

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
January 09, 2013  
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 pm.

**ROLL CALL:**

	<b>Present This Meeting:</b>	<b>Present to Date:</b>	<b>FY: 2012 / 2013 Absences:</b>
Lyn Calerdine	X	12	0
Philip Klatchko	X	11	1
Leslie Munger	X	12	0
J.R. Roberts	X	12	0
Kathy Weremuik		11	1
Doug Hudson, Vice Chair	X	12	0
Doug Donenfeld, Chair	X	11	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 pm on Thursday, January 3, 2013.

**ACCEPTANCE OF THE AGENDA:**

The Commission unanimously accepted the agenda, as presented.

**PUBLIC COMMENTS:**

Chair Donenfeld opened public comments:

-Michael Hess, applicant for Item 1B, provided information on the coffee roasting business.

There being no further appearances public comments was closed.

**1. CONSENT CALENDAR:**

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

**Motion Leslie Munger, 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 Calderine

**ABSENT:** Kathy Weremiuk

**1A. Draft minutes of October 24, 2012.**

Approved, as presented.

**1B. Case 10.474 Determination - An application by Michael Hess of Blue Gecko Coffee Roasting Company requesting that the Planning Commission determine that a wholesale coffee roasting business is similar to a retail bakery use in the HC (Highway Commercial) Zone at 19345 North Indian Canyon Drive. (Ken Lyon, RA Associate Planner)**

Approved, as presented.

**1C. Case 5.0976 CUP AMND - A request by Burrtec Waste Industries, Inc. for a one-year time extension for the construction and operation of a municipal solid waste Material Recovery Facility (MRF) and transfer station located at the southwest corner of 19th Avenue and McLane Street, Zone M-2, Section 15. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)**

Approved, as presented.

**1D. Case 5.1042-PD 311 - A request by South Palm Canyon, LLC, for a one-year time extension for a previously approved mixed-use planned development consisting of up to 125 condominium units and approximately 39,000 square feet of retail/commercial space on a 2.67-acre site located at 450-490 South Palm Canyon Drive, Zone CBD, Section 15. (Project Planner: Edward Robertson, Principal Planner)**

Approved, as presented.

**2. OTHER BUSINESS:**

- 2A. Case 5.1284 PD 360 - A request by Palm Grove Group LLC, for approval of Final Planned Development plans for the Arrive Hotel; a 32-room hotel with accessory retail and restaurant uses, pool, landscaping and off-street parking on a roughly 1.27 acre site at 1551 North Palm Canyon Drive. (Ken Lyon, RA, Associate Planner)**

Edward Robertson, Principal Planner, presented an overview of the proposed project as described in the staff report.

The Commission discussed the proposed project.

**ACTION:** To approve Case 5.1284 PD 360, a Final Planned Development for the Arrive Hotel, subject to Conditions of Approval.

**Motion Leslie Munger, 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 Calderine

**ABSENT:** Kathy Weremiuk

**3. PUBLIC HEARINGS:**

- 3A. Case 5.1289 CUP - An application by the Copa Room Inc. for a Conditional Use Permit for a new cocktail lounge and nightclub in a renovated 6,000-square foot existing building located at 244 East Amado Road, Zone REO, Section 14 Master Plan. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)**

Glenn Mlaker, Assistant Planner, presented the proposed project as outlined in the staff report dated January 9, 2013.

Chair Donenfeld opened the public hearing:

-Tony DiLombo, applicant, addressed the proposed parking configuration and was available for questions from the Commission.

There being no further comments the public hearing was closed.

The Commission discussed the proposed project.

**ACTION:** To approve Case 5.1289 CUP for a new cocktail lounge and nightclub, subject to Conditions of Approval.

**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:** Kathy Weremiuk

**3B. Case 5.1286 CUP - An application by Sparrows Hotel for a Conditional Use Permit to allow the sale of alcohol in the pool building for the convenience of guests at the hotel located at 1330 East Palm Canyon Drive, Zone R-2 / R-3, Section 23. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, presented the proposed project as outlined in the staff report dated January 9, 2013.

The Commission asked clarification from staff on the proposed project.

