

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
June 24, 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 Absent:
Larry Hochanadel, Chair	X	32	0
Leo Cohen, Vice Chair	X	31	1
Jon Caffery	X	27	5
Bill Scott	X	28	4
Tracy Conrad	X	25	7
Doug Donenfeld	X	30	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 18, 2009.

ACCEPTANCE OF THE AGENDA:

Director Ewing noted a request for a continuance was received on Item 2A to the meeting of July 8, 2009.

PUBLIC COMMENTS:

Chair Hochanadel opened Public Comments, and no speakers coming forward public comments was closed.

1. CONSENT CALENDAR:

M/S/C (Scott/Donenfeld, 6-0) To approve, Item 1A and 1B, as part of the Consent Calendar.

1A. Minutes of June 10, 2009.

Approved, as part of the Consent Calendar. (Noting Commissioner Caffery's abstention.)

- 1B. Case 3.2054 SFR - A request by G. Mike Nichols, for a one-year time extension for a previously approved project located at 2242 North Palermo Drive, Zone R-1-B, Section 03, APN 504-191-010. (Project Planner: Glenn Mlaker, Assistant Planner)**

Approved, as part of the Consent Calendar.

2. MISCELLANEOUS:

- 2A. Case 5.1025 PD 307 AMND - 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 located on the northwest corner of North Sunrise Way and East Tahquitz Canyon Way, Zone RA, Section 14, APN 508-070-035 and -042. (Project Planner: Craig A. Ewing, Director of Planning)**

(This item was pulled from the Agenda.)

The Planning Commission heard Item 3A. out of order.

3. PUBLIC HEARINGS:

- 3A. 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 five 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).**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated June 24, 2009.

Chair Hochanadel opened the Public Hearing:

-Reuel Young, Representing Applicant, outlined the merits of the project and addressed the project design.

-Marvin Roos, MSA Consulting, addressed the engineering details of the project.

There being no further appearances the public hearing was closed.

M/S/C (Conrad/Chair Hochanadel, 6-0) To adopt the Mitigated Negative Declaration, approve Case 5.1037 AMND PDD 309 and recommend approval to the City Council.

2B. Case 3.3357 MAJ - A request from the City of Palm Springs to construct a new park on 1.75 acres to be called "Jackie Lee Houston Plaza" located at 281 North Calle Alvarado, Zone HR / R-4, Section 14, APN 508-051-055. (Project Planner: Glenn Mlaker, Assistant Planner) To approve the project design and recommend approval of the Plaza to the City Council.

Glenn Mlaker, Assistant Planner, provided background information as outlined in the staff report dated June 24, 2009.

-Ben Fish, Design Workshop, landscape architect, provided an overview and presentation of the design process.

M/S/C (Donenfeld/Vice Chair Cohen, 6-0) To approve the project design and recommend approval of the Plaza to the City Council.

3B. Case 6.515 VAR - A request by Norlito and Lina Agriam for a Variance to allow a reduced building set-back from the required 15 feet to five feet located at 933 Paseo Caroleta, Zone R-1-D, Section 19, APN: 680-143-014. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated June 24, 2009.

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

M/S/C (Caffery/Donenfeld, 6-0) To approve, subject to Conditions of Approval.

4. PLANNING COMMISSION COMMENTS:

Commissioner Donenfeld questioned the Architectural Advisory Committee's criteria for architectural approval and "the order" of the design review and entitlement process. Director Ewing provided clarification and noted that staff will provide the Commission with a variety of ways this can be done.

Commissioner Conrad questioned the re-installation of the Ocotillo Lodge's historical sign.

Commissioner Donenfeld questioned the status of a sign for a restaurant located north of Alejo (on the east side).

4A. Discussion of Vacation Schedule.

The Planning Commission concurred to go dark for the month of August.

Commissioner Caffery noted that he will be out of town for the July 8th meeting.

PLANNING DIRECTOR'S REPORT:

Director Ewing provided an update on the upcoming Planning items scheduled for the City Council meeting. Director Ewing noted no study session would be held on July 1st and the next meeting will be on July 8th.

Director Ewing provided an update on the status of the City Council appointments to the boards and commissions.

ADJOURNMENT:

The Planning Commission adjourned at 2:44 p.m. to Wednesday, July 8, 2009, at 1:30 p.m. in the Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, California.

Craig A. Ewing, AICP
Director of Planning Services