

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
February 26, 2014
Council Chamber, City Hall
3200 East Tahquitz Canyon Way, Palm Springs, California

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, Commissioner Weremiuk, Vice-Chair Hudson and Chair Donenfeld

ABSENT: None

STAFF PRESENT: Planning Director Wheeler, Associate Planner Newell and Planning Admin. 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, February 20, 2014.

ACCEPTANCE OF THE AGENDA: The agenda was accepted, as amended.

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

CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: FEBRUARY 12, 2014

ACTION: Approve the Planning Commission Minutes of February 12, 2014.

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

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

1B. HANWHA Q CELLS USA FOR ARCHITECTURAL REVIEW OF NEW ENTRY GATE AND LANDSCAPING AT FUTURE SOLAR ENERGY

GENERATION STATION LOCATED AT 5400 NORTH INDIAN CANYON DRIVE, ZONE W AND W-M-1-P, SECTION 23 (CASE 5.1252 MAA). (DN)

ACTION: Continue to the meeting of March 12, 2014.

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

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

2. PUBLIC HEARINGS:

2A. CULLEN 111 INVESTMENTS LLC, FOR A CONDITIONAL USE PERMIT TO ALLOW A COCKTAIL LOUNGE AT 212 / 216 SOUTH INDIAN CANYON DRIVE, ZONE LSC (CASE NO. 5.1320 CUP). (DN)

Associate Planner Newell presented the proposed project as outlined in the staff report. He commented that no public comments were received.

COMMISSIONER WEREMIUK expressed concern with this proposal not including food service.

Chair Donenfeld opened the public hearing:

RAMON BAGUIO, representing the applicant, said the kitchen will still be there and noted that the building was in shambles. The owner is looking to enhance the condition of the site. He provided details on the operation of the bar and costs of the renovation.

MIKE CULLEN, applicant, explained his plans to revive the establishment and requested approval of the project.

COMMISSIONER ROBERTS asked the applicant to explain his decision not to serve food at the bar.

MIKE CULLEN responded about the major costs involved in operating a restaurant that provides quality service on a daily basis. He would prefer to leave it to the surrounding restaurant establishments.

CHAIR DONENFELD indicated that this is an appropriate location for a bar.

ACTION: Approve, subject to Conditions, as amended:

- Snack foods made available at all times.

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

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

2B. GERARD AND JANET BIEGEL FOR A TENTATIVE TRACT MAP TO CREATE A ONE LOT CONDOMINIUM MAP OF NINE (9) UNITS LOCATED AT 100 NORTH CERRITOS DRIVE, ZONE R-2. (CASE TTM 36715). (GM)

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

Chair Donenfeld opened the public hearing:

ERNEST VINCENT, legal representative for the applicant, thinks this is a valuable addition and commented on the major expense to require utility undergrounding for a small in-fill development such as this one.

TED LUCIANI, representing the neighbors, said the project is a beautiful design; however, there are concerns about the current infrastructure and this would be an opportunity to enhance the environment.

ERNEST VINCENT, applicant rebuttal, reiterated the major expense that would be involved to impose utility undergrounding.

CHAIR DONENFELD noted that the plan (design, streets and access) of the project has been approved; and the only issue is the tract map before the Commission today.

COMMISSIONER CALERDINE said he would like to City to consider an economic justification for the undergrounding of the utility lines.

ACTION: Recommend approval to the City Council with conditions and Engineering Condition of Approval #47 remain.

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

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

NOES: Commissioner Calerdine

3. NEW BUSINESS:

3A. TAPPAN ENTERPRISES LLC, FOR A ONE-YEAR TIME EXTENSION FOR A PREVIOUSLY APPROVED PLANNED DEVELOPMENT DISTRICT, CONSISTING OF A 108-BED ASSISTED LIVING FACILITY LOCATED AT 1000 NORTH PALM CANYON DRIVE, ZONE PD 357 (CASE 5.1237 PDD 357) (GM)

Associate Planner Newell noted the following corrections in the agenda and staff report.

1. The subject was noted as 108 bed assisted living facility; should be for a 91-unit, 114 bed assisted bed facility.
2. Revised conditions include: Engineering Conditions #29, #30, #31, #37, #46A and #51.

Associate Planner Newell presented the proposed project.

COMMISSIONER CALERDINE disclosed that he worked on this project about three years ago with Palm Springs Economic Development Corp. and that he does not have a conflict of interest at this time.

WILLIS CHIN, applicant, explained how the economic downturn affected the project from moving forward.

TOM SEROS, working with the applicant, stated that the capital market needed the right operator and investor for the project and now it's been secured.

COMMISSIONER'S ROBETS AND WEREMIUK noted this is a prime parcel that sits vacant and they want to see this project move forward and not come back for further extensions.

COMMISSIONER KLATHKO commented that this is the first time extension request and does not have a concern supporting the project.

ACTION: Approve, subject to the previously adopted Mitigated Negative Declaration and revised Engineering Conditions of Approval.

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

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

3B. AAC APPOINTMENTS (MW)

Director Wheeler provided background information as outlined in the staff report and noted three applications were received.

The Commission concurred in reappointing the three incumbents who have re-applied. They are very pleased with the work of the three board members.

ACTION: Re-appoint Susan Secoy-Jensen, Gary Fredricks and Randy Purnel to serve a term ending on June 30, 2017.

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

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

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

The Commission commented or requested information on:

- What are other cities doing in relation to water usage and conservation measures for new developments?
- Consider more stringent guidelines for drought tolerant plants and landscaping
- Status of reclaimed water distribution systems.

PLANNING DIRECTOR'S REPORT:

Director Wheeler reported a work group is reviewing the additional study requested on the Indian Canyon I-10 issues and asked if the Commission would like a presentation relating to the CV Link.

ADJOURNMENT: There being no further comments the Planning Commission adjourned at 2:53 pm to Wednesday, March 12, 2014, at 11:30 am, City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services