted his abstention on Item 2A. (the Museum Market Plaza Specific Plan) due to a business-related conflict of interest. He would be leaving the meeting since this is the last item on the agenda.

PUBLIC COMMENTS:

Vice Chair Hudson opened public comments; and no with appearances coming forward public comment was closed.

1. CONSENT CALENDAR:

ACTION: To approve Items 1A and 1B, as part of the Consent Calendar.

Motion Lyn Calerdine, seconded by J.R. Roberts and unanimously carried 6-0 on a roll call vote.

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

ABSENT: Chair Donenfeld

1A. Minutes of April 11, 2012

Approved, as amended.

1B. Case 3.3405 MAJ & 6.519 VAR - A request by Ramon Office Building, LLC, for a one-year time extension for the construction of a two-story office building of approximately 21,874 square feet in size on an approximate site area of 65,918 square feet located at 4001 East Ramon Road, Zone P, Section 19. (Project Planner: David A. Newell, Associate Planner)

Approved, as part of the Consent Calendar.

2. OTHER BUSINESS:

2A. Museum Market Plaza Specific Plan - Implementation / Review Process

Commissioners' Klatchko and Conrad left the Council Chamber at 1:33 p.m.

Director Ewing reported this Specific Plan establishes a permit streamlining process which will assure a thorough review of Major Architectural Review, Conditional Use Permit, Conditional Use Permit and Subdivision applications. He noted that a subdivision map has been filed (to reorganize the lot lines within the property) and will come for review by the Planning Commission in a couple of months.

Director Ewing provided an overview on the:

- A progressive calculation of building square footage and mass;
- Conformity Review Procedure to be consider by the City Council;
- Phasing
- Schedule of Performance

Commissioner Calerdine requested a copy of the Museum Market Plaza's original submittal. Director Ewing explained that the tentative map is the most accurate layout that has been submitted and noted that the Town and Country Center has not been designated as a historic structure by the City Council.

Director Ewing provided an overview on the procedure for the "Conformity Review". He stated that it is an opportunity for any property owner within the Specific Plan boundary area to request a review to determine that a proposed project is a rehabilitation, renovation and/or remodel of existing buildings and facilities. The City Council will consider whether the proposal furthers the goals or objectives of the Specific Plan.

Vice Chair Hudson requested clarification on the timelines for the construction of the engineering infrastructures. Director Ewing replied that tentative tract map will include a full review and conditions of approval by the Engineering department pertaining to all public improvements.

Director Ewing recommended that the Commission could hold special meetings to review multiple projects within the 45 days of submission. The only prerequisite is a 72-hour notice unless a public hearing is required. Commissioner Roberts requested that once the application submittals are received to schedule the special meetings so the Commission can review the projects.

PLANNING COMMISSION COMMENTS:

No comments were received.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that 7-Eleven has withdrawn their appeal to the City Council of the Planning Commission's action to deny their request for a conditional use permit. He informed the Commission that the City Council overturned the Commission's action to deny the sign program for the Ralph's / CVS Center and granted approval of the two tenant signs with certain conditions.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:13 p.m. to Wednesday, May 9, 2012, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services

DRAFT