



## Planning Commission Staff Report

Date: September 22, 2010

Case No.: 3.2743 MAJ

Type: Time Extension

Location: 1910 S. Camino Real

APN: 511-141-001

Applicant: Allen Yadgari – Hotel Moderne Redevelopment

General Plan: M15 (Medium-Density Residential)

Zone: R-2 (Limited Multiple-Family Residential)

From: Edward O. Robertson, Principal Planner

Project Planner: Glenn Mlaker, AICP, Assistant Planner

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### **PROJECT DESCRIPTION:**

The project is a one-year time extension request by Allen Yadgari of Hotel Moderne Redevelopment for a previously approved renovation of a 29-unit hotel formerly known as the Tiki Lodge & Spa located at 1910 S. Camino Real.

### **RECOMMENDATION:**

That the Planning Commission approve a one-year time extension for Case 3.2743-MAJ, from August 8, 2010 to August 7, 2011.

### **PRIOR ACTIONS:**

On August 8, 2007, the Planning Commission reviewed the proposal and voted to approve the renovation of the 29-unit hotel.

On September 23, 2009, the Planning Commission approved a one-year time extension for Case 3.2743 for the renovation of a 29-unit hotel from August 8, 2009 to August 7, 2010.

**BACKGROUND AND SETTING:**

The applicant, Allen Yadgari of Hotel Moderne Redevelopment is requesting a one-year time extension for the renovation of a 29-unit hotel formerly known as the Tiki Hotel & Spa. The hotel site is 52,568 square feet and consists of three buildings equaling approximately 16,247 square feet. The renovated buildings will be one story with the tallest building having a height of approximately 12 feet. The project will include 32 on-site parking spaces and 29 guest rooms.

**ANALYSIS:**

Pursuant to Section 94.04.01(H) of the Palm Springs Zoning Code, Architectural Approval is valid for two years and may be extended by the Planning Commission upon demonstration of good cause.

Review of the time extension must consider changes in the applicable rules and the changes in the character of the neighborhood since the original entitlement was approved. Additionally, the applicant must demonstrate good cause for the time extension. Since the approval of the original entitlement, no changes in the applicable rules or in the character of the neighborhood would warrant denial of the time extension. The applicant submitted a letter of time extension request on August 12, 2010. The applicant indicated that the time extension is needed due to reduced hotel revenue and difficulties in obtaining financing.

**ENVIRONMENTAL DETERMINATION:**

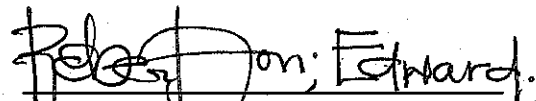
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt per section 15301 (Existing Facilities).

**CONCLUSION:**

Staff believes good cause has been demonstrated in the applicant's pursuit of moving the project forward and, therefore, is recommending approval for the time extension request of Case 3.2743 – MAJ, due to the reasons stated above.



