

PLANNING COMMISSION MINUTES
CITY OF PALM SPRINGS, CALIFORNIA
October 24, 2018
Council Chamber, City Hall
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER:

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

ROLL CALL:

Present: Hirschbein, Hudson, Moruzzi, Woods, Vice Chair Calerdine, Chair Weremiuk

Absent: None

Staff Present: Planning Director Fagg, Attorney Priest, Administrative Coordinator Hintz, Associate Planner Lyon, Associate Planner Mlaker, Engineering Associate Minjares, 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 6:00 pm, Thursday, October 18, 2018.

ACCEPTANCE OF THE AGENDA:

Calerdine, seconded by Moruzzi to accept the agenda as presented.

AYES: Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

PUBLIC COMMENTS:

Chair Weremiuk opened the public comments portion of the agenda:

JOHN MC COY, spoke in reference to Item 3A, speaking as a private citizen, stated that the proposed home is inappropriate for the site; it's a very large flat design with no steps and does not fit with the existing neighborhood.

TOM FORD, would like to ensure that the project conforms to the dark sky ordinance with the large amount of glass. He suggested tinted glass, retaining walls incorporate natural landscaping rocks and project should blend more into the hillside.

BRIAN FOSTER, applicant for subject property (3A), stated that they've gone through the AAC process four times and have taken into consideration their concerns and would like to move forward with this project.

There being no further speakers public comments was closed.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: SEPTEMBER 12, 2018

Weremiuk, seconded by Calerdine to approve minutes as amended.

AYES: Hudson, Woods, Calerdine, Weremiuk

ABSTAIN: Hirschbein, Moruzzi

1B. STEPHEN WINTERS AND DON CURTIS, OWNERS REQUESTING APPROVAL OF A 595 SQUARE FOOT CASITA ON A 65,402 SQUARE FOOT HILLSIDE LOT LOCATED AT 1000 CORONADO AVENUE (ZONE R-1-A (CASE 3.4103 MAA). (KL)

Weremiuk, seconded by Calerdine to approve Case 3.4103 MAA, as presented.

AYES: Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

(Item was heard out of order.)

3. NEW BUSINESS:

3A. PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,378-SQUARE FOOT HOUSE AND AN ADMINISTRATIVE MINOR MODIFICATION TO REDUCE THE FRONT YARD SETBACK ON A HILLSIDE HOUSE LOCATED AT 1721 PINNACLE POINT (LOT 2), ZONE PDD 79. (CASE 3.4090 MAJ, AND 7.1557 AMM)

Associate Planner Mlaker presented the proposed construction of a hillside house as outlined in the staff report. Mr. Mlaker reported that this project was reviewed by the AAC four times and provided an overview of the changes made to the project.

Chair Weremiuk said she'd like to see more simulations of: rear of the property, retaining wall, fence and the view from neighboring homes.

Commissioner Hudson also requested a simulation of: view from Pinnacle Point Drive entry gate looking up to this house; and the perimeter block wall at the west edge of the property.

Chair Weremiuk thinks without the materials requested it will be very hard for them to make a decision. She made a motion to continue and come back for the Commission's review with enough comments from the Commission so this will not be sent back.

Commissioner Woods:

- Concern that applicant did not comply with all of the AAC's recommendations.
- Hillside is a very limited and precious community.
- Although home has many merits; not certain it's quite the right home for hillside development.
- AAC issues were HVAC and how big the spans would be with no support beams.
- Uncertain what they see is what they'll get and is inclined not to support the motion.

Commissioner Hudson:

- Would like to see a view simulation coming up to house.
- Thinks the side yards have been ignored in the discussion; the two concrete walls on the east and west are not very attractive and need articulation or breaks.
- Side yards are a bit over-sized; east and west facades of the house could benefit from some breaks.
- 25 foot setback needs to be met- it's a big pad and with some creativity in the floor plan the setback should be followed.

