



Planning Commission Staff Report

Date: September 14, 2011

Case No.: 3.0706 MAA

Application Type: Minor Architectural Application

Location: 888 East Tahquitz Canyon Way

Applicant: Remington Hotels

Zone: Section 14 Specific Plan – RA (Resort Attraction)

General Plan: TRC (Tourist Resort Commercial)

APN: 508-056-017

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: David A. Newell, Associate Planner

PROJECT DESCRIPTION:

The proposal is a Minor Architectural application by Remington Hotels requesting approval to install a controlled access system to off-street parking areas at the Renaissance Hotel located at 888 East Tahquitz Canyon Way.

RECOMMENDATION:

That the Planning Commission approve the Minor Architectural application request, Case No. 3.0706 – MAA, subject to the attached conditions of approval.

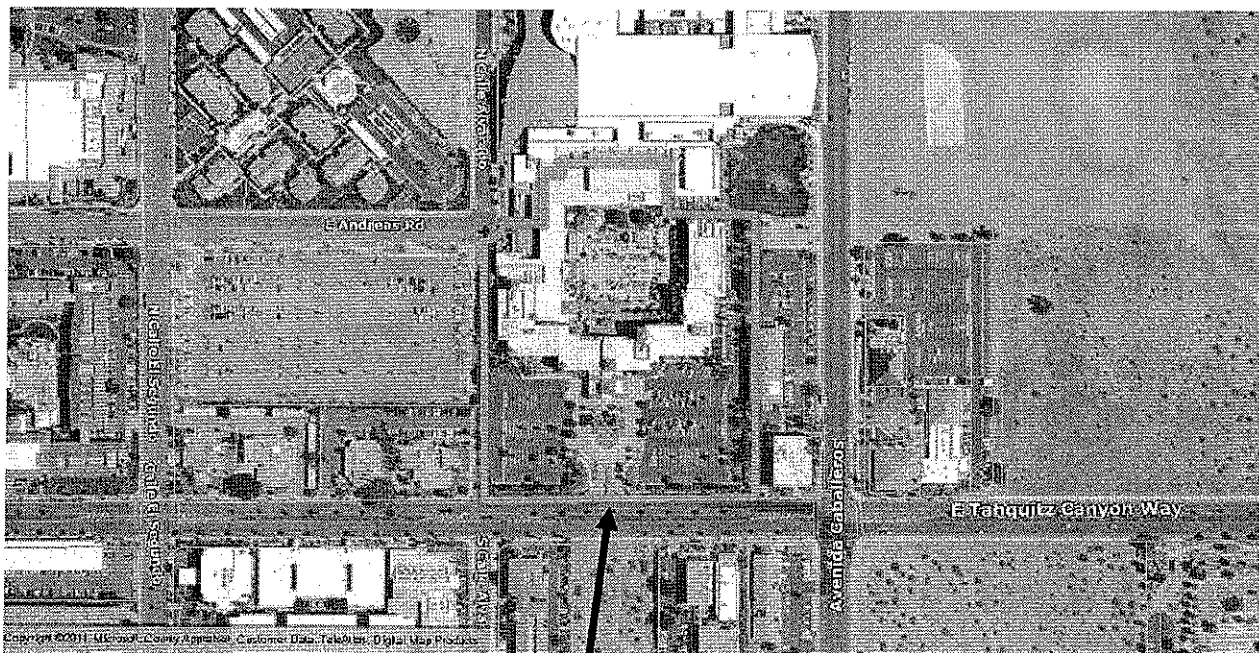
BACKGROUND AND SETTING:

The subject property is approximately 9.05 acres in size and abuts the convention center property to the north. The existing hotel was constructed on the property in 1986; since that time the hotel has been expanded and connected to the Convention Center. The hotel property contains a total of 410 guest rooms, a restaurant, meeting

rooms, a pool and courtyard area and parking and landscaping. The hotel entrance and parking lot is accessed from Tahquitz Canyon Way.

