

PLANNING COMMISSION MINUTES
CITY OF PALM SPRINGS, CALIFORNIA
December 11, 2019
Council Chamber, City Hall
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Vice Chair Moruzzi called the meeting to order at 1:30 pm.

ROLL CALL:

Present: Donenfeld, Hirschbein, Song, Vice Chair Moruzzi

Staff Present: Planning Director Fagg, AICP, Attorney Priest, Administrative Coordinator Hintz, Planning Technician Bruno, Engineering Associate Minjares, Associate Planner Mlaker, Principal Planner Newell, Assistant Planner Perez, Principal Planner Robertson

REPORT OF THE POSTING OF THE 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 5:00 pm on Thursday, December 5, 2019.

ACCEPTANCE OF THE AGENDA:

Moruzzi, seconded by Song to accept the agenda as presented.

AYES: DONENFELD, HIRSCHBEIN, SONG, MORUZZI

PUBLIC COMMENTS:

LOREN OSTROW, spoke in reference to Item 3A, provided details on their request to increase the unit count from 95 to 105; and was available for questions from the Commission.

1. CONSENT CALENDAR:

Commissioner Hirschbein requested Item 1B pulled from the Consent Calendar for discussion.

Donenfeld, seconded by Song to approve Items 1A, 1C and 1D as part of the Consent Calendar.

AYES: DONENFELD, HIRSCHBEIN, SONG, MORUZZI

1A. APPROVAL OF MINUTES: SEPTEMBER 11, 2019 AND SEPTEMBER 25, 2019

Approved, as presented.

1C. LIZ AND MARK OSTOICH REQUESTING A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 1,380-SQUARE FOOT CASITA AND WINE CELLAR ON A HILLSIDE LOT LOCATED AT 660 PALISADES DRIVE, ZONE R-1-A, SECTION 15 (CASE NOS. 5.1337 CUP AND 3.1745 MAJ). (GM)

Approved, as presented.

1D. LA CONSTRUCTION REQUESTING A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 2,496 SQUARE FOOT SINGLE-FAMILY RESIDENCE AND AN ATTACHED 469 SQUARE FOOT TWO-CAR GARAGE LOCATED AT 3000 NORTH SUNRISE WAY, ZONE R-1-C, (CASE NO. 3.4140-MAJ). (RB)

Approved, as presented.

EXCLUDED CONSENT CALENDAR:

1B. ANNUAL REVIEW OF THE SERENA PARK DEVELOPMENT AGREEMENT (CASE 5.1327 DA). (DN)

Principal Planner Newell provided background information and update on the Serena Park Development as outlined in the staff memorandum.

ROBERT O'CONNELL, Palm Springs Country Club, owner & tenant, wanted to verify the correct number of units. He thinks construction of a partial wall will not provide a secure environment.

Donenfled, seconded by Moruzzi to receive and file.

AYES: DONENFELD, HIRSCHBEIN, SONG, MORUZZI

2. PUBLIC HEARINGS:

2A. STEVEN WIJATYK, ON BEHALF OF REEFER MADNESS, LLC, FOR A CONDITIONAL USE PERMIT (CUP) APPLICATION TO OPERATE A 1,153-SQUARE FOOT CANNABIS MANUFACTURING AND CULTIVATION FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING LOCATED AT 4645-B EAST RAMON ROAD, ZONE M-1, SECTION 18 (CASE 5.1487 CUP). (ER)

Principal Planner Robertson presented the proposed project as outlined in the staff report.

MATTHEW TORRE, Odor Control Specialist, explained the applicant is using multiple carbon filters, in multiple stages of filtration, as opposed to relying on one carbon filter to discharge to the atmosphere. This adds multiple levels of dilution within the building prior to being discharged; in addition to having various negative pressure areas to control exfiltration of nuisance odors out of the air.

Vice Chair Moruzzi opened the public hearing:

STEVEN WIJATYK, applicant, Reefer Madness, provided details on the manufacturing method, met with adjacent business owner, floor plan and design features, odor control technology, building cross-section and landscape/shading plan.

KEN and MARCIE MOREHOUSE, said the applicant has been a caregiver for his wife and was authorized to purchase products on his behalf when he was unable to go the dispensary himself. They spoke in support of the project.

JOCELYN KANE, representing Coachella Valley Cannabis Alliance Network, spoke in support of this project and requested consideration.

RICK PANTELLE, Northern Lights, licensed operator, said the applicant has went over and beyond to exceed the requirements for odor control. He requested approval of the project.

STEVE WJATYK, applicant rebuttal, addressed questions regarding a sign program-there currently is none but in the future would like to work with neighboring tenants for a sign program. He described the front building façade.

There being no further speakers the public hearing was closed.

Commissioner Donenfeld said that the applicant has gone the extra mile with the multiple air filtration systems and spoke in support of the project.

Commissioner Hirschbein said the retail/commercial portion of the project is a detriment to the nature of the site. He spoke in opposition of the project.

Commissioner Song agrees with Commissioner Hirschbein but thinks the application is thorough. She thinks the storefront renovations should go the AAC for review. She spoke in support of the project.

