

CITY OF PALM SPRINGS  
PLANNING COMMISSION STUDY SESSION MINUTES  
Wednesday, May 25, 2016 / 11:30 AM  
City Hall, Council Chamber  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALL TO ORDER:**

Chair Klatchko called the meeting to order at 11:35 am.

**ROLL CALL:**

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

Absent This Meeting: Commissioner Middleton

Staff Present: Flinn Fagg, Michael Daudt, Edward Robertson

**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, May 19, 2016.

**PUBLIC COMMENT:** None.

**DISCUSSION ITEM:**

1. **TOUCHSTONE DEVELOPMENT INC, FOR A PRE-APPLICATION MEETING TO REVIEW A PLANNED SMALL LOT SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT ON A VACANT 18.06-ACRE PARCEL LOCATED AT THE SOUTH EAST CORNER OF EAST PALM CANYON DRIVE AND PALM HILLS DRIVE, ZONE UR, SECTION 29 (CASE NO. PA16-003). (ER)**

Principal Planner Robertson provided an overview of the proposed development.

Commissioner Weremiuk questioned how the lawsuit impacts this project; is this site identified for affordable housing in the housing element and if it meets the proposed Small Lot Ordinance.

Vice-Chair Calerdine said he would like to compare it to the Small Lot Ordinance regulations. He questioned if the road on the north impacts submission.

Commissioner Donenfeld said that a comparison with the proposed Small Lot Ordinance is needed.

Commissioner Hirschbein questioned what the density is for the buildable portion of the site and asked for clarification of Urban Reserve references.

Commissioner Donenfeld questioned if the proposed project conforms with the General Plan and the purpose of the Urban Reserve Zone.

Commissioner Hirschbein asked about the Palm Hills subdivision status.

JAMES HIRSCH, applicant, Touchstone Communities, described the proposed development and was available for questions.

Commissioner Lowe asked about the drainage system and questioned if natural is better. He questioned what percentage would be considered for affordable housing as a public benefit.

Commissioner Donenfeld asked the following:

- Is there a walk path and drainage on the canal?
- Are you enhancing the wash?
- Are pools an option or will all the homes include them?
- Any thoughts on providing community pools?
- Grading of the site - is the site flat?

Commissioner Hirschbein questioned if the utilities will interfere with the trees in the front yard.

Chair Klatchko expressed concern about the landscaping and had the following questions:

- Drainage channel and what amenities are available to the public?
- Driveways are not long enough for parking - where is the guest parking?
- Issues for environmental remediation?

Vice-Chair Calerdine said he's worried about the developability of the parcel to the north versus the drainage and infrastructure. He's concerned about the wall treatment, treatment of the trail, retention areas do not always work, concerned with the views and arrangement of units outside of June Beetle area.

Commissioner Lowe noted concern about the parking (for landscape, pool and service vehicles).

Commissioner Weremiuk made the following comments:

- Will the habitat of the June Beetle be impacted by water?
- Will there be rock crushing? (No.)
- Is the 18' driveway and road width adequate?
- Lot sizes are too small.
- Too many garage doors.
- Concern about gates.
- Recreation area size is a plus.

Commissioner Donenfeld made the following comments:

- Density is less than General Plan - does it anticipate Multi-Family?
- Project needs to be opened up - too urban and dense.
- Gate is okay (no connectivity to other neighbors).

Chair Klatchko questioned what the responsibility is relative to the high density.

Commissioner Weremiuk said the city needs more condos and rental housing.

Commissioner Hirschbein made the following comments:

- Parking (for guests) is an issue.
- Must also consider density in site layout/building relationship.
- Trailhead should be a public amenity - encourage trail use.

Chair Klatchko thanked the applicant for bringing forth the project as a pre-application and allow the Commission to provide comments.

**ADJOURNMENT:** The Planning Commission adjourned at 1:05 pm to their regular meeting at 1:30 pm, Wednesday, May 25, 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  
May 25, 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 1:34 pm.

