

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
Wednesday, February 14, 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: Donenfeld, Hudson, Moruzzi, Vice Chair Calerdine, Chair Weremiuk

Excused: Hirschbein

Staff Present: Planning Director Fagg, Deputy City Attorney Daudt, Director of Engineering Garcia, Planning Administrative Coordination Hintz, Associate Planner Mlaker

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, February 8, 2018.

ACCEPTANCE OF THE AGENDA:

Donenfeld, seconded by Calerdine to accept the agenda as presented.

AYES: Donenfeld, Hudson, Moruzzi, Calerdine, Weremiuk

ABSENT: Hirschbein

PUBLIC COMMENTS: None.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: DECEMBER 13, 2017

Calerdine, seconded by Moruzzi to approve the minutes as presented.

AYES: Donenfeld, Hudson, Moruzzi, Calerdine, Weremiuk

ABSENT: Hirschbein

2. PUBLIC HEARING:

2A. LA QUINTA BREWING COMPANY, FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A COCKTAIL LOUNGE/TAP ROOM WITHIN AN

EXISTING COMMERCIAL BUILDING LOCATED AT 301 NORTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE NO. 5.1431 CUP). (GM)

Planning Director Fagg provided a brief explanation on the in-lieu parking fees.

Associate Planner Mlaker provided an overview of the proposed cocktail lounge as outlined in the staff report.

Commissioner Donenfeld verified that the applicant has a right to pay the in-lieu fees payment as opposed to providing the required parking spaces. (Staff confirmed that anyone within the CBD zone can utilize the ordinance without limitation other than payment of the required fees.)

Chair Weremiuk questioned if an amenity for the downtown area could be considered. (Yes, the Planning Commission has discretion over the on-street parking credit.)

Vice Chair Calerdine verified if the whole project is sufficiently parked. (yes)

SCOTT STOKES, owner, La Quinta Brewing Company, noted that they would only be serving beer, wine and cider. He said they have a current tap room in Old Town La Quinta which is almost identical to this project and has been very successful.

Vice Chair Calerdine noted concern with the existing parking space and the actual parking calculation.

Planning Director Fagg stated there should be a total number of 23 existing parking spaces based on the original plans that were approved. The site plan shows a different number.

Weremiuk, seconded by Donenfeld to approve with changes

- Revise: Planning Condition 4 - ". . . does not authorize any outdoor live entertainment or amplified noise, including speakers".
- Direct staff to walk the site and count the actual parking spaces to determine the appropriate manner of calculating the parking requirement.
- Subcommittee (Donenfeld and Calerdine) to review pedestrian-related amenity such as bench or other public benefit and patio railing.

AYES: Donenfeld, Hudson, Moruzzi, Calerdine, Weremiuk

ABSENT: Hirschbein

**The Planning Commission requested a report from staff on the final parking space count and method of calculating the parking requirement.*

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Golf Course subcommittee
- HSPB demolition ordinance
- PDD subcommittee
- City Council liaison to the Planning Commission

PLANNING DIRECTOR'S REPORT: None.

ADJOURNMENT: The Planning Commission adjourned at 2:23 pm to 1:30 pm, Wednesday, February 28, 2018, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.



Flihn Fagg, AICP
Director of Planning Services