

**CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
Wednesday, October 25, 2017  
City Hall, Council Chamber  
3200 East Tahquitz Canyon Way, Palm Springs, California**

**CALL TO ORDER:**

Chair Weremiuk called the meeting to order at 1:36 pm.

**ROLL CALL:**

**Present:** Commissioner Donenfeld; Commissioner Hirschbein, Commissioner Hudson, Commissioner Middleton, Vice Chair Calerdine; Chair Weremiuk

**Excused:** Commissioner Lowe

**Staff Present:** Planning Director Fagg; Deputy City Attorney Daudt; Director of Engineering Garcia; Planning Administrative Coordinator Hintz, Administrative Secretary Bruggemans; Associate Planner Lyon; Principal Planner 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 4:00 pm on Thursday, October 19, 2017.

**ACCEPTANCE OF THE AGENDA:** The agenda was accepted as amended (Item 3B was moved to the beginning of the Agenda).

**PUBLIC COMMENTS:**

Chair Weremiuk opened public comments:

The following persons spoke in reference to Item 3A., Case Nos. 3.4035 MAJ and 7.1527 AMM:

**LAWRENCE CARRILLO,** spoke in opposition of staff's hillside and architectural review criteria pertaining to rooflines, overall height, setbacks and mechanical equipment. He is opposed to the project because it's encroachment on his views and lifestyle in every way possible.

**ANITA CARRILLO,** expressed concern with the building mass and height that will block their views and infringe on all three surrounding properties. She said the massive structure will affect their property value and is not compatible with the existing neighborhood.

BILL BRAUN, expressed concerns with the height impact, lack of story poles for guest house, and air conditioning and pool equipment noise. He would like to see the height lowered.

ROLAND LEWIS, expressed concerns with the overall lot height and the landscape plan not showing any consideration for blocking their solar panels.

RICK CASSAR, applicant, spoke about the recent changes to the height, pad height and solar panels.

There being no further comments the public hearing was closed.

**1. CONSENT CALENDAR:**

**1A. APPROVAL OF MINUTES:**

- **SEPTEMBER 27, 2017 REGULAR MEETING MINUTES**
- **OCTOBER 11, 2017 REGULAR MEETING MINUTES**
- **OCTOBER 11, 2017 STUDY SESSION MINUTES**

Commissioner Hirschbein noted his abstention on the minutes of October 11, 2017.

Commissioner Middleton clarified her recusal and requested a correction on the minutes of October 11, 2017. She noted her abstention on the minutes of September 27, 2017.

**Motion:** Vice Calerdine, seconded by Hudson to approve as amended (Oct. 11, 2017 regular meeting minutes). (Noting Hirschbein's abstention on the regular meeting minutes of Oct. 11, 2017; and Commissioner Middleton's abstention on the minutes of Sept. 27, 2017.)

Yes: (6) Hudson; Hirschbein; Donenfeld; Middleton; Weremiuk;  
Calerdine

Absent: (1) Lowe

**EXCLUDED CONSENT CALENDAR:** None.

**2. PUBLIC HEARINGS:** None.

**3. NEW BUSINESS:**

*(This Item was heard out of order.)*

**3B. BURTON AND SLAUGHTER REQUESTING A PARCEL MAP WAIVER TO SUBDIVIDE A PREVIOUSLY MERGED LOT INTO TWO PARCELS AT THE ALTA SUBDIVISION, TRACT 30050, LOCATED AT 3200 SOUTH PALM CANYON DRIVE (CASE 37375 PMW). (ER)**

Principal Planner Robertson provided an overview on the proposed parcel map waiver as outlined in the staff report.

**Motion:** Vice Chair Calerdine, seconded by Middleton to approve as submitted.

Yes: (6) Hudson; Hirschbein; Donenfeld; Middleton; Weremiuk;  
Calerdine

Absent: (1) Lowe

**3A. MARK WALTERS AND RICK CASSAR, OWNERS, REQUESTING A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 7,211 SQUARE-FOOT SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 1610 HILLVIEW COVE, ZONE R-1-C (CASE NOS. 3.4035 MAJ AND 7.1527 AMM). (KL)**

Associate Planner Lyon provided an overview on the proposed single-family hillside lot as outlined in the staff report.

