

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
Wednesday, January 24, 2018
City Hall, Council Chamber
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Chair Weremiuk called the meeting to order at 1:32 pm.

ROLL CALL:

Present: Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Hudson, Commissioner Moruzzi, Vice Chair Calerdine, Chair Weremiuk

Staff Present: Planning Director Fagg, Deputy City Attorney Daudt, Director of Engineering Garcia, Planning Administrative Coordination Hintz, Administrative Assistant Bruggemans, Associate Planner Mlaker, 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 12:00 pm on Thursday, January 18, 2018.

ACCEPTANCE OF THE AGENDA:

Chair Weremiuk requested Items 3A and 3B be heard at the beginning of the agenda. The agenda was accepted as amended.

PUBLIC COMMENTS:

Chair Weremiuk opened public comments:

JANE MCFEE, Item 3B, expressed concern about water run-off on the private access road (Overlook Glen Rd.) on the west end of her property; and since her property is on a cul-de-sac would like to maintain access to her home by assuring that all activity takes place on El Portal.

JAY REYNOLDS, project architect, Item 3A, clients are requesting a one year time extension because the property owner has a diplomatic assignment overseas. They are planning to start construction within the next year.

JIM MC EACHERN, project architect, Item 3B, said they've come up with a solution to address the AAC concerns and letters from various neighbors regarding view corridors and saving some trees. He said his client will cooperate fully with any neighbor complaints that may arise and verified that construction access will be on El Portal.

BILL BECK, adjacent neighbor, spoke in favor of the proposed design and noted the only concern is saving the twin palm trees and would be willing to have it placed on his property.

There being no further speakers public comments was closed.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: January 10, 2018 Study Session Minutes

Calerdine, seconded by Donenfeld to approve Item 1A as part of the Consent Calendar.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Calerdine, Weremiuk

(Items 3A and 3B were heard out of order.)

3. NEW BUSINESS:

3A. RIC GRENELL & MATTHEW LASHEY, FOR A ONE-YEAR TIME EXTENSION OF A MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A 3,857-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 141 RIDGE MOUNTAIN DRIVE, ZONE R-1-A-H (CASE 3.3921 MAJ, 7.1491 AMM). (GM)

Associate Planner Mlaker provided details on the request for a one year time extension as outlined in the staff report.

Vice Chair Calerdine verified if two years would be adequate given the property owner is appointed to a diplomatic position overseas. (The property owner is aware that two years is the limit to dig soil to begin entitlement.) Mr. Calerdine noted concern with starting construction and not finishing it.

JAY REYNOLDS verified solar plans are included in the drawings and agreed to adding it as a part of the conditions.

Chair Weremiuk said she would prefer to move forward with a one year time extension to see where they are at the end of the year. They can come back in one year if they have not moved forward in that time.

Weremiuk, seconded by Calerdine to approve one year time extension with conditions subject to:

- The applicant shall install a solar system per approved plans.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Calerdine, Weremiuk

3B. BRAVO PROPERTIES INC., FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,595-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 350 EL PORTAL, ZONE R-1-B. (CASE 3.4066 MAJ). (GM)

Associate Planner Mlaker provided an overview on the proposed house construction on a hillside lot as outlined in the staff report.

THOMAS GARCIA, Director of Engineering Services, clarified that regarding the location of the wall the applicant needs to prepare a hydrology study showing the impact of the off-site drainage going through his lot and one of the conditions is to accept the off-site drainage.

The Commission discussed off-site drainage, relocation of the twin palm trees, landscaping on the access wall and solar panels.

Chair Weremiuk verified if Mr. Beck's second tree could be placed on the location he selects. (Mr. McEachern agreed that he would be willing to relocate the 2nd palm tree at the location the neighbor selects.)

Calerdine, made a motion to approve with changes:

1. Construction of house shall not impede, block or encroach onto access road at the rear of the property.
2. Landscape shall be required on the along the back wall adjacent to Overlook Glen Drive with final approval by the Planning Director.
3. Project is required to install a solar system that will generate 2.5 watts per each square foot equating to an 11 kw system.

Motion was lost due to a lack of a second.

Commissioner Donenfeld concurred with the proposed changes with the exception to require landscaping the access wall that is not on their property and is in bad condition. With this he made an alternative motion.

Commissioner Moruzzi concurred with the AAC's review and recommended conditions.

Donenfeld, seconded by Calerdine to approve with changes:

1. Construction of house shall not impede, block or encroach onto access road at the rear of the property.
2. Project is required to install a solar system that will generate 2.5 watts per each square foot equating to an 11 kw system.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Calerdine, Weremiuk

A recess was taken at 2:32 pm. The meeting resumed at 2:38 pm.

