

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
December 17, 2008
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

The meeting was called to order at 1:35 p.m.

ROLL CALL:	Present This Meeting:	Present to Date:	Year: FY 2008/2009 Excused Absences:
Larry Hochanadel, Chair	X	18	0
Leo Cohen, Vice Chair	X	17	1
Toni Ringlein	X	15	3
Jon Caffery	X	16	2
Bill Scott	X	15	3
Tracy Conrad		13	5
Doug Donenfeld	X	18	0

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 4:30 p.m. on Friday, December 12, 2008.

ACCEPTANCE OF THE AGENDA:

Commissioner Scott disclosed that he attended a presentation by Mountain View Power Partners (Item 2C).

Vice Chair Cohen disclosed that he also attended the presentation by Mountain View Power Partners (Item 2C).

PUBLIC COMMENTS:

Chair Hochanadel opened Public Comments; and no speakers coming forward Public Comments was closed.

1. CONSENT CALENDAR:

Commissioner Donenfeld requested Item 1B removed from the Consent Calendar for separate discussion.

1A. Minutes of November 5, 2008 and December 10, 2008.

M/S/C (Scott/Vice Chair Cohen, 6-0, 1 absent/Conrad) Approved, as part of the Consent Calendar.

1B. Case 5.1204 GPA / ZTA - Draft resolution of denial for draft Specific Plan to allow up to 955 high-density residential units, up to 400,000 square feet of commercial retail and office space, and up to 620 hotel rooms located at the northwest corner of North Palm Canyon Drive and Tahquitz Canyon Way, and other nearby properties.

Commissioner Scott requested the resolution include that the developer is responsible to propose the future development of the site including mix of uses, project phasing and road network.

M/S/C (Scott/Vice Chair Cohen, 5-1/Donenfeld), 1 absent/Conrad) To approve, as amended:

-Section 3: To include, "The developer is responsible to propose the development of the site including mix of uses, project phasing and road network".

Reconsideration of Item 1B (see end of the agenda).

2. PUBLIC HEARINGS:

2A. Case 5.1190 CUP / 6.509 VAR (Palm Springs Batch Plant) - A request by Elsinore Ready Mix Company for a Conditional Use Permit to allow the installation and operation of a portable concrete batch plant on approximately 5.29-acres and a Variance request to exceed the thirty foot height maximum permitted in the E-1 zone. The site is located at the southwest corner of Dillon Road and Karen Avenue, Zone E-I, Section 10, APN 668-280-015: (Project Planner: David A. Newell, Associate Planner)

Director Ewing reported that the applicant has requested a continuance to the meeting of January 14, 2009.

M/S/C (Caffery/Ringlein, 6-0, 1 absent/Conrad) To continue the public hearing to the meeting of January 14, 2009.

2B. Case 3.3301 MAJ / 6.506 VAR – A request by Un T. Lee-McDaniel of The Smile Zone to construct an approximate 1,568-square foot dental office building and a Variance to allow a reduction in setback requirements; the subject site is located at the southwest corner of Ramon Road and Desert Way, Zone P, Section 19, APN: 680-033-013. (Project Planner: David A. Newell, Associate Planner)

Commissioner Caffery noted that he does not have a conflict of interest with the proposed project.

David Newell, Associate Planner, provided background information as outlined in the staff report dated December 17, 2008.

The Commission discussed and/or commented on the percentage of build able area and the existing variances in effect for the surrounding buildings.

Chair Hochanadel opened the public hearing; and no speakers coming forward the public hearing was closed.

M/S/C (Scott/Donenfeld, 6-0, 1 absent/Conrad) To approve, subject to Conditions of Approval.

2C. Case 5.1081 CUP / 6.511 VAR - A request by Mountain View Power Partners IV, LLC, for a Conditional Use Permit and a Variance for a proposed Wind Energy Conversion System (WECS) Permit located west of Indian Canyon Way and north of Highway 111 and south of Interstate 10, Zone W, Section 27, APN: 669-240-003 and -004. (Project Planner: Edward O. Robertson, Principal Planner)

Sarah Lozano, contract planner for the Focus Entitlement project, provided background information as outlined in the staff report dated December 17, 2008.

Chair Hochanadel opened the Public Hearing:

-Michael Azeka, applicant, provided details on the project compatibility, setbacks, noise levels and the wind turbines. Mr. Azeka requested a 3 year time limit for the conditional use permit.

-Merritt Brown, general manger, AES Wind Generation, provided details with respect to the service and maintenance of the wind turbines.

-Michael Azeka, applicant, addressed the benefits of wind/energy conversion, FAA lighting and flood and earthquake safety measures.

There being no further speakers, the Public Hearing was closed.

Commissioner Caffery noted that although he is in favor of wind/energy conversion he is opposed to the "white" colored turbines.

M/S/C (Donenfeld/Scott, 5-1/Caffery), 1 absent/Conrad) To certify the Final Environmental Impact Report (FEIR) and approve Case 5.1081 CUP and Case 6.511 VAR, subject to Conditions of Approval, as amended:

-The Conditional Use Permit shall be valid for a period of three (3) years from the date of approval.

1B. Case 5.1204 GPA / ZTA - Draft resolution of denial for draft Specific Plan to allow up to 955 high-density residential units, up to 400,000 square feet of commercial retail and office space, and up to 620 hotel rooms located at the northwest corner of North Palm Canyon Drive and Tahquitz Canyon Way, and other nearby properties.

Vice Chair Cohen requested reconsideration of Item 1B.

M/S/C (Ringlein/Caffery, 6-0, 1 absent/Conrad) To reconsider Item 1B.

M/S/C (Scott/Ringlein, 4-2/Vice Chair Cohen/ Donenfeld), 1 absent/Conrad) To adopt the draft resolution or direct staff, as appropriate, as amended:

-Section 3: To include, "The developer is responsible to propose the development of the site including mix of uses, project phasing and road network".

PLANNING COMMISSION COMMENTS:

Commissioner Donenfeld noted that he would be out of town the first of the year and may not be in attendance for the meeting of the January 7th.

Chair Hochanadel reported an overgrown tree blocking the stop sign on Toledo Avenue and Miracopa.

Vice Chair Cohen also reported an overgrown tree blocking the stop sign at Vista Chino and Via Norte.

PLANNING DIRECTOR'S REPORT:

Director Ewing provided an update on the upcoming planning items for the City Council meeting.

ADJOURNMENT:

The Planning Commission adjourned at 3:00 p.m. to Wednesday, January 7, 2009.

Craig A. Ewing, AICP
Director of Planning Services

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