

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
June 26, 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 Calerdine, Commissioner Klatchko, Commissioner Munger, Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Hudson and Chair Donenfeld

ABSENT: None

ALSO PRESENT: 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 20, 2013.

ACCEPTANCE OF THE AGENDA:

Commissioner Klatchko recused himself on Item 2D due to a business related conflict of interest.

Commissioner Roberts recused himself on Item 2A due to a property related conflict of interest.

PUBLIC COMMENTS:

Chair Donenfeld opened public comments:

GREG GILMAN, Tahquitz River Estates Neighborhood Organization, spoke in reference to Item 1B, commented on the applicant complying with the neighborhood to address their issues.

PAUL CRIPPAN, spoke in reference to Item 1B, (lives across the street from the property) urged the Commission not to extend the entitlements for more than one year.

DAVID HILLIARD, applicant, Item 1B, addressed the issues of concern relating to time extension request.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

Commissioner Munger requested a correction on page 2 of the minutes and requested Item 1B pulled from the Consent Calendar for separate discussion.

ACTION: Approve.

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

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

1A. APPROVAL OF MINUTES: JUNE 5, 2013

Approved, as amended.

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 A 850-990 SOUTH PALM CANYON DRIVE, ZONE PD 314, SECTION 23. (GM)

Commissioner Munger inquired about the frequency of trash removal.

Vice-Chair Hudson inquired about the anticipated site preparation for soil stabilization.

Commissioner Roberts requested that staff make a record of the Commission's comments on their intention to approve this time extension for one more year and scrutinize the project if it returns for another time extension in the future.

ACTION: Approve a one-year time extension from July 12, 2013 to July 11, 2014.

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

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

2. PUBLIC HEARINGS:

2A. CASE 3.3577 MAA, 7.1375 AMM & 5.1300 CUP - SCHNABEL HOUSE FOR THE RENOVATION AND ADDITON TO AN EXISTING HOUSE ON A HILLSIDE LOT TOTALING 4,308-SQUARE FEET; AN ADMINISTRATIVE MINOR MODIFICATION FOR REDUCTION OF SETBACKS AND MODIFICATION OF BUILDING HEIGHT; A CONDITIONAL USE PERMIT FOR A 518-SQUARE FOOT CASITA LOCATED AT 420 WEST CHINO CANYON ROAD, ZONE R-1- A, SECTION 3. (GM)

Commissioner Roberts left the Council Chamber at 1:52 pm.

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

Chair Donenfeld opened the public hearing:

SEAN LOCKYER, project architect, provided a presentation of the site plan, property lines, street view and computer simulation of proposed building.

JOHN WESSMAN, stated that he owns 30 acres across the street from the proposed project and the street is planned to be widened in the future.

KORT SCHNABEL, applicant, commented on the landscape and preservation of views.

There being no further appearances the public hearing was closed.

Vice-Chair Hudson expressed appreciation to the development team for their efforts in providing the computer simulation of the proposed project and maintaining the height of 13 feet.

The Commission requested clarification on the landscape (height of the trees) and roof materials.

Vice-Chair Hudson noted concern with the number of trees and their height and encouraged the applicant to provide desert appropriate shrubs to maintain their privacy.

ACTION: Approve, subject to Conditions, as amended:

Roof color shall be off-white.

The trees shall be maintained to a maximum height of 12' - 20'.

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

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

ABSTAIN: Commissioner Roberts

A recess was taken at 2:27 pm.

The meeting reconvened at 2:36 pm.

2B. CASE 5.1298 CUP - ANDREW WOOSTER ON BEHALF OF A & J CHAMPION, LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A KENNEL (DOG CARE, BOARDING AND GROOMING) WITHIN A 3,552-SQUARE FOOT SPACE OF A MULTI-TENANT INDUSTRIAL PARK BUILDING LOCATED AT 5000 CALLE SAN RAPHAEL, ZONE M-1, SECTION 20. (DN)

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

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

Commissioner Munger expressed concern with the hours of operation and requested a stipulation to include no overnight boarding.

