



## Planning Commission Staff Report

Date: February 10, 2010  
Case: 5.1049 - CUP AMND-C  
Type: Conditional Use Permit (CUP) Amendment (AMND)  
Location: 640 North Indian Canyon Drive  
Applicant: Nejat Kohan  
General Plan: High Density Residential (15.1-30 du/ac, 43 hotel du/ac max)  
APN: 507-183-003 and 006  
Zone: R-3 Hotel / Multi-Family Residential  
From: Craig A. Ewing, AICP, Director of Planning Services  
Project Planner: Ken Lyon, Associate Planner

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### **PROJECT DESCRIPTION:**

This is a request to amend a previously approved Conditional Use Permit (CUP). The amendment proposes to change the project from a mix of 24 hotel units and 20 condominium units to 58 hotel units and a manager's unit with 58 off-street parking spaces.

### **RECOMMENDATION:**

That the Planning Commission approves the request to amend the Conditional Use Permit to allow 58 hotel units plus a managers unit, with 58 off-street parking spaces, subject to the attached conditions of approval.

### **PRIOR ACTIONS:**

On July 13, 2005, the Planning Commission approved Case 5.1049 CUP and TTM 31104 subject to conditions of approval. The project consisted of renovation of the existing Spanish Inn and construction of a new structure on the eastern portion of the

site for subterranean off-street parking and residential condominiums. The project was approved with eighteen (18) hotel rooms and twenty (20) residential condominiums. It included landscaping, a swimming pool and spa area, hotel lobby, snack bar, and 58 off-street parking spaces. A condition of approval included construction of the Movie Colony Traffic Calming Project and payment of a proportional share of the costs of that project<sup>1</sup>.

On September 7, 2005, the City Council approved Tentative Tract Map 31104 for condominium purposes for Case 5.1049 CUP.

On February 13, 2007, the City Council approved the final Tract Map 31104.

On June 25, 2007, Staff approved a minor change increasing the maximum of hotel units on the site from 18 to 24, and the relocation of two existing units adjacent to the lobby to the second floor of Building A.<sup>2</sup>

On October 24, 2007, the Planning Commission approved a time extension for Case 5.1049 CUP.

On December 19, 2007, the City Council approved the time extension for Tract Map 33104 related to Case 5.1049.

On May 12, 2008, Staff approved a minor change to the CUP for the addition of a 222-foot long vehicular drop-off lane along North Indian Canyon Drive.

On April 8, 2009, the Planning Commission approved an amendment to the CUP to add a small restaurant as an accessory use for hotel guests and minor physical reconfiguration of portions of Building A.

#### **PROJECT DESCRIPTION:**

The Spanish Inn was constructed in several phases in the 1930's in an eclectic Spanish Colonial architectural motif. Building A was initially constructed as a private residence and later converted to hotel uses around the time that Building B was constructed. The hotel has been closed since the 1990's and the present owners purchased the building shortly thereafter and began the current renovation project.

The project as approved in 2005 is located on approximately 1.5 acres. The total approved unit count and associated parking requirements prior to this application are as follows:

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<sup>1</sup> The Movie Colony Traffic Calming Project costs were to be shared among the Indian Manor, Colony Palms and the Spanish Inn hotels.

<sup>2</sup> The project was designed with 58 off-street parking spaces and 50 spaces were required to accommodate 24 hotel units and the 20 condominium units.

Building A:	24 hotel rooms -	24 parking spaces req'd.
Building B:	12 condo units; 10 1-bdrm, 2 2-bdrm –	16 spaces req'd.
Building C:	8 condo units: 8 1-bdrm units –	10 spaces req'd.
Off-street parking:	50 spaces required,	58 spaces provided

Due to deteriorating market conditions and reduced demand for condominium units, the applicant is proposing to subdivide the 20 condominium units into 34 hotel units. The unit count in each building would be as follows:

Building A:	24 hotel rooms and 1 manager's unit	
Building B:	18 hotel rooms	
Building C:	16 hotel rooms	
Total:	58 hotel rooms	
Off-street parking:	56 spaces required,	58 spaces provided

Off-street parking would remain unchanged at 58 spaces. No building additions, exterior changes, or increases in lot coverage, building size or height would be required as part of the proposed change in unit mix.

