

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
March 08, 2017
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Calderine called the meeting to order at 1:30 pm.

ROLL CALL:

Present This Meeting: Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Hudson, Commissioner Lowe, Commissioner Middleton, Vice-Chair Weremiuk, Chair Calderine

Absent This Meeting: None.

Staff Present: Planning Director Fagg, Deputy City Attorney Daudt, Planning Administrative Coordinator Hintz, Senior Civil Engineer Khamphou, Associate Planner Lyon

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 2, 2017.

ACCEPTANCE OF THE AGENDA: The agenda was accepted as presented.

PUBLIC COMMENTS: Chair Calderine opened public comments and with no speakers coming forward public comments was closed.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: FEBRUARY 8, 2017

ACTION: Approve, as amended.

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

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

2. PUBLIC HEARING:

2A. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT RELATING TO THE CRITERIA AND PROCEDURES FOR THE REVIEW OF EXTENSION OF TIME APPLICATIONS (CASE 5.1405 ZTA). (FF) (Continued from the February 22, 2017 meeting.)

The Commission commented and/or requested clarification on:

- The language on time-limits.
- Subdivision map and PDD's.
- Effective date of ordinance and projects subject to the new regulations.
- Strategy to inform all the affected parties.
- Approval process for Tentative Tract Maps, Final Tract Maps and Planned Development District (PDD's).

Chair Calerdine opened the public hearing and with no speakers coming forward the public hearing was closed

ACTION: Approve with changes as directed by the Commission.

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

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

3. UNFINISHED BUSINESS:

3A. FAR WEST INDUSTRIES, INC. FOR A REVISED FINAL PLANNED DEVELOPMENT DISTRICT APPLICATION FOR "ICON" (FORMERLY "ALVARADO AT THE ART COLONY", A PROPOSED GATED DEVELOPMENT OF 46, TWO-STORY DETACHED CONDOMINIUM DWELLING UNITS ON A 5.23-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF NORTH PALM CANYON DRIVE AND ALVARADO ROAD (CASE 5.1340 / PDD 370) / 3.3742 MAJ.) (KL)

Associate Planner Lyon provided an overview on the proposed changes made to the project.

Commissioner Donenfeld requested clarification on the shade structures and garden walls.

Vice-Weremiuk requested clarification and/or commented on:

- Why staff is comfortable with the shade structures as an option and not a requirement?

- Noise emitting from the mechanical equipment. (The noise ordinance applies to all properties within the city.)
- The colors of the homes look dark and fairly similar and questioned if a differentiation in the color palette is possible.

Vice-Chair Weremiuk is uncomfortable with the noise for the mechanical equipment and thinks the shade structures should not be an option but should be included as part of the architecture.

Commissioner Hirschbein asked if placing the HVAC equipment on the roof would mitigate the noise. (originally the roofs were sloped)

Commissioner Hudson thanked the applicant for their response and thinks the site plan is a significant improvement. He agrees the shade structure should be requirement on all west facing units (adequately shade the west facing glass) and the useable patio structure could be an option.

Commissioner Hirschbein commented that the elevations on Palm Canyon (the smaller one-story units) are quite sophisticated and the buildings and set-backs are fine. He doesn't think it makes a lot sense to start adding more colors on the Palm Canyon frontage. He suggested the applicant remove the stacked stone from the palette (now in decline) and suggested using another accent material.

Commissioner Hudson agrees with Commissioner Hirschbein about having too much color variation. He thinks it is a bit dark and encouraged the applicant to simplify the color palette (4 basic colors) using lighter or warmer colors. The auxiliary buildings along Palm canyon are successful.

Commissioner Middleton noted concern with security of the door on the accessory units facing Palm Canyon.

GEORGE ALVAREZ, Far West Industries, addressed the Commission's comments and indicated that he is comfortable extending the shade structure by 5 ft. on the west facing units.

Commissioner Hudson commented that a 3D model would be helpful to understand the side elevations.

ACTION: Continue to a date certain of March 22, 2017, to allow the applicant to work with a subcommittee (Hudson, Hirschbein and Calerdine) and incorporate the Commission's comments.

1. Study the side elevation of the units to ensure proper alignment of windows to ensure placement is not directly in front of one another.
2. Simplify the color palette (4 colors) using lighter/warmer color palette.

3. In lieu of stack stone consider different elements.
4. Shade structures will be required on the west facing elevations and shall be extended 5' on the first floor level.
5. Study the placement of the pool equipment or ways to mitigate the sound.
6. Study the issue of security doors on the accessory structures facing Palm Canyon Drive.

Motion: Vice-Chair Weremiuk, seconded by Commissioner Hudson and unanimously carried on a roll call vote.

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

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: None.

PLANNING DIRECTOR'S REPORT:

Planning Director Fagg provided an update on:

- The PDD AD HOC Committee's recommendations have been finalized and will be coming forward for Planning Commission review.
- Background materials for the Commission's review on the Vacation Rental Ordinance as it pertains to Zoning that will be discussed on March 15th.
- The Cameron Development.
- Oswit Canyon petition.
- The Downtown Landscape plan.
- Canyon View appeal.
- City Council review on the Epic Hotel.
- Condo conversions.

ADJOURNMENT:

The Planning Commission adjourned at 3:10 pm to Wednesday, March 15, 2017, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Flinn Fagg, AICP
Director of Planning Services