

CITY OF PALM SPRINGS
 PLANNING COMMISSION MINUTES
 May 23, 2012
 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:
Lyn Calerdine	X	4	0
Tracy Conrad	X	17	2
Philip Klatchko	X	15	4
Leslie Munger	X	17	2
J.R. Roberts	X	19	0
Doug Hudson, Vice Chair	X	16	3
Doug Donenfeld, Chair	X	18	1

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, May 17, 2012.

ACCEPTANCE OF THE AGENDA:

Commissioner Conrad noted a property-related conflict of interest on Item 1B (Palm Mountain Resort). She would not be participating in the discussion or vote.

Commissioner Calerdine noted a business-related conflict of interest on Item 1B (Palm Mountain Resort). He would not be participating in the discussion or vote.

The agenda was approved, as amended.

PUBLIC COMMENTS:

Chair Donenfeld opened public comments:

-Mary Esper, appellant, (Item 2B), explained the different portions of the roof and addressed items #3, #4 and #5 in the staff report. She noted that the adjacent neighbor recently replaced their roof with white reflective coating and the majority of the roofs in "La Mesa" neighborhood are white.

-Brian Berkson, project manager, Far West Industries, spoke in reference to the Estancias development (Item 2A), he requested that the proposed rear perimeter walls for the fairway lots be allowed at 6 feet in height to be consistent adjacent homes.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

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

Motion Leslie Munger, seconded by Philip Klatchko and unanimously carried on a roll call vote.

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

1A. Minutes of April 25, 2012.

Approved, as submitted.

1B. Case 5.1162 PD 342 (Palm Mountain Resort) Time Extension - A request by Palm Mountain Resort and Spa for a one-year time extension for a previously approved General Plan Amendment and a Planned Development District to renovate the existing Palm Mountain Resort on approximately 2.77-acre site located at 155 South Belardo Road, Zone PD 342 / R3, Section 17. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Approved, as submitted. (Abstained: Conrad and Calerdine)

1C. Case 5.1056 PD 314 (The Cameron) Time Extension - A request by Palm Canyon 102, LP, for a one-year time extension for a previously approved mixed-use project located a 850-990 South Palm Canyon Drive, Zone PD 314, Section 23. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)

Approved, as submitted.

- 1D. Case 5.1132 PD333 (Mondrian Hotel) Time Extension - A request by the City of Palm Springs for a one-year time extension for a previously approved mixed-use development consisting of a 200-unit hotel and 50-unit condominium project located at the northeast corner of Amado Road and Calle Alvarado, Zone PDD 333, Section 14. (Project Planner: Edward O. Robertson, Principal Planner)**

Approved, as submitted.

- 1E. Case 5.1177 PD348 (BP Fuel) Time Extension - A request by Wintec Energy for a one-year time extension for a previously approved Planned Development District 348 for the development of a new fuel storage terminal and distribution facility to be located at the northeast corner of Halleck Road and 19th Avenue, Zone E-I, Section 15. (Project Planner: Edward O. Robertson)**

Approved, as submitted.

2. OTHER BUSINESS:

- 2A. Case 5.0845 PD 262 AMEND - A request by Far West Industries to amend a previously approved Final Development plan for 15 single-family residences within the 48-lot Estancias subdivision located at 500 Acanto Drive, Zone R-1-B, Section 35. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated May 23, 2012.

Commissioner Calderine encouraged a rear-yard landscape plan be required for the homes abutting the golf course.

Commissioner Conrad commented that although she is not a proponent of higher walls; she expressed a preference for consistency with the existing wall heights of six feet rather than having varying heights along the fairway.

Commissioner Roberts expressed concern with the taller walls on the fairway and did not want to set precedence.

ACTION: To approve the amendment subject to the following:

- The rear yard wall/fence on lot nos. 17, 18, 19 and 20 is permitted at 6 feet in height as a combination of 3 foot block wall and 3 foot wrought iron.
- Plan 3A shall not be constructed on lot nos. 6, 7, 8, 9 and 15.
- Prior to issuance of the Building Permit for lot nos. 17, 18, 19 and 20, the applicant shall submit a conceptual landscape plan for the rear-years for lot nos. 17, 18, 19 and 20;
- Prior to occupancy of lot nos. 17, 18, 19 and 20, the rear-yard landscape shall be installed per the approved plan;

Motion Lyn Calerdine, seconded by Leslie Munger and carried 6-1 on a roll call vote.

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

2B. Case 3.3387 MAA Appeal - An appeal by Mary Esper of the Planning Director's decision to require tan color urethane foam for a re-roof of the residence located at 1855 Crestview Drive, Zone R-1-A, Section 27. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, presented the staff report dated May 23, 2012.

Commissioner Conrad expressed concern with the white reflective rooftop and suggested a slight tint of tan color could be added.

Commissioner Roberts stated that he does not have a problem with the white flat roof surface but expressed concern with the gable areas that are visible from the street.

Director Ewing responded that codifying rooftop esthetics for color, light reflective values and energy-efficiency is a good idea and would allow it to be applied on all City projects.

ACTION: To uphold the Director's Decision and allow the re-roof to an off-white color.

Motion Tracy Conrad, seconded by J.R. Roberts and unanimously carried on a roll call vote.

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

Director Ewing reported that this action may be appealed to the City Council within 10 working days.

PLANNING COMMISSION COMMENTS:

Commissioner Munger requested an update pertaining to “decomposed granite” as a discussion item. Staff responded that a study session would be scheduled in the near future.

The Commission reported the following code violations:

1. The overspray paint on the palm trees at the 7-Eleven on Indian Canyon and Vista Chino Road;
2. The enormous two-sided "for lease" sign at the shopping center on the northwest corner of Vista Chino and Sunrise Way;
3. A dead palm tree at the Eisenhower Urgent Care on Sunrise Way and Tahquitz Canyon Way;
4. The dry landscape along the gas station on the southeast corner of Tahquitz Canyon and Sunrise Way;
5. The approved paint scheme for Luminaire development;

Chair Donenfeld requested further discussion on the Commission's perspective on going “dark” for the month of August. Staff responded that this item will be placed on the next agenda.

PLANNING DIRECTOR'S REPORT:

Planner Newell explained that the 12 color schemes at the Luminaire development were approved as a part of the original project.

Director Ewing addressed the concerns of the Commission:

1. Code Enforcement follow-up will be made on:
 - A. The landscape on the median and curbside parkway at the Stater Bros. Shopping Center;
 - B. The dead palm tree at the Eisenhower Urgent Care;
 - C. The landscape issues at the 7-Eleven on Vista Chino Way and Indian Canyon;
2. Provided an overview on the administrative process for compliance of code violations;
3. The Albertson's Shopping Center sign program amendment will be coming before the AAC and Planning Commission in the near future;

Director Ewing provided feedback on the City Council's action pertaining to the regulation of billboards.

Director Ewing reported that the City Council instructed staff to no longer issue terms for Event House Permits.

Mr. Ewing reported that the City Council initiated a Zone Text Amendment regarding the Civic Center District Zone.

Director Ewing spoke about the State's adoption of a new ordinance to allow massage establishments in zones where medical offices are allowed.

Director Ewing reported that Coachella Valley Association Governments (CVAG) will be presenting a sustainability green building program to the AAC and Planning Commission. He reported that the Police Department has requested Planning staff conduct a workshop to address enforcement of land use and conditional use permits.

Director Ewing informed the Commission that Marcus Fuller's last day of employment with the City will be on May 31, 2012.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:52 to Wednesday, June 13, 2012, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services