

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
January 22, 2014
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Donenfeld called the meeting to order at 1:31 pm.

ROLL CALL:

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

ABSENT: Commissioner Weremiuk

ALSO PRESENT: Planning Director Wheeler, Associate Planner Newell and 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, January 16, 2014.

ACCEPTANCE OF THE AGENDA:

The agenda was accepted, as presented.

PUBLIC COMMENTS:

Chair Donenfeld opened the public comments portion of the meeting; and with no appearances coming forward public comments was closed.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: JANUARY 8, 2014

ACTION: Approve minutes of January 8, 2014, as presented.

Motion: Commissioner Klatchko, seconded by Commissioner Roberts and carried 4-0-2-1 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Roberts, Chair Donenfeld

ABSENT: Commissioner Weremiuk

ABSTAIN: Commissioner Lowe and Vice-Chair Hudson

2. PUBLIC HEARINGS:

2A. WESSMAN HOLDINGS, LLC, FOR THE ESTABLISHMENT OF A PLANNED DEVELOPMENT DISTRICT IN-LIEU OF ZONE CHANGE, INCLUDING PRELIMINARY AND FINAL DEVELOPMENT PLANS, FOR A 39-LOT DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT CONSISTING OF TWO-STORY DETACHED HOMES WITH GARAGES AND PRIVATE YARD AND POOL AREAS AT 1501 S. BELARDO ROAD, ZONE R-3 (CASE 5.1310 PD 365 AND TTM 36548). (DN)

Associate Planner Newell presented the proposed project as outlined in the staff report. He requested the public benefit, as noted in the staff memorandum dated January 22nd, be included as a part of the findings.

Commissioner Roberts expressed concern with the lack of guest parking. Staff noted that no interior street parking is provided; however, guest parking spaces are available for some of the units and explained that the parking for the project is sufficient.

Chair Donenfeld opened the public hearing portion of the meeting.

MICHAEL BRAUN, applicant, explained that the reason the density was reduced from 43 to 39 lots was because of the desire to build lower retaining walls (not more than 6 ft. tall) in this area and consequently the entire project was moved 25 ft. from the toe of the mountain.

EMILY HEMPHILL, legal counsel for the applicant, addressed the consistency of the General Plan, density and the dedication of land to the city. She requested the Commission include a finding in the resolution with respect to the outlined public benefits.

MANUEL MONTOYA, speaking on behalf of People for Proper Planning, commented that the staff report misrepresents their comments and the project is not consistent with the General Plan because the project is not high density, multi-family and the site is not appropriate for this type of development.

JUDY DEERTRACK, resident adjacent to project, expressed concern about tenants being intimidated in attending today's meeting because of the recent rent increase at the adjacent apartment complex. She stated that the General Plan and high-density residential use must be developed for consistency with the plan.

EMILY HEMPHILL, legal counsel for the applicant, responded that the PD is in lieu of a zoning change and stated that the adjacent apartment complex has not raised the rent in the last six years, until recently when a flat rate was imposed across the board.

There being no further appearances the public hearing was closed.

Vice-Chair Hudson commented that this form of building is becoming the new standard for buyers. He requested more discussion on the number of guest parking spaces.

Commissioner Roberts agreed that the guest parking will be an issue; and expressed concern with the lack of open-space in the project. Overall, he thinks the project makes good sense and fits well in the area.

Chair Donenfeld spoke in support of the project. He said that this is a unique site and the project works well within the site. He also noted that this project was previously approved by the Commission with more density.

Commissioner Roberts commented that he likes the project; however, is concerned with no street parking.

ACTION: Approve and recommend approval, as amended:

- An improved trailhead providing access to open space shall be provided by dedication to the City.
- Amend condition ENV 2. to include: "The mitigation monitoring shall be pursuant to the December 2013 Initial Study/Mitigated Negative Declaration prepared under contract to the City by Terra Nova Planning and Research, Inc.
- PLN 12 e. change from 15 to 10.
- To incorporate into the resolution the finding as follows: "The Planning Commission makes the finding that the Public Benefit is identified as the preservation of open space and making such open space available via improved public access provided by the applicant."

Motion: Commissioner Calerdine, seconded by Vice Chair Hudson and unanimously carried 6-0-1 on a roll call vote.

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

ABSENT: Commissioner Weremiuk

A recess was taken at 2:42 pm.

The meeting resumed at 2:52 pm.

2B. STEVE AND NANCY MITCHELL FOR A CONDITIONAL USE PERMIT SEEKING APPROVAL OF A CASITA LARGER THAN 1/50TH OF THE LOT AREA AND A VARIANCE SEEKING APPROVAL OF A DETACHED GARAGE FOR A SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON A ROUGHLY 23,810 SQUARE FOOT LOT AT 1259 PASATIEMPO ROAD, ZONE R-1-C (CASE 5.1315 CUP AND 6.532 VAR). (KL)

Commissioner Klatchko noted a property-related conflict of interest and would not be participating in the discussion and vote. He left the council chamber at 2:54 pm.

Associate Planner Newell presented the proposed project as outlined in the staff report.

Chair Donenfeld opened the public hearing portion of the meeting:

NANCY MITCHELL, provided details on access to the property, new swimming pool, detached garage and casita.

There being no further appearances the public hearing was closed.

Vice-Chair Hudson commented that the idea of making the main house smaller and a larger casita larger makes a lot of sense; and spoke in support of the project.

ACTION: Approve subject to conditions.

Motion: Commissioner Roberts, seconded by Commissioner Calerdine and carried 5-0-1-1 on a roll call vote.

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

ABSENT: Commissioner Weremiuk

ABSTAIN: Commissioner Klatchko

Commissioner Klatchko re-entered the council chamber at 3:00 pm.

3. NEW BUSINESS:

3A. CITY OF PALM SPRINGS FOR A DETERMINATION THAT MOTOR SCOOTER, MOTORBIKE AND MOTORCYCLE RENTAL AND SALES BE CONDITIONALLY PERMITTED IN THE C-1, C-2 AND HC ZONES. (MW)

Director Wheeler provided an overview for the proposed determination as outlined in the staff report.

ACTION: Approve.

Motion: Commissioner Lowe, seconded by Commissioner Klatchko and unanimously carried 6-0-1 on a roll call vote.

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

ABSENT: Commissioner Weremiuk

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commissioner Calerdine asked about the status of the Palm Springs Redevelopment project and if approvals are still required. Director Wheeler provided a recap and noted that she would come back with more information.

PLANNING DIRECTOR'S REPORT:

Director Wheeler reminded the Commission the next study session is scheduled for February 12th at 11:30 am and will include discussion and options on Planned Development Districts.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 3:20 pm on Wednesday, February 12, 2014, at 11:30 am in the Large Conference Room.

M. Margo Wheeler, AICP
Director of Planning Services