

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
June 13, 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:**

	<b>Present This Meeting:</b>	<b>Present to Date:</b>	<b>FY: 2011/2012 Absences:</b>
Lyn Calderine	X	5	0
Tracy Conrad		17	3
Philip Klatchko	X	16	4
Leslie Munger	X	18	2
J.R. Roberts	X	20	0
Doug Hudson, Vice Chair	X	17	3
Doug Donenfeld, Chair	X	19	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, June 7, 2012.

**ACCEPTANCE OF THE AGENDA:**

Chair Donenfeld reported that the applicant has requested, Item 2A, Case 3.3038 MAA Appeal, be continued.

Chair Donenfeld reported that staff has requested Item 3B, Case 5.1218-B ZTA, be pulled from the agenda.

Commissioner Roberts spoke in favor of continuing Item 2A to a date certain.

Commissioner Munger noted her abstention on Item 3D.

The agenda was accepted, as amended.

**THIS ITEM WAS PULLED OUT OF ORDER OF THE AGENDA.**

**2A. Case 3.3038 MAA Appeal - An appeal by Eisenhower Medical Center of the Planning Director's decision to approve landscape lighting for the medical office building located at 151 South Sunrise Way, Zone RA (Resort Attraction of Section 14 Specific Plan), Section 15. (Project Planner: David A. Newell, Associate Planner)**

**ACTION:** To continue to a date certain of June 27, 2012.

**Motion J.R. Roberts, seconded by Leslie Munger and unanimously carried 6-0 on a roll call vote.**

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

**ABSENT:** Tracy Conrad

**ACTION:** The agenda was accepted, as amended. **Motion J.R. Roberts, seconded by Lyn Calerdine**

**PUBLIC COMMENTS:**

Chair Donenfeld opened public comments:

- Robert Van Roo, commented on Item 3B, was pleased to hear that this item is going back to staff for further review and is looking forward to the opportunity to apply for a permit.
- Jennifer Lugo, commented on Item 3B, spoke in favor of changing the number of Medical Cannabis permits.

There being no further appearances public comments was closed.

**1. CONSENT CALENDAR:**

Vice Chair Hudson noted his business-related abstention on Item 1B.

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

**Motion J.R. Roberts, seconded by Leslie Munger and unanimously carried 6-0 on a roll call vote.**

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

**ABSENT:** Tracy Conrad

**1A. May 9, 2012 draft minutes**

Approved, as part of the Consent Calendar.

**1B. Case 3.854 MAA - A request by Mike McAuliffe, architect, for the demolition and remodeling of an existing master bedroom suite to be replaced with a new 746-square foot addition to a hillside residence located at 1843 Leonard Road, Zone R-1-A, Section 3. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)**

Approved, as part of the Consent Calendar, noting the abstention of Vice Chair Hudson.

**1C. Case 3.2422 MAA - A request by Benjamin Hertz, architect, requesting approval for the addition of a 452-square foot pool cabana on a hillside lot located at 787 W. Stevens Road, Zone R-1-A, Section 10. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)**

Approved, as part of the Consent Calendar.

**1D. Case 3.3323 SFR Time Extension - A request by Cioffi Architects for a one-year time extension for a previously approved 2,976-square foot single-family hillside residence located at 581 Palisades Drive, Zone R-1-A, Section 15. (Project Planner: David A. Newell, Associate Planner)**

Approved, as part of the Consent Calendar.

**2. OTHER BUSINESS:**

**2B. Presentation of Green Building Program - Coachella Valley Association of Governments**

-Katie Barrows, Director of Environmental Resources, Coachella Valley Association of Governments (CVAG), provided background information on the Voluntary Green Building Program. She reported that the program is consistent with the proposed mandatory update for Title 24 that will become effective January 1, 2014. Ms. Barrows stated that funding will be available to provided training programs and workshops for city staff, the Commission, homeowners, building owners, renters and contractors.

-Nicole Criste, Terra Nova Planning, reported that this program is designed to include a strong emphasis on educational workshops for homeowners, building owners and contractors on energy efficiency and sustainability in new and existing residential and commercial buildings. Ms. Criste provided an overview on the electronic checklist system that uses a "point value system", rebates, discounts and financial incentives and permit processing.