Glenn Mlaker, AICP  
Assistant Planner



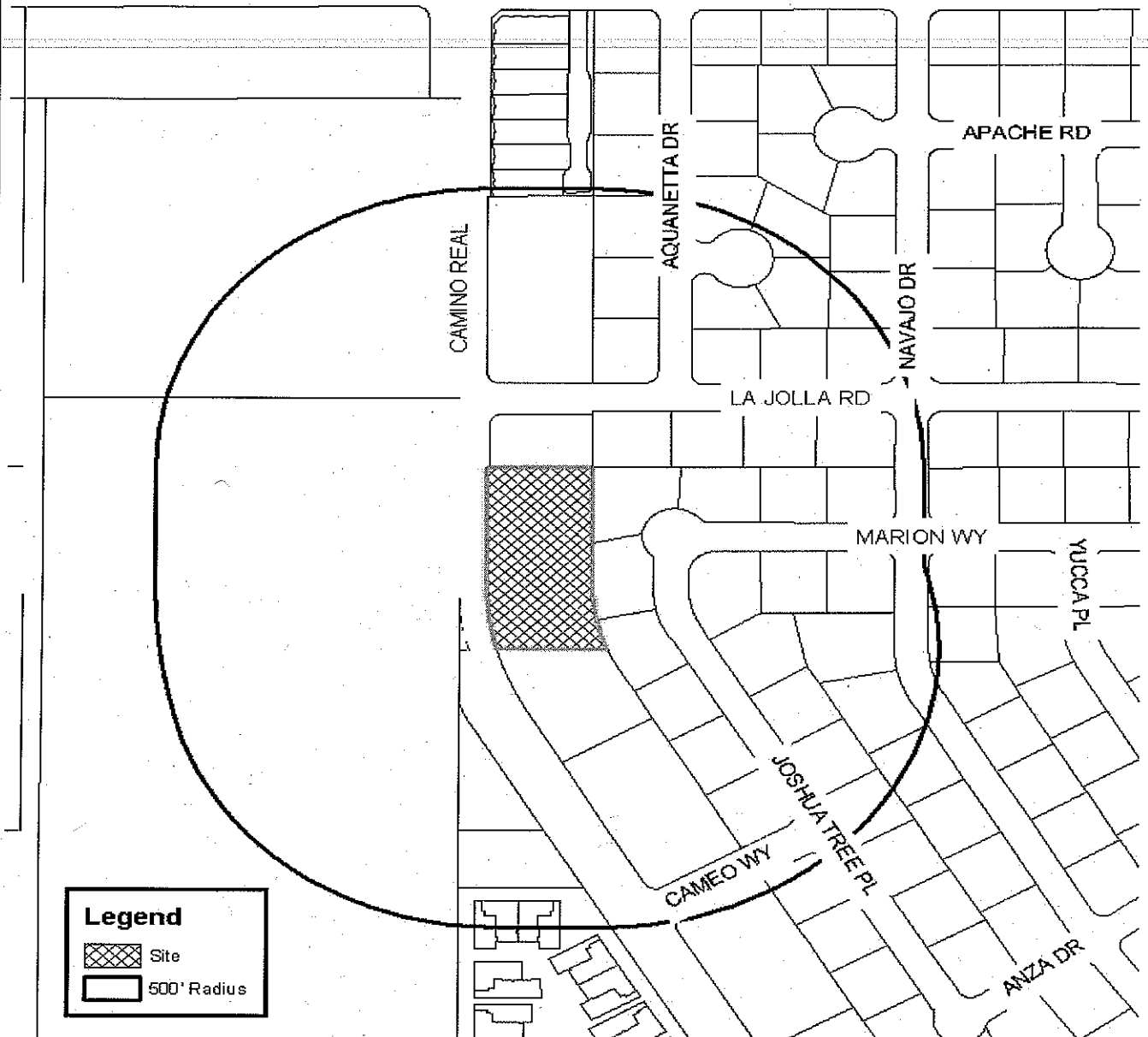
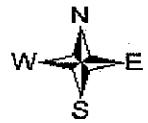
Edward O. Robertson  
Principal Planner

**Attachments:**



- 500' Radius Map
- Draft Resolution
- Site Plan and Elevations
- Letter of Time extension Request from Applicant



## Department of Planning Services Vicinity Map



**Legend**

-  Site
-  500' Radius

### CITY OF PALM SPRINGS

**CASE NO:** 3.2743 MAJ

**APPLICANT:** Allen Yadgari of Hotel Moderne

**DESCRIPTION:** a request for a one-year time extension for the renovation of a 29-unit hotel located at 1910 Camino Real, Zone R-2, Section 26, APN: 511-141-001.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING A ONE-YEAR TIME EXTENSION FROM AUGUST 8, 2010 TO AUGUST 7, 2011 FOR CASE NO. 3.2743-MAJ, A PREVIOUSLY ENTITLED RENOVATION OF A 29-UNIT HOTEL AT 1901 S. CAMINO REAL, ZONE R-2, SECTION 26, APN 511-141-001.

WHEREAS, Allen Yadgari of Hotel Moderne Redevelopment ("Applicant") has filed an application with the City pursuant to Chapter 94.04.0(H) of the Palm Springs Zoning Code for a one-year time extension for Case No. 3.2743 – MAJ for the renovation of a 29-unit hotel on 1.2 acres.

