

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
June 12, 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: Commissioner Calderine, Commissioner Klatchko, Commissioner Munger, Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Hudson and Chair Donenfeld

ABSENT: None

ALSO PRESENT: Planning Director Wheeler, Principal Planner Robertson, Administrative Coordinator Hintz

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, June 6, 2013.

ACCEPTANCE OF THE AGENDA:

Commissioner Roberts requested Item 1B pulled from the Consent Calendar. The agenda was accepted, as amended.

PUBLIC COMMENTS:

Chair Donenfeld opened public comments:

LISA MIDDLETON, chair, Tahquitz Creek Estates Neighborhood Organization, spoke in reference to Item 2B, expressed concern with trash and debris on the vacant property.

PAUL CRIPPAN, Palm Springs, spoke in reference to Item 1B, commented on the lack of maintenance on the site.

DAVID HILLIARD, applicant for Item 1B, addressed the concerns regarding maintenance and upkeep of the property.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: APRIL 24, 2013 and MAY 29, 2013.

ACTION: Approve.

Motion: Commissioner Weremiuk, seconded by Commissioner Calerdine and carried 6-0-1 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Munger, Commissioner Roberts, Commissioner Weremiuk and Chair Donenfeld

ABSTAIN: Vice-Chair Hudson

1B. 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 at 850-990 South Palm Canyon Drive, Zone PD 314, Section 23.

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

Commissioner Weremiuk commented in favor of continuing to allow the applicant to meet with the neighborhood and resolve the issues of maintenance and homeless encampment.

ACTION: To continue to a definite date of June 26, 2013, to allow the applicant to meet with the neighborhood to resolve the maintenance issues and direct staff to bring back code enforcement history and police calls made to the property.

Motion: Commissioner Weremiuk, seconded by Commissioner Munger and unanimously carried on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Munger, Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Hudson and Chair Donenfeld

2. NEW BUSINESS:

2A. **Case 5.1132-PD 333 AMND (Dolce Palm Springs) - A proposal by CDI Ventures, LLC, to amend a previously approved PDD for a 200-room hotel, 50-unit condominium complex and a parking structure to be located at the northeast corner of Amado Road and Calle Alvarado, Zone PDD 333, Section 14.**

Principal Planner Robertson presented the staff report dated June 12, 2013.

LAURIE KIBBY, applicant, described the same drawings that went before the AAC and noted that the sidewalks were not shown and provided details on the proposed project and green initiatives that will be incorporated into development.

MARK PHILP, project architect, provided a presentation of the project site, conceptual plan, connecting streets, meandering sidewalks and the modified plan.

Vice-Chair Hudson noted the significant size of the building and wants to see more 3D images that include looking down at the building, eye-level view points and a shade and shadow study. He spoke in favor of the aesthetics and simple colors, however, noted that the project lacked commercial/retail components and the massing of the building is directed towards the neighborhood.

A recess was taken at 2:49 pm.

The meeting resumed at 3:00 pm.

The Commission made the following comments:

Commissioner Roberts said that he was not concerned with the commercial/retail components of the project; the hotel and restaurant will hopefully attract the general public.

Commissioner Klatchko saw significant interest in pedestrian public and private sphere linking to convention center.

Commissioner Weremiuk is not convinced retail component is important; stressed importance of shade and street trees.

Commissioner Munger believes retail enhances resort/convention center.

Vice-Chair Hudson said they should provide bikes for guests.

Bill Fauber, AAC Vice-Chair, provided comments that were made during the AAC meeting of April 22, 2013.

John Raymond, Economic Development Director, provided background information on the site and addressed the parking scheme proposed for the project.

The Commission requested these comments be forwarded to the City Council.

Commissioner Calerdine suggested curvilinear connection to Alvarado and median consideration on Avenida Caballeros.

Vice-Chair Hudson requested studies (shade and shadow / photographic for the increasing distance to the adjacent residential properties).

Commissioner Roberts suggested clearer and more developed streetscape plan; a better connection to the convention center.

Commissioner Weremiuk requested a streetscape plan that includes sidewalk and bike and a clearer review of sustainable features.

