

CITY OF PALM SPRINGS  
PLANNING COMMISSION MINUTES  
July 08, 2009  
Council Chamber, City Hall  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CALL TO ORDER:**

The meeting was called 1:31 p.m.

<b>ROLL CALL:</b>	<b>Present This Meeting:</b>	<b>Present to Date:</b>	<b>Year: FY 2009/2010 Absent:</b>
Larry Hochanadel, Chair	X	1	0
Leo Cohen, Vice Chair	X	1	0
Jon Caffery		0	1
Bill Scott	X	1	0
Tracy Conrad		0	1
Doug Donenfeld	X	1	0

**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 Wednesday, July 1, 2009.

**ACCEPTANCE OF THE AGENDA:**

The agenda was accepted, as presented.

**PUBLIC COMMENTS:**

Chair Hochanadel opened public Comments:

-John Allen, president, Versailles Homeowners Association, spoke in reference to Item 3B, requested additional studies be made with respect to locations and coverage and alternate sites.

There being no further appearances public comments was closed.

**1. CONSENT CALENDAR:**

- 1A. Case 5.0734-CUP Time Extension - A request by CMH Consulting Group to allow a commercial antenna continue operation under its previously approved Conditional Use Permit for the property located at 2050 Executive Drive, Zone M-1-P, Section 6, (Project Planner: David A. Newell, Associate Planner)**

M/S/C (Scott/Donenfeld, 4-0, 2 absent/Conrad/ Caffery) Approved, as part of the Consent Calendar.

**2. OTHER BUSINESS:**

***(ITEM 2A. CASE 1153 CUP / 3.3038 MAJ AND ITEM 2B. CASE 5.1025 PD 307 WERE HEARD SIMULTANEOUSLY.)***

- 2A. Case 5.1153-CUP / 3.3038-MAJ - A request by Hank Gordon of Sunquitz SWC, LLC, for a minor amendment to a Condition of Approval to allow additional time to complete the undergrounding of on-site utilities for a previously approved project located at southwest corner of North Sunrise Way and East Tahquitz Canyon Way, Zone RA, Section 14. (Project Planner: Craig A. Ewing, AICP, Director of Planning Services)**

- 2B. Case 5.1025 PD 307 AMND - A request by Hank Gordon of Sunquitz NWC, LLC, for a minor amendment to a Condition of Approval to allow additional time to complete the undergrounding of on-site utilities located on the northwest corner of North Sunrise Way and East Tahquitz Canyon Way, Zone RA, Section 14. (Project Planner: Craig A. Ewing, AICP, Director of Planning Services)**

Director Ewing provided background information as outlined in the staff reports dated July 8, 2009.

-Hank Gordon, applicant, (responding to questions from the Commission) addressed the expiration of the utility easement and the high costs of undergrounding the utilities.

M/S/C (Scott/Vice Chair Cohen, 4-0, 2 absent/Conrad/ Caffery) To approve, a minor amendment to Condition of Approval No. 136 for Case 5.1153-CUP / 3.3038-MAJ.

M/S/C (Scott/Vice Chair Cohen, 4-0, 2 absent/Conrad/ Caffery) To continue Case 5.1025 PD 307 AMND to an undetermined date.

- 2C. Case 10.468 DET - An application by Paul Mahoney requesting that the Planning Commission determine that a retail garden shop use is similar to other uses listed in the C-1 (Central Retail Business) Zone. The proposed request is to allow a retail garden shop within the C-1 Zone at 2393 North Palm Canyon Drive, Section 3, (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated July 8, 2009.

-Paul Mahoney, applicant, (responded to questions from the Commission) provided details on their intent to beautify the vacant site with a garden center and offer classes to the community.

M/S/C (Donenfeld/Scott, 4-0, 2 absent/Conrad/ Caffery) To approve, subject that the use being located (1) along North Palm Canyon Drive between Vista Chino Road and Tramway Road and (2) on a minimum half (0.5) acre lot.

### **3. PUBLIC HEARINGS:**

- 3A. Case TPM 36032 / 6.514 VAR - A request by AT&T Corporate Real Estate for a Parcel Map Waiver application to subdivide a property into two parcels and a Variance application to allow a reduced lot width within the M-1-P (Planned Research and Development) Zone for the property located at 700 Research Drive, Zone M-1-P, Section 12. (Project Planner: David A. Newell, Associate Planner)**

David Newell, Associate Planner, provided background information as outlined in the staff report dated July 8, 2009.

Chair Hochanadel opened the public hearing:

-Lonnie Ellisor, Blu Croix Ltd., representing the applicant, stated that they are in compliance with the conditions and was available for questions from the Commission.

There being no further appearances the public hearing was closed.

M/S/C (Donenfeld/Vice Chair Cohen, 4-0, 2 absent/Conrad/ Caffery) To approve, subject to Conditions of Approval.

- 3B. 5.1203 CUP / 6.507 VAR - A request by T-Mobile USA, Inc. for a Conditional Use Permit application to construct a 60-foot tall commercial communication antenna within a slim-line monopole and for a Variance application to reduce the side yard setback and exceed the maximum antenna height permitted at 1900 East Palm Canyon Drive (Club Trinidad), Zone R-3, Section 24, APN: 502-324-004. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated July 8, 2009.

Chair Hochanadel opened the public hearing:

-Monica Moretta, Omnipoint Communications, representing T-Mobile, stated T-Mobile is in compliance with the conditions and provided background history on other locations and details on the antenna height and separation.

-Roy Zigman, requested postponement of the project until January/February 2010 since many homeowners are out of the state and suggested another location.

-Judy Murand, Versailles board member, questioned the clustering of co-locations and the potential noise factors.

-Monica Moretta, representing the applicant, addressed areas with existing coverage and the mitigated measures that will be taken to reduce the noise levels.

There being no further appearances the public hearing was closed.

M/S/C (Donenfeld/Vice Chair Cohen, 4-0, 2 absent/Conrad/ Caffery) To continue to the meeting of July 22, 2009.

#### **PLANNING COMMISSION COMMENTS:**

Chair Hochanadel requested staff follow-up on a recent building re-paint on the northwest corner of South Palm Canyon and Sunny Dunes.

#### **PLANNING DIRECTOR'S REPORT:**

Director Ewing reported that there will be no City Council meeting tonight and provided an update on the future planning items.

#### **ADJOURNMENT:**

The Planning Commission adjourned adjourned at 3:40 p.m. to Wednesday, July 22, 2009, at 1:30 p.m. in the Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, California.

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Craig A. Ewing, AICP  
Director of Planning Services