Chair Donenfeld opened the public hearing:

-Josie Smith, applicant, responded to questions from the Commission.

There being no further appearances the public hearing was closed.

**ACTION:** To approve, subject to Conditions of Approval.

**Motion Leslie Munger, seconded by Lyn Calerdine 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:** Kathy Weremiuk

**PLANNING COMMISSION COMMENTS:**

Commissioner Calerdine congratulated staff on the commencement of work on the rehabilitation of Coco's driveway.

Chair Donenfeld questioned the fees charged at the parking structure located across the street from the museum. Director Ewing responded that he would follow-up with John Raymond, Economic Development Director, to provide an update on the parking situation.

Commissioner Munger requested staff provide the interview questions for the AAC candidates for the Commission's review. Staff provided an update on the status of the AAC vacancies.

**PLANNING DIRECTOR'S REPORT:**

Director Ewing reported that the City Council will review the conditional use permit for the Sparrows Hotel and the historic classification for the J.W. Robinson Hotel. He noted that the meeting of February 27, 2013 may be cancelled.

Commissioner Calderine commented on the Director's upcoming retirement and questioned the status of hiring of a new Planning Director.

Staff provided an update on the review process for the Palm Springs Downtown project.

Commissioner Munger requested coverage for the AAC meeting of January 22, 2013. She noted that she would not be in town during the last week in February through the first two weeks in March.

**ADJOURNMENT:**

There being no further comments the Planning Commission adjourned at 2:20 pm to Wednesday, January 23, 2013, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

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Craig A. Ewing, AICP  
Director of Planning Services

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
January 23, 2013  
Council Chamber, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALL TO ORDER:**

Chair Donenfeld called the meeting to order at 1:31 pm.

<b>ROLL CALL:</b>	<b>Present This Meeting:</b>	<b>Present to Date:</b>	<b>FY: 2012 / 2013 Absences:</b>
Lyn Calerdine	X	13	0
Philip Klatchko	X	12	1
Leslie Munger		12	1
J.R. Roberts	X	13	0
Kathy Weremuik		11	2
Doug Hudson, Vice Chair	X	13	0
Doug Donenfeld, Chair	X	12	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 pm on Thursday, January 17, 2013.

**ACCEPTANCE OF THE AGENDA:**

Chair Donenfeld reported that a request for continuance has been received for Item 5.1282 CUP and 5.1283 CUP, Intervention 911.

Commissioner Hudson noted that he would be recusing from 3B, Case 5.1292 CUP, due to financial conflict of interest.

The agenda was approved, as amended.

**PUBLIC COMMENTS:**

Chair Donenfeld opened public comments:

-Larry Fechter, (Deepwell Neighborhood resident) spoke in reference to Item 2A, Case 5.1282 CUP and 5.1283 CUP, spoke in opposition of the proposed projects.

-Tom Stansbury, (Deepwell Neighborhood resident), spoke in reference to Item 2A, Case 5.1282 CUP and 5.1283 CUP Intervention 911, spoke in opposition of the proposed projects.

-Jonathon Rosenblatt, (Deepwell Neighborhood resident), spoke in reference to Item 2A, Case 5.1282 and 5.1283 CUP, commented on the short turnaround notice of the agenda to round up the neighbors.

-Eric McLaughlin, applicant, Item 2A, Case 5.1282 CUP and 5.1283 CUP, commented on difficulty of this project without a classification to regulate sober living facilities and requested postponement of items to a later date.

There being no further appearances public comments was closed.

**1. CONSENT CALENDAR:**

Commissioner Klatchko requested clarification on the retroactive time extension request for Item 1C. Staff provided an update on the status of establishing criteria for time extension requests.

Commissioner Calerdine disclosed that five (5) years ago, his firm was involved in the EIR preparation for Item 1C, Case 5.0996 PD 292; and clarified that he does not have a conflict of interest.

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

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

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

**ABSENT:** Leslie Munger, Kathy Weremiuk

**1A. Draft minutes of November 7, 2012.**

Approved, as presented.

