

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
May 14, 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 1:34 pm.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Director Wheeler, Associate Planner Newell, Planning Admin. Hintz and Engineering Associate Minjares

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 6:00 pm on Wednesday, May 7, 2014.

ACCEPTANCE OF THE AGENDA:

Commissioners Roberts, Weremiuk and Chair Donenfeld noted their abstention on the minutes, as noted.

PUBLIC COMMENTS:

Chair Donenfeld opened the public comments portion of the meeting:

GENE HETZEL, spoke in reference to Item 2C, commented that the proposed cell tower is near his property; he said it's too close to residential area and is directly underneath the flight plan.

FRED STRAETER, spoke in reference to Item 3A, (member of TRENNO) said the applicant reached out to them and provided a specific timeline for development of the

project and a commitment to work with the neighborhood. He requested approval of the time extension for one more year.

PAUL CRIPPAN, spoke in reference to Item 3A (member of TRENO) in support of the time extension for one more year with the timeline conditions imposed on the project.

There being no further appearances public comments was closed.

PRESENTATION: CV LINK given by Tom Kirk, CVAG Executive Director

Commissioner Calerdine noted a business related-conflict; however, since staff noted this presentation is for informational purposes only he will leave the dais only.

Tom Kirk, CVAG Executive Director, provided an overview and presentation of the CV Link that will stretch from Palm Springs to Coachella.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: APRIL 9, 2014 AND APRIL 23, 2014

ACTION: Approve the minutes of April 9, 2014 and April 23, 2014. (Noting, Commissioner Roberts and Chair Donenfeld abstention on the minutes of April 9th and Commissioner Weremiuk's abstention on the minutes of April 23rd.)

Motion: Commissioner Calerdine, 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. LALITH CHANDRASENA FOR A SIGN VARIANCE TO INSTALL NINE (9) SIGNS ON FOUR SIDES OF AN EXISTING BUILDING AND EXCEED THE SIZE OF SIGNAGE ALLOWED ON EACH BUILDING FACE AT 6550 NORTH INDIAN CANYON DRIVE, ZONE H-C (CASE 8.258 SIGN VARIANCE). (DN)

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

Chair Donenfeld opened the public hearing:

TED WOOD, Signarama, representing the applicant, provided details on Plan B option that was just submitted and expressed concern with postponement of an action.

LALITH CHANDRASENA, applicant, explained the two different options and noted his preference for Plan A. He requested an action be taken today to begin the grading plans.

MIKE WIEGENSTEIN commented that it is important that the business is visible with all the surrounding signage. He spoke in support of the proposed project.

There being no further appearances the public hearing was closed.

The Commission requested clarification on Plan A and Plan B and details involved to construct the sign wall.

Vice-Chair Hudson thanked the applicant for hiring an architect and said he prefers the monument wall. It will make this mundane building into a more interesting architecture element. He does not have any concerns with the scale of signage in this location and suggested further work with the sign consultant to achieve more consistency with the signage.

Commissioner Roberts thanked the applicant for his work in modifying the signage and suggested moving the KTM sign off of the south elevation to a smaller wall.

Commissioner Lowe commented that the sign wall will dramatically improve the building and suggested moving the Star logo with the KTM sign for more consistency.

ACTION: Approve with conditions as follows:

Switch the KTM and Star Signs on the south elevation.

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

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

2B. SPECTRUM SERVICES (VERIZON WIRELESS) FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SEVENTY FOOT TALL MONOPOLE STRUCTURE (DESIGNED AS A PALM TREE) WITH ASSOCIATED EXISTING EQUIPMENT SHELTER AND A VARIANCE REQUEST TO EXCEED THE MAXIMUM ANTENNA

EIGHT PERMITTED AT THE RIMROCK SHOPPING CENTER AT 4721 EAST PALM CANYON DRIVE, ZONE CDN (CASE NOS. 5.1324 CUP & 6.534 VAR). (GM)

ACTION: To continue to June 11, 2014.

Motion: Commissioner Roberts, 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

A recess was taken at 2:48 pm.

The meeting reconvened at 2:55 pm.

2C. SPECTRUM SERVICES (VERIZON WIRELESS) FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A FORTY-EIGHT FOOT TALL MONOPOLE STRUCTURE (DESIGNED AS A PALM TREE) WITH ASSOCIATED EXISTING EQUIPMENT SHELTER AND A VARIANCE REQUEST TO EXCEED THE MAXIMUM ANTENNA HEIGHT PERMITTED AT THE PROPERTY LOCATED AT 2101 SAHARA ROAD, ZONE P (CASE NOS. 5.1314 CUP & 6.530 VAR). (DN)

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

Director Wheeler provided the update received from legal consultation from an expert in the field.

Chair Donenfeld opened the public hearing:

MIKE HAYES, authorized agent for Verizon Wireless, applicant, commented that this location was guided by the city (existing cell towers) and FAA compliance has been received. He provided a recap on the four active applications in the city.

