

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

ROLL CALL:

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

Absent: Commissioner Calerdine and Commissioner Roberts

Also Present: Director Wheeler, Principal Planner Robertson and Planning 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, July 18, 2013.

ACCEPTANCE OF THE AGENDA:

The agenda was accepted, 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 Item 1B pulled from the Consent Calendar for separate discussion.

ACTION: Approve.

Motion: Commissioner Klatchko, seconded by Commissioner Weremiuk and carried 4-0-3 on a roll call vote.

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

1A. APPROVAL OF MINUTES: JUNE 12, 2013 AND JULY 10, 2013

Approved, as presented. (Noting Vice-Chair Hudson's abstention on the minutes of July 10, 2013.)

1B. REQUEST BY TERRA NOVA INC. FOR A ONE YEAR TIME EXTENSION FOR EAGLE CANYON, A PREVIOUSLY APPROVED PLANNED DEVELOPMENT DISTRICT 317, TO CONSTRUCT 75 SINGLE-FAMILY RESIDENCES, 155 TOWN-HOMES AND AN ACTIVITY CENTER ON APPROXIMATELY 80 ACRES LOCATED ON THE WEST SIDE OF SOUTH PALM CANYON DRIVE AT BOGERT TRAIL, ZONE PD 317, SECTION 34 (CASE 5.1070 PD 317).

Commissioner Weremiuk requested further details on the basis of the extension and how soon the development is expected to begin.

NICOLE CRISTE, Terra Nova Planning and Research, representing the applicant, explained that this is a very difficult site in south Palm Springs in which the land was tied up in bankruptcy until January 2011.

MR. MASTERSON, project representative, stated that this project has become economically viable in the last six months and spoke about their efforts in working with developers and home builders.

Commissioner Weremiuk commented that time extensions should not be extended indefinitely and would like to see action on this project.

ACTION: To approve.

Motion: Commissioner Weremiuk, seconded by Commissioner Klatchko and unanimously carried 5-0-2 on a roll call vote.

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

ABSENT: Commissioner Calerdine and Commissioner Roberts

2. PUBLIC HEARINGS:

2A. VARIANCE REQUEST BY GREGORY WILCOX TO REDUCE A REAR YARD SETBACK FROM FIFTEEN FEET TEN FEET FOR A GARAGE EXPANSION ON A HILLSIDE LOT AT 2288 SOUTHRIDE DRIVE, ZONE R-1-A, SECTION 25 (case 6.529 VAR).

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

Chair Donenfeld opened the public hearing:

SELENA LINKOUS, project architect, provided details on their request for the variance at the subject property.

There being no further appearances the public hearing was closed.

ACTION: Approve, subject to Conditions.

Motion: Vice-Chair Hudson, seconded by Commissioner Weremiuk and unanimously carried 5-0-2 on a roll call vote.

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

ABSENT: Commissioner Calerdine and Commissioner Roberts

2B. APPLICATION BY THE CITY OF PALM SPRINGS FOR A GENERAL PLAN AMENDMENT IN LAND USE CATEGORIES ELIMINATING CLOSED RANGES AND RETAINING DENSITY CAPS (CASE 5.1301 GPA).

Director Wheeler presented an overview on the proposed General Plan amendment in Land Use categories as outlined in the staff report.

The Commission discussed approved projects at lower density and the housing requirements for the General Plan.

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

ACTION: Recommend approval to the City Council, as amended:

Exhibit 'A' - Medium Density Residential, remove the verbiage "condos" and replace with "common interest subdivisions".

Motion: Commissioner Klatchko, seconded by Commissioner Weremiuk and unanimously carried 5-0-2 on a roll call vote.

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

ABSENT: Commissioner Calderine and Commissioner Roberts

3. NEW BUSINESS:

3A. AMENDMENT OF A PREVIOUSLY APPROVED FINAL DEVELOPMENT PLANS FOR PLANNED DEVELOPMENT DISTRICT 301 TO CONSTRUCT NINETEEN (19) NEW SINGLE-FAMILY HOMES AT THE "ENCLAVE AT SUNRISE" LOCATED AT THE NORTHWEST CORNER OF SUNRISE WAY AND RACQUET CLUB ROAD. (CASE 5.1014 - PD 301 AMND).

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

CHRISTOPHER BRANDON, project architect, responded to questions from the Commission in reference to notification to the HOA and the new architectural design facade.

JOHN BARNETT, exclusive listing broker, stated that the market is not looking for homes with stacked stone.

RYAN MCDANIEL, project manager, provided details on the architectural modifications to the three different schemes.

JOHN BARNETT, commented that the proposed new housing schemes will blend in beautifully with the subdivision giving the homes a cleaner line.

The Commission commented and discussed their concern with the new design not integrating into the existing neighborhood. The Commission would prefer to see more stacked stone incorporated into the new design.