Commissioner Calerdine asked if there are ways of maintaining the building's view toward the west but limiting the exposure to the sun. Ms. Criste responded that one way is to separate the house foundation from the patio foundation by at least 6 inches and the heat will be reduced from traveling into the house.

Commissioner Roberts suggested that low cost alternative green building materials be offered. Ms. Criste responded that the cost of green building materials have been coming down in price as the market increases. She noted that they are currently working with retailers to provide extra incentives such as gift certificates and/or discounts for those participating in the program. Commissioner Roberts supported that idea and suggested providing a list of green building retailers who provide incentives for green building materials.

Commissioner Munger commented the importance of offering tax credits as an incentive.

Chair Donenfeld commented about the overwhelming confusion that is out there with homeowners and contractors on sustainability elements. Ms. Criste responded that a section of this program includes educational literature that will be available at Building Department counters that will be easy-to read with lots of graphics. Workshops will also be offered. Katie commented that this program is designed to bridge the gap and make information readily available and easy to understand.

**ACTION: To approve and recommend approval to the City Council to forward with the Commission comments.**

**Motion J.R. Roberts, seconded by Vice Chair Hudson and unanimously carried 6-0 on a roll call vote.**

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

**ABSENT:** Tracy Conrad

**3. PUBLIC HEARINGS:**

**3A. Case PA 12-002 - A pre-application by Path Ventures, LLC, proposing an 81-unit affordable senior apartment complex on roughly 4.99 acres at the southeast corner of North Palm Canyon Drive and Via Olivera, Zone C-1/R-2. (Project Planner: Ken Lyon, Associate Planner)**

Ken Lyon, Associate Planner, provided background as outlined in the staff report dated June 13, 2012. Mr. Lyon reviewed the AAC comments from the June 11, 2012 meeting.

Chair Donenfeld opened the public hearing:

- William Spencer, project architect, was available for questions from the Commission.
- John Malloy, Executive Director, Path Ventures, stated that the development corporation's mission is to provide affordable housing with life skill services and noted their willingness to take the AAC recommendations into consideration.
- Mr. Waterman, commented on the lack of access for fire trucks to this property and spoke in opposition of the project.

There being no further appearances the public hearing was closed.

Vice Chair Hudson offered the following comments:

- The frontage along North Palm Canyon needs more attention and include a perimeter wall to control pedestrian access across Palm Canyon.
- Push back the buildings away from Palm Canyon due to the noise.
- Reassess the distribution and design of open space; consider relocating the open space and shade pavilion at the northwest corner of the site to some other area – due to the high winds in this area.
- Create outdoor amenities that are sheltered from the intense wind on the north side of town.
- The project needs a site plan strategy to better organize and locate various buildings, parking and recreational elements.
- Take a stronger look at the landscaping and open-space as an overall scheme instead of focusing only on the placement of the housing units.
- Consider placement of the communal elements in a special "precinct" on the site where they can be enjoyed more fully.
- Consider cutting down on the parking spaces to yield a better project.

Commissioner Klatcko offered the following suggestions:

- The proximity of the residential units to Palm Canyon and provide tenants with more protection from the noise level.
- Consider the visual impact of the site to visitors entering the City; and develop a stronger, more attractive presence along Palm Canyon Drive.

Commissioner Calerdine offered the following suggestions:

- Consider walls or berms or other means of mitigating the street noise from Palm Canyon.
- Look at a means of providing a secondary access to the site for vehicular movement (emergency access, etc.)
- Work with staff on any special features for the sharp corner at Palm Canyon and Via Olivera.

Commissioner Roberts offered the following comments/suggestions:

- The location of the parking is in a more quiet area than the housing units.

- Consideration of wind and noise coming from Palm Canyon.
- Appreciates the energy efficient elements and encouraged the use of green landscape materials.

Commissioner Munger offered the following comment:

- Give some consideration to making each building look unique to make it easier for tenants to identify their own units.

Chair Donenfeld thanked the development team for their time with the submittal of the Pre-Application process.

