

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
Wednesday, May 9, 2018
City Hall, Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Chair Weremiuk called the meeting to order at 1:38 pm.

ROLL CALL:

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

Absent: Hudson

Staff Present: Planning Director Fagg, Attorney Priest, Planning Administrative Coordinator 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 6:00 pm on Thursday, May 3, 2018.

ACCEPTANCE OF THE AGENDA:

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

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

ABSENT: Hudson

PUBLIC COMMENTS:

BRETT WOODS, owner and architect, for Item 4A, provided details about the orientation of the house and views, pool and materials for the project. Mr. Woods noted that the house respects the natural terrain.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: APRIL 11, 2018 AND APRIL 25, 2018

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

Minutes of April 11, 2018:

AYES: Hirschbein, Moruzzi, Woods, Calerdine, Weremiuk

ABSENT: Hudson

ABSTAIN: Donenfeld

Minutes of April 25, 2018:

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

2. PUBLIC HEARINGS:

2A. CITY OF PALM SPRINGS FOR A REQUEST TO CONSIDER A ZONE TEXT AMENDMENT TO AMEND PALM SPRINGS ZONING CODE SECTIONS 91.00.10, 92.09.01, AND 92.09.02 TO ALLOW GROCERY STORES WITHIN THE CBD (CENTRAL BUSINESS DISTRICT) ZONE TO PROVIDE FOR OTHER MINOR MODIFICATIONS AND CORRECTIONS (CASE 5.1443 ZTA). (FF) (Continued from the April 25, 2018 meeting.)

Planning Director Fagg provided background information on the proposed zone text amendment. Mr. Fagg reported that many uses could be condensed and provided details on "animal kennels" allowed in surrounding cities and Palm Springs.

The Commission requested clarification on the proposed changes.

Chair Weremiuk opened the public hearing:

Brian Strand, The Grand Paw, verified that their response letter from the April 25th meeting was provided to the Commission.

There being no further speaker the public hearing was closed.

The Commission went through each item, provided feedback and made minor changes to the proposed modifications.

Chair Weremiuk said she supports staff's recommendation pertaining to not allowing kennels in the CBD zone because animals stay multiple days and need outdoor facilities. Ms. Weremiuk said she prefers moving the animal day care to areas outside of the "Village Center" with an LUP, per staff recommendations. She appreciates the good work "The Grand Paw" is doing but thinks they are looking at something broader in terms of what's right for the city.

Weremiuk, seconded by Calerdine to approve with changes and recommend approval to City Council.

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

(Forward to City Council.)

A recess was taken at 2:34 pm. The meeting resumed at 2:40 pm.

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:**

4A. BRETT WOODS, OWNER FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 3,800-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2212 WINTER SUN DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 3, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.4078 MAJ). (GM)

Associate Planner Mlaker presented the proposed single-family hillside house as outlined in the staff report.

Planning Director Fagg addressed the public comment letter objecting to participation of Commissioner Woods in the Desert Palisades development. He indicated that the City Attorney has reviewed this letter and has opined that Mr. Woods is not prejudiced in this matter and is free to participate in the discussion.

BRETT WOODS, applicant & architect, provided details on:

- Placement of the property;
- Motor court and natural grade;
- Site plan,
- Landscape plant material and orientation

Vice Chair Calderline thinks this is a great house and the other two that have been approved are spectacular. He suggested additional landscaping at the end of the motor court to address the headlight problem.

Commissioner Donenfeld thinks it a terrific project and although as controversial as Desert Palisades has been over the years it's spurring some incredibly innovative architecture and treating the topography beautifully. He said he prefers the linear landscaping; and with respect to the headlight issue, and in accordance to the design guidelines for Desert Palisades, keeping back as many appurtenances and structures from the project. He suggested perhaps there is an innovative way to use landscaping; but also you don't want to over-landscape this site because the alluvial fan itself is not that well landscaped. This may be something they want to look at once they have neighbors and doesn't think it needs to be fixed now. He said overall he is very much in favor of the project and the applicant has done a great job.

Planning Director Fagg said since there has been a concern with the headlights a condition could be added that allows staff to review with the applicant the possibility of using a low boulder berm or plantings to screen the headlights.

Commissioner Hirschbein said this will be a great architectural addition to our community and unfortunately it's not going to be seen by a lot of people. He's hopes that the public architecture rises to this level in the future as well. He said in reference to the trees he prefers a more naturalized use of the landscape.

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

1. Applicant shall provide a screening method such a low boulder berm or landscaping between the motor court and adjacent to Lot #4 to contain light from headlights.
2. Trees will be grouped and bunched in a naturalized form.

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

(Final action.)

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Status of Virgin Hotel
- Ad Hoc Subcommittee updates

CITY COUNCIL LIAISON REPORT: None.

PLANNING DIRECTOR'S REPORT:

- Upcoming Boards & Commission Training

ADJOURNMENT: The Planning Commission adjourned at 3:53 pm to 1:30 pm, Wednesday, May 23, 2018, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs.


Flinn Fagg, AICP
Director of Planning Services