Commissioner Middleton disclosed that she did a site visit and was met by a neighbor, Ms. Carrillo, and had the opportunity to view the site from her family room window. She clarified that she did not engage in any conversation on the merits of this case.

Commissioner Hudson disclosed that he did a site visit and did not engage in any conversation with any of the neighbors.

SEAN LOCKYER, project architect, provided details on the architectural elements, rooflines, elevations and solar panels.

NATE OTTO, Hot Purple Energy, addressed questions from the Commission pertaining to the solar panels.

A recess was taken at 3:26 pm. The meeting resumed at 3:36 pm.

Chair Weremiuk said the Commission would like to see new drawings with the significant changes that have been made; with this she would be making a motion to continue.

Commissioner Hirschbein does not agree; he thinks the project warrants approval with conditions. He thinks the applicant and the design team has gone the extra mile.

Commissioner Hirschbein made an alternate motion to approve the project with conditions relating to the pad height, the lower roof elevation, access to the downhill landscape area, subject to existing laws pertaining to the Solar Shade Control Act and the city's noise ordinance. The motion was lost due to a lack of second.

Commissioner Hudson said the Commission would like to see a simple diagram on the lowering of the pad height and high ceiling volume and more detail on the structural footing of the two retaining walls. He questioned if there will be landscape material between the walls. He would like to see story poles for the western wing of the house. Commissioner Hudson noted concern with the extension of the chimney that stretches towards the east in a linear fashion- he does not think it shows successfully on any of the images (esp. from the view of the neighbor towards the south). He said more detail is needed in the solar analysis for access to the neighbor on the north. He feels more comfortable continuing this project until their next meeting and with this he made a second on the motion to continue.

Commissioner Donenfeld said one of the most important issues is what landscape will be done on the north side of the property with respect to the Solar Shade Control Act and how it impacts the Commission's decision-making. He noted concern with requiring the adjacent property owner to do something on his property as well.

Commissioner Middleton would like the design team to see what can be done to mitigate the smoke that will come from the bbq.

**Motion:** Chair Weremiuk, seconded by Hudson to continue to a date certain of November 8, 2017, to allow the applicant incorporate the revisions to the plans as follows:

1. Lower pad height;
2. Lower overall building height;
3. Access to the perimeter landscaping at the retaining walls.
4. Compliance with the Noise Ordinance with regard to the HVAC and pool equipment in the setbacks.
5. Review of the dimensions between the two retaining walls to allow sufficient space for plant material to grow.
6. Recommendation to provide story poles at the street front to understand the height of the building as it relates to the street.
7. Address the chimney extensions (to the east and west) to ensure it is not causing view problems.
8. Assure hydrology works with lower proposed pad elevation.
9. Provide options to minimize shade relative to the solar panels of the neighbor to the north.
10. Minimize visual impact of photovoltaic panels to the property on the east.
11. Mitigate smoke from the bbq area.
12. Details of the structural footings on the two retaining walls.

Yes: (5) Hudson; Donenfeld; Middleton; Weremiuk; Calerdine  
No: (1) Hirschbein  
Absent: (1) Lowe

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

- Review of Development Agreement for the Virgin Hotel.
- Upcoming Study Session discussion items on November 8th and joint meeting with City Council on November 15th.
- Cannabis Ordinance and Regulatory Activities.

**PLANNING DIRECTOR'S REPORT:**

- City Council review of the Mirage House on November 1st.

**ADJOURNMENT:** The Planning Commission adjourned at 4:02 pm to 1:30 pm, Wednesday, November 8, 2017, City Hall, Council Chamber, preceded by a Study Session at 10:30 am, Large Conference Room, 3200 East Tahquitz Canyon Way.



Flinn Fagg, AICP  
Director of Planning Services