

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
July 09, 2014
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Vice-Chair Hudson called the meeting to order at 1:30 pm.

ROLL CALL:

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

ALSO PRESENT: Director Wheeler, Principal Planner Robertson, Administrator Coordinator Hintz and Assistant Director of Public Works Khamphou

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, July 3, 2014.

ACCEPTANCE OF THE AGENDA:

Staff requested Item 3A, Case 5.1046 PD 232 AMND, be pulled from the agenda for re-noticing. The agenda was approved, as amended.

PUBLIC COMMENTS:

VICE-CHAIR HUDSON opened the public comments:

FRANK TYSEN, spoke about the changes that have been made to the specific plan for the Downtown project and that this will destroy the charm and character of Palm Springs.

There being no further appearance public comments was closed.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: JUNE 25, 2014

ACTION: Approve the Planning Commission Minutes of June 25, 2014, as amended.

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

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Lowe, Commissioner Roberts, Commissioner Weremiuk and Vice Chair Hudson
ABSTAIN: Commissioner Middleton

2. PUBLIC HEARINGS CONT'D:

2A. KEITH ZIMMERMAN FOR A TENTATIVE PARCEL MAP, VARIANCE AND ADMINISTRATIVE MINOR MODIFICATION TO SUBDIVIDE A 0.62- ACRE LOT INTO THREE RESIDENTIAL LOTS WITH REDUCED LOT WIDTHS; LOCATED ADJACENT TO ORANGE AVENUE, SOUTH OF SUNNY DUNES ROAD AND NORTH OF MESQUITE AVENUE, ZONE R-1-D (CASE NOS. TPM 36562, 6.539 VAR AND 7.1427 AMM). (DN)

ACTION: Continue to July 23, 2014.

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

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

2B. CITY OF PALM SPRINGS FOR AN AMENDMENT TO THE LAND USE AND HOUSING ELEMENTS OF THE GENERAL PLAN AND VARIOUS SECTIONS 5 OF THE PALM SPRINGS ZONING ORDINANCE TO BECOME CONSISTENT WITH STATE HOUSING AND LAND USE LAWS, CITYWIDE (5.1332-GPA/ZTA). (ER)

Principal Planner Robertson emphasized the proposed changes are not for any development but to meet State law.

COMMISSIONER CALERDINE noted concern that this may result in a lot of new units and no traffic studies were done.

DIRECTOR WHEELER responded that each applicant will have to come forward with appropriate environmental analysis.

COMMISSIONER WEREMIUK commented on why she thinks CUP's are not appropriate for non-licensed supportive facilities. She expressed concerns about affordability standards.

VICE-CHAIR HUDSON opened the public hearing and with no appearances coming forward the public hearing was closed.

COMMISSIONER CALERDINE questioned if the proposed density increase will be for affordable housing.

COMMISSIONER WEREMIUK said that the additional FAR should be limited to housing only.

COMMISSIONER ROBERTS concurred with Commissioner Weremiuk.

COMMISSIONER CALERDINE concerned about overall density; would like to see a code amendment regarding transfer of development rights.

ACTION: Recommend approval to the City Council with the recommendation:

1. Section 10: ". . . mixed/multi use development in the Central Business District of the downtown area, **the additional FAR shall be for housing only.**

With comments:

- Allow additional density only for housing below 120% of medium income.
- Return with ordinance for transfer of development rights.

Motion: Commissioner Weremiuk, seconded by Commissioner Roberts and carried 6-1-0 on a roll call vote.

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

NOES: Commissioner Calerdine

DIRECTOR WHEELER reported this project would move forward to the City Council for review.

3. PUBLIC HEARINGS:

3A. FAMILY DEVELOPMENT, LLC, FOR A PRELIMINARY PLANNED DEVELOPMENT DISTRICT (PDD) IN LIEU OF CHANGE OF ZONE, A TENTATIVE PARCEL MAP (TPM #36767), AND A TENTATIVE TRACT MAP (TTM #36689), FOR A RESIDENTIAL GATED DEVELOPMENT OF 72 SINGLE FAMILY UNITS ON INDIVIDUAL LOTS AND 114 MULTI-FAMILY UNITS IN 19, 6-UNIT BUILDINGS ON FOUR LOTS. THE PROJECT IS LOCATED ON A ROUGHLY 24-ACRE PARCEL AT THE SOUTHEAST CORNER OF TAHQUITZ CANYON WAY AND FARRELL DRIVE. A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE GUIDELINES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (CEQA) IS PROPOSED. (CASE 5.1046 PDD 232 AMND / TPM 36767 / TTM 36689). (KL)

This Item was pulled from the Agenda.

3B. CITY OF PALM SPRINGS TO AMEND PALM SPRINGS ZONING CODE (PSZC) SECTION 93.21.00 RELATING TO OUTDOOR LIGHTING STANDARDS IN ITS ENTIRETY TO ADD INFORMATION AND ILLUSTRATIONS REGARDING THE MOST RECENT TECHNOLOGY (CASE 5.1344 ZTA). (MW)

DIRECTOR WHEELER presented the proposed zone text amendment.

RALPH RAYA, representing MRC Engineering, said the new lighting ordinance meets the requirements for "night sky" and includes new technology.

VICE-CHAIR HUDSON opened the public hearing portion of the meeting and with no appearances coming forward the public hearing was closed.

COMMISSIONER KLATCHKO thanked Mr. Raya for his expertise and knowledge.