**ROLL CALL:**

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

Absent This Meeting: Commissioner Middleton

Staff Present: Flinn Fagg, Michael Daudt, Terri Hintz, Savat Khamphou,  
Glenn Mlaker, David Newell, Edward Robertson

**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, May 19, 2016.

**ACCEPTANCE OF THE AGENDA:**

The agenda was accepted, as presented.

**PUBLIC COMMENTS:**

Chair Klatchko opened public comments:

MIKE GUERRA, resides in the Historic Tennis Club Neighborhood, requested that applicants are required to submit revised renditions of the approved project.

STEPHANIE AUSTIN, spoke in reference to Item 2A, said this parcel should remain as Commercial zoning; there are too many homes and questioned where will the water come from.

JUDY DEERTRACK, questioned the use of Planned Development Districts that waive the normal zoning standards that are public benefits; she requested the Commission review this policy more closely.

KATHLEEN ADAMS, The Canyons, spoke in reference to Item 2A, expressed concern about mass grading, rock crushing, noise and dust mitigation measures at the Palm Canyon development.

FRANK TYSEN, Historic Tennis Club Neighborhood Organization, chairman, spoke about the Item 2D, spoke about restraining the signage; and as a member of citizens for responsible development, regarding Item 2A, said that all projects become PDD's and thinks it needs to go back to the drawing board.

There being no further speakers public comment was closed.

## **1. CONSENT CALENDAR:**

### **1A. APPROVAL OF MINUTES: MAY 11, 2016 STUDY SESSION AND REGULAR MEETING MINUTES**

Vice-Chair Calerdine noted his abstention due to his absence.

Commissioner Weremiuk requested a correction to the May 11th Study Session minutes.

**ACTION:** Approve the minutes, as amended.

**Motion:** Commissioner Donenfeld, seconded by Commissioner Weremiuk and carried 5-0-1 on a roll call vote.

**AYES:** Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Lowe, Commissioner Weremiuk, Chair Klatchko

**ABSENT:** Commissioner Middleton

**ABSTAIN:** Vice-Chair Calerdine.

## **2. PUBLIC HEARINGS:**

**2A. WOODBRIDGE PACIFIC GROUP ON BEHALF OF PALM CANYON 65, LLC. FOR A PLANNED DEVELOPMENT IN LIEU OF ZONE CHANGE, TENTATIVE TRACT MAP AND MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A RESIDENTIAL PROJECT CONSISTING OF (57) SINGLE-FAMILY RESIDENCES AND (25) MULTI-FAMILY RESIDENTIAL CONDOMINIUMS ON A 12.4-ACRE SITE LOCATED AT 777 SOUTH PALM CANYON DRIVE, ZONE C-1 & R-3, SECTIONS 22 & 23 (CASE NOS. 5.1378 PD-379 ZC, 3.3876 MAJ AND TTM 36914). (DN)**

Associate Planner Newell provided background information and an overview of the changes made to the proposed project. Mr. Newell described the public benefits proposed for the development and outlined staff's recommended conditions.

The Commission had technical questions pertaining to:

- Minimum density requirements.
- Is parcel identified as affordable housing site and permitted zoning?
- Rock crushing impact and mitigation measures addressed in the Mitigated Negative Declaration.
- Status of the proposed Palm Canyon Drive median.
- Map showing the access points for the trail and street.
- Clarification on Eng. Condition #3.
- More specificity on Pln. Condition #16 regarding the Public Benefit improvements.
- Vacation rental restrictions.
- Palm Canyon street widening.
- Building standards.
- Mitigation for roof deck privacy.
- Open-space.
- Parking street width.

Chair Klatchko opened the public hearing:

TODD CUNNINGHAM, provided details on the proposed project and requested gates on the Belardo entrance for security problems with transients in the area. Mr. Cunningham pointed-out that the CEQA documents state that rock crushing mitigated on the site will have no impact to any residents in the area and pointed out there are 6.5 dwelling units per acre which is far less than the 15 units permitted by the General Plan.

