

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
August 27, 2014
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Hudson called the meeting to order at 1:33 pm.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Interim Planning Director Evans, Principal Planner Robertson, Associate Planner Newell, Administrative 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 5:00 pm on Thursday, August 21, 2014.

ACCEPTANCE OF THE AGENDA:

Commissioner Roberts noted his abstention on Item 2D due to a conflict of interest.

Chair Hudson noted his abstention on Item 2D due to a financial-related conflict of interest.

Commissioner Weremiuk requested the minutes of July 23, 2014 pulled for separate discussion.

The agenda was accepted, as amended.

PUBLIC COMMENTS:

Chair Hudson opened public comments:

JUDY DEERTRACK, who resides at Tahquitz Mesa Villas, provided an update on the construction of the Dakota project; and expressed concern with the major transport of soils that may cause public health issues.

There being no further appearances public comment was closed.

1. CONSENT CALENDAR:

Commissioner Weremiuk requested a change on the minutes of July 23, 2014 (regular meeting) regarding public benefits for the Jul project.

ACTION: Approve the Planning Commission Minutes of May 28, 2014, and July 23, 2014 Special Joint Meeting Minutes and July 23, 2014 Regular Meeting Minutes (as amended).

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

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

1A. APPROVAL OF MINUTES: MAY 28, 2014 (CORRECTED) AND JULY 23, 2014 SPECIAL JOINT MEETING MINUTES AND REGULAR MEETING MINUTES.

Approve the Planning Commission Minutes of May 28, 2014, and July 23, 2014 Special Joint Meeting Minutes and July 23, 2014 Regular Meeting Minutes (amended).

1B. THOMAS JAKWAY, OWNER, REQUESTING APPROVAL FOR A MAJOR ARCHITECTURAL APPLICATION OF A 2,792-SQUARE FOOT SINGLE-FAMILY RESIDENCE AND ATTACHED GARAGE ON A HILLSIDE LOT LOCATED AT 320 CAMINO ALTURAS, ZONE R-1-B (CASE 3.3683 MAJ / 7.1400 AMM). (DN)

Approved, as submitted.

2. PUBLIC HEARINGS:

2A. CONT'D - DOUGLAS C. JONES FOR A CONDITIONAL USE PERMIT AND VARIANCE TO CONSTRUCT TWO WIRELESS TELECOMMUNICATION FACILITIES CONSISTING OF SIXTY-SIX FOOT TALL MONOPOLES, EXCEEDING THE MAXIMUM PERMITTED ZONING HEIGHT, DESIGNED AS PALM TREES AT A VACANT PARCEL OF LAND LOCATED ON THE WEST SIDE OF GOLDEN SANDS MOBILE HOME PARK AT 3430 NORTH SUNRISE WAY, ZONE O (CASE NOS. 5.1321 CUP AND 6.533 VAR). (DN)

Commissioner Weremiuk commented that the Commission previously requested a study session on monopoles to discuss what the other communities are requiring.

Interim Director Evans responded that this application has been around for a couple months and action may be required before a workshop is held.

Commissioner Weremiuk requested the staff report include cell tower requirements from other cities.

The Commission discussed and/or commented on:

1. An independent engineer on a case-by-case basis.
2. Staff could gather technical information and provide it in an expanded format in the staff report. Inform the applicant about the Commission's concerns to allow them to provide more information.
3. What other cities are doing in regards to: height, the spacing and monopole versus monopalm.

ACTION: Continue to a date certain of September 24, 2014.

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

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

2B. ALFREDO ENRIQUEZ, OWNER REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT FOR DEVELOPMENT OF A CASITA WITH KITCHEN THAT IS LARGER THAN 1/50TH OF THE LOT SIZE, AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA, FOR A PARCEL LOCATED AT 2923 CANDLELIGHT LANE, ZONE R-1-B / PDD (CASE 5.1347 CUP). (KL)

Commissioner Calerdine clarified that he resides within 700 feet of the proposed project.

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

Chair Hudson opened the public hearing:

(The following persons spoke in favor of the proposed project.)

ALFREDO ENRIQUEZ, owner, explained that the main reason for the expansion is to allow a caregiver to live there and clarified that the casita will not be rented out.

GEORGE CRAIG, resides directly across the street, said that his home has a casita and pool the same as the proposed one; he spoke in favor of the project.

DON YARGER, spoke in favor of the proposed project.

ALFRED ENRIQUEZ, applicant, addressed previous public testimony.

