

CITY OF PALM SPRINGS
PLANNING COMMISSION STUDY SESSION MINUTES

October 14, 2015
Large Conference Room, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Klatchko called the meeting to order at 12:05 pm.

ROLL CALL:

Present This Meeting: Commissioner Calerdine, Commissioner Donenfeld,
Commissioner Middleton, Commissioner Weremiuk, Vice
Chair Roberts and Chair Klatchko

Excused This Meeting: Commissioner Lowe

Staff Present: Flinn Fagg and Michael Daudt

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 Monday, October 5, 2015.

1. PUBLIC COMMENT:

Chair Klatchko opened the public comments portion of the meeting:

ROXANN PLOSS, requested that public comment be held at the end of the study session.

SIDNEY WILLIAMS, noted issues with the alignment of Main Street and the need to address pedestrian accessibility.

DOUG HUDSON, discussed deficiencies of the renderings, the lack of documentation on the City website, and the need to study the project with renewed vigor.

DAN SPENCER, emphasized the need for consideration of the pedestrian environment and consistency of the hardscape materials.

ROBERT MOON, requested a massing model of the specific plan area.

(Public Comment cont'd)

MICHAEL JOHNSTON, discussed the importance of commercial storefronts as part of the pedestrian experience.

FRANK TYSEN, cited deficiencies in the piecemeal approach to the project and criticized the appearance of the building under construction on Block A.

THOMAS YANNI voiced support for the sculpture garden and park space, and recommended that artistic elements be incorporated into the architecture of the project.

JUDY DEERTRACK, addressed issues with the review and permitting process, and stated that the entitlement process was not in conformance with state law.

There being no further appearances public comments was closed.

2. DISCUSSION ITEM:

A. Presentation by the Department of Planning Services on the proposed update to the Museum Market Plaza Specific Plan.

Staff provided a PowerPoint presentation on the proposed update to the Museum Market Plaza Specific Plan, and provided a brief overview of the development proposed for Block B-1.

The Planning Commissioners had the following individual comments and questions:

- Commissioner Donenfeld requested that staff provide a summary of the proposed changes to the specific plan and that he would like to see a massing model provided.
- Commissioner Weremiuk asked if the approval given for commercial uses on Block B was in conformance to procedural requirements, and questioned if the proposed changes to the specific plan for the hotel development on Block B-1 should be included with the City's changes. She supported the recommendation for a massing model, and also noted the need for attention to the pedestrian environment. She provided an update on the efforts of the park subcommittee and the discussions regarding the Andreas Road view corridor, and requested that a consultant be engaged to review the street-level commercial uses as a means to support pedestrians and activation of the park.
- Commissioner Middleton questioned if the Planning Commission could require a massing model and requested that the City Attorney advise accordingly. She

also noted the need for a consistent paving treatment throughout the plan area, and stated that pedestrian access to the museum is one of the most important aspects of the project.

- Vice Chair Roberts requested that staff provide information for each block detailing the 2009 standards, the proposed standards, and any approved entitlements for the block; he also requested that a bullet-point list be provided for any changes and the reason for the change. Mr. Roberts noted the efforts of the City Council/Planning Commission subcommittee that is reviewing the landscape/hardscape plans. He supported the provision of a massing model, and requested that information be provided regarding the total number of parking spaces and the number of spaces required by the projects approved to date.
- Commissioner Calerdine noted that this is an important time to update the plan, and voiced concerns about the height of future development within the plan area. He requested that Andreas Road be considered as a view corridor, and suggested that the permitted height on Blocks G, D and A-1 be modified or lowered.
- Chair Klatchko requested that staff provide an analysis as to whether a hotel development on Block B-1 was appropriate, and voiced concern about the need for street-level commercial uses. He also supported the need for view corridors. He requested that the applicant provide up-to-date perspectives and drawings in a timely fashion, and suggested that the lack of a massing model may result in the denial of project based on a lack of adequate information upon which to base their findings.

3. ADJOURNMENT: There being no further comments the Planning Commission adjourned at 1:25 pm to Wednesday, October 14, 2015, at 1:30 pm, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

Flinn Fagg, AICP
Director of Planning Services