

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
July 26, 2017
Palm Springs Convention Center, Primrose B
277 N. Avenida Caballeros, Palm Springs, California

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

ROLL CALL:

Present: Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Hudson, Commissioner Lowe, Commissioner Middleton, Vice Chair Calerdine, Chair Weremiuk

Staff Present: Principal Planner Robertson, Deputy City Attorney Daudt, Planning Administrative Coordinator Hintz, Assistant Planner Kikuchi, 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 5 pm on Thursday, July 20, 2017.

ACCEPTANCE OF THE AGENDA:

Commissioner Hirschbein requested the study session minutes of June 28, 2017 and Item 1B pulled for separate discussion.

Vice-Calerdine noted his abstention on the minutes of June 14, 2017.

Chair Weremiuk requested Item 1C pulled for separate discussion.

Commissioner Middleton noted her recusal on Items 1D and 3C due to a financial conflict of interest and would not be participating in the discussion and vote.

The agenda was accepted as amended.

PUBLIC COMMENTS:

NANCY SPEAR, St. Baristo Homeowners Condos Association, manager, in reference to Item 3B, spoke about criminal activities on this property and their intent to provide a safe place to live for homeowners.

STEVE HUFFMAN, St. Baristo Homeowners Association, president, requested the Commission allow the security gates to address the high level of criminal activity in their neighborhood.

STEPHEN CLARK, in reference to Item 3A, recalled when this site was dilapidated and said the new owners have improved this property and encouraged approval.

JERRY KELLER, Lulu Restaurant, owner, spoke about Item 1B, requested approval of the art mural at Lulu's Restaurant.

TIM AND JESSICA SPRY, applicants, spoke in reference to Item 3A, said they purchased this property a year ago and spoke about the improvements they have made to the property. He said they are very committed to their neighborhood.

ROBERT BRUGGEMAN, in reference to the sign program for the Downtown project, spoke about the importance of business logos for buildings in the downtown project. He said as a retailer he has been struggling for years dealing with the dilapidated Desert Fashion Plaza and urged the Commission to explore a format that is appropriate for the business identity.

FRED NOBLE, in reference to Item 1D, spoke about renewable energy; and commended staff on the report and requested approval.

1. CONSENT CALENDAR:

Approve minutes of June 14, 2017, June 28, 2017 and Item 1D under the Consent Calendar. (Noting Commissioner Middleton's abstention on Item 1D and 3C and Vice Chair Calderine's abstention on the minutes of June 14, 2017.)

MOTION: Vice Chair Calderine, seconded by Chair Weremiuk, and carried on a 7-0-0 roll call vote.

AYES: Donenfeld, Hirschbein, Hudson, Lowe, Middleton, Vice Chair Calderine, Chair Weremiuk

1A. APPROVAL OF MINUTES: JUNE 14, 2017 AND JUNE 28, 2017 REGULAR MEETING MINUTES.

Approve as presented. (Vice-Chair Calderine abstained on the minutes of June 14, 2017.)

1D. D & E LAND COMPANY, LLC, REQUESTING A PARCEL MAP WAIVER (TPM 37362) FOR A TWO (2) LOT SUBDIVISION LOCATED AT 62020 DILLON ROAD (CASE PMW 37362). (GM)

Approve, as presented. (Commissioner Middleton recused herself.)

EXCLUDED CONSENT CALENDAR:

1B. LULU RESTAURANT FOR AN ART MURAL ON A COMMERCIAL RESTAURANT BUILDING LOCATED AT 200 SOUTH PALM CANYON DRIVE (CASE 17-002 MUR). (GM)

Associate Planner Mlaker provided details on the proposed art mural.

Commissioner Middleton appreciated that the applicant went through the permitting process prior to installation and spoke in favor of the art mural.

Commissioner Donenfeld thinks this mural enhances the restaurant and spoke in favor.

Commissioner Hirschbein does not think fastening a canvas on the wall makes it a mural. He said it's not original artwork painted on the wall and spoke in opposition of the proposed item.

ACTION: Approve subject to:

- A revised light fixture compatible with the existing wall sconces to be presented to Planning Staff for approval.

MOTION: Donenfeld, seconded by Middleton, and carried on a 6-1-0 roll call vote.

AYES: Donenfeld, Hudson, Lowe, Middleton, Vice Chair Calerdine,
Chair Weremiuk
NOES: Hirschbein

(This item was heard out of order.)

1A. MINUTES OF JUNE 28, 2017 STUDY SESSION

ACTION: Approve, as amended.

MOTION: Hirschbein, seconded by Calerdine and carried on a 7-0-0 roll call vote.

AYES: Donenfeld, Hirschbein, Hudson, Lowe, Middleton, Vice Chair Calerdine,
Chair Weremiuk

1C. MIKE MENDOZA FOR A MAJOR ARCHITECTURAL APPROVAL TO CONSTRUCT A 3,374 SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A MAJOR THOROUGHFARE LOCATED AT 2140 NORTH SUNRISE WAY (CASE 3.4020 MAJ). (NK)

The Commissioners verified:

- Pre-wiring for solar panels.

- Redesign of the screening for the rooftop mechanical equipment.

ACTION: Approve subject to:

- Applicant shall provide an electrical conduit for the installation of future solar PV energy system.

MOTION: Chair Weremiuk, seconded by Vice Chair Calerdine, and carried on a 7-0-0 roll call vote.

