

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
April 24, 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 1:32 pm.

ROLL CALL:

Present: Donenfeld, Calerdine, Klatchko, Munger, Roberts and Weremuik
Hudson was absent

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 6:00 p.m. on Thursday, April 18, 2013.

ACCEPTANCE OF THE AGENDA:

The agenda was approved, as presented.

PUBLIC COMMENTS:

Chair Donenfeld opened public comments:

- Kathleen Adams, president, The Canyon HOA, spoke in reference to Item 2A, suggested parking restrictions on Belardo Road be imposed to minimize the congestion.
- Frank Tysen, vice-president, Historic Tennis Club Neighborhood Organization, spoke in reference to Item 2A, expressed concern with the location for this use.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

Commissioner Munger noted her abstention on the minutes of March 6, 2013.

1A. Draft minutes for the meeting of March 6, 2013.

ACTION: Approve.

Motion Philip Klatchko, seconded by Lyn Calerdine and carried 5-1-1 on a roll call vote.

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

ABSENT: Vice Chair Hudson

ABSTAIN: Leslie Munger

2. OTHER BUSINESS:

2A. Case 5.1255 CUP - A review of an existing Conditional Use Permit that authorizes "The Center" to operate a food bank and distribution facility within an office building located at 610 South Belardo Road, Zone PD-77, Section 22.

Principal Planner Robertson provided an update on the operation of the food bank.

The Commission requested clarification on the possibility of imposing parking restrictions on Belardo Road (red curb painting). The Commission noted concern with the tremendous growth in clients and overcrowding.

Gary Costa, Interim Executive Director, addressed the maximum capacity for the building and provided details on their plans to move to another location.

ACTION: Staff to provide a written update in 30 days on:

- Street parking restrictions.
- To allow visits to the distribution facility.

Motion J.R. Roberts, seconded by Lyn Calerdine and unanimously carried 6-0-1 on a roll call vote.

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

ABSENT: Vice Chair Hudson

3. PUBLIC HEARINGS:

3A. Case 5.1293 PDD 362 An application by Joshua Levy for approval of a preliminary and final Planned Development District (PDD) in lieu of a

Change of Zone setting the density of the site at forty (40) patient beds for an assisted living facility and a Conditional Use Permit (CUP) application seeking approval of an assisted living facility use on a roughly 1.1 acre parcel located at 2150 North Palm Canyon Drive (Zone C-1/R-2, Resort Combining Zone, Section 3)

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

Chair Donenfeld opened the public hearing:

- Josh Levy, applicant, provided details on the previous hotel use, larger size rooms, layout of the building and noise mitigation.
- Lance O'Donnell, project architect, described the building layout, architecture and occupancy rates for older hotels along this corridor.
- Cindy Zaech, registered nurse, provided details on management of assisted living homes.
- Josh Levy, applicant, provided a brief description of the proposed project.

There being no further appearances the public hearing closed.

ACTION: Approve, subject to Conditions, as amended:

- Noise Disclosure: The applicant shall make available to all residents a written noise disclosure advising of the presence of a night club in the adjacent building and the potential for noise disturbances during the night-time hours.
- Misting System: The applicant shall install a misting system in the common areas in the courtyard for added resident comfort outdoors.
- Open Showers: The applicant shall make all showers open and fully accessible to residents.

Motion Lyn Calerdine, seconded by Leslie Munger and unanimously carried 6-0-1 on a roll call vote.

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

ABSENT: Vice Chair Hudson

PLANNING COMMISSION COMMENTS:

The Planning Commission discussed their availability to conduct the AAC interviews and agreed on Wednesday, May 22, 2013 at 11:30 prior to their regular Planning Commission meeting.

Commissioner Klatchko requested a discussion item for an upcoming study session to include a zone text amendment for planned developments in lieu of a change of zone.

PLANNING DIRECTOR'S REPORT:

Director Wheeler outlined the upcoming Planning Commission meetings and noted that the next study session would include zone text amendments.

ADJOURNMENT:

The Planning Commission adjourned at 3:20 pm to Wednesday, May 8, 2013, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
MAY 29, 2013
Large Conference Room, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Donenfeld called the meeting to order at 1:36 pm.

ROLL CALL:

Present: Calerdine, Donenfeld, Klatchko, Munger, Roberts, Weremuik
Absent: Hudson

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, Thursday, May 23, 2013.

PUBLIC COMMENTS:

None.

1. APPOINT APPLICANTS TO THE ARCHITECTURAL ADVISORY COMMITTEE AS PART OF THE 2013 ANNUAL RECRUITMENT.

Following a review of the interviewees, the Planning Commission Chair entertained motions.

J.R. Roberts nominated Bill Fauber, Michael Hirschbein, Maria Song and Kenny Cassady as regular members, no alternates, seconded by Leslie Munger.

Second nomination by Lyn Calerdine to appoint Bill Fauber, Michael Hirschbein, Maria Song and Will Kleindienst as regular members with Kenny Cassady as alternate, seconded by Kathy Weremuik.

Vote on the second nomination; motion failed, 1-5.

Vote on primary nomination, 6-0.

Motion by Kathy Weremuik, seconded by Leslie Munger for terms to be set for Michael Hirschbein and Bill Fauber to June 30, 2016. Maria Song and Kenny Cassady to June 30, 2015, approved 6-0.

2. DISCUSSION ITEM: PLANNED DEVELOPMENT DISTRICTS

Margo Wheeler reviewed material distributed.

Commissioner Calerdine explained the Planned Community (PC) procedures in Irvine for villages, commonly about 1000 units.

There was significant discussion on recent small lot single-family projects.

The Planning Commission members all expressed concern about projects being brought forward not in compliance with the General Plan. Gated communities were also a concern.

Staff informed the Commission that a part-time temporary position has been approved to get the zoning map into compliance with the General Plan and eliminate unnecessary General Plan categories.

The Planning Commission offered the following for improving the existing PD ordinance:

- Revisit the "wish list" from the Planning Commission resolution regarding PD's.
- Consider a minimum size for PD's.
- Allow PD's only to deviate from development standards such as height or setback, not zoning category.

Staff was asked to return with potential ordinances for:

- Mixed-use
- Live-work
- Small lots for single-family residences

PLANNING COMMISSION REPORTS, REQUESTS, COMMENTS:

The Planning Commission set the next study session for June 19, 2013 at 11:30 am in the Planning Conference room.

PLANNING DIRECTOR'S REPORT: None.

ADJOURNMENT: The Planning Commission adjourned at 3:28 pm to Wednesday, June 5, 2013, at 1:30 pm, City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services

DRAFT