



Planning Commission Staff Report

Date: November 7, 2012

Case Nos.: TPM 36446, 5.1290 PD 361
MAJ 3.3605, 3.3606, 3.3607

Application Type: Tentative Parcel Map, Planned Development Permit and Major Architectural Approvals to develop the Downtown Palm Springs project

Location: Northwest corner of North Palm Canyon Drive and Tahquitz Canyon Way; approximately 14 acres.

Applicant: Wessman Development Company and the City of Palm Springs

Zone and General Plan: Museum Market Plaza Specific Plan

APN: 513-560-002 & 513-560-004

From: Craig Ewing, AICP, Director of Planning Services

PROJECT DESCRIPTION

The proposal is made up of applications for a tentative parcel map and zoning entitlements filed by Wessman Development Company to subdivide and develop the approximately 13.67-acre Desert Fashion Plaza property. The map would divide the site into seventeen (17) parcels for future development and four (4) lettered lots for public access ways. The entitlements are for architectural approval of the proposed buildings, including a Planned Development District for a hotel exceeding 60 feet in height. The Desert Fashion Plaza property is located along the northwest corner of North Palm Canyon Drive and West Tahquitz Canyon Way.

RECOMMENDATION

This meeting is provided for orientation purposes. No recommendation is proposed and no action is necessary at this time. A public hearing on the project is scheduled at the regular Planning Commission meeting of November 14, 2012.

PRIOR ACTIONS

On December 2, 2009, the City Council certified the Final Environmental Impact Report and adopted Ordinance 1764, thereby approving the Museum Market Plaza Specific Plan. The Specific Plan covers the design guidelines and development standards for the area commonly known as the Desert Fashion Plaza.

On October 17, 2012, the City Council adopted an Addendum to the Final EIR of the Museum Market Plaza Specific Plan and certified the FEIR and Addendum as an adequate and complete environmental analysis of the project. The City Council also conducted a conformity review of the Downtown Palm Springs proposal, as allowed by the Museum Market Plaza Specific Plan and concluded that the project conformed to the policies and objectives of the Specific Plan

BACKGROUND:

The Museum Market Plaza is located in the heart of the City's Business District, specifically at the northwest corner of North Palm Canyon Drive and West Tahquitz Canyon Way. The irregularly shaped property is bounded by Belardo Road to the north, Tahquitz Canyon Way to the south, Museum Drive to the west and North Palm Canyon Drive to the east. The original Desert Fashion Plaza was built in the late 1960s; since then there have been several renovations and additions especially around the 1980s. A portion of the property that was once occupied by Bank of America was recently demolished as part of the preparations for the redevelopment of the site. The Tentative Parcel Map is required to reconfigure the site for development and financing purposes.

Table 2: Surrounding land uses, General Plan, Zoning

	Land Use	General Plan	Zoning
North	Hyatt Hotel & Retail & Comm.	CBD & Open Space	C-B-D
South	Retail / Commercial Buildings	CBD & Small Hotels	R-3
East	Retail / Commercial Uses	CBD	C-B-D
West	Palm Springs Art Museum	Public/Quasi-Public	C-B-D

The proposed tentative parcel map (TTM 36446) is a request for the creation of seventeen (17) parcels for future development and four (4) lots for public street right-of-way. The proposed parcels will range from approximately 10,935 square feet to 66,940 square feet in size. Lots A, B, C and D represent the street rights-of-way, and they range from 4,752 square feet to 30,399 square feet in size. A detailed analysis of the proposed individual parcels is provided in Table 2.

There are four zoning entitlements associated with the project: Three Major Architectural Approvals and a Planned Development District.

Major Architectural Approval 3.3605 / Block A

This site is located adjacent to the existing Hyatt Suites Hotel, fronts N. Palm Canyon Drive and extends to Andreas and Belardo Roads (both new). The block is presently developed with the former Saks Fifth Avenue building and this structure is to be retained and repurposed for retail use. No new square footage is to be added to the existing one-story, 52,608 sf building. New exterior building facades are proposed and the interior will be demised to allow multiple retail and food service tenants. The building maintains a height of 28 feet and lot coverage of about 78% of the block. The remainder of the site is divided between landscaping (10%) and paving (12%).

Major Architectural Approval 3.3606 / Block B

Block B is immediately south of Block A, fronting N. Palm Canyon Drive to the east, Belardo Road (new) to the west, and between Andreas Road (new) and a new street between N. Palm Canyon and the Palm Springs Art Museum. Two buildings are proposed, with a maximum of two-stories and 45 feet in height. Total square footage is 75,636 and the uses will be retail and restaurant. The buildings are oriented in a north-south direction, each fronting either N. Palm Canyon Drive or Belardo Road (new). Between these buildings a private street is proposed to provide vehicular and pedestrian access, but which can also be closed to traffic as a festival / event space. The buildings will cover about 66% of the site, with landscaping covering 25% and streets and paving 9%.