AYES: Donenfeld, Hirschbein, Hudson, Lowe, Middleton, Vice Chair Calerdine, Chair Weremiuk

2. PUBLIC HEARINGS: None.

3. NEW BUSINESS:

3A. TIM AND JESSICA SPRY FOR A MINOR ARCHITECTURAL APPLICATION TO CONSTRUCT A SIX (6) SPACE PARKING LOT ON A VACANT PARCEL TO SERVICE AN ADJACENT HOTEL LOCATED AT 526 SOUTH CAMINO REAL (CASE 3.1371 MAA). (GM)

Associate Planner Mlaker provided an overview on the proposed parking lot as outlined in the staff report.

The Commission verified:

- Parking lot will not to impact existing pool cabanas or pool deck.

Commissioners Hudson and Lowe spoke in favor of the proposed location for the parking lot and not moving it to the south.

Commissioner Hirschbein said he attended the AAC meeting when this item was before them and clarified that they thoroughly reviewed the project and recommended shifting the parking lot to the south to allow space for the ficus hedge.

ACTION: Approve with the AAC recommendations subject to final review by a subcommittee of the AAC.

MOTION: Hirschbein, seconded by Lowe, and carried on a 7-0-0 roll call vote.

A recess was taken at 2:30 pm. The meeting resumed at 2:42 pm.

3B. ST. BARISTO HOA FOR A MINOR ARCHITECTURAL APPLICATION, TO INSTALL ONE SET OF ACCESS CONTROL GATES TO THE EXISTING ST. BARISTO CONDOMINIUM COMPLEX LOCATED AT THE

**NORTHEAST CORNER OF BARISTO AND LUGO ROADS WITH A
MASTER ADDRESS OF 284 WEST CAHUILLA ROAD
(CASE 5.0977 MAA). (GM)**

Associate Planner Mlaker provided an overview on the proposed request for access control gates to the condominium complex.

STEVE HUFFMAN, applicant, stated that the vacant lot is Phase 3 of the entire community and all construction stopped because of the recession. He explained that a road and curbs have been installed and construction is due to start in the Spring. Mr. Huffman spoke about issues with his car being broken into and transients loitering in their swimming pool.

Chair Weremiuk said she is uncomfortable with this proposal not coming back to them as a minor amendment to the Planned Development District.

Commissioner Hudson noted that the Commission is typically opposed to gates; however, they have made exceptions for certain circumstances in the past. He said after listening to the homeowners he understands the issues with homeless people in this area; and could support the use of gates.

Commissioner Donenfeld said he could support the gates as an exception to their rule. This area is downtown and extremely active particularly at night and weekends. He said these are private streets and will not cut off streets that interconnect with the rest of the neighborhood. He questioned the new filing fees and timelines the applicant would be looking at in coming forward with a new application.

The Commission verified that the applicant will not be financially hurt by the change in application.

Commissioner Middleton said this is a struggle because she understands what the applicants are going through. She concurred with Commissioners Hudson and Donenfeld in that these are private streets and do not interact with the balance of the community or block public streets. She's open to this exception and does not think impact of gates on these types of issues is as strong as people may think it is.

Commissioner Lowe reiterated the Planning Commission's position that the applicant should not be penalized with additional filing fees. He spoke about a similar situation he experienced with a gated community who had pool equipment stolen; noting that the gates will not provide 100% protection.

Vice-Chair Calderine commented that he was on the task force for the General Plan Steering Committee and they envisioned a process to allow gates for special conditions. He would like to see this special circumstance documented in the General Plan Update or a Zone Text Amendment.

ACTION: To return to the meeting of September 13, 2017, with direction to the applicant to submit a Planned Development District (PDD) amendment application.

MOTION: Chair Weremiuk, seconded by Donenfeld, and carried on a 7-0-0 roll call vote.

AYES: Donenfeld, Hirschbein, Hudson, Lowe, Middleton, Vice Chair Calerdine, Chair Weremiuk

3C. GLENWOOD MANAGEMENT GROUP, LLC, FOR A MAJOR ARCHITECTURAL APPROVAL TO CONSTRUCT A SEVENTEEN-UNIT APARTMENT COMPLEX ON A 1.08-ACRE UNDEVELOPED PARCEL LOCATED AT 2150 NORTH ZANJERO ROAD (CASE 3.3989-MAJ). (ER)

Commissioner Middleton left the dais at 3:20 pm.

Principal Planner Robertson provided an overview on the proposed 17-unit apartment complex as outlined in the staff report.

FENTON BOOTH, Glenwood Management Group, manager, said in the last five years they have built many new rental complexes and as developers they looked at North Palm Springs and how it's developing. He said they have had a lot of success with the affordable market rental housing in Chicago and think this parcel can succeed.

Vice-Chair Calerdine commended the developer for bringing forth this much needed multi-family rental project.

Chair Weremiuk asked what the rent projection is and verified if solar is included in the project. (2 bedroom, 2 bath townhouse– will be slightly under \$2000 per month and solar will be included on the center carport only.)

ACTION: Approved subject to:

- Installation of solar panels over the center carport.

MOTION: Vice-Chair Calerdine, seconded by Commissioner Hudson, and carried on a 6-0-1 roll call vote.

AYES: Donenfeld, Hirschbein, Hudson, Lowe, Vice Chair Calerdine, Chair Weremiuk

ABSENT: Middleton

Commissioner Middleton returned to the dais at 3:40 pm.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Status of subcommittee review

PLANNING DIRECTOR'S REPORT: None.

ADJOURNMENT: The Planning Commission adjourned at 3:44 pm to 1:30 pm, Wednesday, September 13, 2017, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.



Flinn Fagg, AICP
Director of Planning Services