(The following persons spoke in opposition of the proposed project.)

LARRY KERCHNER, Luminaire resident, spoke about a lot merger that was never done; the city should restrict planned developments to keep homes the same.

BRUCE TOMINELLO, Luminaire resident, said this was never disclosed and suggested flipping the structure so that the house is on the west side will have visual integrity.

There being no further appearances the public hearing was closed.

Commissioner Roberts suggested placing a condition that will not allow the casita to be leased. He noted the frustration coming from the public comment and addressed several of their concerns.

Commissioner Calerdine noted that many homes within Planned Developments are not built as what was proposed and they come in for approval. He feels this project will be an asset to the community.

ACTION: Approve, subject to conditions, as amended:

- Applicant shall have a single meter for water, gas and electric through the main house.
- The casita not be rentable absent the rental of the house.
- House to be pre-wired for solar.
- A smart water controller for landscaping irrigation.

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

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

2C. GAIN LIMITED PARTNERSHIP FOR A GENERAL PLAN LAND USE AMENDMENT FROM TOURIST RESORT COMMERCIAL TO LOW DENSITY RESIDENTIAL; A PLANNED DEVELOPMENT DISTRICT IN-LIEU OF ZONE CHANGE TO ALLOW A SINGLE-STORY, DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A TENTATIVE PARCEL MAP TO SUBDIVIDE APPROXIMATELY 0.91-ACRES INTO THREE RESIDENTIAL LOTS LOCATED AT APPROXIMATELY 260 WEST VISTA CHINO ROAD, ZONE R-3 (CASE 5.1333 GPA, PD-368 AND TPM 36686). (DN)

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

Chair Hudson opened the public hearing:

HUGH KAPTUR, project architect, was available for questions from the Commission. He said his clients are not anticipating going into an HOA (individual lots and reciprocal driveways) and would like to keep it as simple as possible.

There being no further appearances the public hearing was closed.

NEIL CURRY, representing the developer, said they are planning to step up and add solar; however, they will leave it up to each owner to decide. He explained that they will not pursue adding the gate.

The Commission asked staff questions regarding the private drive (on the west side), proposed gating, easement and setbacks.

ACTION: Adopt categorical exemption and approve the proposed project and recommend approval to the City Council subject to conditions, as amended:

- The proposed front gate is eliminated.
- The driveway within the first two properties is 24 feet wide.
- Each home has a separate water controller.
- No turf in the front yard.
- Pre-wiring for solar for each home. Motion Commissioner Roberts, seconded by Commissioner Lowe and unanimously carried on a roll call vote.

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

Commissioner Roberts and Chair Hudson noted their recusal on the next item.

A short recess was taken at 2:48 pm.

The meeting resumed at 2:59 pm.

2D. THE PALM SPRINGS ART MUSEUM (PSAM), OWNER, FOR APPROVAL OF A SIGN VARIANCE REQUESTING THREE MAIN SIGNS, TWO OF WHICH ARE MONUMENT SIGNS AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA, AT THE PSAM'S ARCHITECTURE + DESIGN CENTER (FORMERLY THE SANTA FE FEDERAL SAVINGS & LOAN BUILDING, A CLASS 1 HISTORIC SITE) (HSPB 54) LOCATED AT 300 SOUTH PALM CANYON DRIVE, ZONE CBD (CASE 8.259). (KL)

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

Vice-Chair Klatchko opened the public hearing and no appearances coming forward the public hearing was closed.

ACTION: Approve, subject to conditions. Motion Commissioner Calerdine, seconded by Commissioner Lowe and carried 5-0-2 on a roll call vote.

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

ABSTAIN: Commissioner Roberts and Chair Hudson.

Chair Hudson and Commissioner Roberts re-entered the Council Chamber at 3:04 pm.

2E. CITY OF PALM SPRINGS FOR A GENERAL PLAN AMENDMENT TO CHANGE CURRENT LAND USE DESIGNATIONS FROM SMALL HOTEL TO CENTRAL BUSINESS DISTRICT; LOCATED WEST OF BELARDO ROAD, NORTH OF BARISTO ROAD, EAST OF LUGO ROAD AND SOUTH OF ARENAS ROAD; AND SOUTHWEST OF TAHQUITZ DRIVE AND CAHUILLA ROAD (CASE 5.1322 GPA). (DN)

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

Chair Hudson opened the public hearing:

(The following persons spoke in opposition of the proposed amendment.)