WHEREAS, on August 8, 2007, a public meeting on the application was held by the Planning Commission in accordance with applicable law; and

WHEREAS, on September 23, 2009, a public meeting held by the Planning Commission to review the request for a one-year time extension was granted from August 8, 2009 to August 7, 2010; and

WHEREAS, The Planning Department has reviewed this project under the provisions of the California Environmental Quality Act (CEQA), and has determined that a time extension request is considered a "project" pursuant to the terms of the Environmental Quality Act (CEQA). The time extension is Categorically Exempt per section 15301 (Existing Facilities).

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.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves a one-year time extension from August 8, 2010 to August 7, 2011 for Case No. 3.2743 - MAJ.

ADOPTED this 22nd day of September, 2010.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig Ewing, AICP  
Director of Planning Services

**PROJECT INFO:**

- SCOPE OF WORK:**
- REMODEL OF RE ENTRY LOBBY & OFFICES
  - REMODEL OF RE LOUNGE
  - DEMOLITION OF ONE UNIT
  - REMODEL OF EXISTING UNIT
  - RENOVATION OF EXISTING PUBLIC BATHROOMS AND BANQUET ROOMS
  - RENOVATION OF NEW ATTACHED STORAGE
  - RENOVATION OF RE ENTRY LOBBY
  - RENOVATION OF RE LOUNGE
  - RENOVATION OF RE POOL UNDER SEPARATE PERMIT
  - NEW SPA UNDER SEPARATE PERMIT

**CONSTRUCTION TYPE:**

TYPE V UNGRADED

**PHASES:**

- PHASE 1: RENOVATION OF LOBBY & LOUNGE
- PHASE 2: TENANT IMPROVEMENT ON UNITS
- PHASE 3: POOL, SPA AND LANDSCAPING

**LEGAL DESCRIPTION:**

- APN: 511-141-021
- LOT 148 & 147, A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
- TRACT NAME: EL CAMINO ESTATES

**TABULATIONS:**

**AREA TABULATIONS:**

- BUILDING FOOTPRINT: 16,238 SQ. FT. (81% OF SITE)
- PARKING & DRIVES: 1,532 SQ. FT. (8% OF SITE)
- OPEN SPACE: 21,548 SQ. FT. (81% OF SITE)

