

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
February 22, 2017
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

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

ROLL CALL:

Planning Commission:

Present This Meeting: Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Hudson, Commissioner Lowe, Commissioner Middleton, Vice-Chair Weremiuk, Chair Calderine

Absent This Meeting: None.

Staff Present: Planning Director Fagg, Deputy City Attorney Daudt, Planning Administrative Coordinator Hintz, Associate Planner Mlaker

Architectural Advisory Committee:

Present This Meeting: Member Fredricks, Member Lockyer, Member Miller, Member Purnel, Member Rotman, Vice-Chair Cassidy

Excused This Meeting: Secoy-Jensen

Abstained This Meeting: Chair Song

REPORT OF POSTING OF AGENDA:

The Agenda available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 4:00 pm on Thursday, February 16, 2017.

ACCEPTANCE OF THE AGENDA:

The Agenda was accepted, as presented.

PUBLIC COMMENTS:

Chair Calderine opened public comments and with no speakers coming forward public comments was closed.

1. JOINT MEETING WITH THE ARCHITECTURAL ADVISORY COMMITTEE

1A. CITY OF PALM SPRINGS REQUESTING APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION FOR A 2,820 SQUARE-FOOT ADDITION AND RENOVATIONS TO FIRE STATION #4 LOCATED AT 1300 LA VERNE WAY, ZONE CU (CASE 3.4012 MAJ). (GM)

Planning Director Fagg provided an overview of the proposed addition as outlined in the staff report. Mr. Fagg pointed-out that Chair Song is a part of the design team and will not be participating in the discussion and vote on this project.

Public Comments:

MARIA SONG, Interactive Design, project architect, introduced the design team and provided details on the design concept.

RUEL YOUNG, Interactive Design, partner, described the existing building and integration of the proposed addition.

HUGH KAPTUR, original architect of fire station, stated that his goal was to come up with the elevation design to match the existing architecture.

Member Purnel requested clarification on the existing landscape and how it relates to the new plantings. He questioned if the existing palms could be relocated? (no) Member Purnel suggested balancing the taller trees (right side) with the smaller trees (left side) and asked about the new plantings blending in with the existing landscaping especially in front of the new structure.

Member Lockyer requested clarification on:

- The palms.
- Existing landscape
- The landscape on the north side.

Member Purnel questioned how the landscape is being addressed near the dining/kitchen area.

Member Lockyer commented that the planting plan looks light and questioned the urgency of this project.

Member Purnel noted the minimalist approach and is not looking at adding more landscaping. He suggested organizing the plantings a little more simple with less groupings and spread-out at some key areas (private spaces near the kitchen area) to embrace the footprint of the building. He thinks the materials and sizes are appropriate.

Member Lockyer agreed and suggested engaging the outdoor/living (north side of kitchen) area.

Member Purnel considered the budget for the project and suggested maximizing what's there and utilizing other plantings on the site.

Member Fredricks commented that the step-down plantings proposed outside of the crew quarters could provide privacy without having to be a step-down planting - one row of material may be sufficient instead of 3 and the other 2 rows could go someplace else. In certain areas this may be more effective especially around this building.

Member Purnel cautioned about distributing the new plantings so that it becomes a sense of completeness and not an added style.

M/S/C (Purnel/Fredricks, 6-1-1 absent Lockyer, recused Song) Approve as presented with the following comments:

1. Re-distribute the new plantings to incorporate with the existing landscaping.
2. A recommendation to redistribute the plantings to the west and south yards between the indoor and outdoor spaces.

The Planning Commission continued with the remainder of the meeting.

PUBLIC COMMENTS:

Public comments was opened and with no speakers coming forward was closed.

1A. CITY OF PALM SPRINGS REQUESTING APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION FOR A 2,820 SQUARE-FOOT ADDITION AND RENOVATIONS TO FIRE STATION #4 LOCATED AT 1300 LA VERNE WAY, ZONE CU (CASE 3.4012 MAJ). (GM)

Technical questions:

Commissioner Donenfeld verified the following:

- Is the hedge on the residential side of the property?
- Was consideration given to improve the wall? (A coat of paint in an appropriate color would enhance this area.)
- Will the generator be seen by the owner to the west? (existing oleanders are 9 feet tall).

Vice-Chair Weremiuk spoke in favor of the architecture and verified the following:

- Is the existing parking in the rear adequate for the fire crew?
- Will a new irrigation and controller be provided for the new landscaping? (yes)

Commissioner Middleton spoke in favor of the project and verified the following:

- Is it more expensive to preserve the existing building instead of constructing a new building? (yes) She is in favor of the City spending the additional costs to preserve the building.
- Were all the neighbors contacted?
- Was a neighborhood outreach conducted?
- It would be beneficial to provide a 500 foot radius notification to surrounding neighbors.
- Status of the public bench.

Commissioner Hudson commented that it's a great project especially to have the original architect come back to design the new building. He verified and commented on the following:

- Is there a master plan for the fire station to address future growth?
- Encourage the City Council to utilize different funding opportunities such as Measure J funds to get the best project and possibly phase it out in terms of funding (i.e. buffering the adjacent properties to the west)
- Existing roll-up doors (panelized with windows) and new solid roll-up door do not match.