FRANK TYSEN, said over-development will destroy the town and suggested more public benefit improvements be added to the development and incorporate the rocks in the project instead of moving them all out.

KATHLEEN ADAMS, The Canyons, commented that they have a big problem with transients in the area and thinks the gate will be a big benefit for the project. She believes the green belt area will be a problem with the homeless and questioned how long the rock crushing will go on.

ROBERT FINLEY, resides in Parkview Mobile Estates, questioned which adjacent communities are gated and spoke about sound vibrating from the mountain in this area.

JUDY DEERTRACK, commented about having respiratory problems from the Dakota project, significant mitigation for rock crushing be provided and determination of public benefits.

MIKE GUERRA, Historic Tennis Club Neighborhood resident, would like to see the following: scale model of the development from Belardo facing downhill, solar requirements implemented, water conservation, setbacks on Palm Canyon and more public benefit.

MARIO GONZALEZ, developer, (seller of the property) said the project has many challenges and thinks rock crushing will be appropriate on the site. He believes gates are appropriate on this property and requested approval of the project.

TODD CUNNINGHAM, clarified they will not crush every rock and will integrate the rocks into the overall project. He said the rock crushing will take about 90 days and are 850 feet away from the nearest resident.

There being no further speakers the public hearing was closed.

Commissioner Hirschbein thanked the applicant for the 12 foot buffer along the creek. He thinks the project could be enhanced with a more robust public plaza by possibly reducing or eliminating the adjacent unit providing for a "real public benefit". He said that this corner is a highly visible entrance to the development. He suggested the two-story houses along the north perimeter be reduced to one-story to minimize the impact to the trail and have the wall elevation return to AAC.

Vice-Chair Calderine stated that the underlying zoning ordinance is out-of-date and inconsistent with the General Plan and that's why PDD's need to be done on so many sites. He suggested a public benefit such as constructing the completion of the Tahquitz Creek Trail to the east side of the Palm Canyon wash.

Commissioner Weremiuk concurred with Vice-Chair Calderine that the developer has worked hard on the following issues: street width to accommodate parking, drive-way width, building separation, green space within the development. She suggested as a public benefit: remove one of the lots to connect the east side to the canyon; shared-used easements and privacy screening for the decks.

Commissioner Lowe stated that the developer has worked with the Commission very closely and has made significant improvements. He thinks it is unfair to hold this developer responsible in dealing with the problems of homelessness in the area which needs to be addressed by the city. He concurs that lot #1 could be eliminated to create a larger park area and in the northeast corner 2 or 3 units be eliminated for a larger park. He is not opposed to the project being gated given the security issues surrounding this area. He pointed-out that this is an HOA and is fine with renting out the units for 30 - 90 days to allow the owners of the property to make it financially feasible. He noted that although the city does not have requirements for affordable housing it might be a great public benefit to offer a couple of the units as affordable housing. He commented that a model of the project would be much easier to see what the project will look like.

Commissioner Donenfeld commented that although the developer has come a long way with this development; he thinks there could have been more creativity and openness. He agreed that by possibly taking the northeast corner and eliminating the one multi-family unit and three homes it would change and open up the north end to the paseo. He thinks by adding gates it will create a false sense of security because people can get in if they want to.

**ACTION:** Approve the project with conditions subject to:

1. The Mitigated Negative Declaration is an adequate environmental document addressing project impacts subject to no rock crushing / boulder crushing on-site (see also PLN 19).
2. A 50/50 mix of one- and two-story homes shall be provided on northerly and westerly edges of the site. Where two-story homes are constructed in these locations, they shall be limited to the product type that has the second story near the internal streets.
3. Rentals of homes, including casitas, are permitted for no less than a 30-day rental period. Casitas shall not be rented separately as a vacation rental.
4. Wall design facing Tahquitz Creek to return to the Architectural Advisory Committee for review.
5. Lot 1 of TTM (additional 5,000-sq. ft. adjacent to pool area) to be used as open space.
6. Privacy and orientation of second floor space to be considered when determining final product types for each single-family home site.
7. Single family lots to have shared use easement (with setbacks as opposed to zero lot line) for side yards. The intent of this condition is to allow building openings for natural light on all sides of the homes.
8. Public benefit to include additional open space within the project site. Such open space shall be available to the public and include Lot 37 of the TTM and the space where the 5-unit building is shown at the northeast corner of the site. HOA to maintain on-site public park areas.



