

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
MAY 28, 2014  
Council Chamber, City Hall  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALLED TO ORDER:**

Chair Donenfeld called the meeting to order at 1:32 pm.

**ROLL CALL:**

**PRESENT:** Commissioner Calerdine, Commissioner Klatchko, Commissioner Lowe, Commissioner Roberts, Commissioner Weremiuk and Chair Donenfeld

**EXCUSED:** Vice-Chair Hudson

**ALSO PRESENT:** Director Wheeler, Associate Planner Newell, Planning Admin. Coordinator 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 5:00 pm on Thursday, May 22, 2014.

**ACCEPTANCE OF THE AGENDA:**

Commissioner Calerdine noted his abstention on Item 2C.

**PUBLIC COMMENTS:**

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

**1. CONSENT CALENDAR:**

**1A. APPROVAL OF MINUTES: May 14, 2014**

**ACTION:** Approve the May 14, 2014 minutes, as amended.

MOTION: Commissioner Roberts, seconded by Commissioner Lowe and unanimously carried 6-0-1 roll call vote.

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

ABSENT: Vice-Chair Hudson

**2. PUBLIC HEARINGS:**

**2A. FAMILY DEVELOPMENT, LLC, FOR APPROVAL OF A PRELIMINARY PLANNED DEVELOPMENT DISTRICT IN LIEU OF A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP FOR DEVELOPMENT OF A GATED COMMUNITY OF 72 TWO AND THREE STORY SINGLE-FAMILY UNITS ON INDIVIDUAL LOTS AND 114 TWO-STORY MULTI-FAMILY RESIDENTIAL UNITS ON COMMON LOTS WITH PRIVATE STREETS, LANDSCAPING, COMMUNITY POOLS, AND OFF-STREET PARKING ON A ROUGHLY 24-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF SOUTH FARRELL DRIVE AND BARISTO ROAD. A MITIGATED NEGATIVE DECLARATION IS PROPOSED UNDER CEQA (CASE 5.1046 PDD 232 AMND / TTM 36689; ZONE PD 71A). (KL)**

ACTION: Table.

MOTION: Commissioner Calerdine, seconded by Commissioner Roberts and unanimously carried 6-0-1 roll call vote.

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

ABSENT: Vice-Chair Hudson

**2B. PALM SPRINGS UNIFIED SCHOOL DISTRICT (SPRINT WIRELESS) FOR ARCHITECTURAL REVIEW TO CONSTRUCT AN EIGHTY-FIVE FOOT HIGH MONOPOLE STRUCTURE WITH ASSOCIATED EQUIPMENT SHELTER ADJACENT TO VISTA DEL MONTE ELEMENTRY SCHOOL AT 2744 NORTH VIA MIRALESTE, ZONE O (CASE NOS. 5.0969 CUP & 6.538 VAR). (GM)**

Associate Planner Newell presented the proposed project.

COMMISSIONER ROBERTS had questions regarding the relocation of the tower.

COMMISSIONER WEREMIUK questioned if other materials/studies were requested by the Planning staff.

DIRECTOR WHEELER replied that they were requested.

COMMISSIONER CALERDINE had questions regarding the distance of existing and new tower to residential.

ASSOCIATE PLANNER NEWELL pointed out the existing power lines.

CHAIR DONENFELD opened the public hearing:

ERNIE PALMERIN, representing PLN, spoke about the study made and microwave dish. He commented that co-locators will be accommodated.

PAUL NUSSBAUM, representing PLN, stated that Sprint has a 25 year lease to be on the tower. Sprint is at 65' and PSUSD is at 82'. Height is not as important as it used to be. A carrier could go at 35' but they prefer higher. It needs to be located on school grounds.

REBECCA ABEYTA, director of purchasing services PSUSD, stated that the controversy is that the tower is located in the middle of the schoolyard. The school district wants to move the location. There are visibility issues and it does carry microwave signals for the school district. High winds are also an issue. Need height to contact other schools.

COMMISSIONER ROBERTS asked what the necessary height is to provide service.

ERNIE PALMERIN responded 83'.

COMMISSIONER WEREMIUK asked if they have met with the neighbors.

REBECCA ABEYTA responded yes with the neighborhood organization in December.

