

Planning Commission Minutes Of August 4, 2004, Meeting

Commissioners present: Chair Gene Touchet; Vice Chair Doug Diekmann;
Commissioners Sonja Marchand and Stan Barnes

Excused absence (M/S Barnes, Marchand and approved 4-0) to excuse Commissioner Bill Feist

Also present: Interim City Planner Joe Richards; Associate Planner Rich Malacoff;
Deputy City Attorney Michael Shirey

Sunflower Plaza Design Review 04-011 located on Date Palm Drive between 35th Avenue and Victoria Drive

Malacoff and Project Architect Skip Godell gave the staff report, which included a video presentation. This is a proposed condominium/office complex on Date Palm Drive between 35th Avenue and Victoria Drive. Malacoff said the word “approximate” will be changed to “approximately” in the fifth recital of the Resolution. He also said Conditional of Approval No. 33 will be revised concerning the word ‘exist.’”

Marchand asked if the landscaping were to be drought tolerant. Godell confirmed it would be.

Barnes said that Condition No. 7 requires that recycle bins be located on site adjacent to the trash enclosures and that they are not shown in the plans in the agenda packet. Malacoff said their location will be specified in final design by the applicant and planning staff.

Applicant Adelle Masto said she named the project after the sunflowers she places on the grave of her son, a former firefighter.

Real estate broker Dick Gaetaniello of Taft & Associates, Cathedral City, said this will be a “for sale” condominium project. At the request of Shirey, Malacoff informed the commission that office suites cannot be sold until the project obtains a recorded final map pursuant to provisions of the state Subdivision Map Act.

Alibaba Farzaneh of Rancho Mirage spoke in favor of and supported the project and its unique architectural design.

Marchand asked that the following language be added to the landscape conditions: “Said plans shall include drought-tolerant plants.” Malacoff said this language will be added to Condition No. 44.

Barnes questioned the estimated fees on Page 3 of the resolution. Richards explained these fees are only estimates and that staff will review and revise them accordingly on the final Resolution. Barnes also said he likes the unique design of the project.

It was M/S Diekmann, Marchand and carried 4-0, 1 absent, to approve Design Review 04-011 with the specified Resolution revisions.

Date Palm Terrace North, L.L.C., Design Review 04-008

Richards presented the staff report on this market-rate apartment complex containing ten units. Richards said the project is located on two, not three, lots; that Condition No. 16 will be revised concerning the word “exist”; and that the following finding will be added to the Resolution:

d) Upon independent judgment and on the basis of the entire record, there is no substantial evidence that the project will have a significant effect on the environment.

Marchand asked how the TUMF fee is calculated and Richards explained it is based on square footage of the building. Marchand also questioned the requirement of raised medians. Richards said this condition is required to tie in with the future alignment of Date Palm Drive and if the applicants do not want to build them, they can pay an in lieu fee.

Diekmann asked if the project adds to the city’s affordable housing stock. Richards said no, because these units are market rate.

Project Architect John Mancini said this project will resemble the recently completed apartment project at 33rd and Date Palm.

Touchet asked about the project’s soundproofing. Mancini said he is using “acoustic isolation” construction techniques around the bedrooms and bathrooms and that the mix of one- and two-story units with oblique angles will aid in sound proofing. Touchet asked how the pool will be screened from Date Palm and Mancini said it would be done with landscaping.

It was M/S Marchand/Barnes and carried 4-0, with 1 abstention, to approve Design Review 04-008 with the specified Resolution revisions.

Touchet said he has been asked to sit on the Aug. 12, 2004, interview panel for the City Planner position.

Marchand again requested that the font on Resolutions be increased to 12-point.