

PLANNING COMMISSION MINUTES
CITY OF PALM SPRINGS, CALIFORNIA
February 12, 2020
Council Chamber, City Hall
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Vice Chair Moruzzi called the meeting to order at 1:31 pm.

ROLL CALL:

Present: Donenfeld, Ervin Jr., Hirschbein, Lewin, Song, Vice Chair Moruzzi

Excused Absence: Chair Weremiuk

Staff Present: Planning Director Fagg, AICP, Attorney Priest, Administrative Coordinator Hintz, Associate Planner Kikuchi, Engineering Associate Minjares, Principal Planner Newell

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, February 6, 2020.

ACCEPTANCE OF THE AGENDA:

Staff reported that the applicant has requested a two-week continued for Item 4B (Village Pub) to the meeting of February 26, 2020.

Lewin, seconded by Hirschbein to accept Agenda, as amended.

AYES: DONENFELD, ERVIN JR., HIRSCHBEIN, LEWIN, SONG, MORUZZI
ABSENT: WEREMIUK

PUBLIC COMMENTS:

Vice Chair Moruzzi opened public comments:

ROBERT BRUGGEMAN, works at La Serena Villas, spoke on behalf of employer, colleagues and guests in reference to Item 4B. He said they've received numerous and on-going complaints regarding the amplified music and disorderly conduct from drunken patrons. He said the proposed extension would exacerbate both problems.

Vice Chair Moruzzi closed public comments.

CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: DECEMBER 11, 2019 AND JANUARY 8, 2020

Donenfeld, seconded by Hirschbein to approve minutes, as amended.

AYES: DONENFELD, HIRSCHBEIN, LEWIN, SONG, MORUZZI
ABSENT: WEREMIUK
ABSTAIN: ERVIN JR.

2. PUBLIC HEARING:

- 2A. BRANDON MCCURLEY, ON BEHALF OF PARKER PALM SPRINGS II, LLC, FOR AN AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 58 (PDD 58) TO INCLUDE THIRTY-TWO (32) HOTEL UNITS AND ACCESSORY USES WITH A MAXIMUM HEIGHT NOT TO EXCEED TWO (2)-STORIES, ASSOCIATED PARKING LOTS, AND LANDSCAPING ON THE UNDEVELOPED 3.7-ACRE PORTION OF THE PROPERTY AND A PROPOSED INCLUSION OF A 3.53-ACRE PARCEL CURRENTLY ZONED R-3 INTO PLANNED DEVELOPMENT DISTRICT 58 IN LIEU OF A CHANGE OF ZONE, AT 4200 EAST PALM CANYON DRIVE, ZONE PD (PDD 58)/R-3, SECTION 30 (CASE 5.927 PDD AMENDMENT & CASE 3.2451 MAJ). (NK)**

Associate Planner Kikuchi presented the proposed project as outlined in the staff report.

MICHAEL MACDONALD and BRIAN LIBET, project architects, in response to neighbor's comments they have made significant changes to the project. He provided details on the Parker's concept, architectural design and height of buildings. Mr. MacDonald reported that based on the community input they received they have made changes to the entrance off Linden Way, increased on-site parking and submitted a parking plan to the Planning Department. He compared the previous layout to the proposed layout and provided details on the valet circulation, vehicular safety, proposed parking plan, site-line diagrams (existing hedges) and sound study.

Vice Chair Moruzzi opened public comments:

AFTAB DADA, (Hilton, manager, Palm Springs Hospitality Association, president, and PS Resorts) chairman, spoke in full support of the proposed project. He stated that Parker Hotel is the highest grossing transient occupancy tax and sales tax per key in the entire Coachella Valley and thinks this is one of best projects in the country.

RIC MILLER, adjacent resident, he would like to see the applicant work with Melody Ranch Neighborhood to address some of their concerns relating to traffic.

PAUL SANDMAN, adjacent neighbor, wondered if the mechanical equipment could be moved off the top of the hall to reduce the site lines to homes across the street. He suggested making the east side of the street resident permit parking.