9. Developer to landscape/improve south side of Tahquitz Creek. Developer to provide cash bond for construction of Palm Canyon Drive undercrossing, consistent with the Tahquitz Creek Master Plan.
10. Vehicular gates are not allowed (see also PLN 18).

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

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

A recess was taken at 3:28 pm.

The meeting reconvened at 3:39 pm.

*Item 2E was taken out of order.*

**2E. FOUNTAIN VILLAGE DEVELOPMENT FOR A TENTATIVE PARCEL MAP TO SUBDIVIDE A 1.7-ACRE PARCEL INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS AND AN ADMINISTRATIVE MINOR MODIFICATION (AMM) APPLICATION FOR A 10 PERCENT REDUCTION OF THE REQUIRED LOT WIDTH IN THE R-1-A ZONING DESIGNATION FOR THE PARCEL LOCATED AT THE WESTERN TERMINUS OF WEST SANTA ROSA DRIVE; ZONE R-1-A; SECTION 15 (CASE TPM 36922 / 7.1482 AMM). (ER)**

Staff requested this item be tabled indefinitely and will be re-noticed.

**ACTION:** Table.

**Motion:** Commissioner Lowe, seconded by Commissioner Donenfeld and unanimously carried 6-0-1 on a roll call vote.

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

**2B. GERGIS YOUSEF FOR A CONDITIONAL USE PERMIT TO MODIFY FLOOR AREA TO PROVIDE ADDITIONAL RETAIL SPACE AT THE EXISTING GASOLINE STATION LOCATED AT 2796 NORTH PALM CANYON DRIVE, ZONE C-1, SECTION C-1 (CASE NO. 5.0712 CUP). (DN)**

Associate Planner Newell provided background information on the proposed project.

The Commission asked clarification on items pertaining to:

- Proceeding with the subject matter pending the initiation for a Class 1 site.
- What conditions have not been met from the original approval issued in 1996.
- The original design and whether bringing back the original colors of the building is appropriate.
- The timeline to complete the nomination for the HSPB's initiation for a Class 1 site.

Chair Klatchko opened the public hearing:

GERGIS YOUSEF, applicant, commented that Shell Gas cancelled his contract because of the run-down appearance. He said the garage is not doing any business and cannot survive the loss of income and urged approval of the building improvements.

JADE NELSON, spoke about this being the last functioning historic gas station, the architectural significance of the building and its architect. He requested no changes be made to the building.

GARY JOHNS, Historic Site Preservation Board, chair, recommended the project be delayed until the historic nomination has been conducted.

STAN POLLAKUSKY, confirmed that nothing has been modified to the exterior of the building and emphasized that the work the owner is requesting is for interior renovations.

ROBERT IMBER, said if this is approved it will have more damages than the original project entailed.

NICKY MC LAUGHLIN, representing Palm Springs Modern Committee, said the changes will alter the architectural integrity of the building and requested the final decision on this project be continued.

JACOB YOUSEF, owner's son, said they cannot progress without making any improvements and pointed-out that gas stations will not allow other colors.

PETER BLACKBURN, Palm Springs Modern Committee, board member, spoke about revisions that have been since the original building was built.

There being no further speakers the public hearing was closed.

Commissioner Weremiuk made a motion to table the item to allow the HSPB deliberations on the Class I designation. She said went to the site and the wall and clerestory windows seemed to appear as the original. She believes the applicant needs to satisfy the original conditions of approval.

