

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
February 25, 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:**

	<b>Present This Meeting:</b>	<b>Present to Date:</b>	<b>Year: FY 2008/2009 Excused Absences:</b>
Larry Hochanadel, Chair	X	24	0
Leo Cohen, Vice Chair	X	23	1
Toni Ringlein	X	20	4
Jon Caffery	X	22	2
Bill Scott	X	20	4
Tracy Conrad*	X	18	6
Doug Donenfeld	X	24	0

\*Commissioner Conrad arrived at 1:36 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 20, 2009.

**ACCEPTANCE OF THE AGENDA:**

Director Ewing requested Item 2B, Case 3.1142 MAA, be continued to the meeting of April 8, 2009.

Commissioner Scott noted his abstention on the minutes of February 4, 2009.

Chair Hochanadel noted his abstention on Item 3A due to a property-related conflict of interest.

**PUBLIC COMMENTS:**

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

**1. CONSENT CALENDAR:**

**1A. Minutes of February 4, 2009 and February 11, 2009.**

M/S/C (Donenfeld/Ringlein, 6-0, 1 absent/Conrad) To approve minutes of February 4, 2009 and February 11, 2009. ***(Noting Commissioner Scott's abstention on the minutes of February 4, 2009.)***

**2. OTHER BUSINESS:**

**2A. Case 5.1220 GP - A request by Coachella Valley Water District for a Finding of Conformity to the Palm Springs General Plan for a flood control project in the Morongo Creek flood channel.**

Director Ewing provided background information as outlined in the staff report dated February 25, 2009.

M/S/C (Scott/Caffery, 7-0) To approve.

**2B. Case 3.1142 MAA - Amendment of Landscape Plans for Twin Palms Condominium Homeowners Association: Appeal by Lorraine Lawrence.**

M/S/C (Ringlein/Caffery, 7-0) To continue item to the meeting of April 8, 2009.

**NOTE: ITEM 2C AND 2D HEARD CONCURRENTLY**

**2C. Case SP 09-001 - An application for a Sign Program for the El Paseo Building Plaza, a Class 1 Historic Site, located at 800, 816, & 830 North Palm Canyon Drive, Zone C-1/R-3, Section 10, APN: 505-285-014 and 015. (Project Planner: Scott Taschner, Assistant Planner)**

**2D. Case SI 09-015 - An application for tenant signage for Design Within Reach located within the El Paseo Building at 816 and 830 North Palm Canyon Drive, Zone C1 / R3, Section 10, APN: 505-285-014 and 015. (Project Planner: Scott Taschner, Assistant Planner)**

Scott Taschner, Assistant Planner, provided background information as outlined in the staff report dated February 25, 2009.

Discussion occurred on the improvements made to the historic site building and the approval process.

Commissioner Caffery expressed concern with the ambiguity of the definition of the sign ordinance and suggested this topic be discussed at a study session. Commissioner Caffery requested the same proportionate wrap-around on the lower tenant sign (the east side to the north side of the building).

M/S/C (Conrad/Donenfeld, 7-0) To approve the Sign Program, subject to Conditions of Approval, as amended:

- The Main sign (facing Indian Canyon Drive) for Design Within Reach to be reduced to a maximum of 50 square feet with commensurate reduction of the wrap-around.
- The second-story sign facing Palm Canyon Drive to be a blade sign to match the blade on the north.
- A mock-up of the "El Paseo" wall graphic is brought back before the HSPB for review.
- Upon removal of any signage, the applicant shall refurbish and restore the sign area.
- The signs placed by the sign company to be included in the total square footage.

### 3. PUBLIC HEARING:

Chair Hochanadel left the Council Chamber at 2:09 p.m. Vice Chair Cohen presided.

**3A. Case 5-1219 CUP - An application by Ken Stabins and Tim Phillips requesting a Conditional Use Permit to allow a spa facility within an existing hotel located at 1491 South Via Soledad, Zone R-2, Section 23. APN: 508-344-002 and 003. (Project Planner: David A. Newell, Associate Planner)**

David Newell, Associate Planner, provided background information as outlined in the staff report dated February 25, 2009.

Staff clarified that Condition of Approval No. PSP 1 requires the applicant to merge the lots to ensure compliance with the code requirement.

Vice Chair Cohen opened the public hearing:

-Ken Stabins, applicant, introduced himself and urged approval of the project.

There being no further appearances, the public hearing was closed.

M/S/C (Scott/Ringlein, 6-0, 1 abstained/ Chair Hochanadel) To approve, subject to Conditions of Approval.

Chair Hochanadel re-entered the Council Chamber at 2:18 p.m.

**PLANNING COMMISSION COMMENTS:**

Commissioner Scott commented on landscaping that has been torn out at a site located on the northeast corner of Caballeros and Amado. Staff provided an update on the applicant's schedule in returning this site to its natural state.

Commissioner Donerfeld noted that the agendas are getting quite small and suggested reducing the meetings to twice per month and folding-in the study sessions items into the regular meetings. The Commission concurred. Director Ewing responded that staff would take a look at the upcoming items each month and make a determination at that time.

Commissioner Caffery commented on outdoor displays spilling onto side streets and Indian Canyon. Staff noted that code enforcement is consistently monitoring downtown, as well as, providing education and outreach to the merchants.

Commissioner Conrad expressed concern with the irregular commercial flight patterns in different parts of town. Staff reported an update would be provided.

**PLANNING DIRECTOR'S REPORT:**

Staff provided an update on the upcoming City Council meetings; noting that the first Wednesday in May will consist of a joint study session with the Planning Commission.

**ADJOURNMENT:**

The Planning Commission adjourned at 2:30 p.m. to a study session on Wednesday, March 4, 2009, at 2:00 p.m., City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.

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Craig A. Ewing, AICP  
Director of Planning Services