MALIA DAILY, adjacent resident, said the changes are better; however, she's concerned with the new entrance. She suggested moving it a couple hundred feet on Linden Way for safety and adequate visibility to turn-in.

DENNIS HALL, adjacent resident, does not oppose a well done project. However, he's concerned that the Commission has many questions and wants to make sure project will look like approved plans.

HARVEY LEWIS, thinks there will be a problem with people who don't use valet parking and noise from diesel trucks. He said there is no benefit to the community and questioned how it would be policed and regulated.

DAVE TAYLOR, adjacent resident, questioned where the Parker will put the additional vehicles when they can't fit them in and have to go somewhere else.

PETER NIELSEN, said Parker Hotel has been a good neighbor as it relates to noise management and keeping the street tidy. They support moving the commercial entrance to Seven Lakes and suggested adding more landscape on Linden Way to provide more sensitivity to a residential street.

TOM DONAHUE, adjacent resident, (HOA safety & preparedness committee) said many of their concerns have been addressed and support the proposed expansion plan. He requested that the Commission urge the City to implement a comprehensive traffic calming plan to address traffic volume, speed and street parking.

BETTY FLAD, adjacent resident, (Oasis Resort board of directors) said that Seven Lakes and Oasis are very enthusiastic of their support for the project. She thinks flowing the traffic to the left will create a bottleneck at the intersection of Seven Lakes and Cherokee.

ED STEINWENDER, adjacent resident, expressed concern with traffic safety and traffic issues. He questioned the use of the private restaurant, 190 parking spaces and adequate parking for employees.

PETER SIPKINS, adjacent resident, Melody Ranch Neighborhood Organization, chair, thanked the applicant and design team for addressing the community's concerns. He thinks the traffic issues need to be addressed with the City Engineer's Department and this may not be the appropriate place to do it. He said the neighborhood strongly supports the proposed Parker plan.

JOHN KIRCHDERFER, Canyon Sands HOA, president, said they have come a long way and thinks the revised designs are a great compromise. He would like to see traffic measures implemented to slow down vehicles.

MICHAEL MACDONALD and BRIAN LIBET, project architects, applicant rebuttal, addressed the parapets for mechanical equipment, valet parking and driveway location.

They will work with Public Works and the Fire Dept. on the permitting process pertaining to the access way making sure all technical requirements are met but also providing a safe and comfortable access to the property.

Vice Chair Moruzzi closed the public hearing.

Commissioner Donenfeld encouraged staff to urge the City Council when reviewing this project to get transportation and engineering involved so that all the issues heard today are taken into consideration.

Commissioner Lewin thinks the applicant has done a great job and has addressed many of the community's concerns. He concurred with Commission Donenfeld that their job is to judge the project on its merits and recommend to the City to pay attention to traffic flow and urban street issues. Mr. Lewin verified that the applicant will be implementing a parking plan that will provide additional parking.

Commissioner Hirschbein thanked the community for their comments and the design team for addressing the neighborhood concerns. Mr. Hirschbein requested a list of conditions be imposed on the project as part of the approval.

Donenfeld, seconded by Song to recommend approval to City Council with additional conditions:

1. The pedestrian gates along the Linden Way frontage shall remain locked and operable by key card only.
2. Food service at Parker Hall shall be limited to hotel guests/event guests only, and shall not be offered or available to the general public.
3. No amplified sound shall be permissible in the outdoor areas of the Parker Hall property.
4. Revise condition of approval ENG 51 to include the following recommendations for traffic calming improvements within the vicinity of the hotel property:
 - a. The City shall investigate the installation of speed monitoring signs on Seven Lakes Drive;
 - b. The City shall investigate the installation of stop signs at adjacent intersections if warrants are met;
 - c. The City shall study the possible installation of angled parking on the Cherokee frontage of the property;
 - d. The City shall investigate the implementation of a preferential on-street parking program for residents; and
 - e. The City shall study the possibility of a left-turn only exit from the western-most driveway of the Parker Hall property.
5. Turning radii of driveways and parking lot aisle widths shall conform to minimum code requirements, and shall be reviewed and approved by the Department of Engineering Services and the Fire Department.
6. Landscaping in the public right-of-way along the frontage of the property shall conform to the landscape plan as reviewed and approved by the Architectural Advisory Committee.