The Tract Map, established for condominium purposes, would remain unchanged.<sup>3</sup>

#### **ANALYSIS:**

##### *General Plan:*

The General Plan land use designation "High Density Residential" allows between 15.1 and 30 du/acre and up to 43 hotel units per acre. The subject site, at approximately 1.5 gross acres (1.36 net acres), can accommodate a maximum of 64 hotel dwelling units. The amended project proposes 58 hotel units and one manager's apartment and is thus consistent with the General Plan.

The CUP Amendment application was evaluated against various policies of the General Plan as follows:

*Policy LU7.6 Retain small hotel uses as part of the unique character of Palm Springs.*

The renovation and addition to the Spanish Inn allows this unique small boutique hotel to be retained and revitalized to meet contemporary tourist demand. The conversion from a mix of condominiums and hotel rooms to entirely hotel rooms has been requested by the owner to better respond to changing market demand for hotel and

<sup>3</sup> If at some time in the future, the owner desires to convert the 34 hotel rooms back into 20 condominiums, the current Final Tract Map would remain valid. A new CUP amendment to convert hotel rooms to back to condominium uses would be required for consideration and approval by the Planning Commission.

"Time-share", "fractional units", or "condominium hotel" uses are not anticipated at this time and are not a part of the current CUP amendment request.

housing units in Palm Springs. The CUP amendment is therefore deemed consistent with this policy.

*Policy CU28.7 Encourage developers of sites containing a significant architectural, historical or cultural structure to adaptively reuse and expand it, in lieu of demolition and replacement, where financially feasible.*

The Spanish Inn is recognized as one of the remaining small hotels in Palm Springs from the 1930's. Allowing the developer to respond to present market conditions and propose hotel uses instead of condominium units may make this complex renovation more successful. The proposed amendment is therefore consistent with this policy.

Based on this analysis, the project amendment request is considered to be consistent with the General Plan.

#### *Zoning:*

##### *Development standards:*

The physical footprints of the buildings on the site will not be modified with this proposed amendment. The open space on the site will not change. The perimeter setbacks, yards and landscaping will also not be affected by the proposed amendment. The overall height is within the height limits of the zone. The proposed density is consistent with the Zoning Ordinance and the General Plan. Therefore, it has been concluded that the project conforms to the development standards for the zone.

##### *Off-street parking.*

The original application proposed the construction of 58 off-street parking spaces. Pursuant to the Off-Street Parking Standards Section of the Zoning Code (Section 93.06.00), 58 hotel units would require 56 parking spaces.<sup>4</sup> Therefore, the proposed amendment to create 58 hotel rooms with 58 off-street parking spaces provides two more parking spaces than is required by the Zoning Ordinance for this project. The project as proposed in the amendment is deemed consistent with the City's parking requirement.

##### *Discussion on condominium units versus hotel units and density.*

The project's Final Tract Map for the 20 condominium units has been recorded with the County of Riverside. As noted above, if the owner desires at some time in the future to convert the project back to a mix of condo and hotel uses in the future, he could do so via another CUP amendment. The conditions of approval for this CUP amendment also include a condition requiring a restrictive covenant be recorded on the land

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<sup>4</sup> There were no additional parking spaces required for the previously-approved accessory restaurant use because it is anticipated to be used primarily by hotel guests. A condition was included with the accessory use restaurant approval that requires a parking management plan be approved by the City should the restaurant use be modified to seek patrons from outside the hotel. Therefore, staff does not anticipate parking to be an issue relative to this requested CUP amendment.

prohibiting fractional ownership or individual sale of units until such time that the 38 hotel units are approved by the City to be converted back to 20 condominium units.

*Impact to Project Schedule and Milestones.*

On January 20, 2010, the City Council entered into a loan agreement with the Spanish Inn, Incorporated to provide incentive and assistance for the timely completion of the remaining re-construction of the property. The contract established a final completion date (Certificate of Occupancy) of February 9, 2011. A Condition of Approval of this CUP amendment has been included that aligns with this contractual completion date.

