

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
Wednesday, March 28, 2018
City Hall, Council Chamber
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Chair Weremiuk called the meeting to order at 1:30 pm.

ROLL CALL:

Present: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods*, Vice Chair Calerdine*, Chair Weremiuk

Absent: None.

Staff Present: Planning Director Fagg, Attorney Priest, Planning Administrative Coordinator Hintz, Associate Planner Newell, Principal Planner Robertson

*Arrived at 1:31 pm.

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, March 22, 2018.

ACCEPTANCE OF THE AGENDA:

Donenfeld, seconded by Hirschbein to accept the agenda as amended (Item 3A moved to the end of the Agenda).

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

PUBLIC COMMENTS:

Chair Weremiuk opened the Public Hearing:

TIM DAY, Freehold Communities, representing Item 4B, stated that they have been moving forward with repairing the infrastructure/landscaping in Phase 1 and now are getting ready to move forward with constructing homes in Phase 2. He requested a one-year time extension and was available for questions.

LANCE O'DONNELL, O2 Architecture, (Item 4A), introduced himself and was available for questions.

There being no further speakers public comments was closed.

1. **CONSENT CALENDAR:** None.

2. **PUBLIC HEARINGS:** None.

(Items were heard out of order.)

4. **NEW BUSINESS:**

4A. **O2 ARCHITECTURE ON BEHALF OF FRANCIS LA BRANCHE TO CONSTRUCT A SINGLE FAMILY RESIDENCE ON A VACANT HILLSIDE LOT LOCATED AT 977 WEST VIA OLIVERA, ZONE R-1-B, SECTION 3 (CASE 3.4071 MAJ). (DN)**

Associate Planner Newell presented the proposed construction of a hillside single-family house as outlined in the staff report.

LANCE O'DONNELL, addressed questions pertaining to setbacks, re-location of mechanical equipment, existing boulders, screening of trash receptacles and pool fencing.

Calerdine, seconded by Donenfeld to approve subject to conditions with the following changes:

1. The project/developer shall install a solar/photovoltaic electrical system to serve the project in accordance with the City's Solar Policy adopted by the City Council on January 3, 2018.
2. During the grading process, boulders that have a diameter greater than 2-feet shall not be removed from the property. Instead, these boulders shall be redistributed in a naturalized form on-site. A boulder berm in the front yard space shall comply with the wall height limitations of Section 93.02.00 of the Zoning Code.
3. The applicant shall screen the trash receptacle storage location, so that the receptacles are not visible from the public view.

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

(Final action by the Planning Commission.)

Vice Chair Calerdine acknowledged O2 Architecture's contributions to the City.

4B. **FREEHOLD CAPITAL MANAGEMENT (FCM), LLC, REQUESTING A ONE-YEAR EXTENSION OF TIME FOR PHASE 2 (A PORTION) OF TENTATIVE TRACT MAP 31848, A PREVIOUSLY APPROVED SUBDIVISION FOR THE DEVELOPMENT OF 1,150 RESIDENTIAL UNITS AND AMENITY CENTER LOCATED AT 801 SUNRISE PARKWAY (CASE 5.0982-PD 290 / TTM 31848). (ER)**

Principal Planner Robertson provided background information and provided an overview of the proposed one-year extension for Phase 2 of the Tract Map.

BRAD SCHUKHART, Freehold Communities, provided background details on the golf course conversion and re-purposing of open space (walking and hiking trails) and on the improvements that have been made on the site. He was available for questions and requested approval of the one-year time extension for Phase 2.

Chair Weremiuk made a motion to approve; noting that this project has been reviewed by the Commission often in the last two years and they've discussed the implications. She does not see any reason not to grant the extension.

Weremiuk, seconded by Calerdine to recommend approval of one-year time extension to City Council.

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

(Application to be forwarded to the City Council.)

A recess was taken at 2:48 pm. The meeting resumed at 3:01 pm.

3. UNFINISHED BUSINESS:

3A. AMENDMENT OF THE PLANNING COMMISSION RULES OF PROCEDURE. (FF)

Planning Director Fagg provided an overview on the proposed amendment to the Planning Commission Rules of Procedure.

The Commission discussed criteria and language for establishing subcommittees, public comment during the public hearings, maintaining order during the hearing, conflict of interest protocol and the public comments portion of the agenda.

Woods, seconded by Calerdine to approve with changes and return on April 11, 2018, for final review.

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

(Final action by the Planning Commission.)

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Upcoming Downtown Park Committee Meeting

CITY COUNCIL LIAISON REPORT: None.

PLANNING DIRECTOR'S REPORT:

- Ad Hoc Subcommittees for the PDD and Golf Course Conversion will be scheduled soon.
- A Study Session will be held on April 11th for a Pre-Application (golf course conversion)
- Unveiling of art sculpture adjacent to the Rowan Hotel tomorrow evening

ADJOURNMENT: The Planning Commission adjourned at 3:57 pm, Wednesday, April 11, 2018, Council Chamber, City Hall, preceded by a Study Session at 11:00 am, Large Conference Room, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.



Flinn Fagg, AICP
Director of Planning Services