Staff confirmed that this item will be re-noticed when a determination has been made on the Class 1 designation.

Vice-Chair Calerdine struggled with the complications of the historic resources and the consequences that will be placed on the owner.

**ACTION:** To continue to a date uncertain.

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

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

**2C. CIG WIRELESS ON BEHALF OF DOUGLAS C. JONES REQUESTING A TIME EXTENSION FOR AN APPROVED CONDITIONAL USE PERMIT AND VARIANCE TO CONSTRUCT TWO WIRELESS TELECOMMUNICATIONS FACILITIES CONSISTING OF 57-FT TALL MONOPOLES DESIGNED AS PALM TREES ON A VACANT PARCEL OF LAND LOCATED AT 3430 NORTH SUNRISE WAY (ADJACENT TO AND WEST OF GOLDEN SANDS MOBILE HOME PARK), ZONE O, SECTION 36 (CASE NOS. 5.1321 CUP AND 6.533 VAR). (DN)**

Associate Planner Newell noted a correction on the applicant name and provided an overview of the proposed time extension.

Chair Klatchko open the public hearing:

NORM MCCLOUD, Icon Towers (formerly CIG Wireless) applicant, confirmed that Eric Taylor (developer for Serena Park) supports the project as well as numerous people needing coverage in the area. He explained it will be a two-carrier mono-palm and requested approval of the time extension.

PATRICIA NEWBURG, said she has problems with her phone and computer service and spoke in support of the project.

DOUG JONES, property owner, said they have communicated with the adjacent properties and they are in support.

JIM BAYLE, Four Seasons resident, said they need the service and requested approval.

PATTI LIVELY, Four Seasons resident, commented on the lack of service in this area and requested approval.

DICK BERGSTROM, Four Seasons resident, said many of the residents are elderly and rely on cell phone service for emergency calls.

TERRI VASQUEZ, Four Seasons resident, commented on the lack of cell phone service in the area and requested approval.

ROSIE KEYES, Four Seasons resident, said she's spoken to over 100 people in her community and residents in the north end who all have no service in this area and requested approval.

GINA MORALDI, realtor, said that cell phone service is not good and calls get constantly dropped; she urged approval.

RISA DURLEY, Four Seasons resident, said she does not see a reason to delay the request for the time extension and thinks everyone should have reliable phone service.

There being no further speakers the public hearing was closed.

The Commissioner requested clarification on these issues:

- Why did the applicant apply for the time extension early?
- When is the work anticipated to commence?

**ACTION:** Approve one-year time extension for Case Nos. 5.1321 CUP and 6.533 VAR from October 15, 2016 to October 14, 2017, subject to Conditions.

**Motion:** Commissioner Donenfeld, seconded by Commissioner Lowe and unanimously carried 6-0-1 on a roll call vote.

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

ABSENT: Commissioner Middleton

***This Item was taken out of order.***

### **3. NEW BUSINESS:**

**3B. PALM SPRINGS PROMENADE, LLC FOR A DESIGN REVISION TO A PORTION OF THE BUILDING ON BLOCK C LOCATED AT THE SOUTHWEST CORNER OF PALM CANYON DRIVE AND MAIN STREET WITHIN THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN, ZONE CBD, SECTION 15 (CASE NO. 3.3607 MAJ). (DN)**

Associate Planner Newell provided an overview of the design revisions to the proposed building.

CHRIS PARDO, project designer, provided details on the materials, colors and height of the proposed building design.

The Commission discussed the architectural elements, height increase and architectural review of the building.

Commissioner Hirschbein pointed-out that the building is 32' in height not 28' and said he prefers a smaller scale of the buildings for a pedestrian friendly building.

Chair Klatchko said he appreciates the variety in building heights and thinks it is much more interesting.