STEVE HUFFMAN, resides at St. Baristo Condominiums, expressed concern with being put into the business district zone on this block.

RONALD IAMELE, resides in the Historic Tennis Club area, expressed concern with the height, density and noise.

MARINA ROSSI, small hotel owner in the area (adjacent to Lugo Lofts), commented that Lugo Lofts was approved for one and two story buildings. She said that the top 10 hotels in the city are hotels with under 20 rooms.

NICK SABBAGH, resides adjacent to St. Baristo Condominiums, said three stories will affect the properties in this area; it will impede people's privacy.

RICHARD WEINTRAUB, representing Cahuilla Church, said he has been working with the neighbors and Historic Tennis Club Organization board to come up with a project that retains the low density and low open-space. He said they are looking to create a project that will blend into the fabric of the neighborhood.

LAURIE ALAYIAN, caddy corner to proposed area, suggested one way to clean it relatively easy would be to amend the General Plan to redefine small hotel designation based on something other than hotel rooms per acre; a great neighborhood to be preserved.

TIM ERKINE, expressed concern with the height, parking, traffic congestion; suggested keeping it consistent.

MARIN URSESEU, expressed concern with a large hotel right behind his backyard; he said it would be devastating to them.

DR. MICHAEL MCQUARTER, said as an architect the history of the town is always preserved and is not opposed to development but preservation of history.

FRANK TYSEN, chairman, Historic Tennis Club Neighborhood Organization, said that the Tennis Club District is what makes this town unique. This will jeopardize the tourist industry and destroy the neighborhood.

JUDY DEERTRACK, said that the consistency is already there; the general plan needs to be concurrent with the land entitlement coming up.

There being no further appearances the public hearing was closed.

Interim Planning Director Evans said after listening to the public testimony staff would like to provide further review and bring back more information on this project.

Commissioner Weremiuk commented that the CBD raises issues for land uses that are not compatible and should go in a different direction.

Commissioner Lowe said he is in favor of voting no; staff can come back and redefine the problem and offer solutions.

Commissioner Middleton concurred with the Commission and congratulated Mr. Weintraub for reaching out to the neighborhood organization.

Vice-Chair Klatchko expressed a preference to allow staff to come back with this item after further review has been conducted. He requested when this project returns that staff explain the distinction between the underlying zoning and a general plan designation and how they interact.

Commissioner Calderine asked why this needs to be done now and how it is related to the two pending projects. Is there an issue between the existing uses and the general plan?

Commissioner Weremiuk said she prefers this project come back and is more interested in tweaking the small hotel zone.

Commissioner Roberts said he is inclined to deny the project and would prefer it come back as a new project.

ACTION: To deny.

Motion Commissioner Lowe, seconded by Commissioner Roberts and motion fails, 2-5, on a roll call vote.

AYES: Commissioner Lowe, Commissioner Roberts

NOES: Commissioner Calderine, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

MOTION FAILED.

ACTION: To continue and direct staff to bring back an alternative that will strengthen the existing Tennis Club land uses and make them consistent with the small hotel zoning designation.

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

AYES: Commissioner Calderine, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

NOES: Commissioner Lowe, Commissioner Roberts

Director Evans clarified this item was continued to the next meeting of September 10, 2014.

2F. BARISTO GROUP, LLC FOR A ZONE CHANGE FROM R-3 TO R-2 AND AN AMENDMENT TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT DISTRICT (PD-288) FOR THE THIRD AND FINAL PHASE OF THE PD INCLUDING NEW ARCHITECTURE AND SITE CHANGES FOR THE 11 REMAINING UNITS ON THE VACANT LAND LOCATED ON THE EAST SIDE OF LUGO ROAD, BETWEEN ARENAS ROAD AND BARISTO ROAD. (CASE 5.0977- PD288 AMND, ZC AND TTM 36626). (DN)

Chair Hudson opened the public hearing and with no appearances coming forward the public comment was closed.

ACTION: To continue the public hearing to a date certain of September 24, 2014.

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

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

3. NEW BUSINESS:

3A. THE COACHELLA VALLEY ECONOMIC PARTNERSHIP (CVEP) REQUESTING APPROVAL OF A SIGN PROGRAM AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA AT THE CVEP ACCELERATOR CAMPUS LOCATED AT 2901 EAST ALEJO ROAD, (ZONE A). (KL)

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

Commissioner Roberts expressed concern with the placement of the large names on the building which may add confusion.