**1B. Case 3.3108 MAJ - A request for a one-year time extension by Indian Oasis**

**Self Storage, LP, for the previously approved construction of a 65-unit self storage facility located at 900 San Luis Rey Drive, Zone M-1, Section 20. (Project Planner: Glenn Mlaker, Assistant Planner)**

Approved, as presented.

**1C. Case 5.0996-PD 294 - A request for a one-year time extension by Wessman Development for the previously approved Crescendo Planned Development District 294; a 79-lot high-end single-family residential development in a 42.2-acre parcel located along West Racquet Club Road and Vista Grande Avenue; Zone R-1-A/PDD-294, Section 3. (Project Planner: Edward Robertson, Principal Planner)**

Approved, as presented.

**2. OTHER BUSINESS:**

**2A. Case 5.1282 CUP and 5.1283 CUP Intervention 911 - Appeal of Planning Director's determination.**

**ACTION:** To continue to a date certain of February 13, 2013.

**Motion Lyn Calerdine, seconded by Vice Chair Hudson and unanimously carried 5-0 on a roll call vote.**

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

**ABSENT:** Leslie Munger, Kathy Weremiuk

**3. PUBLIC HEARINGS:**

**3A. Case 5.1291 CUP - A request by Craig Wireless for a Conditional Use Permit to install commercial communication antennae on the roof of an existing building located in the business park at 401 Radio Road, Zone M-1, Section 34. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report in the staff report dated January 23, 2013.

Chair Donenfeld opened the public hearing:



-Bob Lienhard, applicant, addressed questions from the Commission and provided further details.

There being no further appearances the public hearing was closed.

**ACTION:** To recommend approval to the City Council, subject to Conditions of Approval, as amended:

-Location of communication antenna shall be on rooftop towards the center of the building.

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

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

**ABSENT:** Leslie Munger, Kathy Weremiuk

**3B. Case 5.1292 CUP - A request by Craig Wireless for a Conditional Use Permit to install commercial communication antennae on the roof of an existing office building located at 1330 North Indian Canyon Drive, Zone R-3, Section 11. (Project Planner: David A. Newell, Associate Planner)**

Vice Chair Hudson noted his abstention on this item and left the Council Chamber at 2:11 pm.

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated January 23, 2013.

Chair Donenfeld opened the public hearing:

-Bob Lienhard, applicant, responded to questions from the Commission and provided further details.

There being no further comments the public hearing was closed.

Associate Planner Newell noted a correction on the draft resolution, PLN 7, the maximum height of the antenna is 41 feet from finished grade.

**ACTION:** To recommend approval to the City Council, subject to Conditions of Approval.

**Motion Philip Klatchko, seconded by Lyn Calerdine and carried 4-0 on a roll call vote.**

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

**ABSENT:** Leslie Munger, Kathy Weremiuk

**RECUSE:** Vice Chair Hudson

**PLANNING COMMISSION COMMENTS:**

No comments were reported.

Vice Chair Hudson re-entered the Council Chamber at 2:20 pm.

**PLANNING DIRECTOR'S REPORT:**

Principal Planner Robertson updated the Commission on:

\*The posting of vacancies for the Architectural Advisory Committee and the City's notification process for agenda notification.

\*The time of meeting for the Planning Commission meetings.

\*The Planning Director's upcoming retirement party.

**ADJOURNMENT:**

There being no further comments the Planning Commission adjourned at 2:27 pm to Wednesday, February 13, 2013, at 1:30 pm, at City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

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Edward O. Robertson  
Principal Planner

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
February 13, 2013  
Council Chamber, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALL TO ORDER:**

Chair Donenfeld called the meeting to order at 1:34 pm.

<b>ROLL CALL:</b>	<b>Present This Meeting:</b>	<b>Present to Date:</b>	<b>FY: 2012 / 2013 Absences:</b>
Lyn Calerdine	X	14	0
Philip Klatchko	X	13	1
Leslie Munger		13	1
J.R. Roberts	X	14	0
Kathy Weremuik		12	2
Doug Hudson, Vice Chair	X	14	0
Doug Donenfeld, Chair	X	13	1

\*Commissioner Weremuik arrived at 1:37 pm.

