

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
March 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 1:35 pm

ROLL CALL:

	Present This Meeting:	Present to Date:	Year: FY 2008/2009 Excused Absences:
Larry Hochanadel, Chair	X	26	0
Leo Cohen, Vice Chair	X	25	1
Toni Ringlein	X	22	4
Jon Caffery	X	24	2
Bill Scott	X	22	4
Tracy Conrad	X	20	6
Doug Donenfeld		25	1

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, March 20, 2009.

ACCEPTANCE OF THE AGENDA:

Director Ewing noted that the Airport has requested Item 1B, Case 3.3317, pulled from the agenda. The agenda was accepted, as amended.

PUBLIC COMMENTS:

Chair Hochanadel opened public comments:

-Ken Hamma, Palm Springs, spoke in reference to Item 2A, (property owner of Lot 56 - Alta Development), expressed concern with the noise that will emanate from the proposed tennis court and suggested mitigation measures be imposed.

PUBLIC COMMENTS (CONT'D):

-Bob Thomas, Palm Springs, thanked Commissioner Ringlein for her many years of dedication and service to the community

There being no further appearances, public comments was closed.

1. CONSENT CALENDAR:

1A. Minutes of March 11, 2009

M/S/C (Caffery/Scott, 6-0, 1 absent/Donenfeld) To approve, minutes of March 11, 2009.

1B. Case 3.3317 MAJ - A request by RP Wages for Signature Flight to construct a new pre-engineered 26,700 square foot airport hanger on airport property located at 3601 East Alejo Road, Zone A, Section 13, APN: 502-100-030. (Project Planner: Glenn Mlaker, Assistant Planner)

This item has been withdrawn at the request of the applicant.

2. OTHER BUSINESS:

2A. Case 5.0899 PD 271 AMND (Alta) - A request by Basel Investors, Inc., to amend the development standards for an existing Planned Development District (PDD 271) located at the northeast corner of Acanto Way and South Palm Canyon Drive, Zone PD 271, Section 35, APN: 512-290-032. (Project Planner: Scott Taschner, Assistant Planner) (Continued from the March 11, 2009 meeting.)

Scott Taschner, Assistant Planner, provided background information as outlined in the memorandum dated March 25, 2009. Mr. Taschner noted that two letters of concern have been received from the adjacent property owners.

The Commission discussed and/or commented on the roof overhang and the tennis court fencing material.

-Allan LeClare, (responded to questions from the Commission), addressed the view corridor for the guesthouse and indicated that no rooftop equipment would be installed.

Director Ewing clarified that night lighting is not permitted except by a conditional use permit.

M/S/C (Conrad/Chair Hochanadel, 6-0, 1 absent/Donenfeld) To approve the amendment, subject to Conditions of Approval, as amended:

- The accessory structure (casita) shall meet all setback requirements, as established prior to the lot merger.
- The second unit shall conform to the height standards of the R-1-B zone as required by the approved Planned Development Districts' Conditions of Approval.
- The tennis court walls shall use a noise attenuating block material.
- The tennis court shall not be used from dusk until 7 am, daily.
- The tennis court wall (on the south side of the court) shall use an approved combination of materials to attenuate noise.

Director Ewing reported that this Item is subject to appeal by the City Council within the specified time.

2B. Case LUP 06-023C (Ignition Coffee Shop) - An appeal of the Planning Director's decision denying an amendment of a previously approved Land Use Permit for the extension of business hours located at 123 North Palm Canyon Drive, #311, Zone CBD, Section 15, APN 513-560-008. (Project Planner: Glenn Mlaker, Assistant Planner) (Continued from the March 11, 2009 meeting.)

Glenn Mlaker, Assistant Planner, provided background information as outlined in the memorandum dated March 25, 2009.

-Moussa Raei, appellant, (addressed questions from the Commission) and requested security staff be provided Friday and Saturday evenings only.

Commissioner Ringlein noted that several conditions imposed on the appellant appeared too stringent and questioned why other similar establishments (non-alcohol) are not required to comply with these types of regulations. Director Ewing responded that due to the establishment being a part of Operation Safe Place (for youth) staff is recommending the additional security measures.

M/S/C (Conrad/Chair Hochanadel, 6-0, 1 absent/Donenfeld) To approve the amended Land Use Permit and adopt the draft resolution, as amended:

- The hours of operation to be from 8:00 a.m. to 1:30 a.m., seven days a week.

- Ignition Coffee Shop shall not conduct off-site promotions (solicitations) at any ABC licensed establishment.
- Security Plan to be in effect during open hours including security to be available any night the coffee shop is open past 11:00 p.m. until closing.
- A one (1) year review following the Planning Commission approval date or upon Commission request.

Director Ewing noted this item is subject to appeal to the City Council.

PLANNING COMMISSION COMMENTS:

Commissioner Ringlein requested staff follow-up on the blocked storefront windows, night lighting and landscaping at the Ralph's shopping center (corner of Ramon and Sunrise).

Commissioner Ringlein spoke of her resignation as a member of the Planning Commission and expressed her gratitude for being able serve the City the last six years.

PLANNING DIRECTOR'S REPORT:

Director Ewing provided an update on the planning items scheduled for the upcoming City Council meetings. Staff noted that the April 1st Planning Commission study session will be cancelled and the discussion items will be moved to the April 8, 2009 regular meeting.

ADJOURNMENT:

The Planning Commission adjourned at 2:32 p.m. to a regular meeting on Wednesday, April 8, 2009, at 1:30 p.m. City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services