**PARKING TABULATIONS:**

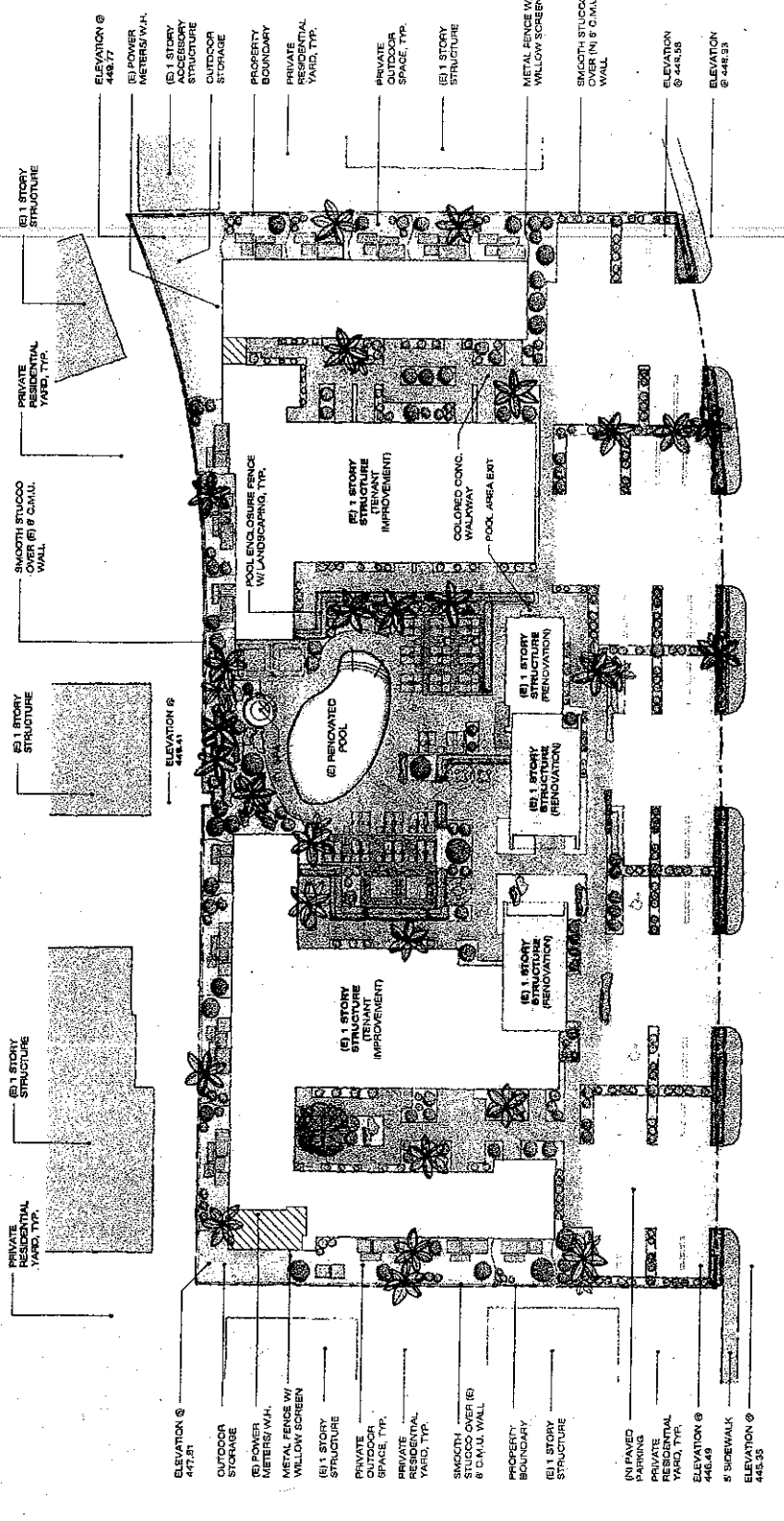
- STAFF PARKING REQ: 5
- STAFF PARKING PROVIDED: 5
- UNIT PARKING REQ: 30
- UNIT PARKING PROVIDED: 30
- A.D.A. PARKING REQ: 2
- A.D.A. PARKING PROVIDED: 2
- GUEST PARKING REQ: 0
- GUEST PARKING PROVIDED: 3

**BUILDING FOOTPRINT:**

- LOBBY/BUILDING: 7,459 SQ. FT.
- LOBBY/LOUNGE: 6,593 SQ. FT.
- LOBBY/OFFICES: 700 SQ. FT.
- STORAGE/EQUIP.: 543 SQ. FT.
- LOUNGE/BATHROOMS: 1,295 SQ. FT.
- BATHROOMS/BANQUET: 479 SQ. FT.
- SOUTH BUILDING: 7,074 SQ. FT.
- LOBBY/LOUNGE: 1,455 SQ. FT.
- STORAGE/EQUIP.: 182 SQ. FT.

**SITE TOPOGRAPHY:**

THE NORTHWEST PORTION OF THE SITE IS AT 448.49 AT THE NORTHWEST CORNER AND 448.77 AT THE SOUTHWEST CORNER. THE SOUTHEAST PORTION OF THE SITE IS AT 448.77 AT THE SOUTHWEST CORNER AND 448.58 AT THE SOUTHWEST CORNER. THE SITE IS CONSTITUTING A GRADE CHANGE OF 3.26 FEET OVER A DISTANCE OF 348.77 FEET.