**ACTION:** Approve as presented.

**Motion:** Commissioner Donenfeld, seconded by Commissioner Lowe and carried 5-1-1 on a roll call vote.

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

NOES: Commissioner Hirschbein

ABSENT: Commissioner Middleton

**3A. PALM SPRINGS PROMENADE, LLC FOR A DESIGN REVISION TO THE DOWNTOWN LANDSCAPE AND HARDSCAPE PLANS ON BLOCKS A AND A-1 LOCATED AT THE NORTHEAST CORNER OF BELARDO ROAD AND ANDREAS ROAD WITHIN THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN, ZONE CBD, SECTION 15 (CASE NOS. 3.3948 AND 3.3605). (FF/DN)**

Planning Director Fagg provided details on the proposed changes to the landscape plan.

CHRIS PARDO, project designer, provided further details on the landscape materials and was available for questions.

**ACTION:** Approve as presented.

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

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

ABSENT: Commissioner Middleton

*Commissioner Weremiuk said she supports the BevMo project but will not be here to vote. She left the dais at 5:09 pm for the remainder of the meeting.*

**2D. SMITH & HALL DESERT PROPERTIES, INC. FOR BEVERAGES & MORE, INC. FOR A CONDITIONAL USE PERMIT TO ALLOW AN 8,136-SQUARE FOOT LIQUOR STORE KNOWN AS BEV MO! IN SUITE #4 LOCATED AT 333 SOUTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE NO. 5.1392 CUP). (GM)**

Associate Planner Mlaker presented the proposed Bev Mo store as outlined in the staff report.

Chair Klatchko opened the public hearing:

GREG ENDOM, applicant, provided history on the inception of BevMo stores and said over the years they have been able to reduce the building footprint for a smaller more intimate setting. Mr. Endom spoke about the existing customer base in the city and provided details on the hours of operation.

ROBERT STONE, requested no exterior storage of shopping carts and an electronic barrier around the property to keep the carts out of the neighborhood.

HELGA NELSON, owns adjacent building, commented about problems with homeless and graffiti in the area and spoke in opposition of the project.

GARY JOHNS, spoke in support of the project; and commented that the HSPB is very much in favor of working with property owners and retailers to foster the adaptive re-use of buildings.

ROBERT FINLEY, spoke in support of the project and said the homeless problem needs to be dealt with on a separate issue.

JIM CIOFFI, project architect, said they have worked very closely with the HSPB on improvements to the building and is looking forward to see the project move forward.

HAL HALL, building owner, said the problem is the transfer station at the bus stop; however, they have made an agreement with Sunline to make it a bus stop only. Mr. Hall said they have worked hard at restoring this building.

GREG ENDOM, addressed the shopping cart, described a shopping car theft system that is placed on the properties.

There being no further speakers the public hearing was closed.

Commissioner Hirschbein requested that the shopping carts be stored inside the store.

**ACTION:** Approve subject to Conditions.

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

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

**ABSENT:** Commissioner Middleton, Commissioner Weremiuk

### **PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:**

The Commission discussed and/or commented on:

- Specifying the size of a tree by its trunk size instead of the box size.
- Explore the idea of placing items relating to the Downtown at the front of the agenda.

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

Planning Director Fagg said he would provide an update on the upcoming AAC vacancies and confirm the existing subcommittees.

Chair Klatchko said he may not be available to attend the June 22nd but will confirm at their next meeting.

Commissioner Hirschbein volunteered to cover the AAC meetings for the month of June.

### **ADJOURNMENT:**

The Planning Commission adjourned at 5:39 pm to the next regular meeting at 1:30 pm, Wednesday, June 8, 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  
June 08, 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 1:30 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

**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, June 2, 2016.

**ACCEPTANCE OF THE AGENDA:**

Commissioner Lowe and Vice-Chair Calerdine noted their abstention on the minutes of the May 23, 2016 due to their absence.

**PUBLIC COMMENTS:**

Chair Klatchko opened public comments:

GARY LUEDERS, volunteer at PS Air Museum, Vietnam Veteran and retired pilot, said that this project is a part of the whole big picture for the museum and this new hangar will be dedicated to the history heritage of Vietnam and Korea.