- 3B. Case 5.1218-B ZTA - A zoning ordinance text revision; proposing revisions in Zoning Code Section 93.23.15(F) changing the number of medical cannabis permits from three to four and revising the solicitation and selection process for consideration of award of a fourth permit. (Project Planner: Ken Lyon, Associate Planner)

*The item was pulled from the agenda.*

- 3C. Case 5.1280 ZTA - A zoning ordinance text amendment to re-title the "CC" Civic Center District Zone to the "CU" Civic Uses Zone and modify certain development standards of said zone. (Project Planner: Craig A. Ewing, AICP, Director of Planning Services)

Director Ewing provided background information as outlined in the staff report date June 13, 2012.

Chair Donenfeld opened the public hearing; and with no appearances coming forward the public hearing was closed.

**ACTION: To adopt the attached draft resolution recommending the City Council amend Section 92.23 of the Palm Springs Zoning Code to re-title the "CC" Civic Center District Zone to the "CU" Civic Uses Zone and modify certain development standards.**

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

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

3D. Case 5.1281 CZ – A change of zone to amend the Zoning Map for the properties listed below from the current zones as shown to CU – Civic Uses Zone (formerly the “CC” Civic Center District Zone). (Project Planner: Craig A. Ewing, AICP, Director of Planning Services)

Blue Coyote Parking Lot (APN 513-082-023, -040)	CBD
Casa del Camino Property (APN 505-182-004)	C-1
Catholic Church Parking Lot (N/W corner Alejo and Belardo Roads)	R-2
Convention Center (277 North Avenida Caballeros)	PD 164
Convention Center Parking Lot (APN 508-034-012, -013, -014)	HDR
Downtown Parking Garage (275 S. Indian Canyon Drive)	CBD
Fire Station No. 1 (277 N. Indian Canyon Dr.)	CBD
Fire Station No. 4 (1300 Laverne Way)	R-1-C
Food Court Parking Lot (APN 513-082-043)	CBD
Henry Frank Arcade Parking Lot (261-265 N. Indian Canyon Drive)	CBD
Jackie Lee Houston Plaza (APN 008-609-883)	HDR
McManus Village (211-233 S. Palm Canyon Drive)	CD
Plaza Theater (128 S. Palm Canyon Drive)	CBD
Prairie Schooner Parcel (APN 508-055-008, -009, -007)	RA
PSL-15 Subleasehold (S/E corner Amado Rd & Avenida Caballeros)	RA
Vineyard Parking Lot (APN 513-153-015, -016, -25)	CBD
Visitor Center (2901 N. Palm Canyon Drive)	ESA-SP
Welwood Murray Memorial Library (100 S. Palm Canyon Drive)	CBD

Commissioner Munger left the Council Chamber at 2:45 p.m.

Craig A. Ewing, Director of Planning Services, provided background information as outlined in the staff report date June 13, 2012.

Chair Donenfeld opened the public hearing; and with no appearances coming forward the public hearing was closed.

**ACTION: To adopt the attached draft resolution recommending the City Council change the zoning designation of eighteen parcels from various current zoning designations to Civic Center District (Civic Uses) Zone.**

**Motion Philip Klatchko, seconded by Lyn Calerdine and carried 5-0 on a roll call vote.**

AYES: Philip Klatchko, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson, Lyn Calerdine

ABSENT: Tracy Conrad  
ABSTAIN: Leslie Munger

Commissioner Munger re-entered the Council Chamber at 2:50 p.m.

4. PLANNING COMMISSION COMMENTS:

4A. Discussion of going "dark" for the month of August.

The consensus of the Commission is to go dark for the month of August.

PLANNING DIRECTORS REPORT:

Director Ewing provided an update on the tentative tract map for the Desert Fashion Plaza site which will be coming to the Commission. Director Ewing spoke about the City Council's second action of approval for the CVS/Ralph's Shopping Center amendment to the Sign Program.

**ADJOURNMENT:**

There being no further comments the Planning Commission adjourned at 2:53 p.m. to 1:30 p.m., Wednesday, June 27, 2012, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

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Craig A. Ewing, AICP  
Director of Planning Services