




CITY OF PALM SPRINGS

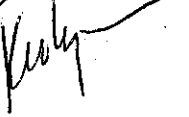
DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: January 27, 2010

To: The Planning Commission

From: Craig A. Ewing, AICP 

Planner: Ken Lyon, Associate Planner 

Subject: **Case 5.1231 PDD 356 TTM 36185; - Request for Reconsideration ComDyn, LLC's 51-unit moderate-income condominium development at 3130 North Indian Canyon Drive**

On October 14, 2009, the Planning Commission reviewed the Preliminary Planned Development District (PDD) for a 51-unit moderate-income condominium project at the southeast corner of North Indian Canyon Drive and San Rafael Road. By a vote of 6 to 1 (Caffrey opposing) the Commission voted to continue the project to a date uncertain to allow the applicant time to rework the preliminary PDD design for the project. Specific direction was given to reduce project density and revise the site design. The Commission also instructed the applicant to resubmit a revised preliminary PDD design to the Architectural Advisory Committee for its review and recommendation before the next public hearing with the Commission.

The revisions requested in the Commission's motion were:

1. *Consider a revision in the design that would vary the heights of the units/buildings (Staff believes this meant consider both one and two story buildings, not just parapet height adjustments)*
2. *Consider revising the project with lower unit density. (no specific density goal was noted)*
3. *Consider seeking and incorporating more input from the neighborhood.*
4. *Consider working with a City Council Subcommittee to gather direction from that body on its desires for the scope of the project.*
5. *Consider further analysis of the parking issue, providing parking that is dispersed throughout the site rather than concentrated in one area of the site.*

On January 7, 2010, Staff received the attached request for reconsideration on the Planning Commission's action of October 14, 2009 to continue this project to a date uncertain.

The applicant states that they believe "*the best alternative is to move forward with the existing design program without revisions.*" The Commission is being asked to reconsider its action based on the applicant's desire for a decision based on the project as proposed. No public hearing is required at this time.

Following the receipt of the applicant's comments, the Commission may direct staff to set a public hearing at a future date to consider specific action on the project.

Attachment: Roberts to Ewing letter dated January 7, 2010.

January 7, 2010

Mr. Craig Ewing, Director
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Re: Case 5.1231 PDD 356 / TTM 36185

Dear Craig,

Together with our consulting team, we have studied the design recommendations made by the Planning Commission at the October 14, 2009 hearing. We have determined that, in order to achieve the community focused living environment for the primarily young working families the development will serve, the best alternative is to move forward with the existing design program without revisions.

As such, by way of this letter ComDyn PS, LLC requests that the above referenced case be scheduled for reconsideration by the Planning Commission, as the Architectural Advisory Committee has previously reviewed and recommended approval of our design.

We would appreciate the opportunity to present the Planning Commission with our analysis of the Commission's October 14th design recommendations, in order to explain the basis for our decision to move forward with the existing program.

Thank you for your consideration.

Sincerely,



Stephen Roberts
Vice President, Development

cc: Edward Robertson