LESA BODNAR, CEVP, explained the importance of keeping the signs and noted the remoteness of the street.

ACTION: Approve, subject to conditions.

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

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

3B. PALM SPRINGS PROMENADE, LLC FOR ARCHITECTURAL REVIEW OF BLOCK A OF THE DOWNTOWN PALM SPRINGS RENOVATION PROJECT LOCATED AT THE NORTHWEST CORNER OF ANDREAS ROAD AND NORTH PALM CANYON DRIVE, ZONE CBD (CASE 3.3605 MAJ). (DN)

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

MICHAEL BRAUN, applicant, thanked the Commission in assisting to move the project forward in terms of standards (not the design).

CHRIS PARDO, Chris Pardo Design, described the modifications to the project including shading, massing and architectural detail. Mr. Pardo spoke about the lighting, the color, the fin element, awning and elevations.

Vice-Chair Hudson commented that this project has vastly improved and the biggest changes are some of the balconies on the Palm Canyon elevations. Vice-Chair Hudson said likes the idea of the wood on the undersides of the overhangs, the coloration of the building and the angled fin elements.

Commissioners Roberts disclosed that he met with the applicant numerous of times at their request. Mr. Roberts said that the warmth added to a blocky building is very admirable. He commented that at the last meeting the Commission approved nothing more than the building size and the architecture had to come back completely different. He does not like seeing the buildings in a piece meal and is very disappointed Building B is not being presented. He would like to see the entire project come back.

Commissioner Lowe agreed this is a big improvement; however, he does not like the fin and would like to see something more modern. He suggested a scale model so they can see what the project looks like.

Commissioner Middleton expressed concern with the west side and prefers something more attractive for the north side between Block and the Hyatt hotel.

Commissioner Weremiuk concurs with Commissioner Roberts and is not comfortable with a piece meal project and would like to see it come before them as a whole project. She feels very strongly about seeing Block B which they had more concerns.

ACTION: To continue to a date uncertain; and direct the applicant to come back with updated computer simulations or a 3-D model that includes different perspectives and elevations of Buildings A, B and C, as a cohesive design.

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

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

Direct staff to review the DVD and correct the staff report and determine that this is not a color and shading revision but an architecture revision.

Staff to provide a DVD (unedited copy) of Commissions comments on this project to the City Council.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commission Middleton provided an update on the Tahquitz Canyon Median subcommittee meeting that was recently held.

Commissioner Weremiuk provided an update on the meetings held by the Water Task Force subcommittee.

Interim Director Evans asked the Commission to appoint a subcommittee group for the Palm Springs Promenade project to review the landscape and shading.

Chair Hudson appointed himself and Commissioner Weremiuk to the subcommittee.

Commissioner Roberts noted that he would not be in attendance until September 19th.

PLANNING DIRECTOR'S REPORT:

Interim Director Evans spoke about a few minor changes to the proposed lighting ordinance going for review to the City Council.

ADJOURNMENT:

The Planning Commission adjourned at 5:03 pm to Wednesday, September 10, 2014, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Douglas Evans
Interim Director of Planning Services

**CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
September 10, 2014
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262**

CALL TO ORDER:

Chair Hudson called the meeting to order at 1:33 pm.

ROLL CALL:

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

ABSENT: Commissioner Calderine and Commissioner Roberts

ALSO PRESENT: Interim Planning Director Evans, Principal Planner Robertson, Associate Planner Newell, Assistant Director of Public Works Khamphou and Administrative Coordinator Hintz

ACCEPTANCE OF THE AGENDA:

Chair Hudson reported that staff has requested Item 1A pulled from the agenda.

The agenda was accepted.

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, September 4, 2014.

PUBLIC COMMENTS:

TRAE DANIEL, spoke about an upcoming project on 34th Avenue; he encouraged the Commission to come out to the neighborhood.

FRANK TYSEN, spoke in reference to Item 2B and 2C, expressed concern that these

projects were not listed as public hearings to allow for public input. He urged the Commission promote diversity and maintain the eclectic character of the city.

JOHN DAW, interim general manager, Hyatt Hotel, spoke in support of the downtown redevelopment project.

RICHARD CLIFFORD, spoke in support of the downtown redevelopment project; it will be a welcomed addition and revive the economy.

JAIME KOWAL, spoke in favor of the downtown revitalization project; she liked great architecture with mountain views.

JORDAN FIFE, spoke in favor of the downtown revitalization project; it will draw many opportunities to the City.