Commissioner Weremiuk said she had concern with overnight boarding because of no outdoor space available.

Chair Donenfeld deferred this item until the end of the meeting to allow staff to contact the applicant to advise him of the meeting.

2C. CASE 8.256 SIGN VARIANCE - BEST SIGNS, INC. ON BEHALF OF APHM ZOSO, LLC FOR A SIGN VARIANCE TO SECTION 93.20.06(A)(2) OF THE ZONING CODE TO VARIOUS SIGNS AT THE RESORT HOTEL LOCATED AT 150 SOUTH INDIAN CANYON DRIVE, ZONE RA, SECTION 14. (DN)

Director Wheeler presented the proposed project as outlined in the staff report.

Chair Donenfeld opened the public hearing:

JIM CROSS, Best Signs, (representing the applicant) provided details pertaining to the style, color and dimensions of the signage.

There being no further appearances the public hearing was closed.

The Commission discussed the height of the block letters.

Commissioner Munger made an amendment to the motion seconded by Commissioner Calerdine to approve the size of the block letters to 40-inches in height.

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

NOES: Vice-Chair Hudson, Commissioner Klatchko

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

ACTION: Approve, subject to conditions, as amended:

To increase the block letters from 36-inches to 40-inches in height.

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

2D. CASE 5.1294-GPA/ZC - A PROPOSAL BY THE CITY TO AMEND THE CURRENT GENERAL PLAN AND ZONING DESIGNATIONS OF SEVEN SEPARATE PARCELS TOTALLING APPROXIMATELY 18.8 ACRES TO HIGH DENSITY AND MULTIPLE-FAMILY RESIDENTIAL. (ER)

Commissioner Klatchko recused himself on this item and left the Council Chamber at 2:03 pm.

Principal Planner Robertson provided a brief overview of the proposed project.

Chair Donenfeld opened the public hearing:

NICOLE CRISTE, Terra Nova Consulting, (representing the City of Palm Springs) provided background information on the mandatory State requirements to update the Housing Element.

There being no further appearances the public hearing was closed.

Commissioner Calerdine noted that a map was not included to identify the location of each of the sites.

The Commission requested clarification on other locations available to provide housing and the allowed uses in the R-3 zone.

ACTION: To recommend approval of the Negative Declaration, the General Plan Amendment and Zone Change to the City Council, with comment to direct staff to provide further review to determine if the parcels are required for affordable housing designation.

Motion: Commissioner Weremiuk, seconded by Commissioner Munger and carried 5-1 on a roll call vote.

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

(THIS ITEM WAS HEARD OUT OF ORDER.)

2B. CASE 5.1298 CUP - ANDREW WOOSTER ON BEHALF OF A & J CHAMPION, LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A KENNEL (DOG CARE, BOARDING AND GROOMING) WITHIN A 3,552-SQUARE FOOT SPACE OF A MULTI-TENANT INDUSTRIAL PARK BUILDING LOCATED AT 5000 CALLE SAN RAPHAEL, ZONE M-1, SECTION 20. (DN)

Chair Donenfeld re-opened the public hearing:

ANDREW WOOSTER, applicant, was available for questions from the Commission.

There being no further appearances the public hearing was closed.

The Commission requested clarification on the hours of operation, overnight boarding, outdoor space and overnight staffing in shifts.

Commissioner Munger requested the entire building be supplied with air conditioning.

Commissioner Calerdine made an amendment to the motion seconded by Commissioner Roberts to allow overnight boarding.

AYES: Commissioner Klathko, Commissioner Roberts, Vice-Chair Hudson, Commissioner Calerdine
NOES: Commissioner Munger, Commissioner Weremiuk, Chair Donenfeld

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

To allow overnight boarding.

There shall be staff on duty and awake 24 hours a day.

The entire leased space shall be air-conditioned.

All State and County Licenses shall be obtained and maintained.

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

A recess was taken at 4:00 pm.

The meeting resumed at 4:06 pm.