2. PUBLIC HEARING:

- 2A. ROSIAN V, LLC, FOR A PLANNED DEVELOPMENT DISTRICT (PDD), A MINOR ARCHITECTURAL APPLICATION (MAA), A CONDITIONAL USE PERMIT (CUP) AND A VARIANCE APPLICATION (VAR), PROPOSING RENOVATION AND ADDITIONS TO AN EXISTING 62-ROOM HOTEL TO ADD AN OUTDOOR MUSIC VENUE, AN OUTDOOR RESTAURANT USE, AND OUTDOOR COCKTAIL LOUNGE USE AND SUPPORT SPACES AT THE MONROE HOTEL (AKA INFUSION BEACH HOTEL) LOCATED AT 1900 NORTH PALM CANYON DRIVE (CASE 5.1409 CUP / PDD 387 / 3.864 MAA / 6.550 VAR, (APN 504-320-026, ZONE C-1/ R-3 / RESORT COMBINING ZONE). (KL) (CONTINUED FROM THE JAN. 10, 2018 MEETING)**

Associate Planner Lyon provided an update on the proposed renovations and additions to an existing hotel as outlined in the staff report. Mr. Lyon verified that the project as proposed will not have subwoofers to mitigate noise impacts.

The Commission discussed or requested clarification on the open space requirements, site plan and elevations.

Commissioner Donenfeld does not think they have enough information; the elevations are not sufficient, issues have not been addressed and thinks this should be continued.

Commissioner Hudson said he requested additional information on the buildings. 3D's plans have been submitted but do not describe the building. The buildings are sparse and rooftop mechanical is proposed on low buildings. He would like to see more complete elevations and the new building connection to the existing buildings.

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

Architectural Design:

Commissioner Hudson:

- Same amount of care to the new buildings as the front wall;

- What does this building look like from Indian Canyon? (landscape, rear side of kitchen, placement of windows & doorways);
- Architecture of the buildings does not support the quality the applicant is trying to achieve;
- More details on colors and materials of the buildings and specifics on what the attachment of new the buildings to the existing.

Commissioner Hirschbein

- Front wall and landscaping Palm Canyon looks good - the same degree of attention is needed to the ticketing building;
- The AAC to review the new building attachment to the existing.

Chair Weremiuk:

- Concerned about the black paint- it should a different material;
- Orange marker does not fit the new wall;
- Landscape on both sides of the building;
- Landscape plan and rear elevations for Indian Canyon frontage;
- Concern with the height of raised podium.

Chair Weremiuk thinks the Variance for parking is part of the PD and should be considered as a public benefit.

Planning Director Fagg recommended a list of complaints or calls for service will be pulled at the six and twelve month Planning Commission review.

Commissioner Donenfeld commented that the sidewalks on Palm Canyon are in good shape and is not a significant commitment. He commented that he did not walk on the Indian Canyon side and cannot speak to the condition of these sidewalks. He feels there are a lot of exceptions on this property and the applicant realizes the City needs to get some public benefits.

Chair Weremiuk suggested as public benefits they look at the lighting and parking improvements.

Commissioner Hudson thinks the lighting is not well-thought out because one section of Palm Canyon would stand out. He said improved pedestrian safety was suggested on the Dinks site; however, it does not make sense because valet parking will be provided. Mr. Hudson suggested making a wish list of projects in the City or coming up with another set of improvement criteria for the neighborhood. He would like to get the public benefit in the neighborhood and suggested the applicant could pay into a local improvement district that deals with safety lighting issues and sidewalk improvements.

Commissioner Moruzzi liked the idea of public benefit for park space in the Chino cone.

Commissioner Hirschbein suggested another public benefit could be upgrading the street frontage to the north of the hotel and Via Escuela.

Chair Weremiuk directed staff to prepare a list of deficiencies- tree lighting: how many trees and the costs, condition of driveways on both sides and handicap accessibility.

The Commission made the following changes to the proposed conditions:

ADM 1: Include "ambient" background music and off-site parking in the project description.

ADM 6: Include off-site parking in maintenance repair requirements.

ADM 8: Include subsequent review of the CUP's shall be as requested by the Planning Commission.

ADM 12: Owner shall post signage near the entrance to the outdoor venue advising guests not to park adjacent parking facilities or nearby residential streets.

PLN 1: Lighting on site shall not cause glare or light spillage onto adjacent properties.

PLN 4: Return to the AAC for review for on the building aesthetics and landscaping

PLN 15: Remove wording "discotheque".

PLN 15(g): Failure to provide alternative parking shall result in the revocation of the Conditional Permit for the restaurant use, cocktail lounge use and sound stage/outdoor music use.

PLN15(j): On-site parking reserved for hotel except when hotel is not fully occupied.

PLN 16: In addition to a permanent noise-monitoring solution a sound level limiter shall be installed and no subwoofers.

PLN 21: Move to PLAN 15(i) valet parking services be provided at no charge.

Donenfeld, seconded by Hirschbein to a date uncertain:

- Subcommittee (Hudson, Hirschbein and two architects of the AAC) to review the architecture design and landscape as per Planning Commission comments.

The Motion was amended.

Calerdine, seconded by Donenfeld to continue to a date certain of February 28, 2018:

- Subcommittee (Hudson, Hirschbein and two architects of the AAC) to review the architecture design and landscape as per Planning Commission comments.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Calerdine, Weremiuk

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Maintenance requirements for art mural on Palm Canyon (previously a bar);

- Criteria for consultants that provide environmental studies for the City;
- Subcommittee updates.

PLANNING DIRECTOR'S REPORT: None.

ADJOURNMENT: The Planning Commission adjourned at 4:32 pm to 1:30 pm, Wednesday, February 14, 2018, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.



Flinn Fagg, AICP
Director of Planning Services