ANDY CARPIAE, Hard Rock Hotel, owner, spoke in favor of the downtown revitalization project; it will be a great asset to the City.

There being no further appearances public comments was closed.

1. PUBLIC HEARINGS:

1A. CONT'D - CITY OF PALM SPRINGS FOR A GENERAL PLAN AMENDMENT TO CHANGE CURRENT LAND USE DESIGNATIONS FROM SMALL HOTEL TO CENTRAL BUSINESS DISTRICT; LOCATED WEST OF BELARDO ROAD, NORTH OF BARISTO ROAD, EAST OF LUGO ROAD AND SOUTH OF ARENAS ROAD; AND SOUTHWEST OF TAHQUITZ DRIVE AND CAHUILLA ROAD (CASE 5.1322 GPA). (DN)

Removed from the agenda.

1B. PORTABLE OPEN SIGNS - AN AMENDMENT TO THE PALM SPRINGS ZONING CODE EXPANDING THE BOUNDARIES OF WHERE PORTABLE "OPEN" SIGNS IN FRONT OF COMMERCIAL BUSINESSES ARE ALLOWED TO THE EAST SIDE OF NORTH INDIAN CANYON DRIVE FROM RAMON ROAD TO ALEJO ROAD, (PALM SPRINGS ZONING CODE SECTION 93.20.09.B.5.) (CASE 5.1202 ZTA). (ER)

Principal Planner Robertson presented the proposed zone text amendment to expand the boundaries of where the portable open signs are allowed.

Chair Hudson opened the public hearing and with no appearances coming forward the public hearing was closed.

Commissioner Weremiuk spoke in support; noting that the east side is the area that needs the most help.

ACTION: To approve and recommend approval to the City Council.

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

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

ABSENT: Commissioner Calderine, Commissioner Roberts

2. NEW BUSINESS:

2A. PALM SPRINGS, LLC, REQUEST FOR A FINAL PDD PLANS APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF A 150-ROOM HOTEL WITH RETAIL AND PARKING STRUCTURE LOCATED AT 400 NORTH PALM CANYON DRIVE, ZONE PD324, (5.1091-PD-324). (ER)

Staff requested a short break to set-up the presentation.

A recess was taken at 1:54 pm. The meeting resumed at 2:07 pm.

Principal Planner Robertson presented the proposed project as outlined in the staff report.

LAWRENCE RAE, applicant, introduced himself and provided details about the project.

JOSEPH SMART, SMS Architects, project architect, presented the project using a power point presentation pertaining to the site plan, hotel entry, parking garage, view corridors and the 3rd level breaking down the scale of the project. He addressed the architecture, elevations on Palm Canyon, shade studies, hotel entrance, Indian Canyon and Alejo frontage, parking structure, sketches of the spa pool, view corridor entries to the units and materials.

RON GREGORY, described the hardscape design, fountain elements on the center of outer court, plant materials will be selected for its appropriateness for the desert location, Alejo Road landscape view, meandering walkway and landscape lighting.

The Commission commented on:

- The north side on Alejo Road and Palm Canyon looks stark;
- The angled parking on Indian Canyon can be a potential problem for stacking;
- The transition road with exit road on Alejo Road will impact the traffic patterns on both streets;

LAWRENCE RAEL clarified that a median on Alejo Road has been conditioned for the project.

The Commission asked further questions and/or commented on:

- Shade studies around the corner;
- Angled parking on Indian Canyon could be a traffic hazard; project is over-parked;
- Eliminate parking spaces on Indian Canyon and provide additional pedestrian and landscape space;
- Concerned about stark architecture and uncertain about angled parking;
- Good to see the 3D models; impressed with architecture and landscaping palette;

Chair Hudson expressed the following comments:

1. Building is very simple; a true example of minimalist architecture. Minimalism demands fine detailing with sensitivity to materials and scale.
2. Materials are stark.
3. Pedestrian connections from the grade level parking structure to adjacent streets need to be wider.
4. Indian Canyon and Alejo Road need a pedestrian sidewalk.
5. No elevations of the south side of the project; would like to see more material of the south facade.
6. Additional 3D drawings from close up and far away
7. The gap between buildings; esthetically and functionality.
8. The pedestrian experience in the middle of the summer.
9. The hotel platform has an area that needs to be paved; a very stark area.
10. The renderings do not show the 5 foot drop at the pedestrian connection between the hotel drop off area and Indian Canyon.
11. Elements are very thin.