C A M I N O R E A L

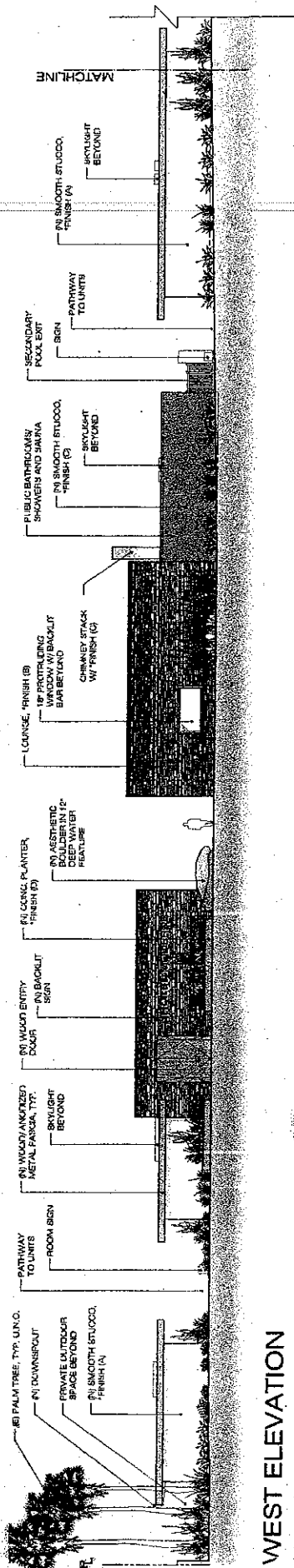
**SITE PLAN**

**HÔTEL MODERNE**

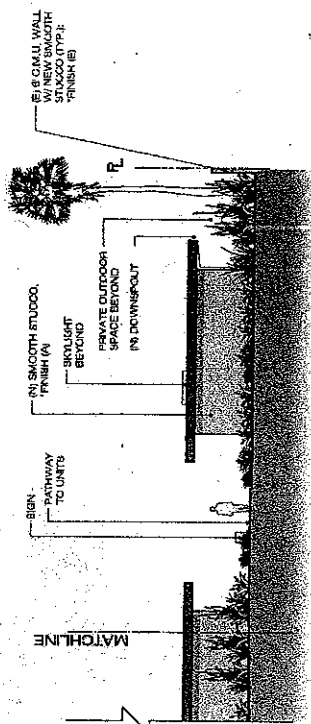
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**bB|A STUDIOS, INC.**  
3.2743

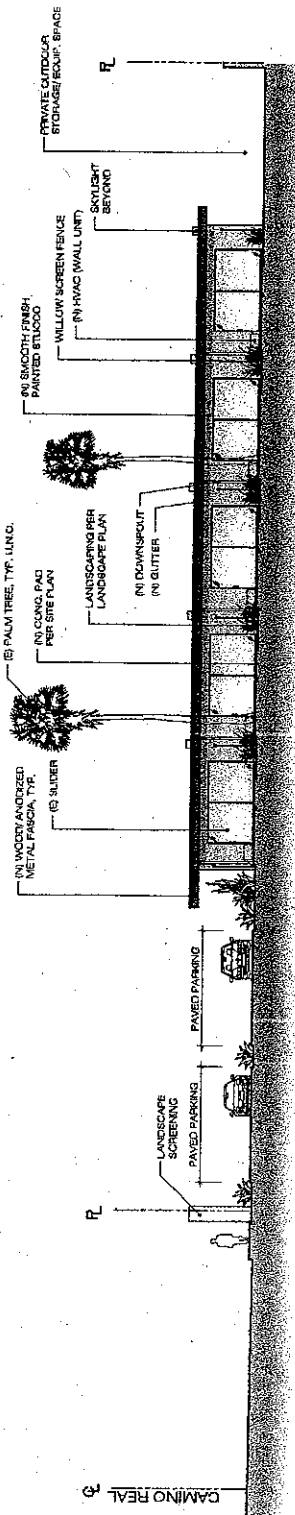




WEST ELEVATION



WEST ELEVATION (CONTINUED)