JOE LAPORTA, Dolly Sinatra Lodge, (across the street) commented that with the existing towers on this site this antenna will blend in.

BILL FERRA, resides near the site, commented that the existing antenna structures are taller than the proposed and noted that the utility lines are more offensive.

There being no further appearances the public hearing was closed.

Commissioner Roberts concurred that the cell tower is acceptable and co-locations are a benefit.

ACTION: Recommend approval to the City Council with conditions.

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

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

Director Wheeler reported this project will move forward to the City Council.

2D. CITY OF PALM SPRINGS FOR A ZONING TEXT AMENDMENT TO AMEND THE PALM SPRINGS ZONING CODE (PSZC) SECTION 93.20.07 RELATING TO PERMITTED SIGNS - REAL ESTATE (CASE 5.1338 ZTA). (MW)

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

Commissioner Roberts expressed concern with the issue of on-going commercial leasing signs (scale, enforcement and abandoned old signs).

Chair Donenfeld opened the public hearing:

JIM FRANKLIN, realtor, spoke about the importance of signs to realtors. They are requesting five square feet for the "for sale" signs and allowance of directional signs in the public right-of-way not blocking it.

JOHN BURGE, realtor, requested allowances of additional multiple directional signs and a two square foot flag.

There being no further appearances the public hearing was closed.

The Commission and staff commented on:

- *Limit the size of the flags.
- *Adding additional square foot in signs.
- *Code Enforcement patrolling.

Commissioner Roberts requested staff provide guidelines for the Commission's review of signs in the public right-of-way.

ACTION: To recommend approval to City Council, as amended:

- For Sale Signs: The size shall not exceed five (5) square feet.
- Open House Signs: To allow one flag at 2 - 1/2' x 2 - 1/2' on a pole up to 6' high on the property offered for resale.

Motion: Commissioner Calerdine, 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 item will be forwarded to the City Council for review.

A short recess was taken at 3:38 pm.

The meeting reconvened at 3:44 pm.

Chair Donenfeld announced Vice-Chair Hudson left for the remainder of the meeting (3:42 pm.)

3. UNFINISHED BUSINESS:

3A. PALM CANYON 102 L.P., REQUESTING A ONE-YEAR TIME EXTENSION FOR A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT INCLUDING 80 TWO-STORY ATTACHED TOWNHOMES, 22 LIVE-WORK UNITS AND 15,000-SQUARE FEET OF RETAIL LOCATED AT 850 SOUTH PALM CANYON DRIVE (CASE 5.1056 / PD 314). (GM)

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

Chair Donenfeld opened the public hearing:

TIM O'GRADY, DAVIDSON COMMUNITIES, stated they previously asked for a continuance to allow them to work with the neighborhood association. Their intent is to move forward and close escrow by the end of this month. He described the gated area in the community and addressed the pedestrian walkways.

Commissioner Weremiuk commented that the only reason she is moving forward is because of the neighborhood's consent and will not be voting for it again next year.

ACTION: Approve with conditions.

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

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

ABSENT: Vice Chair Hudson

4. NEW BUSINESS:

4A. DESERT PALM MANAGEMENT FOR ARCHITECTURAL REVIEW OF A SIGN PROGRAM AT THE TAHQUITZ PROFESSIONAL PLAZA BUILDING, 3001 EAST TAHQUITZ CANYON WAY, ZONE P (PROFESSIONAL) (CASE SP 14-002). (KL)

Commissioner Klatchko noted his abstention due to a property-related conflict of interest and would be leaving for the remainder of the meeting. He left the Council Chamber at 3:53 pm.

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

ACTION: Approve with conditions, as amended:

PLN 6. The applicant shall provide all tenants with a copy of the sign program date-stamped April 28, 2014, and all Conditions of Approval for this project.

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

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

ABSENT: Vice Chair Hudson

ABSTAIN: Commissioner Klatchko.

4B. PALM SPRINGS PROMENADE, LLC FOR REVIEW AND COMMENT OF BLOCK C BUILDING ELEVATIONS OF THE MUSEUM MARKET PLAZA, AS REQUIRED BY PROJECT CONDITION NO. 1 OF CITY COUNCIL RESOLUTION 23269, LOCATED ON THE WESTERLY FRONTAGE OF N. PALM CANYON DRIVE AND SOUTH OF "NEW MAIN STREET". (3.3607 MAJ)

ACTION: Table.

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

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

ABSENT: Commissioner Klatchko, Vice Chair Hudson

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

None.

PLANNING DIRECTOR'S REPORT:

Director Wheeler thanked Commissioner Roberts for his participation in the APA Conference. Ms. Wheeler invited the Commission to the 1st Annual Celebration of Historic Preservation month. She reminded the Commission that the meeting of June 11th will include a joint meeting with the AAC Sustainability Committee to discuss water at 12:30 pm in the Large Conference Room.

ADJOURNMENT:

The Planning Commission adjourned at 4:00 pm to Wednesday, May 28, 2014, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, FAICP
Director of Planning Services

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