ACTION: To continue to a date certain of August 14, 2013 and direct staff to:

Return to the Architectural Advisory Committee with the Commission's comments and for final review. The applicant to incorporate some features from the existing homes into the new design and notify the HOA.

Motion: Commissioner Weremiuk, seconded by Vice-Chair Hudson and unanimously carried 5-0-2 on a roll call vote.

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

ABSENT: Commissioner Calderine and Commissioner Roberts

3B. PROPOSED MINOR AMENDMENT TO PDD 321 TO ESTABLISH UNIFORM DEVELOPMENT STANDARDS AND PROCEDURES FOR PROCESSING CHANGES FOR ALL LOTS IN PDD 321, "THE MORRISON"; SECTION 14 SPECIFIC PLAN (CASE 5.1082 PD 321).

Director Wheeler presented the proposed minor amendment to PDD 321 to establish development standards for processing insignificant changes at the Morrison.

Commissioner Weremiuk expressed concern that there was no response from the HOA regarding this proposal.

ACTION: To continue to a date certain of August 14, 2013 to allow the HOA to respond to this proposal.

Motion: Commissioner Weremiuk, seconded by Commissioner Lowe and unanimously carried 5-0-2 on a roll call vote.

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

ABSENT: Commissioner Calderine and Commissioner Roberts

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

No comments were made.

PLANNING DIRECTOR'S REPORT:

Director Wheeler commented that the AAC has been discussing a tentative date of September 11, 2013 at 11:30 am to hold a joint meeting with the Planning Commission. The Commission concurred with the date and time. She noted the September meeting will include a proclamation for former Commissioner Munger.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:34 pm to Wednesday, August 14, 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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CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
August 14, 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 Calderone, Commissioner Klatchko, Commissioner Lowe, Vice-Chair Hudson and Chair Donenfeld

ABSENT: Commissioner Roberts and Commissioner Weremik

ALSO PRESENT: Director Wheeler, Principal Planner Robertson and Administrative Coordinator Hantz

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, August 8, 2013.

ACCEPTANCE OF THE AGENDA

The agenda was approved, as presented.

PUBLIC COMMENTS

Chair Donenfeld opened public comments:

JACK VANDER WOUDE, applicant (Item 6), commented that a comprehensive traffic study was conducted after the freeway was completed. Mr. Vander Woude explained the issues associated with a government moratorium on all large developments in this area until a treatment plant is built.

There being no further appearances public comments was closed.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: JUNE 26 AND JULY 10, 2013

ACTION: To approve, as amended (minutes of June 26, 2013).

(Noting Commissioner Lowe's abstention on the minutes of June 26, 2013.)

Motion Commissioner Calerdine, seconded by Chair Donenfeld and unanimously carried on a roll call vote.

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

ABSENT: Commissioner Roberts and Commissioner Weremiuk

PUBLIC HEARINGS:

- 2. TENTATIVE PARCEL MAP APPLICATION BY THE BUREAU OF INDIAN AFFAIRS ON BEHALF OF DIANA BOW AND LUCILLE BOW TO SUBDIVIDE A ROUGHLY FIVE ACRE PARCEL INTO TWO CONFORMING PARCELS AND A CLASS 15 CATEGORICAL EXEMPTION (MINOR LAND DIVISIONS) PURSUANT TO CEQA FOR A PARCEL LOCATED ON THE NORTH SIDE OF ACANTO ROAD, ALLOTMENT 800, ZONE R-1-B; SECTION 35 (IL) (CASE TPM 36431). (KL)**

Staff reported that the Tribe has requested a continuance to the next meeting of September 11, 2013.

ACTION: To continue to a date certain of September 11, 2013.

Motion Chair Donenfeld, seconded by Commissioner Lowe and unanimously carried on a roll call vote.

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

ABSENT: Commissioner Roberts and Commissioner Weremiuk

- 3. APPLICATION BY THE CITY OF PALM SPRINGS FOR CHANGES TO THE MUNICIPAL CODE REQUIRING EXPANDED NOTIFICATION REQUIREMENTS, INCLUDING NEIGHBORHOOD ASSOCIATIONS FOR CERTAIN APPLICATIONS (CASE 5.1302 ZTA). (MW)**

Director Wheeler presented the proposed zone text amendment to expand the notification requirements.

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

The Commissioners discussed specifying a certain distance instead of 4 of the closest neighborhood organizations for notification.

Commissioner Calerdine suggested adding language that the signs are maintained.

Commissioner Klatchko requested consideration of a distinctive color of the signs rather than a white sign.

Commissioner Klatchko expressed concern that requiring a meeting would not apply to every project and the timeframe should be much larger such as a 30 day notice so that the applicant has a chance to comment. He concurred with a certain distance instead of a set number to notify the neighborhood organizations.