**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 pm on Thursday, February 7, 2013.

**ACCEPTANCE OF THE AGENDA:**

Chair Donenfeld reported that a request from staff for a continuance on Item 2A, Case 5.1252 GPA/CUP has been received.

The Commission unanimously accepted the agenda, as presented.

*(This item was voted on out of order.)*

**2. PUBLIC HEARING:**

**2A. Case 5.1252 GPA / CUP - A request by Garnet Solar Power Generation Station 1, LLC, for a General Plan Amendment to allow renewable energy uses within the "D" (Desert) Land Use designation and a Conditional Use Permit (CUP) to construct and operate a 5.0-megawatt solar energy conversion system consisting of 17,000 photovoltaic panels on approximately 39.7 acres of the 134.3-acre site located at 5400 North Indian Canyon Drive, Section 23, Zone W and W-M-1-P. (Project Planner: David A. Newell, Associate Planner)**

ACTION: To continue to a definite date of March 13, 2013.

**Motion Lyn Calerdine, 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:** Kathy Weremiuk

**PUBLIC COMMENTS:**

Chair Donenfeld opened public comments:

The following persons spoke in reference to Item 3B, Case 5.1282 and 5.1283:

- Diane Ross, commented against the hotel classification because of insufficient parking.
- Lyn Futterer, would like to see a conditional use permit imposed on the properties.
- Jim King, commented against a rehabilitation facility in the neighborhood.
- Michael Goldman, commented about the support that he's received at the sober living home.
- Emily Hubble, commented about the supportive environment that she's received at the sober living facility.
- Kirkham Avent, spoke about the support he receives from staying at the transition living home.
- Ken Seeley, applicant, clarified that these facilities are not treatment centers; they are safe place for clients to live in.
- Les Wheeler, not opposed to the sober living facility; however, is concerned that this is the proper use for this site.

- Jonathon Rosenblum, would like to get clarification on the type of use for this facility.
- Dave Baron, Slovak Baron & Empey LLP, urged the city to create an ordinance for sober living facilities to accommodate the residents.
- Maureen Flannery, legal representation for the applicant, addressed concerns for the proposed sober living facilities.

There being no further appearances public comments was closed.

### **1. CONSENT CALENDAR:**

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

**Motion Kathy Weremiuk, seconded by Leslie Munger and unanimously carried on a roll call vote.**

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

#### **1A. Draft minutes of November 14, 2012 and November 28, 2012.**

Approved, as presented.

**1B. Case 3.3620 MAA - An application by William Nicholson, to construct approximately 884-square foot three-car garage and house repaint on a hillside lot located at 2211 N. Vista Drive, Zone R-1-B, Section 3. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)**

Approved, as presented.

### **3. OTHER BUSINESS:**

**3A. Case 5.1290/PD-361 / Block C-1 - A preliminary Planned Development District (PDD) project by Wessman Development within Block C of the Museum Market Plaza Specific Plan area for a hotel of approximately 185 rooms and various accessory and ancillary uses, including building height in excess of sixty (60) feet, located at the northwest corner of West Tahquitz Way and North Palm Canyon Drive. (Project Planner: Edward Robertson, Principal Planner)**

-John Wessman, applicant, provided an overview of the revisions made to the elevations and building architecture of the proposed hotel. Mr. Wessman described the redesign to the architecture and incorporation of several articulations on all side elevations such as projecting balconies and vertical fins to break the long walls of the hotel.

Vice Chair Hudson expressed appreciation to the Wessman design team for the revisions made to the proposed hotel. He indicated that this is textbook process on what can be done during a public review process to make a project better. It's an example of what an architectural DNA can do to a project where the massing of this building is not that much different but just using application of materials and techniques enriches the project and makes it what Palm Springs so famous for. He encouraged the applicant to apply this architectural DNA to the rest of the project. He commented that the landscape architecture is very important, such as the benches, street furniture and fountains. He encouraged the City to utilize Public Arts funding for specific artwork of this size such as a mural, mosaic artwork or a fountain to tie this project with the architecture.

Commissioner Calerdine commended the design team and requested clarification on the proposed colors for the hotel. He suggested keeping the Marilyn statue on the Tahquitz Canyon Way corner.