ACTION: Recommend approval to the City Council.

MOTION: Commissioner Calderine, seconded by Commissioner Roberts and unanimously carried on a roll call vote.

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

DIRECTOR WHEELER reported this item will move forward to the City Council.

4. NEW BUSINESS:

4A. TERRA NOVA INC. ON BEHALF OF THE EAGLE CANYON DEVELOPMENT REQUEST FOR A ONE-YEAR TIME EXTENSION FOR A PREVIOUSLY APPROVED PLANNED DEVELOPMENT DISTRICT 317 TO CONSTRUCT 75 SINGLE-FAMILY RESIDENCES, 155 TOWNHOMES AND AN ACTIVITY CENTER ON APPROXIMATELY 80 ACRES OF VACANT LAND LOCATED ON THE WEST SIDE OF SOUTH PALM CANYON DRIVE AT BOGERT TRAIL, ZONE PD 317, SECTION 34 (CASE 5.1070-PD 317). (ER)

PRINCIPAL PLANNER ROBERTSON presented the proposed one-year time extension; noting there is new ownership.

COMMISSIONER KLATCHKO asked why this is being brought forward as the time extension as opposed to a brand new project.

DIRECTOR WHEELER answered Commissioner Klatchko's questions indicating developers' interest in retaining existing entitlements.

JOHN CRISTE, representing Terra Nova Consulting, said the market has changed and the intent is to modify the project and submit a 30% reduction in density, but that staff is correct in their interest in retaining the approval they have.

MAX VAHID, representing VA Consulting, Inc., spoke about their plans to submit a new map within 60 days.

COMMISSIONER KLATCHKO stated he was satisfied with the applicant moving forward.

ACTION: Approve a one-year time extension subject to revised conditions.

MOTION: Commissioner Klatchko, seconded by Commissioner Calerdine and carried 5-2-0 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Middleton, Commissioner Roberts and Vice Chair Hudson

NOES: Commissioner Lowe and Commissioner Weremiuk

4B. THE CHARLES COMPANY REQUESTING MINOR AMENDMENT TO AN APPROVED SIGN PROGRAM FOR A NEW MONUMENT SIGN AT THE SPRINGS SHOPPING CENTER LOCATED AT 5200 EAST RAMON ROAD (CASE 07-083 AMND). (GM)

PRINCIPAL PLANNER ROBERTSON presented the proposed project as outlined in the staff report.

ACTION: Approve with conditions.

MOTION: Commissioner Roberts, seconded by Commissioner Weremiuk and unanimously carried on a roll call vote.

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

4C. GARY LEVINSON, OWNER FOR A NEW 5,692-SQUARE FOOT HOUSE ON A HILLSIDE LOT AT 654 LAS PALMAS HEIGHTS DRIVE, ZONE R-1- A, SECTION 10. (CASE 3.3738 MAJ). (GM)

PRINCIPAL PLANNER ROBERTSON presented the proposed project.

COMMISSIONER KLATCHKO said he attended the Architectural Advisory Committee meeting when this project was presented and it was well received.

COMMISSIONER MIDDLETON congratulated the applicant on the landscape plan and questioned if solar panels would be included as an option.

JIM CIOFFI, project architect, responded that the solar panels would be located behind the low parapet.

ACTION: Approve with conditions as amended:

1. Smart water controller shall be installed for irrigation.

MOTION: Commissioner Roberts, seconded by Commissioner Weremiuk and unanimously carried on a roll call vote.

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

DIRECTOR WHEELER reported that this is final action in the absence of an appeal.

4D. LES ALEXANDER, OWNER FOR A 5,825-SQUARE FOOT WAREHOUSE BUILDING ON A 13,615-SQUARE FOOT LOT LOCATED AT 353 W. RADIO ROAD, ZONE M-1, SECTION 34 (CASE 3.2905 MAJ). (GM)

PRINCIPAL PLANNER ROBERTSON presented the proposed project.

CHRIS SAHLIN, project architect, provided details on the project design.

COMMISSIONER KLATCHKO provided a recap of the Architectural Advisory Committee comments.

COMMISSIONER MIDDLETON asked if solar was considered for this project.

ACTION: Approve with conditions as amended:

1. Smart water controller shall be installed for irrigation.
2. Building shall be pre-wired for solar.

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

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

4E. ELECTION OF OFFICERS:

A. ELECTION OF CHAIR

VICE-CHAIR HUDSON opened the nominations.

COMMISSIONER LOWE nominated Doug Hudson for Chair. COMMISSIONER ROBERTS seconded the nomination. The Commission unanimously carried on a voice roll call.

COMMISSIONER WEREMIUK nominated Philip Klatchko for Vice-Chair. COMMISSIONER LOWE seconded the nomination. The Commission unanimously carried on a voice call.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

COMMISSIONER WEREMIUK requested the PD subcommittee meet prior to August.

PLANNING DIRECTOR'S REPORT:

DIRECTOR WHEELER reported that a workshop would be scheduled with the AAC on July 23rd at noon.

DIRECTOR WHEELER commented that Doug Donenfeld was a member of the Tahquitz subcommittee and asked who would like to replace him. Commissioner Middleton volunteered and Chair Hudson accepted her request.

ADJOURNMENT:

The Planning Commission adjourned at 2:54 pm to 12 pm, Wednesday, July 23, 2014, City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.

M. Margo Wheeler, FAICP
Director of Planning Services