

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
NOVEMBER 8, 2017  
City Hall, Council Chamber  
3200 East Tahquitz Canyon Way, Palm Springs, California

**CALL TO ORDER:**

Chair Weremiuk called the meeting to order at 1:44 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, Director of Engineering Garcia, Planning Administrative Coordinator Hintz, Administrative Secretary Bruggemans, Assistant Planner Kikuchi, 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, November 2, 2017.

**ACCEPTANCE OF THE AGENDA:**

Planning Director Fagg reported that the applicant for Item 3A has requested the project be continued to a date uncertain and requested this Item moved to the Consent Calendar.

Vice Chair Calerdine, seconded by Hirschbein to accept the agenda as amended.

AYES: Donenfeld, Hirschbein, Hudson, Middleton, Vice Chair Calerdine, Chair Weremiuk

ABSENT: Lowe

**PUBLIC COMMENTS:**

Chair Weremiuk opened public comments:

ANITA CARRILLO, spoke in reference to Item 3B, said they've had more pleasant interactions with the applicant and spoke about the importance of neighborhood involvement.

LANNY SWERDLOW, spoke in favor of allowing adult-use cannabis for on-site consumption.

JOHN CROSS, representing Best Signs, spoke in reference to Item 3C, described the revisions made to the proposed sign program amendment.

YOUSSEF IBRAHIM, owner, (99 Cent Shopping Center, Item 3C), requested re-consideration of monument sign for the shopping center.

STEVE TAPPAN, owner, (Legacy Palm Springs, Item 4A) provided background information and requested consideration and approval of the project.

ROLAND LEWIS, (neighbor to the north) in reference to Item 3B, spoke in favor of the revised landscape proposal and in particular with keeping his solar panels unobstructed.

BRANDON ABBOTT, legal representation for owner (Item 3B), reiterated the applicant's efforts and concessions made by his client to ensure his neighbors are minimally affected by the proposed project.

There being no further speakers the public comments portion of the meeting was closed.

**1. CONSENT CALENDAR:**

**ACTION:** Donenfeld, seconded by Vice Chair Calerdine to approve Items 1A and 3A under the Consent Calendar.

**AYES:** Donenfeld, Hirschbein, Hudson, Middleton, Vice Chair Calerdine, Chair Weremiuk

**ABSENT:** Lowe

**1A. APPROVAL OF MINUTES: OCTOBER 25, 2017**

Approve as submitted.

**3A.**

**PALM SPRINGS SAFE ACCESS INC. FOR AN APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF A SIGN PERMIT APPLICATION FOR THE BUSINESS AT 1247 SOUTH GENE AUTRY TRAIL (CASE 17-056 APPL). (FF)**

Continue to a date uncertain.

**2. PUBLIC HEARINGS: None.**

**3. UNFINISHED BUSINESS:**

**3B. MARK WALTERS AND RICK CASSAR, OWNERS, FOR 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 3.4035 MAJ / 7.1527 AMM)). (KL)**

Associate Planner Lyon summarized the changes made to the proposed project as outlined in the staff report.

SEAN LOCKYER, project architect, described the modifications made to the proposed project.

Chair Weremiuk prefers to limit the plants to the height of their full growth instead of the city monitoring it.

Vice Chair Weremiuk, seconded by Donenfeld to approve with changes subject to final review by subcommittee:

1. Modification to condition PLN 10 - Appoint a subcommittee consisting of Donenfeld, Calderine and one Architectural Advisory Committee landscape member to review and approve a landscape plan for the rear yard setback area where the plants at mature height will not violate the intended height limit that staff has proposed with an exception to the 10'-15' areas on the northwest and northeast corners on the site.

AYES: Donenfeld, Hirschbein, Hudson, Middleton, Calderine, Weremiuk  
ABSENT: Lowe

**3C. BEST SIGNS, INC., ON BEHALF OF HUNTINGTON GARDENS, LLC., FOR AN AMENDMENT TO AN EXISTING SIGN PROGRAM FOR THE SUNRISE CENTER, A MULTI-TENANT SHOPPING CENTER, LOCATED AT 100-186 SOUTH SUNRISE WAY, ZONE PD (CASE SP 17-007). (NK)**

Assistant Planner Kikuchi presented the proposed changes to the sign program amendment.

Vice Chair Calderine left the Council Chamber at 2:45 pm for the remainder of the meeting

Commissioner Hudson thanked the applicant and the owner of the project. He said this is a very good example of the applicant listening and thinks the revised proposed sign program is much more successful and complements the architecture.

Commissioner Hudson, seconded by Middleton to approve as submitted.

AYES: Donenfeld, Hirschbein, Hudson, Middleton, Weremiuk

ABSENT: Lowe, Calerdine

A recess was taken at 2:47 pm. The meeting resumed at 2:58 pm.

#### **4. NEW BUSINESS:**

##### **4A. LEGACY PALM SPRINGS, LLC, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION PROPOSING A DEVELOPMENT OF A 114-BED ASSISTED LIVING FACILITY WITH ACCESSORY COMMERCIAL USES ON A 1.43-ACRE LOT LOCATED AT 1000 NORTH PALM CANYON DRIVE, ZONE PDD 357 (CASE 5.1237 MAJ). (KL)**

Associate Planner Lyon provided an overview of the proposed development as outlined in the staff report.

Commissioner Hudson thinks it's a good project. He said this design is much better than what is evident in some of the drawings. He explained that the AAC had concerns because they did not have enough materials to make an informed opinion (railing and privacy screen on the south facade for adjoining hotel).

Chair Weremiuk expressed concern with the project by-passing the Architectural Advisory Committee review process.

Commissioner Hudson proposed having a design subcommittee of the Planning Commission and Architectural Advisory Committee with the applicant and architect to review the design, colors and materials board.

Chair Weremiuk, seconded by Hudson to continue to a date certain of December 13, 2017, for review by subcommittee and return to the Planning Commission for final review:

- Design, elevations, colors and materials board
- Planning Commission subcommittee to consist of Hudson and Hirschbein
- Architectural Advisory member of subcommittee to be determined by the AAC Chair and City Attorney

AYES: Donenfeld, Hirschbein, Hudson, Middleton, Weremiuk

ABSENT: Lowe, Calerdine

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

- A request to waive the requirement for the Planning Commission to meet in August.

**PLANNING DIRECTOR'S REPORT:**

**ADJOURNMENT:** The Planning Commission adjourned at 3:27 pm to 1:30 pm, Wednesday, December 13, 2017, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.



Flinn Fagg, AICP  
Director of Planning Services