

PLANNING COMMISSION MINUTES
November 9, 2022
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 5:30 pm.

ROLL CALL:

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

Excused Absence: Chair Weremiuk

Staff Present: Planning Director Hadwin, Attorney Priest, Associate Planner Kikuchi,
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, November 3, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Vice Chair Roberts noted his recusal on Item 2A; and said given Chair Weremiuk's absence a temporary chairperson will need to be appointed for this project.

Vice Chair Roberts disclosed his recusal on the minutes of October 26, 2022; as he was not in attendance at this meeting.

Commissioner Hirschbein disclosed his recusal on the minutes of October 26, 2022, as he was not in attendance at this meeting.

Miller, seconded by Aylaian to accept the agenda, as presented.

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

ABSENT: WEREMIUK

PUBLIC COMMENTS:

Vice Chair Roberts opened public comments; and with no speakers coming forward, public comments was closed.

CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: OCTOBER 26, 2022

Moruzzi, seconded by Miller to approve Item 1A, as part of the Consent Calendar.

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

2. PUBLIC HEARINGS:

Vice Chair Roberts disclosed a business-related conflict of interest and would not be participating in the discussion or vote.

Planning Director Hadwin proposed Commissioner Aylaian temporarily chair the meeting for this project. The Commission voiced support to temporarily appoint Commissioner Aylaian as chairperson for this project.

2A. ANTHONY HAZELL OF MIMIDEX, LLC FOR A CONDITIONAL USE PERMIT (CUP) APPLICATION TO OPERATE A 1,476-SQUARE-FOOT COCKTAIL LOUNGE AND AN ACCESSORY MICRO DISTILLERY AT 700 NORTH PALM CANYON DRIVE, ZONE C-1, SECTION 10 (CASE 5.1563 CUP). (NK)

Associate Planner Kikuchi presented the proposed project as outlined in the staff report.

Acting Chair Aylaian opened the public hearing:

ANTHONY HAZELL, applicant, provided details on the distillery process and was available for questions from the Commission.

There being no further speakers the public hearing was closed.

Mr. Hazell said it was not covered in the justification letter and presentation but they we're hoping to review the use of outdoor space and be able to provide additional seating in the back of the building.

Planning Director Hadwin concurred with Attorney Priest in that staff has not had the opportunity to analyze additional seating or use of the outdoor. Director Hadwin explained there are two options for consideration: 1.) a continuance; or 2.) amend the Conditional Use Permit in the future.

Mr. Hazell responded that he prefers to do a continuance so he can submit the additional items for review by staff and the Commission.

Hirschbein, seconded by Miller to continue to date certain of December 14, 2022.

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

Vice Chair Roberts re-joined the meeting at 5:59 p.m.

3. UNFINISHED BUSINESS: None

4. NEW BUSINESS:

4A. DAP HEALTH FOR A FINAL DEVELOPMENT PLAN RELATED TO A PLANNED DEVELOPMENT DISTRICT FOR THE ADDITION OF 19,257-SQUARE FEET OF MEDICAL OFFICE SPACE LOCATED AT 1695 NORTH SUNRISE WAY, ZONE P/R2, SECTION 11 (CASE NOS. 5.0934 PDD 281). (GM)

Associate Planner Mlaker presented an overview of the proposed project as outlined in the staff report.

MARIA SONG, project architect, introduced the development team and addressed questions from the Commission pertaining to the median improvements on Vista Chino Road and Sunrise Way. Ms. Song provided a PowerPoint presentation and described the design changes and was available for questions from the Commission.

SHERI SAENZ, Chief People and Places Officer, DAP, spoke about the importance of expanding their services and providing more housing for the community.

Commissioner Hirschbein thinks the architecture is outstanding and would be voting in favor of the project. He does not think the housing barrier will prevent pedestrians from crossing on Sunrise Way. He requested this strong argument be made and include a safe crossing to the City Council when this project goes for their review. He does not think it's wise to let the traffic engineers define how the City is designed.

Commissioner Moruzzi concurred with Commissioner Hirschbein and said that part of the plan is disappointing, but the rest of the project is great.

Commissioner Miller agreed with Commissioners Hirschbein and Moruzzi about pedestrians crossing on Sunrise Way. He likes the decorative arch on the wider median to prevent pedestrian crossing and suggested placing a simple thin metal barrier could be put in on a 2–3-foot median to further extend the prohibition of crossing on Sunrise Way.

Although, he does not think this will prohibit everyone from jaywalking but at least there's a way to increase the safety barrier across Sunrise Way.

Associate Planner Mlaker pointed-out that is the final development plan review and does not go to City Council for review.

Attorney Priest stated that whether a median should be installed as opposed to a traffic crossing or signal has been addressed by the City Council as identified in the staff report. He reported the City Council gave an alternative to put in median barriers by the Engineering Division.

Vice Chair Roberts concurred with his fellow Commissioners and said that he frequently goes by this intersection once or twice daily. He said unless the barrier concepts are developed to greater length pedestrians are going to walk to the end of the barrier and cross. He agrees this is a beautiful project they can be very proud of and is looking to staff to help with this. He thinks Vista Chino should be part of the conversation, as well.

Planning Director Hadwin provided options for the Commission; and noted that Vista Chino is a State Highway under the authority of Caltrans. He said they can initiate conversation with Caltrans and also can instruct City Staff to start conversation with the applicant about how to extend the barriers through the north and south sides.

Vice Chair Roberts said he would like to direct staff to work with the applicant and the City Engineer to see if they can come up with a better solution. He suggested making it difficult to cross in the center median- noting that if one life could be saved then it's worth the time and expense, they are going to spend on this. He added as a separate point for the Vista Chino side the solution is to work on the State.

Commissioner Hirschbein proposed adding a condition for the applicant to place signage on the DAP property and the Vista Sunrise II Apartments that directs pedestrians to use the crosswalks at both intersections. Engineering Staff confirmed they can work with the applicant.

Roberts, seconded by Aylaian to approve the final development plan is in substantial conformance with the Preliminary Planned Development District (PDD) with additional direction, as follows:

1. City Engineer to work with the developer to improve the Sunrise Way median design potentially including barriers that prohibit pedestrian crossings at mid-block.
2. City Engineer to consult with Cal Trans to address mid-block pedestrian crossings of East Vista Chino Road.
3. Signage to be placed on the DAP campus and Vista Sunrise II Apartments alerting pedestrians that a mid-block crossing is unsafe and established crosswalks at traffic lights are to be utilized to be finalized by City Engineering.

AYES: AYLAIAN, HIRSCHBEIN, MILLER, MORUZZI, ROBERTS

ABSENT: ERVIN, WEREMIUK

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Improve temporary sidewalk at Thompson development to accommodate wheelchairs.
- Initiate conversation with DAP to facilitate delivery services.

PLANNING DIRECTOR'S REPORT:

- Upcoming discussion on hybrid settings for in-person meetings.
- City Council upcoming Planning items for review.

ADJOURNMENT:

The Planning Commission adjourned at 7:07 p.m. to 5:30 p.m., Wednesday, December 14, 2022, 3200 East Tahquitz Canyon Way.



Christopher Hadwin
Planning Director