SOUTH ELEVATION

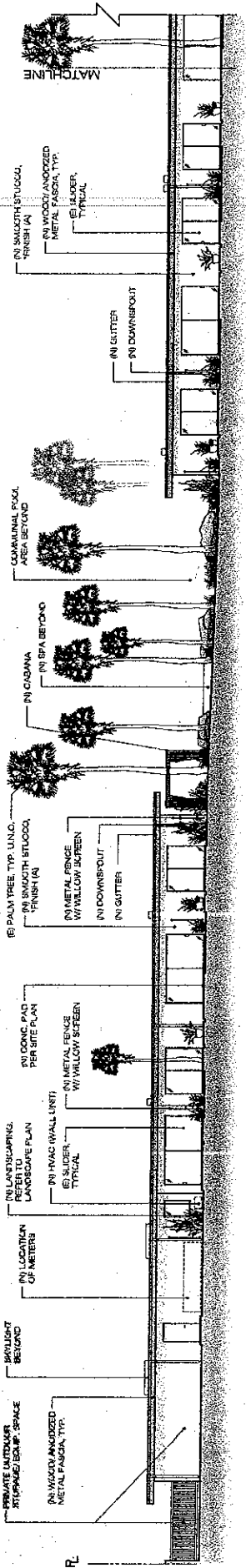
# EXTERIOR ELEVATIONS

HÔTEL MODERNE

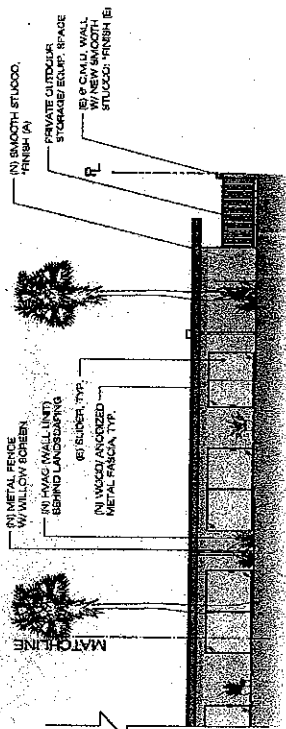
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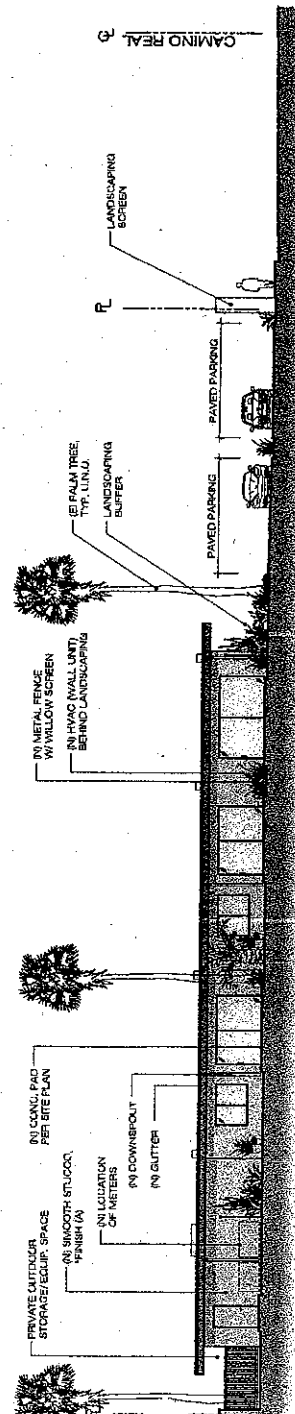
bB | A STUDIOS, INC.



EAST ELEVATION



EAST ELEVATION (CONTINUED)



NORTH ELEVATION

# EXTERIOR ELEVATIONS

HÔTEL MODERNE

SCALE: 1" = 8'-0"



BB|A STUDIOS, INC. 03.2743

From: Allen Yadgari of Hotel Moderne  
1600 Sawtelle Blvd., #237  
Los Angeles, CA 90025  
Phone: (310) 877-8998

To: Craig Ewing  
Planning Service Department  
City of Palm Springs  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

July 20th, 2010

RE: Hotel Moderne Redevelopment Project  
1910 S. Camino Real  
APN: 511-141-001

Dear Craig,

The ownership of the above property has had difficulties in obtaining financing to complete the project at the above address which received approval from the Architectural Advisory Committee on August 7, 2007. We are still actively seeking options in continuing and completing the project but unfortunately the recession and the severe decline in Hotel Revenues has been a serious obstacle.

We are requesting a 1-year extension on the approval we received from the AAC. Your assistance in this matter is appreciated.

Enclosed is a check for the \$881 fee.

Best Regards,

Allen Yadgari

**RECEIVED**

AUG 12 2010

PLANNING SERVICES  
DEPARTMENT

3.2743

511-141-001