

**PLANNING COMMISSION MINUTES
CITY OF PALM SPRINGS, CALIFORNIA
January 9, 2019
Council Chamber, City Hall
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, Vice Chair Calerdine, Chair Weremiuk

Staff Present: Planning Director Fagg, Assistant City Attorney King, Administrative Coordinator Hintz, Engineering Associate Minjares, Associate Planner Kikuchi, Associate Planner Newell, Principal Planner Robertson

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, January 3, 2019.

ACCEPTANCE OF THE AGENDA:

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

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

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

Woods, seconded by Moruzzi to approve the Consent Calendar, as presented.

1A. APPROVAL OF MINUTES: NOVEMBER 7, 2018, NOVEMBER 14, 2018

(Noting Calerdine's abstention on the minutes of November 14, 2018.)

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

ABSTAIN: Donenfeld

2. PUBLIC HEARINGS:

2A. LAS PALMAS BREWING, LLC ON BEHALF OF LARRY AND CONNIE BRAMOWETH FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW A

COCKTAIL/BEER LOUNGE AND ACCESSORY BREWERY AT 461 NORTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE 5.1457 CUP). (DN) (CONTINUED FROM DECEMBER 12, 2018 MEETING.)

Associate Planner Newell provided an overview on the changes made to the project as requested by the Planning Commission at their December 12th regular meeting.

Chair Weremiuk opened the public hearing:

SAM GILL, applicant, said they took the feedback from the Commission and have done their best to address the concerns.

There being no further speakers the public hearing was closed.

Commissioner Hirschbein thanked the applicant for the changes made to the project. He thinks it will be a great addition to the city and that part of the block, and it will be a success with the hotel opening across the street.

Commissioner Woods thanked the applicant for responding to the comments line-by-line and working on it to make it a better product.

Weremiuk, seconded by Calerdine to approve subject to:

- The applicant shall improve the storefront façade per the description provided on December 20, 2018, to the satisfaction of the Planning Director. The improvements shall also include:
 - Resurfacing of the storefront glazing channels.
 - Enclosure of the mechanical equipment.
 - Trash receptacles at the rear of the building.

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

- 2B. AUSTIN TODD ON BEHALF OF CALIFORNIA ORGANICS FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A 5,044-SQUARE FOOT CANNABIS CULTIVATION FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING LOCATED AT 695 SOUTH WILLIAMS ROAD, ZONE M-1, SECTION 33 (CASE 5.1440 CUP). (ER) (CONTINUED FROM DECEMBER 12, 2018 MEETING.)**

Calerdine, seconded by Donenfeld to continue to date certain of January 23, 2019.

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

- 2C. REQUEST BY COACHELLA FLATS, LLC, FOR A CONDITIONAL USE PERMIT (CUP) AND A VARIANCE APPLICATION TO DECOMMISSION AND REMOVE 363 EXISTING WIND TURBINE GENERATORS AND**

REPLACE THEM WITH TWENTY (20) NEW WIND TURBINES WITH A MAXIMUM HEIGHT OF 499 FEET AND TWO (2) 315 FEET TALL METEOROLOGICAL (MET) TOWERS ON APPROXIMATELY 858 ACRES LOCATED WEST OF NORTH INDIAN CANYON DRIVE, NORTH OF HIGHWAY 111, AND SOUTH OF INTERSTATE-10 FREEWAY; ZONE W, SECTION 23 (CASE 5.1429-CUP & 6.551-VAR) (ER). (CONTINUED FROM DECEMBER 12, 2018 MEETING.)

Vice Chair Calderline disclosed that this past week he had a brief discussion with the one of the consultants on the project.

Principal Planner Robertson presented background information and details on the existing wind turbines and new turbines as outlined in the staff report.

FRED NOBLE, Wintec Energy, said he has no economic interest in this project. He explained that worldwide less than 10% the blades come off and when they do, they fall straight down. He said the old wind mills require a lot of maintenance whereas the new ones require very little upkeep.

MICHELLE WITHERSPOON, MSA Consulting, environmental consultant, stated that the nearest structures are 3200 feet away; and the closest use is a metal scrap yard. She clarified that there are currently eight (8) turbines that have lighting; and the lighting style will be reduced with the new turbines. Ms. Witherspoon addressed questions from the Commission pertaining to the Bird & Bat Conservation Strategy Report.

KEVIN MARTIN, director of environmental permitting and senior ecologists, Terra-Gen, was available for questions from the Commission.

Chair Weremiuk suggested a study session be held to discuss the environmental concerns prior to their next meeting.

A recess was taken at 3:00 pm. The meeting resumed at 3:08 pm.

Chair Weremiuk opened the public hearing:

ARMAND ANSELMO, development manager, Terra-Gen, provided an overview on the renewable energy company (Terra-Gen) based in San Diego. He described the project using a PowerPoint presentation regarding the location, timelines, visual simulations, project comparison (existing and proposed new turbines) and project benefits.

FRED NOBLE, clarified that there has never seen an eagle killed by a windmill in the Palm Springs area. He said eagles live in the trees up on the hills; and spoke about an eagle found on Dillon Road that had hit a power line. He indicated that migratory birds tend to fly above a thousand feet.

There being no further speakers the public hearing was closed.

Calerdine, seconded by Moruzzi to continue to date certain of January 23, 2019.

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

2D. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO SECTIONS 91.00.10, 92.01.01, AND 93.23.14 OF THE PALM SPRINGS ZONING CODE (PSZC) RELATING TO ACCESSORY SECOND UNITS IN RESIDENTIAL ZONES (CASE 5.1447 ZTA). (NK)

Associate Planner Kikuchi provided an overview on the proposed zone text amendment relating to accessory second units in residential zones as outlined in the staff report.

Chair Weremiuk opened the public hearing and with no speakers coming forward the public hearing was closed.

Commissioner Woods made a motion to approve subject to striking the minimum rental period. He thinks vacation rentals are very well regulated. Motion died due to a lack of second.

Calerdine, seconded by Donenfeld to recommend approval to City Council, as presented.

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

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Kathy Weremiuk and Lyn Calerdine were thanked for their time served on the Planning Commission.

CITY COUNCIL LIAISON REPORT: None.

PLANNING DIRECTOR'S REPORT: None.

ADJOURNMENT: The Planning Commission adjourned at 3:57 pm to 1:30 pm, Wednesday, January 23, 2019, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way preceded by a Study Session at 11:00 am, Large Conference Room.


Flinn Fagg, AICP
Director of Planning Services