Commissioner Hirschbein:

- Prefers naturalized landscaping in the front yard.
- The downhill block wall on west side yard needs to be addressed in a more creative way.
- Concern that applicant did not comply with all of the AAC recommendations.
- Concern with the west and east privacy wall which face the public side of the development.
- Interior lighting is acceptable.

Vice Chair Calerdine:

- Most of his concerns have been addressed and supports the motion to continue.
- Would like to hear justification from applicant on AAC recommendations that were not addressed.
- Not as concerned with the 25' setbacks- he believes the three other homes have setback reductions because of a trade-off for additional community space- (staff verified that the other three houses have setback reductions for a buildable area which was set aside).
- Actual color of house.
- Verify proposed grading into the community property is acceptable by HOA.

Chair Weremiuk:

- Rear of property looks very exposed and open.
- Has window tinting been confirmed it will not void the warranty for windows?
- Flattening of roof in great room will help the neighbors.
- Landscaping in the rear.
- Likes the front landscaping.

BRIAN FOSTER, applicant, responded to questions of the Commission pertaining to the HOA board members and AAC recommendations incorporated into the project. He said that the house has spectacular views and does not think it's appropriate to have dark glass. He explained that the glass has a low tint (Solarband 60 is a Title 24 and State of California requirement) and is opposed to a tinted window system.

Commissioner Moruzzi expressed concern with the front landscaping.

Weremiuk, seconded by Calerdine to continue to date uncertain to allow the applicant to provide the following:

1. Additional views.
2. Submit in writing a matrix of outstanding AAC recommendations that have not been incorporated in project and applicant's justification of why they should be excluded.
3. A response from Building & Safety regarding the fencing.
4. Clarification on Title 24's requirement for window tinting.
5. Submit approval of HOA in writing for grading into hillside for retaining walls.

AYES: Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

A recess was taken at 2:40 pm. The meeting resumed at 2:52 pm.

2. PUBLIC HEARINGS:

2A. REQUEST BY THE CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO ESTABLISH THE R-1-E ZONE, A NEW SMALL-LOT SINGLE-FAMILY RESIDENTIAL ZONE (CASE 5.1398 ZTA). (FF)

Planning Director Fagg provided an overview on the changes recommended by the Commission discussed at their last meeting.

Vice Chair Calerdine thinks this is a big step forward; however, believes they are missing a big component. He thinks they need to look at standards for physically detached residential units on a common condominium lot within multi-family zoning as a separate item for Commission review.

Commissioner Woods thinks it's a great step forward and will create a more walkable community. He suggested a few more diagrams be added showing the garage in the rear and driveway along the side so the public can understand the concept.

Chair Weremiuk likes that the streets are a part of the grid and keeping it open; and the addition of alleys and garages in the back.

Chair Weremiuk opened the public hearing; and with no speakers coming forward the public hearing was closed.

Calerdine, seconded by Hirschbein to recommend approval of Case 5.1398 ZTA to City Council with minor changes as follows.

- Allow garage to encroach into the rear yard with loading from the front street.
- If garage encroaches into the rear yard setback height to be limited to 10 feet maximum.
- Increase in lot coverage should be only 5%; with a maximum of 50% consisting of either the rear loaded garage or accessory dwelling unit.
- Modify diagrams to show the garage and alley configuration at the rear of the lot.

AYES: Hirschbein, Hudson, Moruzzi, Woods, Calerdine, Weremiuk

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Special Meeting on November 7th at 12:00 pm.
- Status of Golf Course Moratorium and Joint City Council and Planning Commission Meeting tentatively on Nov. 28th.
- City Council review on Demolition Ordinance (Moruzzi/Hirschbein)
- Streamline design review process will be a discussion item on Nov. 7th.
- AAC interviews

CITY COUNCIL LIAISON REPORT: None.

PLANNING DIRECTOR'S REPORT:

ADJOURNMENT: The Planning Commission adjourned at 3:26 pm to a Special Meeting at 12:00 pm, Wednesday, November 7, 2018, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.



Flinn Fagg, AICP
Director of Planning Services