ROBERT FINDLY, Vietnam Veteran, is grateful to have the museum honor this aircraft they flew and urged approval of the expansion.

There being no further speakers public comments was closed.

## **1. CONSENT CALENDAR:**

### **1A. APPROVAL OF MINUTES: MAY 23, 2016 SPECIAL MEETING MINUTES**

Commissioner Weremiuk requested a correction on page 3.

**ACTION:** Approve minutes of May 23, 2016, as amended.

**Motion:** Commissioner Donenfeld, seconded by Commissioner Middleton and carried 5-0-0 on a roll call vote.

**AYES:** Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Middleton, Commissioner Weremiuk, Chair Klatchko

**ABSTAIN:** Commissioner Lowe, and Vice-Chair Calerdine.

## **2. NEW BUSINESS**

### **2A. PALM SPRINGS AIR MUSEUM, FOR A MINOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 20,230-SQUARE FOOT HANGAR GALLERY EXPANSION AT THE PALM SPRINGS AIR MUSEUM LOCATED AT 745 NORTH GENE AUTRY TRAIL, ZONE A. (CASE 3.1412 MAA). (GM)**

Planning Director Fagg provided an overview of the proposed hangar expansion.

Commissioner Weremiuk said the museum is a very important part of the community and will support this addition. She resides at the Escena Development and a member of the HOA and said she received eight noise complaints from an amplified outdoor event (Splash House).

FRED BELL, PS Air Museum, vice-chairman & managing director, addressed Commissioner Weremiuk's concern about the noise spillover and said he was not aware of any noise complaints related to the event. He assured the Commission that they will comply with the Noise Ordinance and he'd be happy to talk to the HOA.

Commissioner Hirschbein questioned why this project did not go to the AAC for review.

Planning Director Fagg explained that since there is an approved Master Plan and colors and materials are consistent with the Plan it is not necessary to go for review to the AAC.

Commissioner Lowe congratulated and thanked all those in the audience who served our Country.

Commissioner Middleton said they had a Splash Event in her neighborhood and the organizers made themselves available to meet with the neighborhood leaders to try to mitigate the sound. She would be happy to connect Commissioner Weremiuk with them.

Vice-Chair Calerdine thanked the applicant for taking over the spillover from downtown and said that the museum is a tremendous asset to the city.

Chair Klatchko concurred that the museum is a valuable asset to the city and is pleased to see history will be carried forward.

**ACTION:** Approve with Conditions, as submitted.

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

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

#### **PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:**

Commissioner Donenfeld noted that this is Chair Klatchko's last meeting as he will be terming out and praised him on his incredible ability, fairness and good judgment as Chair of the Commission.

Vice-Chair Calerdine thanked Chair Klatchko for his hard work.

Vice-Chair Calerdine requested a briefing on the College of the Desert Master Plan and disposal of the former site.

Commissioners Weremiuk, Middleton and Hirschbein wholeheartedly thanked Chair Klatchko for his time serving on the Commission.

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

Planning Director Fagg reviewed the subcommittees in place:

- Desert Fashion Plaza Landscape Subcommittee: Commissioner Weremiuk. Vice-Chair Calderine was appointed (replacing former Commissioner Roberts).
- Downtown Park Subcommittee: Commissioner Weremiuk, Commissioner Middleton (alternate). Commissioner Hirschbein was appointed.
- Liaison to the Sustainability Commission: Commissioner Middleton.
- PDD / Small Lot Subcommittee: Vice-Chair Calderine, Commissioner Weremiuk. Commissioner Hirschbein was appointed (replacing former Commissioner Roberts).

Planning Director Fagg provided an update on the Architectural Advisory Committee (AAC) expired terms, vacancies and interviews (scheduled for 11:30 am on June 22, 2016).

## **ADJOURNMENT:**

The Planning Commission adjourned at 2:05 pm to Wednesday, June 22, 2016, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

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Flinn Fagg, AICP  
Director of Planning Services