

PLANNING COMMISSION MINUTES
CITY OF PALM SPRINGS, CALIFORNIA
January 27, 2021
3200 East Tahquitz Canyon Way, Palm Springs, California
(Via Zoom)

CALL TO ORDER: Chair Weremiuk called the meeting to order 5:30 PM

ROLL CALL: Ervin, Hirschbein, Lewin, Song, Vice Chair Moruzzi, Chair Weremiuk

STAFF PRESENT: Planning Director Fagg, Assistant Planning Director Newell, Attorney Priest, Administrative Secretary Bruggemans, Associate Planner Ken Lyon, Associate Planner Mlaker, Engineering Associate Minjares

REPORT OF POSTING OF AGENDA:

The Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) by 6:00 PM Thursday, January 21, 2021 and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Chair Weremiuk requested moving Item 4B to the Consent Calendar.

Moruzzi, seconded by Song to accept the agenda, as amended:

AYES: ERVIN, HIRSCHBEIN, LEWIN, SONG, MORUZZI, WEREMIUK

PUBLIC COMMENTS:

TRAE DANIEL, spoke in support of the Vibrante project (Item 4A). He noted the original plan included a walled gated community- plan was modified to incorporate their development into the neighborhood.

DAN LEIGH, applicant, Vibrante project (Item 4A), provided background details and spoke about the factors involved in creating the project financially infeasible.

ETHAN KAMINSKY, spoke in reference to Item 4C, sign program, provided background details and requested approval.

JIM CROSS, Best Signs, spoke in reference to Item 4C, was available for questions from the Commission.

1. CONSENT CALENDAR:

4B. KEVIN BURKE FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT AN 8,643-SQUARE FOOT SINGLE FAMILY RESIDENCE ON A 1.48-ACRE HILLSIDE LOT LOCATED AT 260 RIDGE MOUNTAIN DRIVE, CASE 3.4195 MAJ / 7.1616 AMM, ZONE 0-20, (KL).

Lewin, seconded by Moruzzi to approve Case 3.4195 MAJ and 7.1616 AMM, as part of Consent Calendar.

AYES: ERVIN, HIRSCHBEIN, LEWIN, SONG, MORUZZI, WEREMIUK

2. **PUBLIC HEARINGS:** None

3. **UNFINISHED BUSINESS:** None

4. **NEW BUSINESS:**

4A. PALM SPRINGS LA34, LLC, OWNER FOR A MAJOR ARCHITECTURE APPLICATION (CASE 3.3745 MAJ) FOR THE CONSTRUCTION OF A 41-UNIT CONDOMINIUM COMPLEX KNOWN AS VIBRANTE, LOCATED AT 6500 34TH AVENUE, ZONE R-G-A(6), SECTION 30. (GM)

Planner Mlaker provided background details and presented the project as outlined in the staff report.

Engineering Associate Minjares stated that the tract map for the project has been completed and was available for questions.

Chair Weremiuk suggested postponing project to a date uncertain to allow for a biological update on the protected species potentially found on the site. During this period, a subcommittee could work with the applicant and staff to review building and solar codes, colors and massing on the two-story.

Director Fagg said upon reviewing CEQA analysis and questions that have been raised, a condition could be added to address environmental review of the CVMSHCP relative to the protected species potentially found on the site. The subcommittee can work with the applicant and staff to address design concerns.

Commissioner Hirschbein thinks a subcommittee is appropriate to review issues relating to colors and design; as well as, adding a condition for environmental review. He is not in support of having the project coming back for Commission review.

Commissioner Lewin concurred with Commissioner Hirschbein. He is in support of staff adding a condition to address potentially endangered species and subcommittee review for design concerns.

Weremiuk, seconded by Song to approve subject to conditions of approval with changes:

1. The applicant shall submit a revised site plan to the Planning Division, demonstrating that the driveway length for each residence is adequate to prevent parked cars from encroaching into the internal circulation street. Generally, driveways shall be eighteen (18) feet or greater in length, or less than eight (8) feet in length.
2. The project is subject to the regulations of the CVMSHCP and any required mitigation for protected species found on site. A Biological assessment shall be conducted prior to issuance of grading permit. The City shall hire a 3rd-party consultant to perform the study to be paid for by the applicant.
3. The applicant shall review and re-submit updated colors schemes for numbers four (4) through eight (8) to be reviewed by a sub-committee consisting of a Planning Commissioner and two representatives from the Architectural Advisory Committee (AAC).
4. The applicant to revise the building elevations of the second-story façade on Plan "2" to break the continuous plane to be reviewed by a sub-committee consisting of a Planning Commissioner and two representatives from the Architectural Advisory Committee (AAC).

AYES: ERVIN, HIRSCHBEIN, LEWIN, MORUZZI, SONG, WEREMIUK

The subcommittee shall consist of: AAC Members- Jakway, Rotman (AAC) and Commissioner Song.

The Commission took a recess at 7:06 pm. The meeting resumed at 7:16 pm.

4C. DTPS A14, LLC, OWNER, PROPOSING AN AMENDMENT TO THE SIGN PROGRAM FOR "THE BLOCK "A" BUILDING" LOCATED AT 201 NORTH PALM CANYON DRIVE, ZONE: CBD, DOWNTOWN PALM SPRINGS SPECIFIC PLAN (CASE SP 16-002 AMND). (KL)

Commissioner Lewin noted a business-related conflict of interest. He will not be participating in the discussion and vote. Mr. Lewin left for the remainder of the meeting.

Planner Lyon provided an overview of the proposed sign program amendment as outlined in the staff report.

Commissioner Hirschbein prefers limiting the signs to halo-lit only on the north and south elevations.

JIM CROSS, Best Signs, representing the applicant, said reverse-letter signage for the balcony is perfectly acceptable. He noted the tenants on the third level will be the single largest tenants in the city.

Hirschbein, seconded by Song to approve amendment to sign program with additional condition:

1. Limit signs on north and south elevation to halo-lit only.

AYES: ERVIN, HIRSCHBEIN, MORUZZI, SONG, WEREMIUK
ABSTAIN: LEWIN

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Project analysis in staff report of Virgin Hotel condominium project.
- Request for updates on Tova Hotel and Living out projects.

PLANNING DIRECTOR'S REPORT: None

ADJOURNMENT:

The Planning Commission adjourned at 8:00 pm to the meeting scheduled at 5:30 pm on Wednesday, February 10, 2021.



David Newell, AICP
Assistant Director of Planning