

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
February 11, 2009
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

The meeting was called to order at 1:33 p.m.

ROLL CALL:

	Present This Meeting:	Present to Date:	Year: FY 2008/2009 Excused Absences:
Larry Hochanadel, Chair	X	23	0
Leo Cohen, Vice Chair	X	22	1
Toni Ringlein*	X	19	4
Jon Caffery	X	21	2
Bill Scott	X	19	4
Tracy Conrad	X	17	6
Doug Donenfeld	X	23	0

*Commissioner Ringlein arrived at 1:38 p.m.

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, February 6, 2009.

ACCEPTANCE OF THE AGENDA:

The agenda was accepted, as presented.

PUBLIC COMMENTS:

Chair Hochanadel opened public comments; there being no appearances public comments was closed.

1. CONSENT CALENDAR:

M/S/C (Scott/Vice Chair Cohen, 6-0, 1 absent/Ringlein) To approve, Item 1A and 1B, as part of the Consent Calendar.

1A. Minutes of January 28, 2009.

Approved, as part of the Consent Calendar.

1B. Case 3.2826 MAJ (Desert Oasis Industrial Lofts) - A request from Desert Oasis Industrial Lofts, LLC, for a one year time extension for a previously approved project consisting of 58 service/manufacturing lofts within seven buildings located at 400 West San Rafael Road, Zone M-1, Section 34, APN 669-430-015 and 016. (Project Planner - Glenn Mlaker, Assistant Planner)

Approved, as part of the Consent Calendar.

2. MISCELLANEOUS:

2A. Palm Springs Zoning Code - Initiation of Amendment Related to Second Units in Single Family Residential Zones. (Project Planner: Craig A. Ewing, AICP, Director of Planning Services)

David Newell provided background information as outlined in the staff report dated February 11, 2009.

Director Ewing noted the difficulty in defining a kitchen or "cooking facility" and staff has determined the best way to maintain control is to regulate the size of the sink since it is subject to a plumbing permit.

Discussion occurred on the discretionary review process for hillside developments with respect to second units as guest house or rental.

Commissioner Caffery suggested increasing the required fees and raising the standards substantially. Mr. Caffery requested staff look at the possibility of limiting the rental units to the primary occupant of the single family residence through a deed restriction, as well as establish a strict definition of "kitchen".

M/S/C (Donenfeld/Scott, 7-0) To initiate the Zone Text Amendment relating to Second Units in Single Family Residential Zones.

2B. Palm Springs Zoning Code - Initiation of an Amendment Regarding the Definition of "Hillside Area". (Project Planner: Craig A. Ewing, AICP, Director of Planning Services)

Director Ewing provided background information as outlined in the staff report dated February 11, 2009. Director Ewing noted that from the Commission's study sessions, staff has drafted language to include consideration of the overall lot, exclude the required setbacks from the calculations and maintain a 10% minimum.

Commissioner Ringlein noted that she is in agreement with this definition and requested the measurement of height to be addressed, as well. Staff noted this item would be brought up at the next study session.

M/S/C (Scott/Ringlein, 7-0) To initiate the Zone Text Amendment relating to the definition of "Hillside Area".

Staff noted that the ad hoc committee may be interested in seeing a couple of selected properties as examples of the formula calculations. Commissioner Ringlein expressed interest in viewing these sites, as well.

PLANNING COMMISSION COMMENTS:

No comments were reported.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that the City Council will meet tonight in a study session joint meeting with the Palm Springs Neighborhood Involvement Committee and Historic Preservation Board. Staff provided an update on next week's City Council meeting.

ADJOURNMENT:

The Planning Commission adjourned at 2:18 p.m. to Wednesday, February 25, 2009, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services