3. UNFINISHED BUSINESS:

3A. CASE 5.1290 PD 361 - PRESENTATION OF THE REDESIGNED KIMPTON ANNEX BUILDING LOCATED AT THE NORTHWEST CORNER OF WEST TAHQUITZ CANYON WAY AND NORTH PALM CANYON DRIVE.

Director Wheeler reported that this is a presentation only and no Planning Commission action is required.

JOHN WESSMAN, applicant, provided a presentation of the redesigned Downtown - Kimpton Annex Building.

Commissioner Weremiuk commented that this architecture looks heavier.

Commissioner Calerdine commented that the roof facing Palm Canyon would make excellent view space.

Commissioner Klatchko noted that the mass has increased for the adjacent building and now as high as the hotel; he likes that the Palm Canyon facade is lower and the setbacks for plaza use.

Commissioner Weremiuk does not have a problem with the height but darker color makes it feel larger even though moved back. Work on architecture to "feel lighter" and "less boxy".

Commissioner Roberts said that he is supportive of the different architectural character. The hotel has a lightness; however the building with the orange color has a "bulky" feel

and out of place. He encouraged the applicant to bring a different architectural character to the building; he liked the gold/yellow color of the building.

Commissioner Munger commented that you are drawn to the orange color building in the center.

Commissioner Calerdine suggested the design needs to be elegant. The passageway to the courtyard does not look very inviting to draw people there.

Vice-Chair Hudson commented that they have a great architect and applauds the whole idea. He is not opposed to the "blockiness" of the building. The small one story building on the north facade is a good building but not taking advantage of downtown.

Director Wheeler noted that the gold/yellow office portion has a vertical feel and the orange building has a horizontal feel. The corner building might be a great opportunity for a rooftop garden.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commissioner Weremiuk requested more clear plans.

Commissioner Roberts inquired if there are requirements for outdoor space for kennels and suggested establishing guidelines for this type of use.

Commissioner Munger spoke about moving items to the beginning of the agenda.

PLANNING DIRECTOR'S REPORT:

Director Wheeler provided an update on the upcoming Planning items and reported a regular meeting will be conducted during the month of August. The majority of the Commission would not be present on August 7th. A meeting will be scheduled for August 14th.

ADJOURNMENT:

The Planning Commission adjourned at 5:01 pm to 11:30 am, Wednesday, July 10, 2013, City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services

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

ROLL CALL:

Present: Commissioner Calerdine, Chair Donenfeld, Vice-Chair Hudson, Commissioner Lowe, Commissioner Klatchko, Commissioner Roberts and Commissioner Weremiuk

Also Present: Director Wheeler, Principal Planner Robertson and Planning Admin. Coordinator Hintz

Chair Donenfeld welcomed Randy Lowe as a member of the Planning Commission.

REPORT OF POSTING OF AGENDA:

The Agenda was available for public access on the City's webpage and at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 4:00 pm on Wednesday, July 3, 2013.

ACCEPTANCE OF THE AGENDA:

The agenda was approved, as presented.

PUBLIC COMMENTS:

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

1. CONSENT CALENDAR:

Commissioner Weremiuk requested Items 1B and 1D pulled from the Consent Calendar for separate discussion.

Vice-Chair Hudson and Commissioners Calerdine and Lowe noted their abstention on the minutes of May 8, 2013 and Commissioner Lowe on May 22, 2013.

ACTION: To approve Items 1A and 1C, as presented.

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

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

1A. APPROVAL OF MINUTES: MAY 8 AND MAY 22, 2013 MINUTES.

Approved. (Noting Commissioners Calerdine, Hudson and Lowe's abstention.)

1C. PALM GROVE GROUP LLC FOR A SIX MONTHS TIME EXTENSION OF A FINAL PLANNED DEVELOPMENT DISTRICT FOR ARRIVE HOTEL, A 32-ROOM HOTEL; AN 80 SEAT RESTAURANT; A 1,120-SQUARE FOOT RETAIL SHOP LOCATED AT 1551 NORTH PALM CANYON DRIVE, ZONE C-1/R-3. (CASE 5.1284 PDD 360 TIME EXTENSION).