COMMISSIONER ROBERTS spoke in favor of allowing the school to build the cell tower it wants in its current location

CHAIR DONENFELD commented that the pole is in the center of the playground and the existing structure has negative impacts. A new monopole away from the middle of the school yard for the contracted carrier and the school communications would be an improvement.

COMMISSIONER CALERDINE said that moving it further away from the homes is positive.

COMMISSIONER KLATCHKO said that if it was a new tower he could not support it, and different microwave technology has different needs.

ACTION: Approve with conditions.

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

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

ABSENT: Vice-Chair Hudson

COMMISSIONER WEREMIUK commented if this was a new tower she could not support it, but different microwave technology has different needs.

**2C. CITY OF PALM SPRINGS, FOR THE PALM SPRINGS INTERNATIONAL AIRPORT MASTER PLAN UPDATE PROPOSING RENOVATIONS TO THE MAIN ENTRANCE, TICKETING AND BAGGAGE CLAIM AREAS OF THE AIRPORT LOCATED AT 3400 E. TAHQUITZ CANYON WAY, (5.1319-MPU). (ER)**

Commissioner Calerdine recused himself on this item and left the Council Chamber at 2:20 pm.

COMMISSIONER ROBERTS had questions about the process.

DIRECTOR WHEELER addressed his question by giving an example of the Specific Plan or General Plan and environmental documents thereon.

CHAIR DONENFELD opened the public hearing:

THOMAS NOLAN, executive director, Palm Springs Regional Airport, stated that the FAA has required the plan as part of the funding. The good news is that the airport is fine and no expansion is needed. Baggage claim and ticket area December - May is crowded. The exterior wall would be moved out to the rear of the columns in the future.

GRANT WILSON, LSA Consulting, stated that he has reviewed CEQA. He distributed a map of the floor plan.

THOMAS NOLAN pointed out the rental car area and baggage areas.

ROBERT POLLOCK, neighbor, expressed concern about traffic congestion in the 3 - 4 blocks adjacent to the airport.

THOMAS NOLAN responded that parking (930 spaces) are still adequate. He said that at the height of the season 850 parking spaces are filled at any time.

There being no further appearances the public hearing was closed.

COMMISSIONER ROBERTS commented that he would very much like to hear about historic aspects of the building. He would like to see any changes to the building and landscaping to come back.

GRANT WILSON responded that the CEQA analysis imposed mitigation and HSPB requested any expansion be behind the existing columns. The CEQA analysis overestimated the impacts.

COMMISSIONER ROBERTS commented that Don Wexler should be consulted. He has spoken with his son and Mr. Wexler would like to be consulted.

THOMAS NOLAN responded that Mr. Wexler said the columns need to be exposed and to do so in the plan.

COMMISSIONER WEREMIUK asked questions regarding options in NEPA.

COMMISSIONER KLATCHKO asked Ms. Wheeler to confirm that mitigation is enforceable. She did so.

ACTION: To recommend adoption of the MND and approval of the proposed Airport Master Plan Update to the City Council.

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

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

ABSENT: Vice-Chair Hudson

**3. NEW BUSINESS:**

**3A. TIMBERLAKE HOLDINGS LTD. FOR A SIGN PROGRAM AT THE INDIAN CANYON CENTER ESTABLISHING WALL SIGN CRITERIA FOR SEVEN RETAIL STORES AND ONE INTERNALLY ILLUMINATED DOUBLE-SIDED MONUMENT SIGN LOCATED AT 350-364 SOUTH INDIAN CANYON DRIVE, ZONE LSC, SECTION 14. (CASE 14-003) (GM)**

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

JESSE CROSS, representing Best Signs, addressed questions pertaining to the location and individual tenant signs' design and layout.

JUSTIN TIMBERLAKE, applicant, addressed the existing design of the individual tenant signage. He indicated that these signs were inherited and spoke about improving the signage.

COMMISSIONER WEREMIUK asked about existing restaurant signage.

JESSE CROSS responded that second sign is in the west area and south. The awning signage will be removed.

COMMISSIONER ROBERTS likes the monument sign but does not think the wall signage is appropriate.

COMMISSIONER KLATCHKO noted that this plan does not include fonts and colors.

DIRECTOR WHEELER said this request allows flexibility within sizes and locations given.

JUSTIN TIMBERLAKE said he prefers not to have all one font and color.

