

CITY OF PALM SPRINGS  
PLANNING COMMISSION STUDY SESSION MINUTES  
March 14, 2016  
Council Chamber, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALL TO ORDER:**

Chair Klatchko called the meeting to order at 4:02 pm.

**ROLL CALL:**

Present This Meeting: Commissioner Donenfeld, Commissioner Lowe,  
Commissioner Middleton, Commissioner Weremiuk, Vice-Chair  
Calerdine, Chair Klatchko

Absent This Meeting: Commissioner Hirschbein

Staff Present: Flinn Fagg, Michael Daudt, David Newell

**REPORT OF POSTING OF AGENDA:**

The agenda was posted at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 4:00 pm on Thursday, March 10, 2016.

**PUBLIC COMMENTS:**

Chair Klatchko opened public comments:

KEN MAU, chairman, Gene Autry Neighborhood Organization, stated they do not want an entrance into their neighborhood because there are many existing traffic problems and prefer other alternatives be considered.

JERRY COLLAMER, resides adjacent to the 18th fairway of the former golf course. He urged that the General Plan not be amended.

RENEE SAUNDERS, resides on Verona Road, urged that the General Plan not be amended because it will take away the recreational space.

BOB SAUNDERS, resides on Verona Road, requested that the General Plan not be amended because it will open the floodgates to other developers.

ALAN BOWLEY, Gene Autry Neighborhood Organization, secretary, commented that traffic is an issue and the proposed development will reduce the value of the homes.

DIANA BRACE, Four Seasons, board member, said the residents support the project and recommend approval; noting that the proposed development will increase home values, reduce blowing sand and eliminate nuisances associated with the defunct golf course.

JIM RUSH, Four Seasons, manager, spoke about the San Raphael extension into the project; and noted the private road should be taken by the city for public use.

TERI MC COPPIN, PS Country Club resident, spoke in opposition of amending the General Plan and commented that the open-space should remain and the project is too dense.

DENISE JANSSEN EAGER, PS Country Club resident, questioned the proposed open-space and commented that the soil could contain toxic chemicals that need remediation.

ANTHONY BARTON, spoke in opposition of the General Plan amendment and reiterated that traffic and open-space should be mitigated.

CHARLES DRAPIN, Desert Park Estates Neighborhood Organization, secretary, requested the Commission consider the neighborhood and commented the traffic lights, speed bumps and sidewalks could be provided to increase safety.

JIM O'KEEFE, commented that the General Plan should not be updated on a piecemeal basis and alternatives need to be considered further.

There being no further appearances public comments was closed.

ERIC TAYLOR, Somis Investments, provided background history on the site. He said they've held 22 neighborhood outreach meetings with the community and have worked with the city to find a way of offsetting the loss of open-space. Mr. Taylor discussed issues associated with the property such as: dust and blowing sand, blight and nuisance violations. He provided details on the design, open-space, traffic study and construction phasing plans.

The Planning Commission had the following comments and concerns about the proposed project:

- The need to create an access at Farrell Drive, Whitewater Club and Racquet Club.
- The CV link could be a potential amenity for the project and neighborhood.
- Clarification if the 47% of open-space includes the wash parcel. The developer responded yes.
- The need to look at open-space for the developable area only.

- Questioned the Radburn-style concept - this example is in a lush, green environment.
- Requested standards for this type of change (buffers, lot coverage, etc.) and recommends a zero lot line or shared use yards for greater open space.
- Could staff seek cooperation from the land owner to allow access from the project to Gene Autry Trail?
- There are some positive aspects of the proposed development.
- Clarification on the project phasing and are energy conservation methods being proposed. The developer responded that energy conservation will be an integral part including reflective roofing, insulated ducting, etc.
- Clarification on the proposed General Plan amendment and how it relates to the build-out.
- Providing access through the site and opening up the streets.
- Concern about the use of monies for Chino Cone vs. utilizing funds for park space within the proposed project.
- Concern with the density in certain parts of the project.

