

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
June 10, 2009
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

The meeting was called to order at 1:32 p.m.

ROLL CALL:	Present This Meeting:	Present to Date:	Year: FY 2008/2009 Excused Absences:
Larry Hochanadel, Chair	X	31	0
Leo Cohen, Vice Chair	X	30	1
Jon Caffery		26	5
Bill Scott	X	27	4
Tracy Conrad	X	24	7
Doug Donenfeld	X	29	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, June 4, 2009.

ACCEPTANCE OF THE AGENDA:

Commissioner Donenfeld noted his abstention on the minutes of May 27th; and requested the two items under the Consent Calendar be voted on separately.

Commissioner Hochanadel requested a change to the minutes with respect to a statement he made under Planning Commission Comments.

PUBLIC COMMENTS:

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

1. CONSENT CALENDAR:

1A. Minutes of May 27, 2009.

M/S/C (Scott/Vice Chair Cohen, 4-0, 1 absent/Caffery, 1 abstained/ Donenfeld) To approve, minutes of May 27, 2009.

1B. Case 5.1056 PD 314 / TTM 33575 (The Cameron) - A request by David Hilliard of Palm Canyon 102, LP, for a one-year time extension for a previously approved project located at 850 and 990 South Palm Canyon Drive, Zone PD 314, Section 23, APN 508-172-005, -007 and -009. (Project Planner: Glenn Mlaker, Assistant Planner)

M/S/C (Donenfeld/Vice Chair Cohen, 5-0, 1 absent/Caffery) To approve of a one-year time extension from July 12, 2009 to July 12, 2010.

2. MISCELLANEOUS:

2A. Case 5.1037 PD 309 AMND / TTM 33161 (Vista San Jacinto) - An amendment to a previously approved Planned Development District to allow 73 rentals and 5 for sale residential dwellings on an approximately 5.95 acre lot located at 301 Rosa Parks Road, Zone R2, Section 34, APN's: 669-441-014 through -048. (Project Planner: Ken Lyon, Associate Planner).

Ken Lyon, Associate Planner, provided background information as outlined in the staff report dated June 10, 2009. *(This item will be conducted for informational purposes only and no action will be taken at this meeting.)*

Commissioner Conrad and Chair Hochanadel expressed their interest in accepting the housing affordability limit as a public benefit.

3. PUBLIC HEARING:

3A. Case 5.0902 CUP-C / 6.516 VAR - An application by Royal Street Communications California, LLC, for a Conditional Use Permit to install a sixty foot tall commercial communication antenna designed as a monopalm and a Variance to exceed the maximum antenna height permitted (forty-one feet) and to allow reduced setbacks for the property located at 1776 North Palm Canyon Drive, Zone C-1 / R-3, Section 3, APN: 504-320-023. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated June 10, 2009.

Chair Hochanadel opened the Public Hearing:

-Veronica Arvizu, representing Royal Street Communications, provided background information on the new network and provider to the area; noting their preference for co-locations.

There being no further appearances, the Public Hearing was closed.

M/S/C (Donenfeld/Vice Chair Cohen, 4-1/Conrad), 1 absent/Caffery) To recommend approval of Case 5.0902 CUP-C and Case 6.516 VAR to the City Council, subject to Conditions of Approval.

3B. Case 5.1225 ZTA - An application by the City of Palm Springs to amend the Palm Springs Zoning Code relating to the definition and measurement of building heights. (Project Planner: Craig A. Ewing, Director of Planning)

Director Ewing provided background information as outlined in the staff report dated June 10, 2009.

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

M/S/C (Scott/Donenfeld, 5-0, 1 absent/Caffery) To adopt the draft resolution recommending that the City Council amend Section 91.00.01, with the correction to the first paragraph, as follows:

-"Whereas, Section 93.20.00 of the Palm Springs Zoning Ordinance establishes regulations for the development of buildings and structures."

PLANNING COMMISSION COMMENTS;

Commissioner Scott requested staff follow-up on restoring the sign area for a previous tenant located at the southeast corner of Ramon Road and South Palm Canyon (former Alan Ladd building).

Commissioner Donenfeld questioned the status of the construction fencing located at the Port Lawrence site.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that the City Council will meet on June 17th and provided an update on the upcoming Planning items.

ADJOURNMENT:

The Planning Commission adjourned at 2:41 p.m. to a regular meeting on Wednesday, June 24, 2009, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services

DRAFT