Commissioner Munger thanked Mr. Wessman for going the extra mile and spoke in favor of the architectural redesign and particularly liked the turquoise and gold/yellow colors on the building.

Commissioner Roberts said that because of its location this site deserved the best architecture and the Wessman team has brought design excellence. It is a very beautiful piece of architecture. He commented that the proposed colors are perfect and fit the architecture beautifully. The designs and finishes are great and especially likes the water fountain. Mr. Roberts encouraged the public art component to be special and unusual and fit the architecture. He suggested that the design team be included as a part of the landscaping group because of the sensitivity they exhibited towards the design of the building.

Commissioner Weremuik spoke in favor of the revisions to the proposed hotel and commented that the landscaping and public art are a very important part of the project. She noted that since the design team did such a great job that she would prefer that they present the colors of the building.

Chair Donenfeld spoke in favor of the architectural revisions to the proposed hotel and noted that it catches the legacy of the mid-century architectural style of our city but it is a very progressive looking building, as well. It will attract all ages and demographics to the City.

Commissioner Roberts disclosed that he had communication with the applicant regarding a rendering of the project.

Vice-Chair Hudson disclosed he had communication with the applicants regarding comments on the design.

Chair Donenfeld disclosed that he had a brief conversation with the applicant regarding the layout of the new design.

Commissioner Calderine disclosed that he had a brief exposure to the initial drawings a few weeks ago.

**ACTION:** To accept the redesign of facade and materials for the hotel of the Palm Springs Downtown project with the following recommendations:

- A stronger emphasis is given to the landscape design.
- A more integrated attitude about the public art component.
- The design team to propose the colors for the building.

**Motion Vice Chair Hudson, seconded by Chair Donenfeld and unanimously carried on a roll call vote.**

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

**3B. Case 5.1282 / 5.1283 - An Appeal of the Planning Directors Determination that the appellant's proposed uses are not a hotel. For two parcels, 1590 East Palm Canyon Drive and 1425 Via Soledad; Zone R-2 (Project Planner Ken Lyon RA, Associate Planner)**

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated February 13, 2013.

Commissioner Munger disclosed that she lives in the Deepwell Neighborhood and has not participated in any discussions regarding this item.

The Planning Commission discussed the current use for the appellant's two properties.

Jim Webb, Deputy Chief and Fire Marshall, provided clarification on fire code regulations.

Commissioner Munger expressed concern with the insufficient parking for the current uses.

Commissioner Weremiuk commented that the current use is not configured as an apartment building or a hotel and many of the issues could be addressed with a conditional use permit.

Commissioner Calerdine noted that the zoning for this type of use needs to be updated and would be voting against the motion.

**ACTION:** To deny the appeal and uphold the Planning Director's decision.

**Motion J.R. Roberts, seconded by Kathy Weremiuk and carried 6-1 on a roll call vote.**

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

**NOES:** Lyn Calerdine

Staff reported that this decision may be appealed to the City Council within 10 working days at the City Clerk's office.

#### **PLANNING COMMISSION COMMENTS:**

The Commission commented on the following:

- \*A preference for drawings submitted for the Commission's review on (8 1/2 x 11) instead of the 11 x 17 larger sizes.
- \*An interest in attending a tour of the DWA facility, as previously discussed.
- \*Commissioner Munger would not be in attendance for the next two meetings.
- \*A checklist to include applicants color photos for the Commission's review.
- \*Electronic copy of exhibits available on City webpage.
- \*The meeting of Feb. 27, 2013 will be cancelled.
- \*A study session will be held on March 6, 2013.
- \*The status of the AAC vacancies.
- \*An update on the hiring of the new Planning Director.

#### **PLANNING DIRECTOR'S REPORT:**

Chair Donenfeld provided an overview of the tasks associated with Community Development Block Grant program and requested a representative from the



Commission to cover the two meetings during his absence. The Commission discussed their availability.

**ADJOURNMENT:**

There being no further comment the Planning Commission adjourned at 3:37 pm to Wednesday, March 6, 2013, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

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Edward O. Robertson  
Principal Planner

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