**REQUIRED FINDINGS**

Conditional Use Permit findings. In addition to the specific development standards outlined in the zone requirements, the Planning Commission must make certain findings in order to approve this amended Conditional Use Permit pursuant to Section 94.02.00 of the zoning ordinance. Those findings are analyzed by staff below with respect to this CUP amendment.

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

The subject parcel is located in the R-3 zone. PSZO Section 92.04.01(D)(8) denotes that hotels in which more than 10% of the guest rooms have kitchens are permitted in the R-3 zone with a CUP. As proposed, 20 of the hotel rooms will have kitchens. Therefore the CUP and this amendment are consistent with this finding.

2. *That the use is necessary or desirable for the development of the community, is in harmony with the various elements of objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

This application to amend the CUP for the Spanish Inn proposes a project of 100% hotel use. Hotel uses are permitted in the High-Density Residential land use area of the General Plan. The use is similar and compatible with existing boutique hotel uses in the immediate vicinity. The revitalization of the Spanish Inn is harmonious with similar restoration/renovations of the nearby historic Indian Manor and Colony Palms Hotels. With the revitalization of these vintage hotels, it is anticipated that boutique hotel uses will continue in this neighborhood for the foreseeable future. Therefore the proposed CUP amendment is desirable and in harmony with the neighborhood and the General Plan and is not considered detrimental to existing or future uses in the zone.

3. *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences,*

*landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The Spanish Inn is a legal, non-conforming use and development in the R-3 zone. The project as previously approved provides approved landscaping, walls, fences and other features as required by the development standards of the Zoning Code to make this development compatible with its surroundings. The proposed amendment does not change or modify any of those previously approved development standards for the project and therefore the proposed CUP amendment is consistent with this finding.

- 4. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The City's Off-street Parking Ordinance requires that the Spanish Inn provide 56 off-street parking spaces and 58 off-street spaces are provided. The project has contributed to a major capital improvement project known as The Movie Colony Traffic Calming Project, aimed to reduce commercial traffic in the adjacent Movie Colony neighborhood and provide adequate bay parking for the various hotels in the vicinity. With a previous amendment to the CUP, the project added a 222 foot long "valet parking lane" along Indian Canyon Drive to further enhance the handling of temporary parking required at check-in. The roadways adjacent to the Spanish Inn are projected to operate at acceptable level of service (LOS) as noted in the General Plan. The project therefore relates adequately to adjacent streets and is designed to accommodate the type and quantity of traffic generated by the uses proposed in the CUP amendment.

- 5. That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

The CUP amendment requests a minor change in the mix of uses from that which was approved in the initial CUP for renovation and addition of the Spanish Inn. The project revitalizes and expands an existing hotel that has been closed for several years. By renovating and improving the property, blighted and deteriorated conditions will be ameliorated. Transient occupancy taxes will be generated by re-opening the hotel. A draft set of conditions of approval accompany the draft resolution. The proposed amendments are necessary to improve public health and safety and improve general welfare of Palm Springs and this neighborhood.

#### **CONCLUSION:**

The CUP amendment requesting a change in the mix of uses from 24 hotel units and 20 condominium units to 58 hotel uses and one managers' unit conforms to the findings for

a Conditional Use Permit. The CUP amendment is therefore recommended for approval.

### ENVIRONMENTAL ANALYSIS:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an initial study was prepared in accordance with the regulations of CEQA for the initial CUP application. The applicant agreed to all mitigation measures described in the Mitigated Negative Declaration, which reduce potentially significant impacts to a level of less than significant. Staff has evaluated the changes proposed in the subject CUP amendment and has determined that there is no new information or material changes in the project scope that would negate or adversely affect the conclusions of the initial environmental analysis. The proposed project amendment therefore does not require recirculation of the notice of intent and does not require preparation of an environmental impact report.

### NOTIFICATION:

A public hearing notice was mailed to all property owners within 400 feet radius of the subject property. Staff has received inquiries and phone calls on the subject project, correspondence received, is attached.