ACTION: Approve, based upon the Mitigated Negative Declaration No. 200700845, subject to the attached conditions of approval, as amended:

- Avenida Caballeros shall have minimum 8' sidewalks w/ shade trees on private property pursuant to fig. 5-6 and 5-7 in Section 14 Specific Plan.
- Amado Road shall have a minimum 5' sidewalk, 4' parkway and shade trees spacing out 30' or less per Section 14 Specific Plan.
- For Amado Road and Avenida Caballeros the planting material along the street frontages shall be pursuant to Table 5-5 and 5-6 within Section 14 Specific Plan.
- Streetscape furniture shall be provided along Avenida Caballeros subject to approval of Director of Public Works pursuant to Section 14 Specific Plan.
- Crosswalks at Avenida Caballeros and Calle Amado shall meet paving requirements of Section 14 Specific Plan 5.2.13.

Motion: Commissioner Calerdine, seconded by Commissioner Roberts and unanimously carried on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Munger, Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Hudson and Chair Donenfeld

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commissioner Klatchko commented on the AAC meeting that included the new AAC members.

Vice-Chair Hudson appreciated the joint session with the Tribal Planning Commission and suggested a joint meeting with the City Council in the future.

Commissioner Roberts suggested a timeline to establish a bike lane.

Commissioner Munger asked if the Commission would go DARK in August.

Commissioner Calderine suggested a budget request list for City to pursue projects.

Commissioner Weremiuk suggested the Commission discuss the joint session with the Tribe.

The Measure J funding list was requested to follow-up.

PLANNING DIRECTOR'S REPORT:

Director Wheeler reported a study session would be held on July 10th at 11:30 am.

ADJOURNMENT:

The Planning Commission adjourned at 3:48 pm to Wednesday, June 26, 2013, at 1:30 pm in the Council Chamber, City Hall, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services

CITY OF PALM SPRINGS
PLANNING COMMISSION STUDY SESSION MINUTES
JULY 10, 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 11:42 am.

ROLL CALL:

Present: Commissioner Calerdine, Chair Donenfeld, Commissioner Klatchko,
Commissioner Lowe, Commissioner Roberts, Commissioner Weremiuk
Absent: Vice-Chair 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, Wednesday, July 3, 2013.

ACCEPTANCE OF THE AGENDA:

The Planning Commission accepted the agenda as presented.

PUBLIC COMMENTS:

None.

1. DISCUSSION: PLANNED DEVELOPMENT DISTRICTS (PDD'S)

Director Wheeler introduced the study session material by reviewing the staff report and backup, the material on the proposed General Plan amendment to alter categories and density ranges was discussed.

Commissioner Roberts indicated that his biggest issue is that the Planned Development District Ordinance allows wholesale deviation from code;

tantamount to a variance, without requisite public benefit. He asked about the role of staff.

Director Wheeler indicated that developers bring in projects with full expectation that Planned Development is the one way they wish to proceed.

Commissioner Klatchko asked about findings.

Director Wheeler indicated that currently the code requires the Conditional Use Permit findings to be made even though the action is in lieu of rezoning.

Chair Donenfeld believes that the ordinance is inadequate, conditions need to be better.

Commissioner Weremiuk added that design standards are also needed while still allowing flexibility for developers.

Commissioner Roberts mentioned having different standards for different areas, with better public benefit.

Commissioner Calerdine discussed importance of zoning compliance with the General Plan and that overlay zoning may be considered.

Commissioner Weremiuk shared an example from Santa Monica where public benefit was negotiated, for example contributing toward existing Day Care Centers rather than building new.

Commissioner Calerdine said Neighborhood Organizations have lists of prioritized Capital Improvement Projects for their neighborhoods that could be used to determine public benefit.

Chair Donenfeld felt that public benefit must be off-site so that it is public.

Commissioner Weremiuk added but not sustainability, which benefits the entire community.

Commissioner Klatchko added if we don't use overlays it's important to refer to underlying zoning.

Commissioner Roberts brought up the important issue of gated communities. He doesn't see Palm Springs like Rancho Mirage with "miles of aisles." We need to look at this sooner than later.

Commissioner Calerdine said the General Plan has a policy prohibiting gated communities with walls around entire neighborhoods. We need creative remedies like non-revocable public access to bicyclists and pedestrians.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

The Planning Commission asked for a Planning Commission / City Council Workshop to follow up.

PLANNING DIRECTOR'S REPORT: None.

ADJOURNMENT: The Planning Commission Study Session adjourned at 1:12 pm to Wednesday, July 10, 2013, at 1:30 pm City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services