

PLANNING COMMISSION MINUTES
October 26, 2022
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: Aylaian, Ervin, Miller, Moruzzi, Chair Weremiuk

Excused Absence: Hirschbein, Vice Chair Roberts

Staff Present: Planning Director Hadwin, Attorney Priest, Administrative Coordinator Hintz, Associate Planner Mlaker

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 9:00 pm on Thursday, October 20, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Moruzzi, seconded by Ervin to accept the Agenda, as presented.

AYES: AYLAIAN, ERVIN, MILLER, MORUZZI, WEREMIUK

ABSENT: HIRSCHBEIN, ROBERTS

PUBLIC COMMENTS: None

1. CONSENT CALENDAR:

2. PUBLIC HEARINGS:

- 2A. WILLIAM EDEN, OWNER, FOR A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY RESIDENTIAL USE IN THE C-1 ZONE; A TENTATIVE PARCEL MAP; A MAJOR DEVELOPMENT PERMIT AND A REQUEST FOR AN ADMINISTRATIVE MINOR MODIFICATION FOR THE DEVELOPMENT NAMED "EDEN PALM ESTATES" LOCATED AT**

**WEST VIA OLIVERA DRIVE, SPLIT ZONE C-1/R-2 (CASE 5.1562,
3.4326 MDP, TPM 38400, & 7.1655 AMM). (GM)**

Associate Planner Mlaker provided an overview on the proposed project.

Chair Weremiuk opened the public hearing:

ZAYDA BRAUN, project manger & assistant designer, clarified that based on the parking calculation they are required to provide six parking spaces; however, they are providing seven. She explained as far as the covered parking spaces they are required to provide three; however, because of the symmetry of the project they are providing six covered parking spaces. Ms. Braun said the reason for leaving the 7th parking uncovered is due to providing access to a manhole for the engineering requirement to provide underground drainage. Ms. Braun indicated that it's up to the designer or owner to see if they can provide other options for the gate design.

JEFFREY JURASKY, architectural designer, said this particular area in Palm Springs is craving a more interesting architectural statement when it comes to the residential area.

There being no further speakers the public hearing was closed.

Commissioner Aylaian questioned the choice of hardscape colors has a lot of dark charcoal colors and without much landscaping thinks it would create a "heat" island. Ms. Aylaian questioned if they could come up with a lighter color that would have greater reflectivity and not heat up the area as much. Mr. Jurasky responded they selected the darker tones to be different and the owner liked the color palette of the black, white and orange with the buildings so close together. He said they can change it if the Commission feels strongly about it.

Commissioner Aylaian noted in a couple of years the Washtonian Robusta Palms would be out of scale and wondered if they would be open to the suggestion of California Fan Palms. Mr. Jurasky responded yes that's fine.

Commissioner Moruzzi said he thinks it's a good project and will look great it that part of town. He said he likes the colors and does not think they are too dark.

Chair Weremiuk said she agreed with the comments about the dark colors creating heat and would like the Architectural Review Committee to take a look at this item. Ms. Weremiuk also noted concern with management pulling the trash containers in and out.

Commissioner Miller suggested an alternative design for the gate such as a roll up gate without any intrusion on the public sidewalk.

Commissioner Aylaian noted concern with the two water features in front of the project with the findings that the design is sympathetic to the desert surroundings. Mr. Jurasky responded the water features add romantic elements to the architectural corner. He explained it's concrete block and the water will gently step down and will recirculate.

Chair Weremiuk noted concern with the drought, and they closed down their public fountain.

Commissioner Miller thinks the water fountains are small enough and it would be a great design feature. He said every single-family house built has a pool and has no problem with the water features. Commissioner Moruzzi concurred.

Aylaian, seconded by Miller to approve the application subject to conditions of approval and added conditions:

1. The applicant shall revise the trash enclosure so that the gate does not block the sidewalk.
2. Palm trees shall be California Fan Palms.

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

2B. CITY OF PALM SPRINGS REQUEST FOR AMENDMENTS TO THE PALM SPRINGS ZONING CODE, CHAPTER 92.00, RELATED TO ZONING REGULATIONS FOR CHILDCARE USES (CASE 5.1566 ZTA). (FF)

Planning Director Hadwin provided an overview on the proposed amendment for childcare uses as outlined in the staff report.

In response to Commissioner Ervin, Mr. Hadwin addressed the fees associated child/daycare uses for a Land Use Permit versus a Conditional Use Permit.

Commissioner Miller questioned if the City has any regulations for childcare for outdoor play area and/or hours of operation. Mr. Hadwin responded they refer to the State allowance for these items and the Building Department for safety and building elements.

Commissioner Aylaian thinks this would be beneficial to the community and made a motion of approval.

Aylaian, seconded by Miller to recommend approval to the City Council.

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

3. UNFINISHED BUSINESS: None

4. NEW BUSINESS: None

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Status of the Dream Hotel project.

PLANNING DIRECTOR'S REPORT:

- Housing Element compliance.
- City Council review on Planning Commission items.

ADJOURNMENT:

The Planning Commission adjourned at 6:36 pm to 5:30 pm, Wednesday, November 9, 2022, 3200 East Tahquitz Canyon Way.



Christopher Hadwin
Director of Planning Services