  
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Ken Lyon,  
Associate Planner

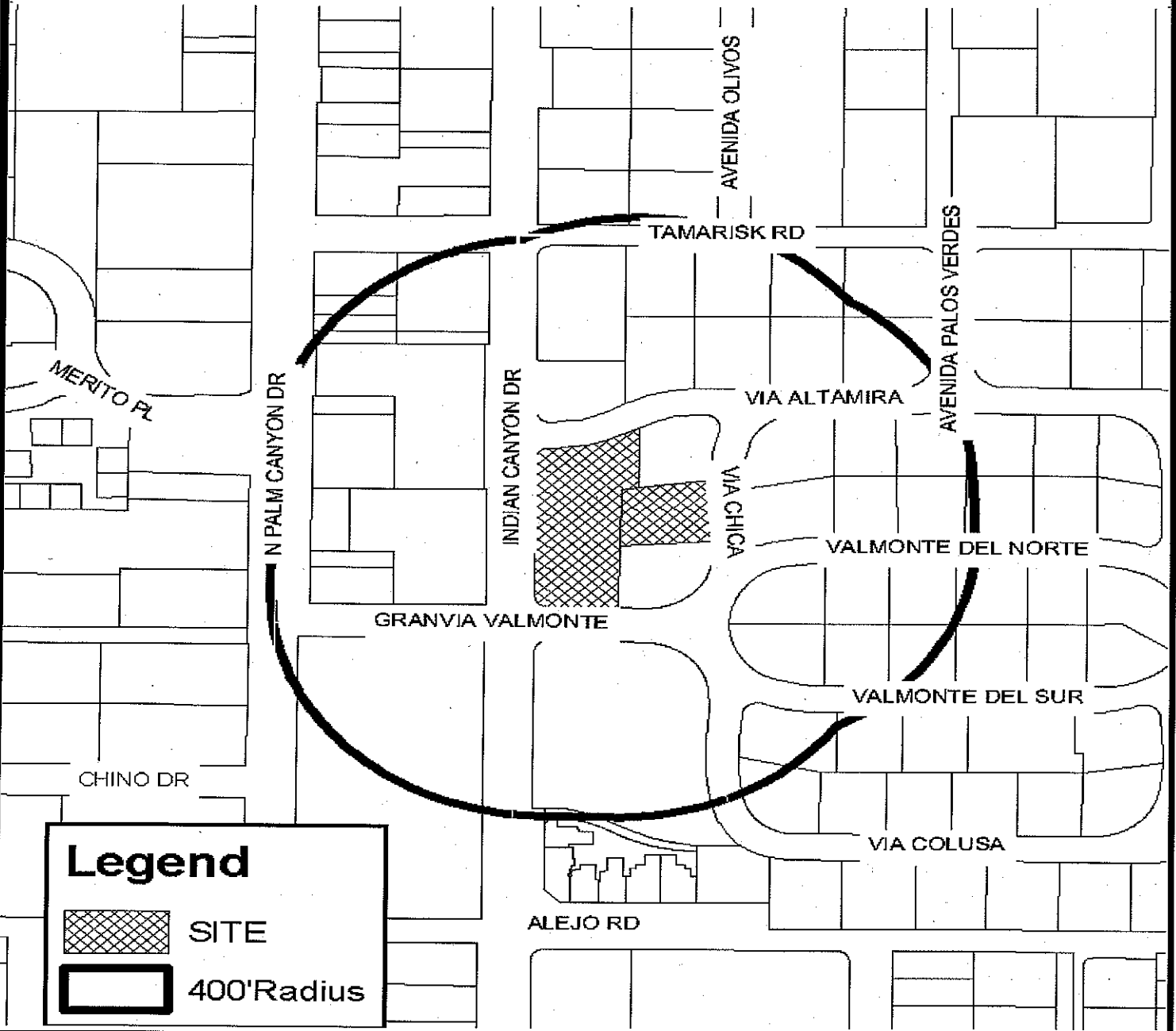
  
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Craig A. Ewing, AICP  
Director of Planning Services