Table 1.0: Surrounding land uses, General Plan, Zoning

	Land Use	General Plan	Zoning (Section 14 Master Plan)
North	Convention Center	TRC (Tourist Resort Commercial)	RA (Resort Attraction)
South	Offices and Vacant	TRC	REO (Retail Entertainment Office)
East	Offices	TRC	REO
West	Offices and Parking Lot	TRC	RA and REO



SUBJECT SITE

ANALYSIS:

The applicant proposes to control access to and from the off-street parking areas of the hotel property. This is proposed by installing a parking arm system at the northeasterly entrance to the parking lot and two large concrete planting pots at each of the other access entries. This will enable the hotel to charge for off-street parking.

Pursuant to Section 93.06.00 of the Zoning Code, controlled access to off-street parking requires approval by the Planning Commission. The Zoning Code states,

Proposed off-street parking areas designed to control public access shall require planning commission approval upon recommendation from the fire

and police departments and traffic engineer. Ingress and egress design should include vehicle maneuvering and “stacking” space to avoid internal and external traffic conflict.

The Fire Department has provided recommended conditions which are attached to this report, and no other comments or recommendations were received from the other departments. Based on the driveway and parking layout, it appears that there is sufficient vehicle maneuvering and “stacking” space to avoid internal and external traffic conflict.

CONCLUSION:

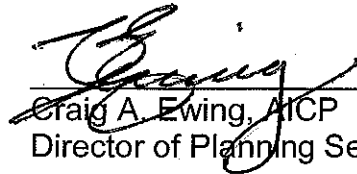
Based on a recommendation from the Fire Department and the sufficient maneuvering and “stacking” space available onsite, staff recommends approval of Case No. 3.0706 MAA, subject to the conditions of approval contained in the attached draft resolution.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA Guidelines, the proposed project is Categorical Exempt under Section 15311 (Accessory Structures).



David A. Newell
Associate Planner



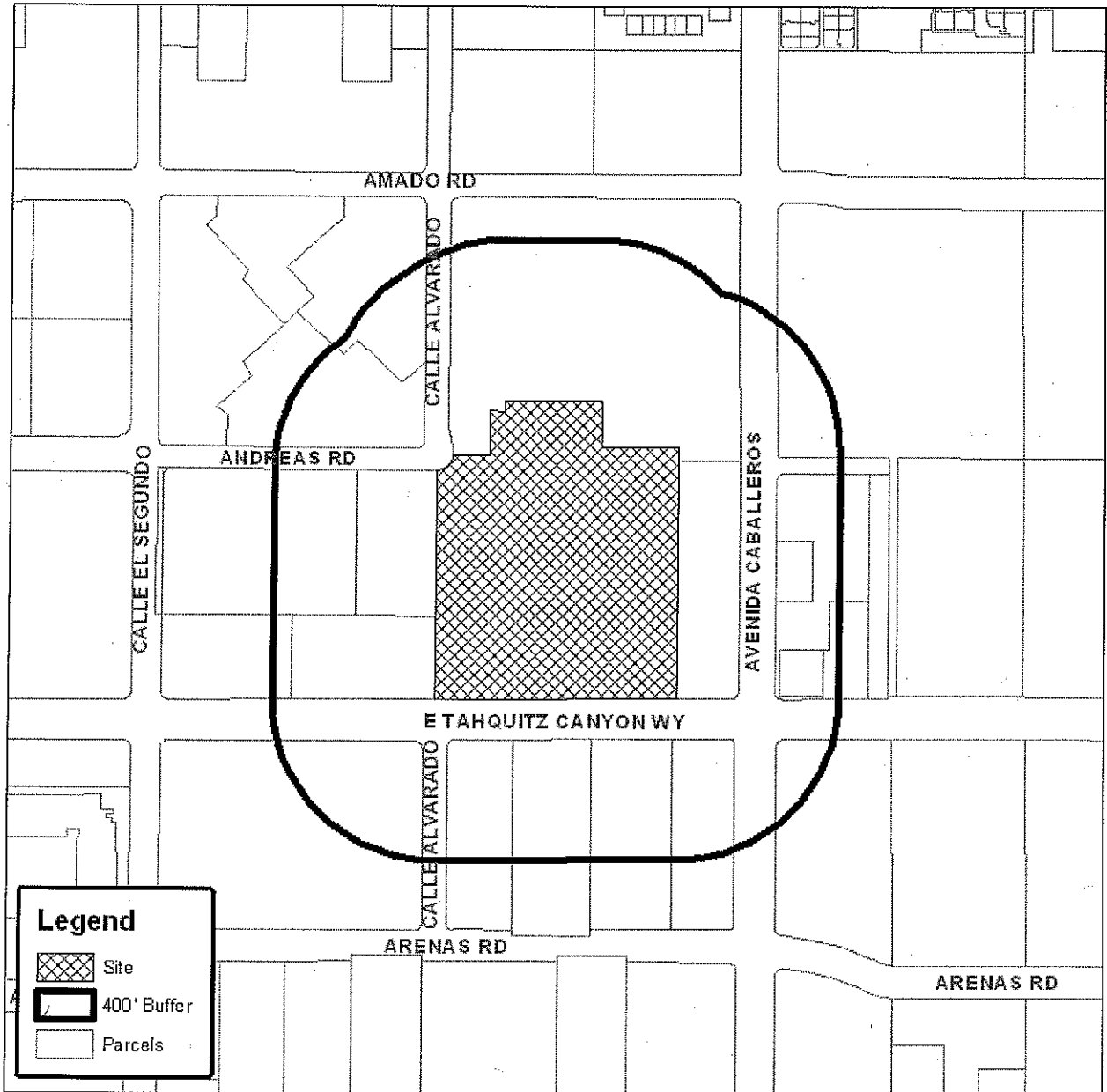
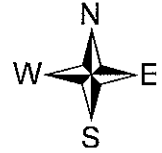
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS

1. Vicinity Map
2. Draft Resolution w/Conditions of Approval
3. Site Plan
4. Photographs of System Installed



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.0706 MAA

APPLICANT: Remington Hotels

DESCRIPTION: Application to install a controlled access system to off-street parking areas at the Renaissance Hotel located at 888 East Tahquitz Canyon Way, Zone RA (Resort Attraction), Section 14.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.0706 MAA, A MINOR ARCHITECTURAL APPLICATION TO INSTALL A CONTROLLED OFF-STREET PARKING SYSTEM AT THE EXISTING HOTEL LOCATED AT 888 EAST TAHQUITZ CANYON WAY.

WHEREAS, Remington Hotels (the "Applicant") has filed an application with the City pursuant to Section 94.04.00 and 93.06.00 of the Zoning Code for the installation of a controlled off-street parking system at the existing hotel located at 888 East Tahquitz Canyon Way, Zone RA (Section 14 Master Plan – Resort Attraction), Section 14; and

WHEREAS, notice of public meeting of the Planning Commission of the City of Palm Springs to consider the minor architectural application, Case No. 3.0706 MAA, was given in accordance with applicable law; and

WHEREAS, on September 14, 2011, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class 11 exemption (accessory structures) pursuant to Section 15311(a) of the CEQA Guidelines; 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), the project is Categorically Exempt under Section 15311(a)(Accessory Structures).

Section 2: Based on the driveway and parking layout, it appears that there is sufficient vehicle maneuvering and "stacking" space to avoid internal and external traffic conflict.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.0706 MAA, allowing the installation of controlled access to the off-street parking areas of the existing

hotel located at 888 East Tahquitz Canyon, subject to those conditions set forth in Exhibit A .

ADOPTED this 14th day of September 2011.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case No. 3.0709 MAA
Renaissance Hotel Controlled Off-street Parking System

888 East Tahquitz Canyon Way

September 14, 2011

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

- ADM 1. Project Description. This approval is for the project described per Case No. 3.0706 MAA, except as modified with the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans on file in the Planning Division except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. 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.
- ADM 4. Minor Deviations. 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.
- ADM 5. 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 3.0706 MAA. 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.

ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 7. 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.