Approved, as presented.

1B. MV SOLAR LLC, FOR A ONE-YEAR TIME EXTENSION FOR A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR THE INSTALLATION AND OPERATION OF A 13 MEGAWATT SOLAR FARM LOCATED AT 2001 WEST GARNET AVENUE, ZONE E-1 (CASE 5.1284 PDD 360 TIME EXTENSION).

Principal Planner Robertson provided background information on the proposed project.

Applicant's representative agreed to the additional condition.

ACTION: Approve, subject to conditions, as amended:

- To add the previously deleted ENG 18 along with the new condition.

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

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

- 1D. RAMON OFFICE BUILDING, LLC., FOR A ONE-YEAR TIME EXTENSION FOR A PREVIOUSLY APPROVED MAJOR ARCHITECTURAL APPLICATION AND VARIANCE TO CONSTRUCT A TWO-STORY OFFICE BUILDING OF APPROXIMATELY 21,874 SQUARE FEET IN SIZE ON VACANT LAND LOCATED AT 4001 EAST RAMON ROAD, ZONE P (CASE 3.3405 MAJ / 6.519 VAR).**

Principal Planner Robertson provided an overview of the proposed project.

ACTION: Approve, subject to conditions.

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

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

2. PUBLIC HEARING:

- 2A. A PROPOSED ZONE TEXT AMENDMENT TO VARIOUS SECTIONS OF THE ZONING ORDINANCE RELATING TO ALL CATEGORIES OF RESIDENTIAL CARE FACILITIES, GROUP USES, AND SOBER LIVING HOMES AND OTHER USES EITHER PERMITTED OR ALLOWED SUBJECT TO A CONDITIONAL USE PERMIT IN THE R-1, R-2, R-3, R-4, RGA, P, C-1, C-1A-A, C-2 HC, AND C-M ZONES (CASE 5.1265 ZTA).**

ACTION: To table.

Motion: Commissioner Roberts seconded by Philip Klatchko and unanimously carried on a roll call vote.

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

3. NEW BUSINESS:

3A. PLANNING COMMISSION RULES OF PROCEDURE

Director Wheeler provided an overview on the proposed Rules of Procedure for the Planning Commission.

Commissioner Roberts asked about the process required to allow the Commission to go Dark for the month of August. Staff responded that the City Council would have to change the Municipal Code.

Commissioner Klatchko requested a copy of Robert's Rules of Order for the Commission's review.

The Commission discussed a conflict of interest and speaking as a member of the public.

The Commission recessed at 1:57 pm.

The meeting resumed at 2:00 pm.

ACTION: Approve, as amended:

- The Rules of Procedure to be gender neutral.
- Item C.5 Quorum: The majority of the appointed existing Planning Commission shall constitute a quorum. The majority vote of a quorum shall be sufficient to do business.

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

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

3B. ELECTION OF OFFICERS 2013 - 2014

Vice-Chair Hudson nominated Doug Donenfeld as Chair seconded by Commissioner Lowe.

ACTION: To appoint Doug Donenfeld as Chair.

Motion Vice-Chair Hudson seconded by Commissioner Lowe and unanimously carried on a roll call vote.

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

Commissioner Calerdine nominated Doug Hudson as Vice-Chair seconded by Commissioner Klatchko.

ACTION: To appoint Doug Hudson as Vice-Chair.

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

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

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commissioner Roberts stated that he would not be in attendance for July 24th and August 14th meetings.

Commissioner Calerdine noted that he may not available to attend the July 24th meeting.

Commissioner Weremiuk noted that she would not be in attendance for the August 14th meeting.

Commissioner Lowe offered to cover the will cover the AAC meetings during the month of August.

Commissioner Weremiuk requested an update on the next study session.

Director Wheeler reported that a tentative joint meeting with the AAC is scheduled for September 25, 2013 at 11:30 am.

PLANNING DIRECTOR'S REPORT:

No comments were reported.

ADJOURNMENT:

The Planning Commission adjourned at 2:09 pm to Wednesday, July 24, 2013, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services