7. Commercial trucks used to service the hotel property shall be prohibited from parking along the Cherokee Way, Seven Lakes Drive, and Linden Way frontages.

AYES: DONENFELD, ERVIN JR., HIRSCHBEIN, LEWIN, SONG, MORUZZI
ABSENT: WEREMIUK

A recess was taken at 3:11 pm. The meeting resumed at 3:22 pm.

2B. CITY OF PALM SPRINGS FOR AN AMENDMENT TO THE PALM SPRINGS ZONING CODE (PSZC) RELATIVE TO AN ANNUAL UPDATE OF ZONING REGULATIONS (CASE 5.1466 ZTA). (FF)

Planning Director Fagg provided an overview on the proposed changes to the Zoning Code.

Vice Chair Moruzzi opened and with no speakers coming forward closed the public hearing.

Song, seconded by Lewin to recommend approval to City Council.

AYES: DONENFELD, ERVIN JR., HIRSCHBEIN, LEWIN, SONG, MORUZZI
ABSENT: WEREMIUK

3. UNFINISHED BUSINESS: NONE

4. NEW BUSINESS:

4A. KEITH SPRINGER FOR A MAJOR ARCHITECTURAL APPLICATION TO REMODEL AN EXISTING COMMERCIAL BUILDING, INCLUDING A 1,250-SQUARE-FOOT ADDITION, FOR A CANNABIS DISPENSARY AND TRANSPORTATION BUSINESS LOCATED AT 290 WEST SAN RAFAEL PLACE, ZONE M-1, SECTION 34 (CASE 3.3904 MAJ). (DN)

Principal Planner Newell presented the proposed commercial building remodel for a cannabis dispensary as outlined in the staff report.

MIKE PERNOD, applicant, addressed questions pertaining to distribution and clarified that no manufacturing will be done.

The Commission verified the zoning, private road, driveway connection on west property line, access driveway and landscape design.

Hirschbein, seconded by Donenfeld to recommend approval to City Council.

AYES: DONENFELD, ERVIN JR., HIRSCHBEIN, LEWIN, SONG, MORUZZI

ABSENT: WEREMIUK

- 4B. TAREEF TALALA OF C.H.I.C., LLC FOR AN AMENDMENT TO LAND USE PERMIT NO. 12-047 TO EXTEND THE CURRENT HOURS OF OPERATION AND INCLUDE OUTDOOR LIVE ENTERTAINMENT AND SOUND AMPLIFICATION AS A PART OF BUSINESS OPERATION AT VILLAGE PUB, A FULL-SERVICE RESTAURANT, LOCATED AT 266 SOUTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE NO. LUP 19-102). (NK)

Lewin, seconded by Hirschbein to continue to February 26, 2020.

AYES: DONENFELD, ERVIN JR., HIRSCHBEIN, LEWIN, SONG, MORUZZI
ABSENT: WEREMIUK

5. OTHER BUSINESS:

- 5A. DISCUSSION OF PLANNING COMMISSION MEETING START TIME PURSUANT TO CITY COUNCIL ORDINANCE #2014, RELATING TO REGULAR MEETING TIMES FOR BOARDS AND COMMISSIONS.

They discussed the new meeting start time in March and concurred with the 5:30 pm meeting time.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: None.

- Commissioner Lewin will not be in attendance on Feb. 26th.

CITY COUNCIL LIAISON REPORT: None.

PLANNING DIRECTOR'S REPORT:

- General Plan Workshop on February 24th
- Interviews for AAC Alternate positions on Feb. 26th
- National Planning Conference & State Planning Conference

ADJOURNMENT: The Planning Commission adjourned at 4:09 pm to 1:30 pm, Wednesday, February 26, 2020, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.


Plinn Fagg, AICP
Director of Planning Services