### ATTACHMENTS



- 1 Vicinity Map
- 2 Draft Resolution
- 3 Exhibit A - Conditions of Approval
- 4 Exhibit B - Reduced site plan and building floor plans.
- 5 Correspondence



# Department of Planning Services Vicinity Map



**Legend**

-  SITE
-  400'Radius

## CITY OF PALM SPRINGS

**CASE NO.:** 5.1049 CUP AMND "C"

**APPLICANT:** Nejat Kohan, Owner  
The Spanish Inn

**DESCRIPTION:** Application by Nejat Kohan for an amendment to a CUP requesting a change in the mix of uses from 24 hotel rooms and 20 condominium uses to 58 hotel uses and 58 off-street parking spaces; no exterior changes are proposed at The Spanish Inn located at 640 North Indian Canyon Drive, Zone R-3, Section 11, APN 507-183-003 and 507-183-006.



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT FOR A RENOVATION AND ADDITION TO THE SPANISH INN HOTEL PROPOSING A CHANGE IN THE MIX OF USES FROM 24 HOTEL ROOMS AND 20 CONDOMINIUM UNITS TO 58 HOTEL ROOMS AT 640 NORTH INDIAN CANYON DRIVE.

WHEREAS, Nejat Kohan ("Applicant") has filed an application with the City pursuant to Section 94.02.00 of the Zoning Ordinance for an amendment to a conditional use permit for the Spanish Inn located at 640 North Indian Canyon Drive, Zone R-3, Section 11; and

WHEREAS, the Application seeks to amend the CUP to change from a mix of hotel and condominium uses to only hotel uses, and

WHEREAS, the amendment application proposes to convert 20 condominium units to 34 hotel units, and retain the existing 24 hotel units previously proposed for a total of 58 hotel rooms and one manager's unit and 58 off-street parking spaces, and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case 5.1049 CUP AMND-C was given in accordance with applicable law; and

WHEREAS, on February 10, 2010, a public hearing to consider Case 5.1049 CUP AMND-C was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the application is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an initial study was prepared in accordance with the regulations of CEQA for the initial CUP application. The applicant agreed to all mitigation measures described in the Mitigated Negative Declaration, which reduce

potentially significant impacts to a level of less than significant. Staff has evaluated the changes proposed in the subject CUP amendment and has determined that there is no new information or material changes in the project scope that would negate or adversely affect the conclusions of the initial environmental analysis. The proposed project amendment therefore does not require recirculation of the notice of intent and does not require preparation of an environmental impact report.

Section 2: Pursuant to the requirements of the Section 92.04.00(B)(6) of the zoning ordinance, the Planning Commission finds:

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

The subject parcel is located in the R-3 zone. PSZO Section 92.04.01(D)(8) denotes that hotels in which more than 10% of the guest rooms have kitchens are permitted in the R-3 zone with a CUP. As proposed, 20 of the hotel rooms will have kitchens. Therefore the CUP and this amendment are consistent with this finding.

2. *That the use is necessary or desirable for the development of the community, is in harmony with the various elements of objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

This application to amend the CUP for the Spanish Inn proposes a project of 100% hotel use. Hotel uses are permitted in the High-Density Residential land use area of the General Plan. The use is similar and compatible with existing boutique hotel uses in the immediate vicinity. The revitalization of the Spanish Inn is harmonious with similar restoration/renovations of the nearby historic Indian Manor and Colony Palms Hotels. With the revitalization of these vintage hotels, it is anticipated that boutique hotel uses will continue in this neighborhood for the foreseeable future. Therefore the proposed CUP amendment is desirable and in harmony with the neighborhood and the General Plan and is not considered detrimental to existing or future uses in the zone.

3. *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The Spanish Inn is a legal, non-conforming use and development in the R-3 zone. The project as previously approved provides approved landscaping, walls, fences and other features as required by the development standards of the Zoning Code to make this development compatible with its surroundings. The proposed amendment does not change or modify any of those previously approved development standards for the project and therefore the proposed CUP amendment is consistent with this finding.

