

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
March 26, 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: Commissioner Calderine, 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 2:00 pm on Thursday March 20, 2014.

ACCEPTANCE OF THE AGENDA:

Commissioner Roberts requested Item 1B pulled from the Consent Calendar for separate discussion.

PUBLIC COMMENTS:

Chair Donenfeld opened the public comments portion of the meeting:

L.J. Edgcomb, representing Escena (Item 3A) spoke in full support of the proposed project.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: MARCH 12, 2014 STUDY SESSION AND MARCH 12, 2014 REGULAR MEETING MINUTES

ACTION: Approve the Regular Meeting Minutes of March 12, 2014 and Study Session Minutes of March 12, 2014, as amended.

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

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

ABSTAIN: Vice Chair Hudson, and Commissioner Lowe.

1B. ALEX & JOSHUA IRMBERG FOR APPROVAL OF A MINOR ARCHITECTURAL APPLICATION PROPOSING A NEW CASITA, CARPORT AND RELATED STRUCTURES AT AN EXISTING SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 3580 ANDREAS HILLS DRIVE (CASE 3.272 MAA) (KL)

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

Associate Planner Newell noted that the AAC discussed general design related to the entry fence and windows on the elevations and addressed the casita height.

Commissioner Weremiuk asked the applicant if there would be a concern with no turf outside the proposed area and incorporating a smart water controller system for water conservation. She suggested a pool cover be considered to protect from the winds and prevent evaporation.

LYLE BOATMAN, project designer, said he thinks this is not a problem and feels the owners are very interested in water conservation.

ACTION: Approve as amended:

-No turf areas outside front fencing toward the street; only turf areas shown on plan inside of fence.

-All properties shall have smart irrigation controllers and use only rotary sprinkler nozzles.

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

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

Director Wheeler reported this is a final action in the absence of an appeal being filed within 15 days.

2. PUBLIC HEARINGS: None.

3. NEW BUSINESS:

3A. TOLL CA II, L.P. FOR APPROVAL OF FINAL DEVELOPMENT PLANS FOR 128 SINGLE FAMILY HOMES WITHIN PLANNING AREA 6 OF PD-231 (ESCENA) LOCATED AT 1000 NORTH GENE AUTRY TRAIL (CASE 5.0666 PD-231). (DN)

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

Commissioner Weremiuk disclosed that she lives in the Escena development and after having spoken with the City Attorney it was determined that she does not have a conflict of interest in the project.

The Commission asked for further clarification on the "benefit and burdened easement", property line, setback and fire access.

Vice-Chair Hudson commented that usability of the site is a good idea. He noted that there will be ten feet between structures in regards to the fire and safety access.

ALLEN JANISCH, assistant vice-president, Toll Brothers, addressed landscaping (removed the turf from the front yards) and he indicated that the homes would be pre-wired for solar energy.

ACTION: Approve with conditions as follows:

- No turf in the front yards.
- All properties shall have smart irrigation controllers installed.
- All homes shall be pre-wired for solar energy.

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

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

3B. HEALTH CARE REIT, INC. REQUESTING A SIGN PROGRAM TO ALLOW FOUR (4) THIRD STORY SIGNS; AND TWO (2) BUILDING IDENTIFICATION FIRST FLOOR SIGNS; AND ONE (1) FREESTANDING SIGN LOCATED AT 1100 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE SP 14-001). (GM)

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

Vice-Chair Hudson questioned if the building is large enough to allow signage for other tenants other than Desert Hospital.

JOHN CROSS, representing Best Signs, he responded that the additional signage will include a maximum of four channel signs.

The Commission asked for clarification on the size and location of the proposed signage.

ACTION: Approve, with conditions. Motion Commissioner Weremiuk, seconded by Commissioner Lowe and unanimously carried on a roll call vote.

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

Director Wheeler reported this is final action in the absence of an appeal within 15 days.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commissioner Weremiuk provided feedback relating to the water symposium she attended last week. She gave lots of ideas about water conservation and suggested that it might be helpful to establish guidelines in the beginning of the approval process.

Commissioner Calerdine questioned the plan check status for the Downtown Development project. Director Wheeler noted that a review of the project will be forthcoming.

PLANNING DIRECTOR'S REPORT:

Director Wheeler reported that the study session with the AAC and Sustainability Commission is scheduled for June 11th at 11:30 to discuss water conservation. She noted that the May 14th regular meeting would include the CV Link presentation. Also,

the April 9th study session at 12:30 pm will include an APA presentation on Heritage Tourism.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 2:32 pm to Wednesday, April 9, 2014, at 12:30 pm in the Large Conference Room, City Hall, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, AICP
Director of Planning Services

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