Commissioner Hirschbein requested clarification on the diversion of the pedestrian sidewalk. He spoke in favor of the proposed project and thinks the building is great.

ACTION: Approve with Conditions subject to:

1. Conditions imposed from the AAC review.
2. An irrigation controller shall be installed.
3. If feasible, the existing perimeter wall on the west property line shall be repaired or painted. If funds are not available for repair and painting, the project shall be submitted to the Measure J Commission for funding consideration.
4. If feasible, a bench shall be provided adjacent to the public sidewalk along the south frontage line of the property. If funds are not available for the bench, the project shall be submitted to the Measure J Commission for funding consideration.
5. An AAC Landscape Subcommittee shall be appointed by Vice-Chair Cassady for final review.

Motion: Vice-Chair Weremiuk, seconded by Commissioner Lowe and unanimously carried on a roll call vote.

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

ADJOURNMENT:

The Architectural Advisory Committee adjourned at 2:37 pm to the next regular meeting at 3:00 pm on Monday, March 20, 2017, Council Chamber, 3200 E. Tahquitz Canyon Way.

A recess was taken at 2:37 pm. The meeting reconvened at 2:45 pm.

2. CONSENT CALENDAR:

2A. APPROVAL OF MINUTES: JANUARY 25, 2017

ACTION: Approve, as presented.

Motion: Commissioner Middleton, seconded by Commissioner Donenfeld and unanimously carried on a roll call vote.

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

PUBLIC COMMENTS: None.

3. PUBLIC HEARING:

3A. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT RELATING TO THE CRITERIA AND PROCEDURES FOR THE REVIEW OF EXTENSION OF TIME APPLICATIONS (CASE 5.1405 ZTA). (FF) (CONTINUED FROM THE FEBRUARY 8, 2017 MEETING.)

Planning Director Fagg summarized the proposed changes by the Commission as outlined in the staff report.

Commissioner Middleton commented that previous discussion was made that City Council during a time of recession or economic downturn could declare a suspension on the time-limits to allow all projects to have a greater amount of time. It has some advantages because it requires the City Council to make the findings and treats all

projects equally. (Planning Director responded that the City Council retains the ability to modify any ordinances at any point.)

Vice-Chair Weremiuk requested commented on:

- D.5 - remove the word "any" for extenuating circumstances.
- Maps and PDD's (Planned Development Districts) should be specifically mentioned in this ordinance.

Commissioner Donenfeld said he did research outside the Coachella Valley and found that most of the jurisdictions have a limitation on the number of extensions with respect to entitlements. He provided language for discussion and consideration for the Commission to incorporate into the proposed ordinance.

Chair Calderine opened the public hearing:

GRETCHEN GUTIERREZ, Desert Valley Builders Association, chief executive officer, urged the Commission to move forward with the 5 (five) year time limit and requested further definition on the "exceptions" - they are undefined in the current ordinance. She indicated that the building industry has not caught up and is still in the process of recovering from the last downturn; and requested sensitivity to the existing market conditions.

ADAM TEIXEIRA, believes time extensions should be used in a cautious manner and keep the projects moving forward as planned. No additional funding should be received unless the projects have been approved by the City Council.

There being no further speakers the public hearing was closed.

Commissioner Middleton said this is one of the most important things the Commission has worked on. She thinks the constant extensions of time have been an issue to the neighbors and the new neighbors do not have an opportunity to weigh in on projects that may have significant impact and entitlements should not be forever. She is pleased that they are ready to take steps to limit the amount of time someone has to build on their project. She agrees with Commissioner Donenfeld that the burden of proof should be on the applicant and they should have a convincing reason for continuing.

Vice-Chair Weremiuk stated that she likes Commissioner Donenfeld's drafted language and would like see A-G included instead of 1-5 and likes the burden of proof language. She would like to see language that references how maps are governed and feels most comfortable with the 2 year time extensions.

Commissioner Hirschbein thanked Commissioner Donenfeld for bringing forth the proposed text to the Commission and feels a total of 4 years is sufficient for a project to get started.

Commissioner Lowe appreciated the research provided by Commissioner Donenfeld and agrees the burden of proof should be on the applicant. He suggested that item 3c "there have been no significant changes to the proposed project or to areas within the geographic proximity of the proposed project . . ." should include "that negates the appropriateness of the project". He thinks a time limit of 7 years is too long and is okay with 2 - 4 years.

Chair Calerdine requested clarification if a time extension is required for a phased project that will be built over a series of time.

ACTION: Continue to the meeting of March 8, 2017 to allow staff to incorporate the changes as discussed and bring back an amended resolution for final review.

Motion: Vice-Chair Weremiuk, seconded by Commissioner Lowe and unanimously carried on a roll call vote.

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

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Chair Calerdine requested information on how to process developments in light of the recent news at City Hall.

PLANNING DIRECTOR'S REPORT: None.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 3:26 pm to Wednesday, March 8, 2017, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.


Flinn Fagg, AICP
Director of Planning Services