4. *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The City's Off-street Parking Ordinance requires that the Spanish Inn provide 56 off-street parking spaces and 58 off-street spaces are provided. The project has contributed to a major capital improvement project known as The Movie Colony Traffic Calming Project, aimed to reduce commercial traffic in the adjacent Movie Colony neighborhood and provide adequate bay parking for the various hotels in the vicinity. With a previous amendment to the CUP, the project added a 222 foot long "valet parking lane" along Indian Canyon Drive to further enhance the handling of temporary parking required at check-in. The roadways adjacent to the Spanish Inn are projected to operate at acceptable level of service (LOS) as noted in the General Plan. The project therefore relates adequately to adjacent streets and is designed to accommodate the type and quantity of traffic generated by the uses proposed in the CUP amendment.

5. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

The CUP amendment requests a minor change in the mix of uses from that which was approved in the initial CUP for renovation and addition of the Spanish Inn. The project revitalizes and expands an existing hotel that has been closed for several years. By renovating and improving the property, blighted and deteriorated conditions will be ameliorated. Transient occupancy taxes will be generated by re-opening the hotel. A draft set of conditions of approval accompany the draft resolution. The proposed amendments are necessary to improve public health and safety and improve general welfare of Palm Springs and this neighborhood.

Section 3 The previously approved Milestone Schedule for the completion of the project is hereby revised and approved as noted below:

Resolution No.  
Case 5.1049 CUP AMND-C

February 10, 2010

The project shall be complete to allow issuance of a Certificate of Occupancy on or before February 9, 2011.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 5.1049 CUP AMND-C, an amendment to a Conditional Use Permit proposing a change from 24 hotel rooms and 20 condominium units to 58 hotel rooms at the Spanish Inn, at 640 North Indian Canyon Drive, subject to the conditions listed in Exhibit "A" of this resolution.

ADOPTED this     day of     , 2010.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services

RESOLUTION NO. \_\_\_\_\_

EXHIBIT A

Case 5.1049 CUP AMND-C  
The Spanish Inn  
640 North Indian Canyon Drive  
February 10, 2010

**CONDITIONS OF APPROVAL**

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

**ADMINISTRATIVE CONDITIONS**

- ADM1 Project Description. This approval is for the project described per Case 5.1049 CUP AMND-C except as modified with the approved Mitigation Monitoring Program, *all previously approved conditions*, and the conditions below;
- ADM2 The site shall be developed and maintained in accordance with the approved plans, date stamped December 29, 2009, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures, previously approved conditions, and conditions below.
- ADM3 The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM4 The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM5 Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative

officers concerning Case 5.1049 CUP AMND-C. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM6 Time Limit on Approval. Approval of the amended Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

Once constructed, the Conditional Use Permit, provided the project has remained in compliance with all conditions of approval, does not have a time limit.

- ADM7 Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

- ADM8 Notice to Tenants. The applicant shall provide all tenants with a copy of the Conditions of Approval for this project.

- ADM9 Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

- ADM10 Covenant restriction on ownership. Prior to issuance of the Certificate of Occupancy ("C of O"), the applicant shall provide written evidence to the Director of Planning Services that a restrictive covenant, in a form approved by the City Manager, has been recorded with the County of Riverside restricting the ownership of the property to a single entity. No fractional ownership such as condominiums, timeshares, condominium-hotel units, or other form of divided or fractional ownership shall occur. Upon approval of a Conditional Use Permit (CUP) amendment to re-convert the 34 hotel rooms back to 20 condominium units and retainage of all 58 off-street parking spaces as established on the approved Final Tract Map, removal of the covenant shall not be unreasonably withheld.

ADM11 Project Completion Requirement. The project shall be complete to allow issuance of a Certificate of Occupancy on or before February 9, 2011.

### **ENVIRONMENTAL ASSESSMENT CONDITIONS**

ENV1 Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Permit Fee (LDMF) exempt. This project is deemed exempt from the CVMSHCP LDMF because it is existing construction with an active grading permit in place prior to the adoption of the LDMF.

### **PLANNING DEPARTMENT CONDITIONS**

PLN 1 Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.

