

**PLANNING COMMISSION MINUTES
OCTOBER 13, 2021
CITY OF PALM SPRINGS, CALIFORNIA
3200 East Tahquitz Canyon Way, Palm Springs, California
(Meeting held via Zoom)**

CALL TO ORDER:

Vice Chair Roberts called the meeting to order at 5:31pm.

ROLL CALL:

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

Excused Absence: Chair Weremiuk

Staff Present: Development Services Director Fagg, Attorney Priest, Assistant Planning Director Newell, Administrative Coordinator Hintz, Engineering Associate Minjares, Associate Planner Kikuchi

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, October 7, 2021, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Commissioner Hirschbein requested the July 28, 2021 minutes be continued to the next meeting.

Commissioner Song requested Item 1C pulled from the Consent Calendar.

Moruzzi, seconded by Hirschbein to accept the agenda, as amended. (Continue minutes of July 28, 2021 and pull Item 1C from the Consent Calendar for further discussion.)

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

ABSENT: WEREMIUK

PUBLIC COMMENTS:

Vice Chair Roberts opened public comments:

CLAIRE ROGERS, spoke about her interest in opening a cat café; however, the zoning code does not allow kenneling in commercial businesses and is interested in the next process to allow this use.

There being no further speakers public comments was closed.

CONSENT CALENDAR:

Moruzzi, seconded by Aylaian to approve Items 1A (September 1, 2021 study session minutes) and 1B, as part of the Consent Calendar.

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

ABSENT: WEREMIUK

1A. APPROVAL OF MINUTES: JULY 28, 2021 AND SEPTEMBER 1, 2021 STUDY SESSION MINUTES

Approved, as submitted (Sept. 1, 2021). (Minutes of July 28, 2021 tabled.)

1B. CARLO PARENTE ARCHITECTURE, INC., ON BEHALF OF BOB FAUST, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 1,025-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 17.3 FEET ON A 5,755-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 2265 RIM ROAD, ZONE R-1-B, SECTION 25 (CASE NOS. 3.4274 MAJ & CASE 7.1637 AMM). (NK)

Approved, as submitted.

EXCLUDED CONSENT CALENDAR:

1C. A REQUEST FOR A GENERAL PLAN CONFORMITY FINDING FOR VACATION OF A 20' WIDE INGRESS/EGRESS EASEMENT FOR SERVICE & EMERGENCY VEHICLES WITHIN PARCELS 2 & 3, OF PARCEL MAP NO. 36446, IN SECTION 15, TOWNSHIP 4, RANGE 4 EAST (ENG. FILE R 21-17-0201). (FP)

Assistant Director Newell summarized the request to vacate an existing easement, as outlined in the staff memorandum and addressed questions from the Commission.

Commissioner Aylaian requested a correction on the resolution.

Song, seconded by Roberts to approve.

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

2. PUBLIC HEARINGS:

2A. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO AMEND CHAPTER 94.05 OF THE ZONING CODE TO ALLOW RESIDENTIAL DENSITIES ON PROPERTIES THAT HAVE HISTORICALLY BEEN PERMITTED ON HOTEL OR COMMERCIAL SITES (CASE 5.1539 ZTA). (DN)

Aylaian, seconded by Song to continue to date certain of October 27, 2021.

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

3. UNFINISHED BUSINESS: NONE

4. NEW BUSINESS: NONE

5. DISCUSSION:

5A. INITIATION OF A ZONING ORDINANCE AMENDMENT TO SECTION 93.23.01 RELATED TO AUTOMOBILE SERVICE STATION STANDARDS

Development Services Director Fagg provided an overview on the automobile service station zone text amendment. Mr. Fagg reported the primary revision to the ordinance involves a reduction to the minimum square footage required for the principal building on the site and other minor changes to bring the ordinance up to date.

Commissioner Song questioned if a new ratio should be based on the number of pumps specifically for this type of business and consider adding electric vehicle charging stations under service stations.

Commissioner Aylaian questioned if it's possible to look at each project separately under the Conditional Use Permit. (Yes.)

Commissioner Hirschbein questioned if it's possible to require public access to restrooms in service stations.

Vice Chair Roberts spoke in favor of reviewing service stations through the Conditional Use Permit and suggested eliminating the minimum square footage. He questioned the numbers in the draft ordinance and given the CUP review each project will receive a heightened review. Mr. Roberts suggested verbiage of a minimum of 10% of the site

area shall be reserved for landscaping along the street side. He suggested making service stations more appealing and provide review on a case-by-case basis and reduce the ordinance to the bare minimum.

Commissioner Aylaian agreed one hundred percent with removing the building size, access to public restrooms and if possible, impose a condition to maintain restrooms clean. She thinks the minimum 10 percent for landscaping is much stronger and will be reviewed in the CUP.

Commissioner Ervin cautioned about fully opening the ordinance and allowing service stations all over, which could lead to an over-concentration of gas stations in one area, especially in low-income sections.

Commissioner Hirschbein expressed concern with sale of alcohol beverages in a gas station.

Commissioner Aylaian suggested staff provide further research on changing the square footage and imposing alcohol sales rather than the Commission imposing their own thoughts.

Vice Chair Roberts said given Commissioner Aylaian's concern, rather than change the ordinance there could be guidelines for potential applicants. He expressed concern if too many requirements are imposed applicants may become discouraged. He noted that alternative fuel options such as compressed natural gas and hydrogen are considered fuel.

Commissioner Hirschbein does not think there's a lack of service stations in the city.

Development Director Fagg clarified that electric charging stations do not require a conditional use permit or come through as a gas station because they are defined in a different section of the ordinance.

Direction was given to staff- no action taken.

5B. LIMITED UPDATE TO THE 2007 GENERAL PLAN – STATUS UPDATE

Assistant Director Newell provided an update on the progression of the timelines for the General Plan Update. He reported this is a two-phase approach to adopt the four elements. He noted the Housing Element is prioritized first to comply with statutory deadlines and the Land Use, Circulation and Safety elements will be completed on a separate timeline. He provided details about past community meetings, the Housing Element review process and addressed the other elements. Mr. Newell reported that additional community meetings will be held and once the schedule is available it will be posted on the General Plan website.

Update only- no action taken.

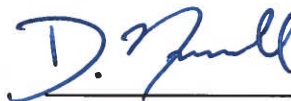
PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Details on the hotel site @ North Palm Canyon.
- Entitlement process and review of existing developments.

PLANNING DIRECTOR'S REPORT:

- Mr. Fagg reported (in response to public testimony) allowing kenneling in commercial districts was reviewed by Planning Commission in 2015 and 2016 and in both cases the Commission was not in favor of allowing this use in the CBD zone. If the Commission desires, this item can be discussed in a future agenda. (Vice-Chair Roberts requested this item come back for discussion.)

ADJOURNMENT: The Planning Commission adjourned at 6:43 pm to 5:30 pm, Wednesday, October 27, 2021, 3200 East Tahquitz Canyon Way.



David Newell, AICP
Assistant Director of Planning