Vice Chair Moruzzi noted that it is a very small commercial/retail building on a busy street. He thinks it will not be detrimental to overall building especially with the artwork on the front window. He does not think the AAC needs to review the storefront; noting that it is a very small space.

Song, seconded by Donenfeld to approve with the following changes:

1. AAC Subcommittee to review the storefront and site lighting design.
2. PLN Conditions 4 and 5 to reference specifications of odor control system.

AYES: DONENFELD, SONG, MORUZZI
NOES: HIRSCHBEIN

2B. AT&T MOBILITY FOR A CONDITIONAL USE PERMIT AND VARIANCE TO CONSTRUCT AND OPERATE A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A 100-FOOT TALL MONOPOLE AND RELATED EQUIPMENT ON A PORTION OF A 40-ACRE SITE LOCATED ON THE NORTH SIDE OF 19TH AVENUE AT THE TERMINUS OF RUPPERT STREET, ZONE M-2, SECTION 15 (CASE NOS. 5.1488 CUP & 6.553 VAR). (DN)

Principal Planner Newell presented the project as outlined in the staff report.

CHRIS DELANEY, SmartLink, on behalf of AT&T, provided details on the landscape plan and chain link fencing in the CMU within the enclosed area. He was available to answer questions from the Commission.

Hirschbein, seconded by Donenfeld to recommend approval to City Council with the following changes:

1. The property may be fenced in with chain-link as proposed in drawings.
2. Landscape is not required.

AYES: DONENFELD, HIRSCHBEIN, MORUZZI
NOES: SONG

2C. NEW CHURCH II, LLC FOR A TIME EXTENSION OF THE ENTITLEMENTS TO RENOVATE THE EXISTING HISTORIC COMMUNITY CHURCH AND ORCHID TREE INN FOR ADAPTIVE RE-USE, AND DEMOLISH PORTIONS OF THE SITE FOR THE CONSTRUCTION AND OPERATION OF A HOTEL WITH ACCESSORY SPA, RESTAURANT AND MEETING SPACE ON A 3.1-ACRE SITE LOCATED AT 222 SOUTH CAHUILLA ROAD, ZONE R-3, SECTION 15 (CASE 5.1345 CUP, HSPB 23, HSPB 72 & 3.0678 MAJ). (DN)

Hirschbein, seconded by Song to continue to date certain of January 22, 2020.

AYES: DONENFELD, HIRSCHBEIN, SONG, MORUZZI

3. UNFINISHED BUSINESS:

3A. KOAR PALM SPRINGS, LLC, (DBA: LIVING OUT) FOR A MINOR AMENDMENT TO AN APPROVED FINAL DEVELOPMENT DISTRICT TO INCREASE THE UNIT COUNT FROM 95 TO 105 WITH NO CHANGES TO THE APPROVED SITE PLAN LOCATED AT 1122 EAST TAHQUITZ CANYON WAY, ZONE REO, SECTION 14. (GM)

Associate Planner Mlaker presented the proposed amendment to the approved Planned Development District.

LOREN OSTROW, applicant, described the changes to the floor plan and facade.

Commissioner Song thinks the changes are not drastic to originally approved plans.

Commissioner Donenfeld concurred with Commissioner Song and thinks the changes are relatively minor.

Song, seconded by Donenfeld to approve, as submitted.

AYES: DONENFELD, HIRSCHBEIN, SONG, MORUZZI

4. NEW BUSINESS:

4A. WILLIAM DUMKA, ON BEHALF OF MICHAEL KING, REQUESTING A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 7,125-SQUARE FOOT STORAGE FACILITY LOCATED AT 3520 NORTH ANZA ROAD, ZONE M-1, (CASE NO. 3.4138-MAJ). (AP)

Assistant Planner Perez presented the project as outlined in the staff report.

WILLIAM DUMKA, on behalf of Michael King, addressed questions from the Commission pertaining to the intent of the property wall. He said the wall will provide context and give privacy to the building itself and not for security purposes. He was available for questions from the Commission.

He clarified that the City Engineer's policy on walls adjacent to each other are not typically allowed because the gap between the walls usually becomes a maintenance issue.

Commissioner Hirschbein suggested the applicant could built a wall and create a sheet-metal cap between the two walls to eliminate the gap to eliminate trash in this area.

Song, seconded by Hirschbein to approve with changes:

1. Reconfigure the wall on the southern property line by locating it closer to the existing wall on the adjacent property and cap it on the top; or, replace the existing wall on the adjacent property with a new wall.

AYES: DONENFELD, HIRSCHBEIN, SONG, MORUZZI

5. DISCUSSION:

5A. DISCUSSION OF GENERAL PLAN UPDATE AND PROPOSED STEERING COMMITTEE.

Principal Planner Newell provided a brief progress report on the General Plan Update Update process and projected schedule.

The Commission discussed choosing a member of the Planning Commission for the Steering Committee once the new Commissioners have been appointed in January.

Discussion only; no action taken.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- IT issues in the Chamber.
- Tova Hotel concerns.

CITY COUNCIL LIAISON REPORT: None.

PLANNING DIRECTOR'S REPORT:

ADJOURNMENT: The Planning Commission adjourned at 3:39 pm to 1:30 pm, Wednesday, January 8, 2020, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.



Finn Fagg, AICP
Director of Planning Services