PLN 2 Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

PLN 3 No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.

### **POLICE DEPARTMENT CONDITIONS**

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

### **BUILDING DEPARTMENT CONDITIONS**

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

### **ENGINEERING DEPARTMENT CONDITIONS**

No additional conditions.

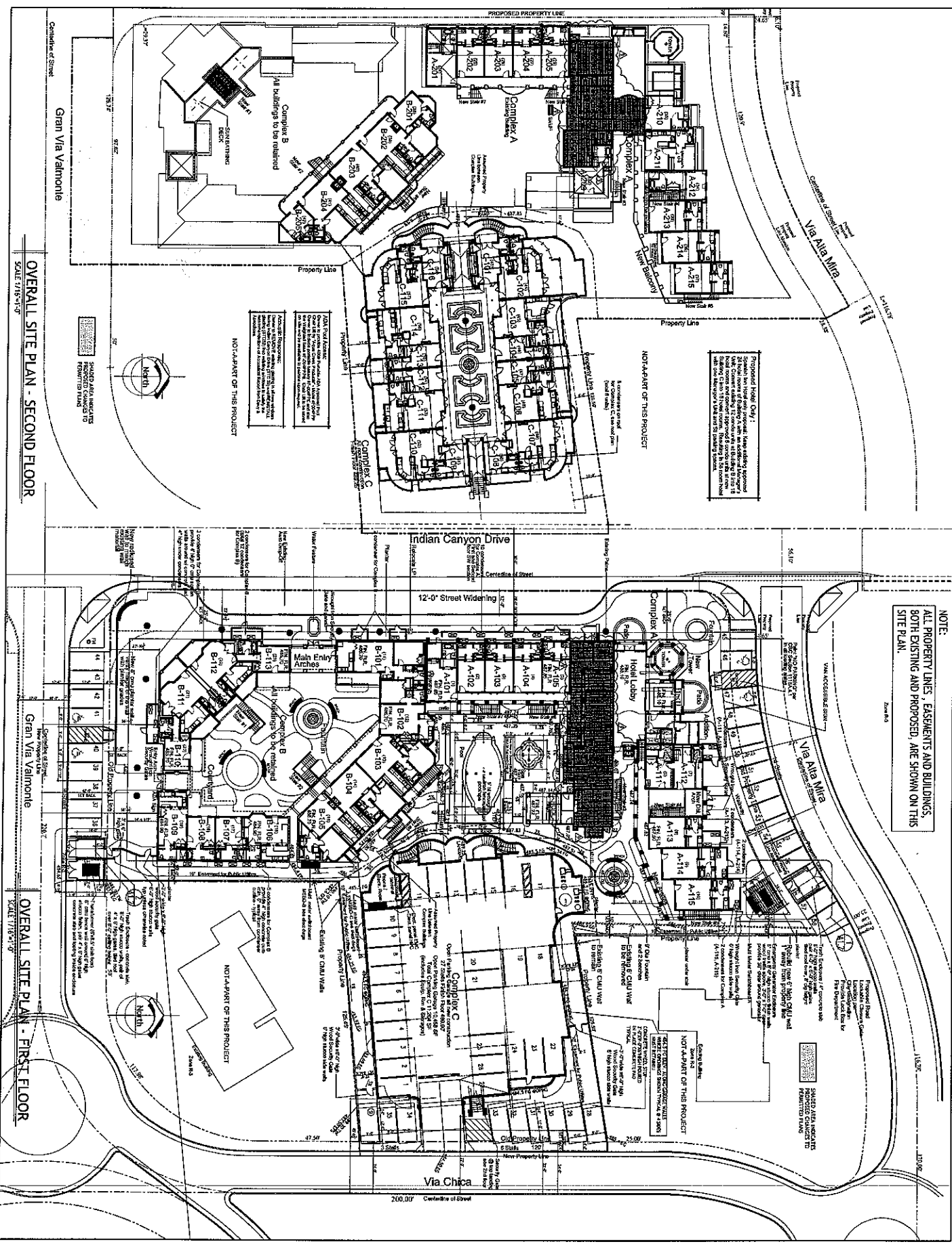
### **FIRE DEPARTMENT CONDITIONS**

No additional conditions.

