

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
Wednesday, November 7, 2018  
City Hall, Council Chamber  
3200 East Tahquitz Canyon Way, Palm Springs, California

**CALL TO ORDER:**

Chair Weremiuk called the meeting to order at 12:27 pm.

**ROLL CALL:**

Present: Hudson, Woods, Vice Chair Calerdine, Chair Weremiuk

Excused: Hirschbein, Moruzzi

Staff Present: Planning Director Fagg, Attorney Priest, Administrative Coordinator Hintz, Engineering Associate Minjares, 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, November 1, 2018.

**ACCEPTANCE OF THE AGENDA:**

Calerdine, seconded by Weremiuk to pull Items 1A and 1B from the Consent Calendar and accept the agenda as amended.

AYES: Hudson, Woods, Calerdine, Weremiuk

NOES: None

ABSENT: Hirschbein, Moruzzi

ABSTAIN: None

**PUBLIC COMMENTS:**

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

**CONSENT CALENDAR:** *(Both items were pulled from Consent Calendar.)*

**EXCLUDED CONSENT CALENDAR:**

**1A. APPROVAL OF MINUTES: SEPTEMBER 26, 2018**

Vice Chair Calerdine and Commissioner Woods requested a correction to the minutes.

Woods, seconded by Calerdine to approve the minutes as amended.

AYES: Woods, Calerdine, Weremiuk  
NOES: None  
ABSENT: Hirschbein, Moruzzi  
ABSTAIN: Hudson

**1B. DORE BRAND FOR A MINOR ARCHITECTURAL APPLICATION TO INSTALL A VEHICULAR ENTRY GATE AT AN EXISTING MULTIPLE-FAMILY RESIDENTIAL PROPERTY LOCATED AT 600 NORTH BELARDO ROAD, ZONE R-2, SECTION 10. (DN)**

Associate Planner Newell presented the proposed request for a vehicular entry gate as outlined in the staff report.

Commissioner Woods said he'd support the project with a condition to add landscaping in between the two drive aisles to break-up the pedestrian area.

Commissioner Hudson concurred with Commissioner Woods and proposed an alternate idea. He is concerned about the concept of adding a small amount of landscape between the sidewalk and drive access to the keypad. He suggested planting vines against the concrete block wall to soften it and adding decorative permeable pavers instead of concrete.

Chair Weremiuk would like the gate to be attractive in an area that's hard to park; and would like to see more permeable pavement and additional landscape.

Vice Chair Calerdine stated that the findings should include their reason for approval which is that this project is adjacent to a high parking demand area.

Calerdine, seconded by Hudson to continue to date uncertain.

AYES: Hudson, Woods, Calerdine, Weremiuk  
NOES: None  
ABSENT: Hirschbein, Moruzzi  
ABSTAIN: None

**2. PUBLIC HEARINGS: None.**

**3. UNFINISHED BUSINESS:**

**3A. WOODBRIDGE PACIFIC GROUP, LLC, REQUESTING APPROVAL OF FINAL DEVELOPMENT PLANS FOR 44 SINGLE-FAMILY RESIDENTIAL**

**UNITS FROM A PREVIOUSLY APPROVED PRELIMINARY PLANNED DEVELOPMENT DISTRICT (PDD 290) IN PHASE 1 OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848-1). (ER)**

Principal Planner Robertson summarized the Commission's concerns from their previous meeting and noted that a subcommittee was formed to review the project. Mr. Robertson provided an overview on the changes made to the project according to the Commission's and Subcommittee's recommendations.

Commissioner Hudson, as part of the Subcommittee, provided a recap of the changes made to the project.

DENNIS CUNNINGHAM, Woodbridge Pacific Group, described the changes on the site plans and elevations- including reconfiguration of the garages, cabana pulled to the front of the house, off-sets in the back of the homes with more articulations, corner windows with stronger elements to the house and redesign of the two story houses.

BRAD SHUCKHART, Freehold Communities, responded to questions pertaining to the easements and access to grove areas.

Commissioner Woods thanked the applicant and subcommittee for working together and coming up with a better project.

Commissioner Hudson thanked the applicant and design team; noting that it will be a very exciting project and is looking forward in touring the model homes.

Weremiuk, seconded by Calerdine to approve with changes:

1. The applicant shall work with staff on mailbox locations.
2. Footpath/notch in knee wall @ exclusive use easement adjacent to grove; and notch shall be ADA accessible.
3. Page 36- simplify front gate to courtyard.

AYES: Hudson, Woods, Calerdine, Weremiuk

NOES: None

ABSENT: Hirschbein, Moruzzi

ABSTAIN: None

**4. DISCUSSION:**

**4A. DISCUSSION OF ARCHITECTURAL ADVISORY COMMITTEE (AAC) PROCESS.**

Director of Planning Fagg provided an overview on recommendations by the Ad Hoc PDD Subcommittee pertaining to revisions to the architectural review process. He described the current AAC process and provided an overview of the proposed Options 1 and 2. He said this is the initial stage and is looking for direction from the Commission. A joint meeting with the AAC will be held at a later time to review the process.

Vice Chair Calerdine said he had concerns about this when it was discussed by the PDD subcommittee and thinks the Planning Commission (a City Council appointed body) should be responsible for the approval of the final architecture or major elements of the design.

Chair Weremiuk spoke about the architectural review process in Santa Monica as which is the same as Option 1 and said it was very successful.

Commissioner Hudson said that although he does want to make the process clearer and streamlined for the applicant; however, he noted that Santa Monica is a larger metropolitan area with a much larger number of applicants to draw from for the architectural pool. He thinks in order to do Option 1 and strong number of architects is needed. He suggested subcommittee could work with the applicant in Option 1 and the AAC could review the project in a complete package with more details on the materials, landscape, window sizes, ringlets etc. He prefers Option 2 and thinks with a more streamline, delineated process early on the applicant will not have questions towards the end of the process.

Commissioner Woods thinks the existing AAC process works well. He suggested a qualified urban planner/designer on staff could benefit the process early on.

Chair Weremiuk thinks the AAC process did not work well for the applicant in the project they reviewed today. She noted that review of the lighting seems to get missed and would like to see this process move forward more efficiently. She thinks a less formal review process for the AAC may help also.

Planning Director Fagg pointed that another thing to consider is that both bodies may have opposing direction.

Commissioner Hudson noted that currently there is not sufficient information provided by the applicant and thinks if a stronger set of exhibits were required from the applicant the review process would be streamlined.

Only comments were provided, no action was taken.

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:**

- Amend density transfer language for the Golf Course Ordinance.

**CITY COUNCIL LIAISON REPORT:** None.

**PLANNING DIRECTOR'S REPORT:**

- Status of software process for Development Services.
- Joint meeting with the City Council.

**ADJOURNMENT:** The Planning Commission adjourned at 2:13 pm to 12:00 pm, Wednesday, November 14, 2018, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.



Flinn Fagg, AICP  
Director of Planning Services