

PLANNING COMMISSION MINUTES
MAY 12, 2021
CITY OF PALM SPRINGS, CALIFORNIA
3200 East Tahquitz Canyon Way, Palm Springs, California
(Meeting held via Zoom)

CALL TO ORDER:

Chair Weremiuk called the meeting to order at 5:30 pm.

ROLL CALL:

Present: Ervin, Hirschbein, Roberts, Song, Vice Chair Moruzzi, Chair Weremiuk

Staff Present: Development Services Director Fagg, Attorney Priest, Assistant Planning Director Newell, Administrative Coordinator Hintz, Associate Planner 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 on Thursday, May 6, 2021, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Song, seconded by Roberts to accept the Agenda, as presented.

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

PUBLIC COMMENTS:

Chair Weremiuk opened public comments:

SEAN LOCKYER, representing the applicant, spoke in reference to Item #4A, provided information on the building design of the front facade. Mr. Lockyer was available for questions.

GREG AND NANCY HICKEY, owners, Item #4A, said they're excited about the project and hope to bring houses to Desert Palisades similar to what you would see at Modernism week.

There being no further speakers public comments was closed.

1. CONSENT CALENDAR:

Roberts, seconded by Song to approve the Consent Calendar. (Noting Commissioner Robert's abstention on the minutes.)

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

1A. APPROVAL OF MINUTES: DECEMBER 17, 2020

1B. A REQUEST FOR A GENERAL PLAN CONFORMITY REVIEW OF A SUMMARY VACATION OF A PUBLIC UTILITY EASEMENT WITHIN VACATED CALLE SANTA ROSA IN SECTION 14, TOWNSHIP 4, RANGE 4 EAST (ENG. FILE R 21-04-0495). (FP)

2. PUBLIC HEARINGS:

2A. DESERT PALISADES SPECIFIC PLAN AMENDMENT FOR REVISIONS TO THE ADMINISTRATIVE PROCEDURES CONSISTENT WITH RECENT CHANGES TO THE ARCHITECTURAL REVIEW PROCESS (CASE 5.1532 ZTA). (FF)

Director Fagg provided an overview of the proposed amendment to the specific plan document.

Commissioner Roberts verified that conformity reviews would occur as part of the architectural review process and suggested that architectural review cases might be included on the consent agenda for the Planning Commission.

Vice Chair Moruzzi and Commissioner Hirschbein verified the architectural review process for other hillside areas in the city.

Chair Weremiuk noted that any action by the Architectural Review Committee would be appealed to the Planning Commission.

Chair Weremiuk then opened the public hearing:

SEAN LOCKYER, architect, noted the current challenges in the getting through the architectural review process, and supported a streamlined process.

There being no further speakers, the public hearing was closed.

Commissioner Song offered her agreement on the new process, and that Planning Commission members may attend ARC meetings to monitor the reviews, and that most applications for Desert Palisades are placed on the consent calendar for approval.

Commissioner Roberts offered concerns about precedent and fallout, and the ARC performing conformity reviews. It was noted by staff that the new architectural review

procedures would be reviewed by the Planning Commission and City Council one year after adoption in order to assess the effectiveness of the new procedures.

Weremiuk, seconded by Song to recommend approval to City Council.

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

3. UNFINISHED BUSINESS: NONE

4. NEW BUSINESS:

- 4A. GREG HICKEY, OWNER, PROPOSING CONSTRUCTION OF A 3,946-SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2274 WINTER SUN DRIVE, ZONE ESA-SP PLANNING AREA 4, DESERT PALISADES SPECIFIC PLAN (CASE 3.4203 MAJ). (KL)**

Associate Planner Lyon provided an overview on the proposed hillside house as outlined in the staff report.

SEAN LOCKYER, representing the applicant, was available for questions.

Vice Chair Moruzzi does not think all the houses should look alike and is pleased to see a variety of facades that are being proposed and approved in Desert Palisades.

Commissioner Song concurred with Vice Chair Moruzzi and appreciates how the building architecture blends into the surroundings.

Chair Weremiuk thank Mr. Lockyer for the visual presentation to see the rock wall in perspective.

Weremiuk, seconded by Moruzzi to approve with the following change:

1. The Ironwood and Olive trees shall be old growth trees.

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

- 4B. NATIONAL SIGN & MARKETING REPRESENTING PILOT FLYING J FOR A SIGN PROGRAM TO ESTABLISH SIGN CRITERIA FOR THE MULTI-TENANTED FUELING STATION LOCATED AT 6605 NORTH INDIAN CANYON DRIVE, HC ZONE (CASE SP 21-001). (GM)**

Associate Mlaker presented the proposed sign program as outlined in the staff report.

Vice Chair Moruzzi said he was present at the AAC meeting when this project was reviewed and noted there was a lot of discussion before approving the sign program.

Moruzzi, seconded by Song to approve with conditions of approval.

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

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Code enforcement process for abandoned hotel property
- Commissioner Lewin's resignation
- Re-opening of City facilities and status of Principal Planner position to assist with pre-submittals and new architectural review process.
- June 10th City Council review of design standards for parklets.
- No fireworks will be allowed on 4th of July.

PLANNING DIRECTOR'S REPORT:

- Study session will be held on May 26th to discuss a project that includes affordable housing.

ADJOURNMENT:

The Planning Commission adjourned at 6:55 pm to 4:00 pm, Wednesday, May 26, 2021, 3200 East Tahquitz Canyon Way.



David Newell, AICP
Assistant Director of Planning