**END OF CONDITIONS**

EXHIBIT C 5.1049 CUP AMND-B

NOTE:  
ALL PROPERTY LINES, EASEMENTS AND BUILDINGS,  
BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS  
SITE PLAN.



OVERALL SITE PLAN - SECOND FLOOR  
SCALE 1/16"=1'-0"

OVERALL SITE PLAN - FIRST FLOOR  
SCALE 1/16"=1'-0"

<p><b>Spanish Inn, Inc.</b> 1000 North Indian Canyon Drive Palm Springs, CA 92262 (760) 326-5000</p>	<p><b>Spanish Inn Restoration, Renovation and Addition</b> 640 North Indian Canyon Drive Palm Springs, CA 92262 Section 11 APN: 507-183-006 and 003</p>	<p><b>Engineering West</b> 1000 North Indian Canyon Drive Palm Springs, CA 92262 (760) 326-5000</p>	<p><b>Architectural Consultant:</b> SPANISH INN RESTORATION, RENOVATION AND ADDITION 640 NORTH INDIAN CANYON DRIVE PALM SPRINGS, CA 92262 (760) 326-5000</p>
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**Ken Lyon**

**From:** Ken Lyon  
**Sent:** Monday, February 01, 2010 8:23 AM  
**To:** 'beachdrm@gte.net'  
**Cc:** Lee A. Husfeldt; Edward Robertson  
**Subject:** FW: Public hearing notice for the Spanish Inn

Good morning Bill,

I am the project planner assigned to the Spanish Inn case and am responding to your inquiry about off street parking.

Section 93.06.00 of the Palm Springs Zoning Code sets the parking requirements for all regulated land uses in Palm Springs. (You can reference it yourself at <http://www.qcode.us/codes/palmsprings/>) The code does not require parking spaces on a "one for one" basis as your e mail questions. Staff has evaluated the Spanish Inn as currently proposed, against the requirements of the Zoning Code and determined that the project provides the proper number of off-street parking spaces required by the Code.

Per code, 58 hotel rooms require 56 parking spaces. Accessory use restaurants (established for the primary use of the hotel guests) do not require additional parking. The code does not require additional spaces for hotel staff or employees, however in this case, 2 are available. In addition, a condition of approval of the previously approved accessory-use restaurant was included that (should the restaurant use desire to seek its primary patronage from outside the hotel), a parking management plan would need to be proposed by the operator and approved by the City. Lastly, the Spanish Inn has an approximately 222 foot long drop off/taxi/valet lane along Indian Canyon that provides additional off-street parking/short term parking accommodation.

Certainly contact me if you have further questions.

**Ken Lyon,**

**Associate Planner**

City of Palm Springs Department of Planning Services  
 3200 Tahquitz Canyon Way  
 Palm Springs, CA 92263  
 Phone 760 323 8245 Fax 760 322 8360

"Make no small plans;  
 they have no magic to stir men's blood and probably won't be realized.  
 Make big plans; aim high in your work and in hope.  
 Let your watchword be Order, and your beacon Beauty"  
 - Daniel Burnham, Architect and Planner

**From:** The Skin Man [mailto:beachdrm@gte.net]  
**Sent:** Thursday, January 28, 2010 3:45 PM  
**To:** Lee A. Husfeldt; DMand1961@aol.com; ps.cool@verizon.net; Kfeen1931@aol.com; grahamremax@hotmail.com  
**Subject:** Re: Public hearing notice for the Spanish Inn

If there are 58 parking spaces for 58 motel rooms, then where will the staff of the hotel, housekeeping and patrons of the restaurant and bar going to park? This should be addressed.

**BILL WICKWIRE**

----- Original Message -----

**From:** Lee A. Husfeldt  
**To:** DMand1961@aol.com; ps.cool@verizon.net; Kfeen1931@aol.com; grahamremax@hotmail.com  
**Sent:** Thursday, January 28, 2010 1:46 PM  
**Subject:** Public hearing notice for the Spanish Inn