FIRE DEPARTMENT CONDITIONS

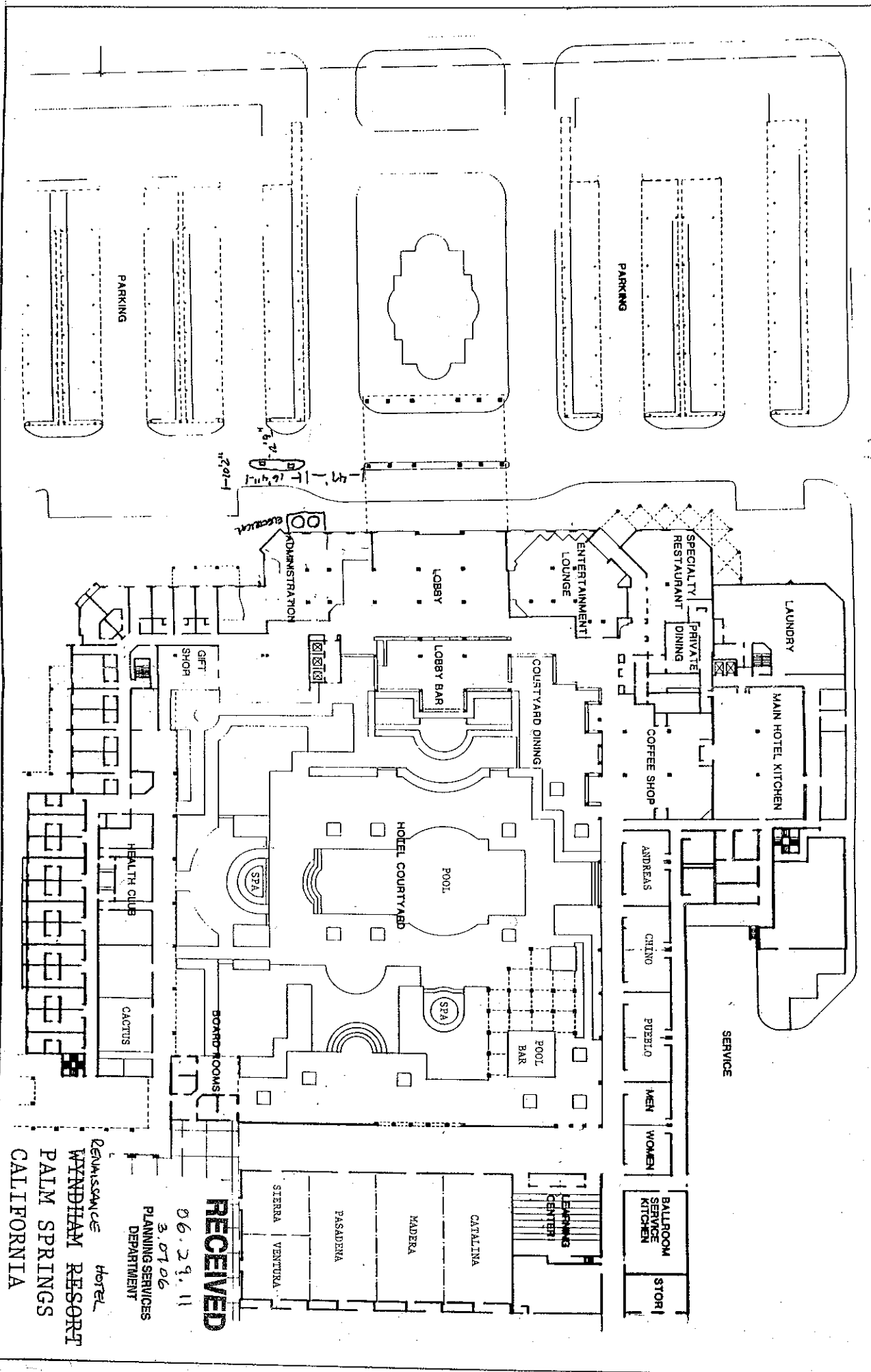
Gate Access Requirements

- FID 1. The installation of security gates across a fire apparatus access road shall be approved by the fire chief during the plan check review. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained at all times.
- FID 2. A Knox key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official.
- FID 3. In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without

the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

- FID 4. Gate arms securing parking lots and parking structures shall be equipped with a fire department approved dual-keyed Knox key electric switch. When activated, the arm or arms shall open to allow fire and law enforcement access.
- FID 5. If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.
- FID 6. Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position. An unobstructed vertical clearance of not less than 13 feet 6 inches shall be provided and maintained at all times.

END OF CONDITIONS



RECEIVED

06.29.11

3.07.06
PLANNING SERVICES
DEPARTMENT

Renaissance hotel
WYNDHAM RESORT
PALM SPRINGS
CALIFORNIA