Chair Donenfeld explained that the Planning Department also notifies the Neighborhood Organizations of the new cases that have been submitted. He prefers those that are directly more affected be notified rather than a broader range.

ACTION: Recommend approval to the City Council, as amended:

1. Neighborhood Organization Notification: "Notification will be sent via electronic mail to the representatives . . . within one half mile of the subject site."
2. Sign Copy Criteria - B: ". . . Project Under Consideration shall be two times the minor letter size" and the City of Palm Springs seal shall be required with a minimum of 4" in height.
3. Delete - G. Neighborhood Public Meetings requirement.
4. Add to F9. Applicant is required to ensure the sign is up and visible throughout the period of the hearing, including the appeal period.

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

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

ABSENT: Commissioner Roberts and Commissioner Weremiuk

UNFINISHED BUSINESS:

- 4. PROPOSED MINOR AMENDMENT TO PDD 321 BY THE CITY OF PALM SPRINGS, CALIFORNIA TO ESTABLISH UNIFORM DEVELOPMENT STANDARDS AND PROCEDURES FOR PROCESSING CHANGES FOR ALL LOTS IN PDD 321, "THE MORRISON"; SECTION 14 SPECIFIC PLAN (CASE 5.1082 AMND-F PDD 321. (KL)**

Commissioner Calerdine stated that he did not attend the previous meeting when Item 4 and 5 were originally presented; however, he has reviewed the DVD of the meeting and will be participating in the discussion and vote on these items.

Principal Planner Robertson provided an update on the proposed amendment.

ACTION: Approve, subject to conditions.

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

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

ABSENT: Commissioner Roberts and Commissioner Weremiuk

- 5. AMENDMENT TO FINAL DEVELOPMENT PLANS FOR PDD 301 APPLICATION BY ENCLAVE AT SUNRISE, LLC, TO ALLOW THREE NEW SINGLE-FAMILY RESIDENTIAL PLAN TYPES FOR THE REMAINING 19 VACANT LOTS LOCATED AT THE NORTHWEST CORNER OF SUNRISE WAY AND RACQUET CLUB; ZONE PDD301 (CASE NO. 5.1014-PDD 301 AMND). (ER)**

Principal Planner Robertson provided an update on the modifications to the proposed amendment.

Commissioner Calerdine commented that this a good example where pedestrian access should be available to the major arterial.

ACTION: Approve as submitted subject to the previously adopted Negative Declaration (ND) and conditions of approval Motion Commissioner Lowe, seconded by Commissioner Calerdine and unanimously carried on a roll call vote.

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

ABSENT: Commissioner Roberts and Commissioner Weremiuk

NEW BUSINESS:

6. TIME EXTENSION REQUEST BY PALM SPRINGS FREEWAY DEVELOPMENT, LLC, FOR A CONDITIONAL USE PERMIT TO DEVELOP A 65-ROOM HOTEL, TWO DRIVE-THRU RESTAURANTS AND SIGNAGE AT 610 WEST GARNET AVENUE, ZONE M1P, SECTION 15 (CASE 5.0856-CUP) (ER)

Commissioner Calerdine disclosed that about four years he was the project manager for the City in the preparation of the environmental documents for the Indian Canyon Interchange processed through Cal Trans.

Principal Planner Robertson presented the time extension requested as outlined in the staff report.

Principal Planner Robertson indicated that to this date staff has not received any official correspondence from the County or the Water District concerning a moratorium.

Commissioner Calerdine suggested a continuance to have an opportunity to hear more on the wastewater issues on this site.

The Commission concurred on a continuance so they can receive more information on the wastewater issues.

JACK VANDER WOUDE, applicant, responded to questions from the Commission in reference to the new ramp configuration included the traffic study and septic tanks not being allowed in this area.

ACTION: To continue to a date certain of September 11, 2013, to allow a representative from the Water District to attend the meeting and provide information to the Commission.

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

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

ABSENT: Commissioner Roberts and Commissioner Weremiuk

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commissioner Calerdine was pleased to see the Coco's driveway installed, however, he reported several safety hazards and requested code enforcement follow-up.

Vice-Chair Hudson reported the overgrown landscaping at the Home Depot Shopping Center (The Springs) making the parking lot very unsafe.

Commissioner Calerdine suggested exit signage at the Springs Shopping Center.

PLANNING DIRECTOR'S REPORT:

Director Wheeler reminded the Commission that a proclamation for Commissioner Munger will be presented at the Sept. 11th meeting. She commented on the topics of discussion for the upcoming Joint Meeting with the AAC. The Commission gave several suggestions.

Director Wheeler reported that October is designated as National Planning month and suggested the Planning Commission could participate in an open house and invite the public to meet the Commission. Chair Donenfeld thought it was a great idea.

ADJOURNMENT:

The Planning Commission adjourned at 2:47 pm to Wednesday, September 11, 2013 at 11:30 am in the Large Conference Room, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services

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