

PLANNING COMMISSION MINUTES
JULY 12, 2023
CITY OF PALM SPRINGS, CALIFORNIA
Council Chamber
3200 East Tahquitz Canyon Way, Palm Springs, California
(Meeting held via Zoom)

CALL TO ORDER:

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

ROLL CALL:

Present: Aylaian, Baker, Miller, Murphy, Chair Weremiuk

Excused Absence: Rotman, Vice Chair Roberts

Staff Present: Planning Director Hadwin, Administrative Coordinator Hintz,
Principal Planner Lyon

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, July 6, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

AYES: AYLAIAN, BAKER, MILLER, MURPHY, WEREMIUK

ABSENT: ROTMAN, ROBERTS

PUBLIC COMMENTS: None

ELECTION OF OFFICERS:

1A. ELECTION OF CHAIR

Miller, seconded by Baker, to appoint Kathy Weremiuk, as Chair.

AYES: AYLAIAN, BAKER, MILLER, MURPHY, WEREMIUK

ABSENT: ROTMAN, ROBERTS

1B. ELECTION OF VICE-CHAIR

Miller, seconded by Baker to appoint Lauri Aylaian as Vice Chair.

AYES: AYLAIAN, BAKER, MILLER, MURPHY, WEREMIUK
ABSENT: ROTMAN, ROBERTS

1. **CONSENT CALENDAR:** None

2. **PUBLIC HEARINGS:** None

3. **NEW BUSINESS:**

4A. JIM LANDE, OWNER, REQUESTING APPROVAL OF A DEVELOPMENT PERMIT APPLICATION FOR DEVELOPMENT OF A 4,866-SQUARE FOOT, TWO-STORY MIXED-USE BUILDING AND RELATED SITE IMPROVEMENTS ON A 10,000 SQUARE FOOT LOT LOCATED AT 605 EAST SUNNY DUNES ROAD; ZONE C-M, GP: MU, CASE 3.4365 MAJ / DP & 7.1671 AMM (APN 508-163-004). (KL)

Principal Planner Lyon presented an overview on the proposed project and described the landscape plan.

Commissioner Aylaian said she likes the architecture, and the gallery space upstairs is beautiful; however, she questioned if there is anything in place that would prohibit the applicant from blackening out all the windows and covering them from the inside of the building. Principal Planner Lyon responded that the applicant is proposing to use drapes on the large expanses of windows and will be using a high-performance glass using opaque panels on the back side of the glass; nonetheless, the building will retain a very glassy appearance.

Commissioner Baker thinks it's a great design; however, he noted concern with the lack of shading to protect vehicles and customers going in and out of the building. Principal Planner Lyon responded that the applicant is providing the code required amount of tree shading in the parking lot; given the amount of required parking. He confirmed plant box size is 36" - 48".

Public Comment:

Anthony Stark, Corsini Stark Architects, confirmed no work has been done on the tenant improvements. He said they could add movable/sliding walls that fold parallel in front of the glass or inside the space enabling them to display the artwork on the panels which will create rooms within rooms and provide sun control.

Chair Weremiuk questioned if the applicant considered adding street trees to the landscape. Mr. Stark responded shade trees are not a required condition; noting that there currently are no trees on Sunny Dunes. Chair Weremiuk stated that the Commission may forward a recommendation to the Architectural Review Committee when they review this project.

Jim Lande, owner, said in designing this project he took cues from the Howard Lapin building next door and thinks the building's beauty comes from the front-to-back transparency. In response to adding shade trees, he said this is a manufacturing/warehouse district and there are no street trees on Sunny Dunes or Industrial Place; noting that sidewalks are in-place with no street trees or wells for trees.

Chair Weremiuk said the applicant has done an absolutely beautiful job with this project.

Commissioner Murphy said he knows the area well and think it's a welcome addition to not only the street but to the entire neighborhood. Mr. Murphy complimented the applicant on the design and their efforts in putting this forward.

Commissioner Baker agreed it's a beautiful design. He explained several years ago he previously brought a project before this board and the Commission suggested adding street trees for the health center on the corner of Sunrise Way and Tahquitz Canyon. This project added beautiful trees and given there's no single trees anywhere on this block they are trying to get away from only having hard surfaces to alleviate desert heat.

Commissioner Miller said the design of this building is absolutely beautiful. He said there's a great need for street trees in this area. He thinks the reason there are no trees along Sunny Dunes could be due to cars backing out and vertical parking- and perhaps the City wasn't quite as savvy as they are now with the need for street trees. Commissioner Miller said he'd like to promote the idea of adding street trees if it can be accommodated.

Commissioner Aylaian commented that she frequently walks along this street and finds herself looking for a drop of shade anywhere. She indicated that although there are no street trees in this area; having shade would be a welcome addition before heading out in the blazing sun.

Miller, seconded by Aylaian to approve Case Nos. 3.4365 MAJ and DP 7.1671 AMM, subject to conditions of approval with added conditions:

1. With a recommendation to the Architectural Review Committee upon review of this project, an accommodation be made to include street trees, if possible.

AYES: AYLAIAN, BAKER, MILLER, MURPHY, WEREMIUK
ABSENT: ROTMAN, ROBERTS

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Commissioner’s Baker and Murphy (new Planning Commission members) provided a brief introduction.

PLANNING DIRECTOR’S REPORT:

- General Plan Update, Housing Element Update
- Schedule for the Liaisons to the Architectural Review Committee Meetings
- ARC vacancy posting

ADJOURNMENT:

The Planning Commission adjourned at 6:20 pm to 5:30 pm, Wednesday, September 13, 2023, 3200 East Tahquitz Canyon Way.

 /s/ Christopher Hadwin
Christopher Hadwin
Planning Director