The development team addressed the Commission's concerns and questions.

ACTION: To continue and direct recommend the following modifications:

1. Provide new 3D exhibits for the south side of the building and podiums.
2. Provide additional details for the parking structure; the pedestrian access to Palm Canyon and walkway around the parking structure with an exit onto Alejo Road and Indian Canyon.

3. The Engineering Department to provide information regarding the angled parking and two way streets on Indian Canyon.
4. How will the mechanical area be soundproof for the adjacent neighbors?
5. More details on the materials for the exterior of the building.

Motion: Commissioner Weremiuk, seconded by Vice-Chair Klatchko and unanimously carried 5-0-2 on a roll call vote.

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

ABSENT: Commissioner Calderine, Commissioner Roberts

A break was taken at 3:36 pm.

The meeting resumed at 3:57 pm.

2B. PALM SPRINGS PROMENADE, LLC FOR AN UPDATE ON EXTERIOR ELEVATIONS OF BLOCK A OF THE DOWNTOWN PALM SPRINGS RENOVATION PROJECT LOCATED AT THE NORTHWEST CORNER OF ANDREAS ROAD AND PALM CANYON DRIVE, ZONE CBD (CASE 3.3605 MAJ). (DN)

2C. PALM SPRINGS PROMENADE, LLC FOR A REVISED ARCHITECTURAL APPLICATION TO CONSTRUCT A TWO-STORY COMMERCIAL BUILDING ON BLOCK B OF THE DOWNTOWN PALM SPRINGS RENOVATION PROJECT LOCATED AT THE SOUTHWEST CORNER OF ANDREAS ROAD AND PALM CANYON DRIVE, ZONE CBD (CASE 3.3606 MAJ). (DN)

Interim Director Evans provided background information for Building A. Mr. Evans reported that Building B is the middle building that is fully approved as a single-story building with the exception of bringing back architectural details for the Commission. He stated that the applicant has submitted the revised drawings, a new two-story building and an alternate proposal for this site.

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

Chair Hudson opened the public comment portion of the meeting:

JOHN WESSMAN, applicant, explained the overall project and the open-space. He requested the opportunity to provide an alternate plan for Block B and does not want to give up approvals he already has. He has worked very hard to move this project forward

and has signed leases with major tenants and will accrue large penalties if project is delayed.

CHRIS PARDO, Chris Pardo Design, provided an overview of Block A and the new proposed Block B. He said the landscape is a concept in general. Mr. Pardo described the proposed new walkways, railings, the element fins, materials, building height, sun shade study, balcony railings and planter features.

With no other appearances coming forward public comments was closed.

The Commission requested clarification and/or commented on:

- The location of the fin element for Building A seems to divide the the building in half; suggested moving it closer to the end of the building.
- The connection between A & B is very solid; however, the connection between B & C looks heavy with lighter architecture.

JOHN WESSMAN explained that whole idea from the beginning is these buildings would be built at different times and not look all the same. It is downtown and not a mall; does not have a problem moving the fin by one bay.

COMMISSIONER MIDDLETON said that although the process has been very difficult progress has been made. She noted that she was unimpressed with the original Building B; with the new renderings the new roof lines draw Block A and C together more nicely.

JOHN WESSMAN commented that they have given the Hyatt an easement to incorporate into the project. The Hyatt will bring it forth for approval. Mr. Wessman clarified that the landscaping will be submitted at a later time to the Commission.

ACTION: Determine that the revised exterior elevations fulfill Condition of Approval No. 10 of Planning Commission Resolution No. 6412, as amended:

- The fin be moved one bay to the north and the panel is expanded one additional bay.

Motion Vice-Chair Klatchko, seconded by Commissioner Lowe and unanimously carried 5-0-2 on a roll call vote.

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

ABSENT: Commissioner Calerdine, Commissioner Roberts

ACTION: Approve Block B, as presented with the condition that the obscured glass is not backlit.

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

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

ABSENT: Commissioner Calderine, Commissioner Roberts

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Vice-Chair Klatchko thanked Mr. Evans for his assistance during the interim period.

PLANNING DIRECTOR'S REPORT:

Interim Director Evans provided background information on the original intent of a final Planned Development District for architecture.

ADJOURNMENT:

The Planning Commission adjourned at 5:09 pm to Wednesday, September 24, 2014, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Flinn Fagg, AICP
Director of Planning Services