

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
May 27, 2009
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

The meeting was called to order at 1:33 p.m.

ROLL CALL:	Present This Meeting:	Present to Date:	Year: FY 2008/2009 Excused Absences
Larry Hochanadel, Chair	X	30	0
Leo Cohen, Vice Chair	X	29	1
Bill Scott	X	26	4
Tracy Conrad	X	23	7
Doug Donenfeld		28	2

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 4:30 p.m. on Thursday, May 21, 2009.

ACCEPTANCE OF THE AGENDA:

The agenda was accepted, as presented.

PUBLIC COMMENTS:

Chair Hochanadel opened Public Comments; and there being no appearances, Public Comments was closed.

1. CONSENT CALENDAR:

M/S/C (Scott/Vice Chair Cohen, 4-0, 1 absent / Donenfeld) To approve, Item 1A and 1B, as part of the Consent Calendar.

1A. Minutes of May 13, 2009.

Approved, as part of the Consent Calendar. (Noting Commissioner Conrad's abstention.)

1B. Case TTM 32263 - A request by Jeffery Parker of The Jameson Company for a one-year time extension for a previously approved tentative tract map located at 1301 Montalvo Way, Zone M-1-P, Section 7, APN 677-461-002 & 003. (Project Planner: Glenn Mlaker, Assistant Planner)

Approved, as part of the Consent Calendar.

2. MISCELLANEOUS:

2A. Case 3.2841 SFR APPEAL. An appeal by Hector Romero, owner, of the director's decision to deny a request for a consolidant-coated gravel driveway in lieu of asphalt located at a single family residence at 2500 Cahuilla Hills Drive, Zone R-1-A, Section 27. (Project Planner, Ken Lyon, Associate Planner)

The Planning Department has received a request from the appellant to continue this case to a date certain of June 10, 2009.

M/S/C (Scott/Conrad, 4-0, 1 absent / Donenfeld) To continue to a date certain of June 10, 2009.

3. PUBLIC HEARING:

3A. Case 5.1221 ZTA-1 - An application by the City of Palm Springs to amend the Palm Springs Zoning Code relating to the establishment of policies and standards for second units in various residential zoning designations. (Project Planner: David A. Newell, Associate Planner)

David Newell, Associate Planner, provided background information as outlined in the staff report dated May 27, 2009.

Commissioner Conrad requested clarification on the designation of areas where second units are allowed. Ms. Conrad noted that she is in favor of the parking requirement for second units (with or without kitchens) and an owner-occupancy requirement.

Chair Hochanadel opened the Public Hearing; and there being no appearances, the Public Hearing was closed.

M/S/C (Conrad/Vice Chair Cohen, 4-0, 1 absent / Donenfeld) To direct staff to prepare a draft ordinance to amend Section 93.18.00 of the Zoning Ordinance relating to second units in residential zones, as recommended:

- Off-street parking shall be provided for Second Units.
- To include a requirement for owner occupancy, as reviewed by the City Attorney.
- Permitting process and development standards for Second Units without kitchens shall be the same as those allowed for Second Units with kitchens.

Director Ewing reported that a draft ordinance will be brought back to the Commission for their review.

4. OTHER BUSINESS:

4A. Architectural Advisory Committee: Appointment of Architectural Advisory Committee member.

Chair Hochanadel reported that the appointment will be postponed until a later date.

PLANNING COMMISSION COMMENTS:

Chair Hochanadel expressed concern with the police concealing their motorcycles and issuing citations for infractions in the downtown area while the city is working on attracting more business.

Vice Chair Cohen requested Public Works staff review the red curbs and limited parking on North Palm Canyon (Uptown area), north of Alejo Road.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that Jon Caffery has submitted his resignation effective immediately and will not be filing for re-appointment.

The City Council will have a joint meeting with the Sustainability Commission this evening.

ADJOURNMENT:

The Planning Commission adjourned at 2:03 p.m. to a regular meeting on Wednesday, June 10, 2009, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services

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