Director Fagg discussed the development agreement and the 5-key points remaining for staff to work through with the applicant. He reviewed items needing consensus for the developer (gates, buffers, development standards, etc.)

MARK ALLEN, legal representation for the applicant, discussed brief points on the development agreement.

#### **ADJOURNMENT:**

There being no further comments the Planning Commission adjourned at 6:52 pm to their regular meeting at 1:30 pm, Wednesday, March 23, 2016, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

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Flinn Fagg, AICP  
Director of Planning Services

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
March 23, 2016  
Council Chamber, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALL TO ORDER:**

Chair Klatchko called the meeting to order at 1:31 pm.

**ROLL CALL:**

Present This Meeting: Commissioner Donenfeld, Commissioner Hirschbein,  
Commissioner Lowe, Commissioner Middleton,  
Commissioner Weremiuk, Vice-Chair Calerdine\*, Chair  
Klatchko

Absent This Meeting: None

Staff Present: Flinn Fagg, Michael Daudt, Terri Hintz, Savat Khamphou

\*Arrived at 1:33 pm.

**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 Thursday, March 17, 2016.

**ACCEPTANCE OF THE AGENDA:**

The agenda was accepted.

**PUBLIC COMMENTS:** None.

**1. CONSENT CALENDAR:**

**1A. APPROVAL OF MINUTES: MARCH 9, 2016**

**ACTION:** Approve, as submitted.

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

AYES: Commissioner Donenfeld, Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Calerdine, Chair Klatchko  
ABSTAIN: Commissioner Hirschbein.

## 2. PUBLIC HEARING:

**2A. CONT'D - PALM SPRINGS PROMENADE, LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 6-STORY, 112,862-SQ. FT. RESORT HOTEL CONSISTING OF 142-ROOMS, MEETING SPACE, RESTAURANTS, SPA AND FITNESS CENTER ON BLOCK "B-1" OF THE DOWNTOWN PALM SPRINGS PROJECT LOCATED AT THE NORTHEAST CORNER OF BELARDO ROAD AND MAIN STREET, ZONE CBD (CASE 3.3908 MAJ). (DN)**

Planning Director Fagg provided a brief overview on the status of the project.

**ACTION:** Table.

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

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

## 3. NEW BUSINESS:

**3A. MARTINI MADNESS, LLC REQUESTS THE VACATION AND ABANDONMENT OF A PORTION OF PUBLIC RIGHT-OF-WAY AND RESERVING AN EASEMENT FOR PUBLIC UTILITIES WITHIN CAHUILLA ROAD, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M., CASE NO. 3.2130 (MAJ), (ENGINEERING FILE R 15-07).**

Assistant Director of Public Works Khamphou provided an overview of the proposed street vacation.

Vice-Chair Calerdine questioned if the actual center-line of the road will change. He requested staff reviews this subject matter to make sure a precedent is not being set.

Commissioner Weremiuk noted that most properties on this street are commercial with parking in the rear and noted that the women's club immediately adjacent has the same parking situation and made a motion for approval.

Commissioner Hirschbein asked technical questions pertaining to: the land deed and associated costs for the improvements.

Commissioner Donenfeld questioned the use of an irrevocable easement as opposed to giving back the land.

**ACTION:** Recommend approval to City Council.

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

**AYES:** Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Calderine, Chair Klatchko

#### **PLANNING COMMISSION REPORTS:**

Commissioner Donenfeld noted that he would not be attendance for the April 13th meeting.

Commissioner Lowe noted he would not be in attendance for the April 27th meeting.

#### **PLANNING DIRECTOR'S REPORT:**

No comments.

#### **ADJOURNMENT:**

There being no further comments the Planning Commission adjourned at 1:50 pm to 1:30 pm on Wednesday, April 13, 2016, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

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Flinn Fagg, AICP  
Director of Planning Services