

PLANNING COMMISSION MINUTES
CITY OF PALM SPRINGS, CALIFORNIA
February 27, 2019
Council Chamber, City Hall
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

Chair Woods called the meeting to order at 1:31 pm.

ROLL CALL:

Present: Donenfeld, Garner, Hirschbein, Hudson, Song, Vice Chair Moruzzi,
Chair Woods

Staff Present: Planning Director Fagg, Attorney Priest, Administrative Coordinator
Hintz, Engineering Associate Minjares, Associate Planner Mlaker,
Associate Planner Newell

REPORT OF POSTING OF AGENDA: The Agenda was available for public access at the
City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services
counter by 4:00 pm on Thursday, February 21, 2019.

ACCEPTANCE OF THE AGENDA:

Woods, seconded by Donenfeld to accept the agenda, as presented.

AYES: Donenfeld, Garner, Hirschbein, Hudson, Song, Moruzzi, Woods

PUBLIC COMMENTS: None.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: JANUARY 9, 2019

Donenfeld, seconded by Moruzzi to approve the minutes, as presented.

AYES: Donenfeld, Hirschbein, Hudson, Moruzzi, Woods
ABSTAIN: Garner, Song

2. PUBLIC HEARINGS:

**2A. SONS OF ITALY ON BEHALF OF DOLLY SINATRA LODGE NO. 2400 TO RE-ESTABLISH A CONDITIONAL USE PERMIT TO OPERATE A MEETING HALL WITHIN THE EXISTING BUILDING LOCATED AT 1700 NORTH SAHARA ROAD, ZONE P, SECTION 1 (CASE 5.0707 CUP). (DN)
(CONTINUED FROM FEBRUARY 13, 2019 MEETING.)**

Associate Planner Newell presented the request to re-institute a Conditional Use Permit for the existing meeting hall as outlined in the staff report.

Chair Woods opened the public hearing:

JOSEPH LAPORTA, Dolly Sinatra Lodge, Sons of Italy, president, said they've been at this location for 20 years; noting that this organization was founded in 1906. He explained that they are non-profit charitable organization and provided further details.

DOUG JONES, said that he owns a parcel about 170 ft. from the subject property. He has never encountered any problems nor has he heard of any parking complaints from the neighborhood.

There being no further speakers the public hearing was closed.

Donenfeld, seconded by Hudson to approve with the added condition:

- Staff will review the landscape plan to ensure conformance to Zoning Code requirements as it relates to landscape improvements necessary to adjust the use of the neighborhood.

AYES: Donenfeld, Garner, Hirschbein, Hudson, Song, Moruzzi, Woods

2B. MICHAEL HOFFMAN, OWNER OF THE SHELL SERVICE STATION REQUESTING APPROVAL OF A SIGN VARIANCE FOR THE ILLUMINATION OF A RED BAND ON ALL SIDES OF AN EXISTING FUEL ISLAND CANOPY EXCEEDING THE ALLOWABLE SIGN AREA FOR AN AUTOMOBILE SERVICE STATION LOCATED AT 4875 EAST RAMON ROAD, ZONE M-1 (CASE 8.261 SIGN VAR). (GM)

Associate Planner Mlaker presented the proposed Sign Variance to allow an illuminated red band on all sides of the existing fuel island canopy as outlined in the staff report.

Chair Woods opened the public hearing:

MARVIN ROOS, retired planner, on behalf of applicant, believes this is one of the finest gas stations in the city. He explained that the street configuration was identified and the addition of the median islands that limit visibility of the gas station.

NINA BRENTHOM, Sign Development Inc., said that the red band light is not dimmable but they could add it if needed. She was available for questions from the Commission.

There being no further speakers the public hearing was closed.

Commissioner Song said she was at the AAC when this was package was reviewed. She thinks this design packet is much more informative and understands in a comprehensive way as to why the request is being made. It doesn't pull the Shell Station to the front but brings crispness to what they are trying to do.

Commissioner Garner said she drove by early this morning and thinks this area is very dark at night. She spoke in favor of more illumination in this area.

Commissioner Donenfeld said this is a very heavily traveled intersection and given the topography it is difficult to figure out how to enter it. He spoke in favor of the sign variance.

Song, seconded by Garner to approve with added condition:

1. The red band lighting shall be dimmable to reduce glare should light be deemed a nuisance.

AYES: Donenfeld, Garner, Hirschbein, Hudson, Song, Moruzzi, Woods

3. UNFINISHED BUSINESS: None.

4. NEW BUSINESS:

- 4A. CITY OF PALM SPRINGS FOR AN INITIATION OF A CHANGE OF ZONE AT FOUR LOCATIONS: (1) CITY-OWNED PROPERTY ZONED "CU" AT 190 WEST SUNNY DUNES ROAD, (2) CITY-OWNED PROPERTY ZONED "CU" LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH INDIAN CANYON DRIVE AND STEVENS ROAD, (3) PRIVATELY-OWNED PROPERTY ZONED "CU" AT 342 NORTH PALM CANYON DRIVE, AND (4) PRIVATELY-OWNED PROPERTY ZONED "P" LOCATED NORTHWEST OF CERRITOS ROAD AND SAHARA ROAD (CASE 5.1467 COZ). (DN)**

Associate Planner Newell presented the proposed initiation of a change of zone for four (4) locations within the City as outlined in the staff report.

Planning Director Fagg reported that he discovered another location at the intersection of N. Palm Canyon and W. Via Lola where there are inconsistencies with the General Plan and the current uses of the property. He distributed a map of the subject property and provided details.

Song, seconded by Hirschbein to direct staff to initiate change of zone proceedings for the five (5) locations.

AYES: Donenfeld, Garner, Hirschbein, Hudson, Song, Moruzzi, Woods

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Vibe Development approval for distance of wall and sidewalk plant-able area.
- Status of Bel Air Greens property.

CITY COUNCIL LIAISON REPORT:

- Council Member Middleton was available for questions from the Commission.

PLANNING DIRECTOR'S REPORT:

- Status of Downtown Park.

ADJOURNMENT: The Planning Commission adjourned at 2:54 pm to 1:30 pm, Wednesday, March 13, 2019, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.


Flihn Fagg, AICP
Director of Planning Services