COMMISSIONER LOWE said he believes all tenants have different needs and thinks it would be difficult to dictate color and font.

ACTION: Approve with conditions as follows:

- Specific tenants come back for review to the AAC.
- Amend Condition #7 to read as ". . . the sign program date stamped May 20, 2014 . . ."

MOTION: Commissioner Weremiuk, seconded by Commissioner Roberts and unanimously carried 6-0-1 roll call vote.

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

ABSENT: Vice-Chair Hudson

A recess was taken at 3:09 pm.

The meeting reconvened at 3:17 pm.

**3B. KALANI FOODS, LLC FOR A LAND USE PERMIT TO OPERATE A VENDING CART ON PUBLIC RIGHT-OF-WAY (SIDEWALK) AS AN ACCESSORY USE TO A PERMITTED YOGURT PARLOR LOCATED AT 190 E. TAHQUITZ CANYON WAY (CASE LUP 14-019). (DN)**

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

COMMISSIONER KLATCHKO said this cart is more intrusive than chairs with pedestrians in the sidewalk area.

ACTION: To uphold the Planning Department's decision to deny the LUP.

MOTION: Commissioner Roberts, seconded by Commissioner Klatchko and unanimously carried 6-0-1 roll call vote.

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

ABSENT: Vice-Chair Hudson

Director Wheeler reported this item could be appealed to the City Council within 15 days.

**3C. PALM SPRINGS PROMENADE, LLC FOR REVIEW AND COMMENT ON BLOCK C BUILDING ELEVATIONS OF THE DOWNTOWN REDEVELOPMENT PROJECT, 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). (DN)**

Chair Donenfeld noted that this item is for informational purposes only. No action is required.

JOHN WESSMAN reported that he wants the Commission to see where they are going. He said starting with Block A (the building adjacent to the Hyatt) to be torn down with paseo thru to Belardo. He said this is a true mixed-use with hotel, restaurant, and office and housing. Block C does not have offices right now and up to 40 hotel rooms are residential units. They have eliminated offices in the front. The office space has moved next to the Hyatt. There will also be an opening to the Hyatt.

Block A and B are coming to the Commission for review within one month.

COMMISSIONER ROBERTS asked about the front elevation. What is the large area shown on C-5.

JOHN WESSMAN noted that behind there will be LED light strips to create something with interest. Fins also change colors.

JOHN WESSMAN it will be a mixture of residential and hotel. A bay was taken out of hotel to add open space. And express elevator to roof for public.

COMMISSIONER CALERDINE questioned how many rooms.

JOHN WESSMAN responded 39.

COMMISSIONER CALERDINE asked if Market Street will have vehicles.

JOHN WESSMAN said no.

COMMISSIONER KLATCHKO asked about creating open space not just for commercial use. He questioned the height of Block A.

COMMISSIONER WEREMIUK questioned adding continuous shade between the buildings. She likes the rest of it.

COMMISSIONER ROBERTS commented that shade and misting is crucial to the project. He expressed concern about corner element. He suggested the applicant rethink it.

COMMISSIONER CALERDINE commented that getting rid of office space is a good idea. He really likes it. He is concerned with the iconic element. It would be nice to bring active roof to Palm Canyon.

COMMISSIONER WERMIUK asked about the corrugated metal siding and stone veneer. Is there wood also?

JOHN WESSMAN said it is similar to real wood.

CHAIR DONENFELD noted that the Commission has received a sense of what the project consists of. He suggested that the platform not overtake the project.

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:**

COMMISSIONER WEREMIUK would like Miraleste cell tower to hold a community meeting.

COMMISSIONER KLATCHKO said he will not be able to attend the Joint Meeting on June 11th.



COMMISSIONER ROBERTS said he would be unavailable for meetings from August 29th - Sept. 20th.

**PLANNING DIRECTOR'S REPORT:**

DIRECTOR WHEELER reminded the Commission about the joint meeting that will be held on June 11th with the AAC and Sustainability Commission. She commented that she's working on the date for their upcoming field trip. Also, a reminder that no meeting will be held on August 13th.

**ADJOURNMENT:** The Planning Commission adjourned to 12:30 pm, Wednesday, June 11, 2014, City Hall, Large Conference, 3200 East Tahquitz Canyon Way.

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M. Margo Wheeler, FAICP  
Director of Planning Services