

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
March 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 1:30 pm.

ROLL CALL:	PRESENT THIS MEETING:	PRESENT TO DATE:	FY: 2012 / 2013 ABSENCES:
Lyn Calerdine		15	1
Philip Klatchko		14	2
Leslie Munger		13	3
J.R. Roberts	X	16	0
Kathy Weremiuk	X	14	2
Doug Hudson, Vice Chair	X	14	2
Doug Donenfeld, Chair	X	16	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 pm on Thursday, March 7, 2013.

ACCEPTANCE OF THE AGENDA:

The agenda was approved, as presented.

PUBLIC COMMENTS

Chair Donenfeld opened public comments and no appearances coming forward public comments was closed.

1. CONSENT CALENDAR

ACTION: Approve, Items 1A and 1B, as part of the Consent Calendar, as presented.

Motion Kathy Weremiuk, seconded by Vice Chair Hudson and unanimously carried 4-0 on a roll call vote.

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

1A. Case 3.2172 MAA - A request by Bill and Madelyn Trainor for approval of a Major Architectural Application (MAA) for a renovation and addition of an existing single family home on a hillside lot at 295 Camino Carmelita. (KL)

Approved, as submitted.

1B. Case 3.3622 MAA - A request by Mark Sheard and Dusty Atkins for a Minor Architectural Application (MAA) for the construction of a steel framed shade structure at the rear of the residence to facilitate solar array at the hillside property located 2494 North Vista Drive, Zone R-1-B, Section 3. (DN)

Approved, as submitted.

2. OTHER BUSINESS: None.

3. PUBLIC HEARINGS:

3A. 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, Zones W and W-M-1-P, Section 23. (DN)

David A. Newell, Associate Planner, presented the proposed project as outlined in the staff report dated March 13, 2013.

Chair Donenfeld opened the public hearing:

-Billy Owens, applicant, provided information pertaining to the proposed project, mining operation and their request to defer or waive the utility undergrounding.

There being no further appearances public comments was closed.

The Commission discussed the applicant's request to defer the undergrounding of utilities and the details of the mining operation.

ACTION: To recommend approval to the City Council, as amended.

- Extend the time limit on solar use for five additional years.
- The required on-site fencing shall be installed in such a way that will allow unimpeded movement of wildlife through the site.

Motion Kathy Weremiuk, seconded by Vice Chair Hudson and unanimously carried 4-0 on a roll call vote.

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

ACTION: To recommend to the City Council that all proposed utility lines shall be installed underground.

Motion J.R. Roberts, seconded by Vice Chair Hudson and unanimously carried 4-0 on a roll call vote.

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

PLANNING COMMISSION COMMENTS:

The Commission thanked Director Ewing wholeheartedly for his service to the City.

Chair Donenfeld spoke in memory of Patrick McGrew and his service to the Historic Site Preservation Board.

PLANNING DIRECTOR'S REPORT:

Director Ewing provided an update on the upcoming planning related items for the City Council meeting.

ADJOURNMENT:

In memory of Patrick McGrew, the Planning Commission adjourned at 2:23 pm to March 27, 2013 at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Edward O. Robertson
Principal Planner

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
April 10, 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 1:30 pm.

ROLL CALL:

Chair Donenfeld	All present
Vice Chair Hudson	All present
Lyn Calerdine	All present
Philip Klatchko	All present
Leslie Munger	All present
J.R. Roberts	All present
Kathy Weremuik	All present

STAFF PRESENT: Margo Wheeler, Edward Robertson, Terri Hintz, Savat Khamphou and Carol Templeton

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 5:00 pm on Thursday, April 4, 2013.

ACCEPTANCE OF THE AGENDA:

Commissioner Klatchko requested Item 1B. Case 5.1135 PD 334, pulled from the Consent Calendar for separate discussion. The agenda was accepted, as amended.

PUBLIC COMMENTS:

Chair Donenfeld opened public comments:

- Robert Pontelle, representing the applicant for Item 1B, noted his availability to answer questions from the Commission.
- Paula Auburn, chair, Sunrise Vista Chino Neighborhood Organization, expressed concern that proper notification for Item 2A (O'Reilly Automobile Stores) was not received in time to comment at the Architectural Advisory Committee meeting.

There being no further questions public comments was closed.

1. CONSENT CALENDAR:

(Noting Commissioner Weremuik's abstention on the minutes of Jan. 9 and 23, 2013 and Commissioner Munger's abstention on the minutes of Jan. 23 and Feb. 13, 2013.)

1A. Minutes of January 9 and 23 and February 13, 2013.

ACTION: Approve.

Motion Kathy Weremiuk, seconded by Lyn Calerdine and unanimously carried on a roll call vote.

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

1B. Case 5.1135 / PD 334 Time Extension - A request by SHP III Riverside, LLC, (formally known as Rainbow Vision) for a one-year time extension for a previously approved 184-unit condominium project located at the southwest corner of East Palm Canyon Drive and Matthew Drive, Zone WR-3, Section 30.

Principal Planner provided a summary of the staff report.

Robert Pontelle, representing the applicant, addressed questions from the Commission pertaining to their plans to build out the project as originally approved and addressed the critical habitat of endangered species.

The Commission directed staff to work on establishing for time extension requests and to include recent and prior actions in the staff reports.

ACTION: Approve, a one-year time extension, subject to Conditions.

Motion J.R. Roberts, 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 Calerdine, Kathy Weremiuk

2. OTHER BUSINESS:

2A. Case 3.3616 MAJ - O'Reilly Automobile Stores for the construction of a new 7,881-square foot building on a 40,971-square foot pad site; review of site and landscape

plans including building elevations at the Palm Springs Market Place Shopping Center, 1717 East Vista Chino Road, Zone CSC, Section 21.

Principal Planner presented the project as outlined in the staff report.

Staff discussed the administrative process to notify neighbors for Minor Architectural Approvals and bringing back the landscape plans for further review.

The Commission encouraged the applicant to present the landscape plan to interested neighborhood organizations.

ACTION: Approve, subject to Conditions, as amended:

1. Revised landscape plan be submitted for final approval by the Planning Commission;
2. The applicant to present landscape plan to interested neighborhood organizations;
3. Add a condition prohibiting the repairs of individual automobiles within the O'Reilly Auto Parts store parking lot;

Motion Kathy Weremiuk, seconded by Lyn Calderine 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

PLANNING COMMISSION COMMENTS:

The Commission discussed and/or commented on:

- The need for full size, color plans to review.
- The status of the unkept landscape at the Sunrise Shopping Center.
- Solar energy projects.
- Question of meetings later in the day for greater public participation.
- Need input from City Council as to extensions of time. Possible study session topic.

PLANNING DIRECTOR'S REPORT:

Director Wheeler commented on the following items:

1. Will be scheduling individual appointments with each Commissioner.
2. Study session topics needed.

3. Schedule periodic training for the Commission.
4. Shorten the Planning Commission staff reports.
6. Consider meeting for lunch prior to the Planning Commission for social interaction.
7. Working with the applicants to send the plans electronically.

ADJOURNMENT:

The Planning Commission adjourned at 2:41 pm to Wednesday, April 24, 2013, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services

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