

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
Wednesday, June 13, 2018
City Hall, Council Chamber
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Chair Weremiuk called the meeting to order at 1:31 pm.

ROLL CALL:

Present: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods, Chair Weremiuk

Absent: Vice Chair Calerdine

Staff

Present: Principal Planner Robertson, Attorney Priest, Planning Administrative Coordinator Hintz, Associate Planner Lyon, Engineering Associate Minjares, Associate Planner Newell

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, June 7, 2018.

PUBLIC COMMENTS: None.

1. CONSENT CALENDAR:

Donenfeld, seconded by Woods to approve Items 1A and 1B as part of the Consent Calendar.

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

ABSENT: Calerdine

1A. APPROVAL OF MINUTES: May 9, 2018

Approved, as amended. (Noting Commissioner Hudson's abstention.)

1B. GORDON JIROUX FOR A MINOR ARCHITECTURAL APPROVAL TO ADD A 750-SQUARE FOOT CASITA TO AN EXISTING SINGLE-FAMILY RESIDENCE ON A 1.36-ACRE HILLSIDE LOT LOCATED AT 911 JUAREZ AVENUE, ZONE R-1-A (CASE 3.0725 MAA). (ER)

Approved, as presented.

2. PUBLIC HEARINGS:

2A. DEVELOP GOOD, LLC REQUESTING AN EXTENSION OF TIME FOR A MAJOR ARCHITECTURAL APPROVAL AND PLANNED DEVELOPMENT AMENDMENT TO CONSTRUCT A 66-ROOM, THREE-STORY HOTEL WITHIN THE PLAZA DEL SOL SHOPPING COMPLEX LOCATED AT 1555 SOUTH PALM CANYON DRIVE (CASE NOS. 3.3937 MAJ AND 5.0177 PD-131 AMEND). (DN)

Associate Planner Newell provided an overview on the one-year extension of time as outlined in the staff report.

Chair Weremiuk opened the Public Hearing:

CHRIS PARDO, applicant, provided history on the ownership of the site; and noted that he has completed all the requirements for issuance of a building permit.

ROBERT FINDLEY, resides near the project, has attended all the meetings pertaining to this development and thinks this is the best use for this land. Mr. Findley commented on the problems they had with the loud speakers from the prior use (Hacienda Cantina) reverberating from the mountain.

CHRIS PARDO, applicant, provided details on the complications and challenges of purchasing Indian land.

There being no further speakers the public hearing was closed.

Chair Weremiuk make a motion of approve; she noted that the applicant has been diligent and there are some issues but it looks like they can be resolved.

Commissioner Hirschbein concurred with Chair Weremiuk.

Commissioner Donenfeld spoke in favor of the extension of time. He said this is a classic case of the type of progress they want to see when reviewing one-year time extensions. He said that Chris Pardo is one of the most responsible people they've had before this Commission and is a man of his word.

Commissioner Moruzzi said in general he is skeptical of time extensions but given the experience of his colleagues and their belief that this is a good example of what is appropriate he is ready to support it.

Commissioner Hudson concurred with Commissioner Donenfeld's comment. He said the applicant has shown to a great extent that they are working on the project.

Commissioner Woods said in this particular situation he will support the time extension. He thinks what the applicant is trying to do with the sublease and the tribe is admirable and not easy to achieve so for both these reasons he is in favor of the time extension.

Weremiuk, seconded by Donenfeld to approve one-year time extension from October 6, 2018 to October 5, 2019.

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

(Final action by the Planning Commission.)

3. NEW BUSINESS:

3A. GULF AMERICA GROUP, LLC, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 3,700 SQUARE FOOT SINGLE FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2465 WINTER SUN DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 24, DESERT PALISADES SPECIFIC PLAN (CASE 3.4081 MAJ). (KL)

Associate Planner Lyon provided an overview on the proposed construction of a single-family house located on Lot 24 of the Desert Palisades Specific Plan.

BOB SMITH, owner of Lot 24 & Principal Engineer, MSA Consulting, provided history on working with the property owner on the inception of this development. Mr. Smith said it is their intent to hide that fence and they do not want the fence up and over boulders. They would like to keep it in a very circuitous way to avoid it and still meet the five foot requirement.

FINN KAPPE, Kappe Architects, said they like responding to the natural features in the landscape with the sloping of the Chino cone and the subtle ravine that goes through the middle of the site. He explained that they opened it up to bridge with the house and reinforce the idea of the spillway for the jacuzzi into the main pool and then into a capturing reservoir at the head of the ravine. Mr. Kappe said the last thing they want to do is to have the fencing become a defining element in this open space environment of the wonderful Desert Palisades Development.

Commissioner Hudson likes the simplified design of the house and thinks it responds to the site and relates to the landscape in a very sophisticated way. He said unlike some of the houses they've seen recently it has an elegance to it. He noted concern that privacy between houses will become an issue over the years; obviously the first houses have the advantage. He thinks this project follows the guidelines of the Desert Palisades Specific Plan and is probably the best he's seen yet.

Weremiuk, seconded by Moruzzi to approve with changes.

1. Placement of the pool barrier shall be coordinated around the boulders and outcroppings of the rock to maintain the required five foot barrier on the outside of the barrier without going over the top of boulders. The barrier shall follow the natural grade and remain as visually unobtrusive as possible. The pool barrier shall also be placed such that it is not climbable from adjacent rocks and boulders on the outer side of the barrier.

2. The segmented concrete pads that comprise the driveway approach to the motor court shall be colored concrete in a hue that is complementary to the colors of the pavers in the road.

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

(Final action by the Planning Commission.)

4. DISCUSSION:

4A. PLANNING COMMISSION DISCUSSION OF THE DEFERRAL OF MAKING APPOINTMENTS TO THE ARCHITECTURAL ADVISORY COMMITTEE WHERE TERMS WERE SET TO EXPIRE ON JUNE 30, 2018.

Principal Planner Robertson provided a brief overview on extending the terms for two members (Song and Cassady) of the Architectural Advisory Committee (AAC) that is set to expire on June 30, 2018; for a period of six months similar to the City Council's action taken on June 6, 2018.

Commissioner Donenfeld spoke in favor of extending the two AAC terms. He said Chair Song has done a terrific job and the fact that they are willing to stay on is great because it will give them more time to find good people.

Donenfeld, seconded by Hudson to direct staff to prepare a resolution of approval and bring it back to the meeting of June 27, 2018.

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

(Final action by the Planning Commission.)

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Status of Ad Hoc Subcommittee Meetings:

- Proposed Golf Course Conversion
- Planned Development District Ordinance
- Small Lot Subdivision

- HSPB & Planning Commission Demolition procedures

CITY COUNCIL LIAISON REPORT: None.

PLANNING DIRECTOR'S REPORT:

- A Joint Study Session with the AAC for a presentation of the Downtown Park will be held on June 27th at 11:00 am prior to their regular meeting. The meetings will be held at the Convention Center.

ADJOURNMENT: The Planning Commission adjourned at 3:14 pm to 1:30 pm, Wednesday, June 27, 2018, at the Palm Springs Convention Center, *preceded by a Study Session at 11:00 am, Palm Springs Convention Center, Primrose C, 277 N. Avenida Caballeros, Palm Springs.*

A handwritten signature in black ink, appearing to read 'Flinn Fagg', written over a horizontal line.

Flinn Fagg, AICP
Director of Planning Services