Major Architectural Approval 3.3607 / Block C-1

At the corner of W. Tahquitz Canyon Way and N. Palm Canyon, Block C is proposed to be divided into two projects. Block C-1 will including buildings ranging from one to three stories, with a maximum height of 52 feet. The buildings are oriented to W. Tahquitz Canyon Way and N Palm Canyon Drive, but also to the public open space in the middle of the Block. Uses will be retail, restaurant and office, totaling 57,050 square feet. Building coverage is 67% of this portion of Block C, with 26% landscaping and 7% paving.

Planned Development District PD 361 / Block C-2

A xxx-room hotel is proposed on the westerly (back) half of Block C, with the entry fronting on W. Tahquitz Canyon Way. The main portion of the hotel runs along the east side of Belardo Road (new) and rises to a height of approximately 89. Total square footage is 140,272, including the following uses:

Hotel –	117,978 sf
Restaurant –	8,512 sf
Retail –	5,595 sf
Assembly –	8,187 sf

The building footprint will cover about 51% of the site; landscaping will comprise about 26% of the site; and another 23% will be devoted to streets other paving.

ANALYSIS:

The General Plan policies and zoning will be governed by the development standards and guidelines of the Museum Market Plaza Specific Plan. The Central Business District allows a minimum lot size of 9,600 square feet, with a minimum lot width of 75 feet, and minimum lot depth of 128 feet. The proposed mixed-use lot sizes will range from 10,935 to 66,940 square feet; the public access lots (lettered lots A-D) sizes will range from 4,752 square feet to 30,399 square feet in size, additional analysis are provided below. All other development standards in the new subdivision will be consistent with the General Plan and the Specific Plan.

Site Layout / Access:

The most notable physical changes in the layout of the proposed parcel map are the lots designated for public roads.

- Lot A, will be developed as public access linking Palm Canyon Drive to Museum Drive
- Lots B and C will extend Belardo Road north of Tahquitz Canyon Way.
- Lot D will be an additional linkage from Palm Canyon Drive to the Belardo Road extension.
- Parcel 17 is a private alley way designed to connect the future street on Lot D to the future street on Lot A.

These new streets, with the exception of the alley way (Parcel 17), will be owned and maintained by the City; the developer will have air rights to these parcels. In addition, the City will also own Parcels 8, 9, 10, and 11; currently, these parcels contain the subterranean and above ground parking structures (see attached).

Vacations and Acquisitions:

To accommodate future development along the frontage of proposed Parcels 1, 2, 12, 13 and 15, under a Financing Agreement (Attachment 5) between the City and the developer, the City will vacate portions of the current sidewalk areas; along Tahquitz Canyon Way, the City will also vacate portions of current sidewalk areas along Parcels 3, 4, and 12. These areas will be rededicated to the City as easements for sidewalks and pedestrian rights-of-way upon completion of construction activities on these parcels. In addition to the above-mentioned areas, the City will acquire Parcels 8, 9, 10 and 11. The existing Desert Fashion Plaza parking facilities are located on these parcels.

Property Development Standards:

The Museum Market Plaza Specific Plan standards and guidelines will be used to evaluate the proposed development. Staff will prepare an analysis of the project against these standards and guidelines for the Commission's review at upcoming meetings. Applicable findings for the Tentative Parcel Map, Planned Development District and Major Architectural Review will also be presented and analyzed.

Planning Commission Review

At this time, the Commission is requested to identify any questions for staff or the applicant, but make no conclusive statements about the proposal. A public hearing will precede Commission action. The applications will be subject to the following Planning Commission actions:

- Tentative Parcel Map: Commission recommendation to City Council
- Major Arch. Approvals: Commission action (final, unless appealed)
- Planned Dev't Permit: Commission action (forwarded to Council for action)

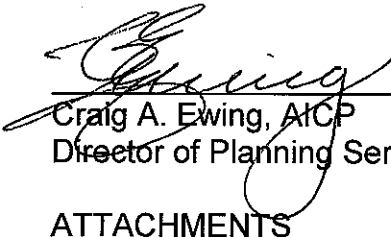
In addition, the Commission's Architectural Advisory Committee (AAC) will be reviewing the project, beginning at their meeting of November 13, 2012. A tentative meeting schedule for the project is as follows:

- Nov. 7 – Planning Commission orientation
- Nov. 13 – Architectural Advisory Committee
- Nov. 14 – Planning Commission (opens public hearing)
- Nov. 19 – Architectural Advisory Committee
- Nov. 26 – Architectural Advisory Committee
- Nov. 28 – Planning Commission
- Dec. 5 – Planning Commission

The City Council has expressed its intent to begin Council review of the project at its meeting of December 19, which could be accomplished with the above schedule.

ENVIRONMENTAL ASSESSMENT

A Final Environmental Impact Report was certified by the City Council for the Museum Market Plaza Specific Plan on December 2, 2009. The City Council on October 17, 2012 reviewed and certified an Addendum to the Specific Plan Final EIR and concluded that it is an adequate and complete environmental document for the proposed project. The City proposes to use the Final EIR and Addendum as the environmental document for this project.



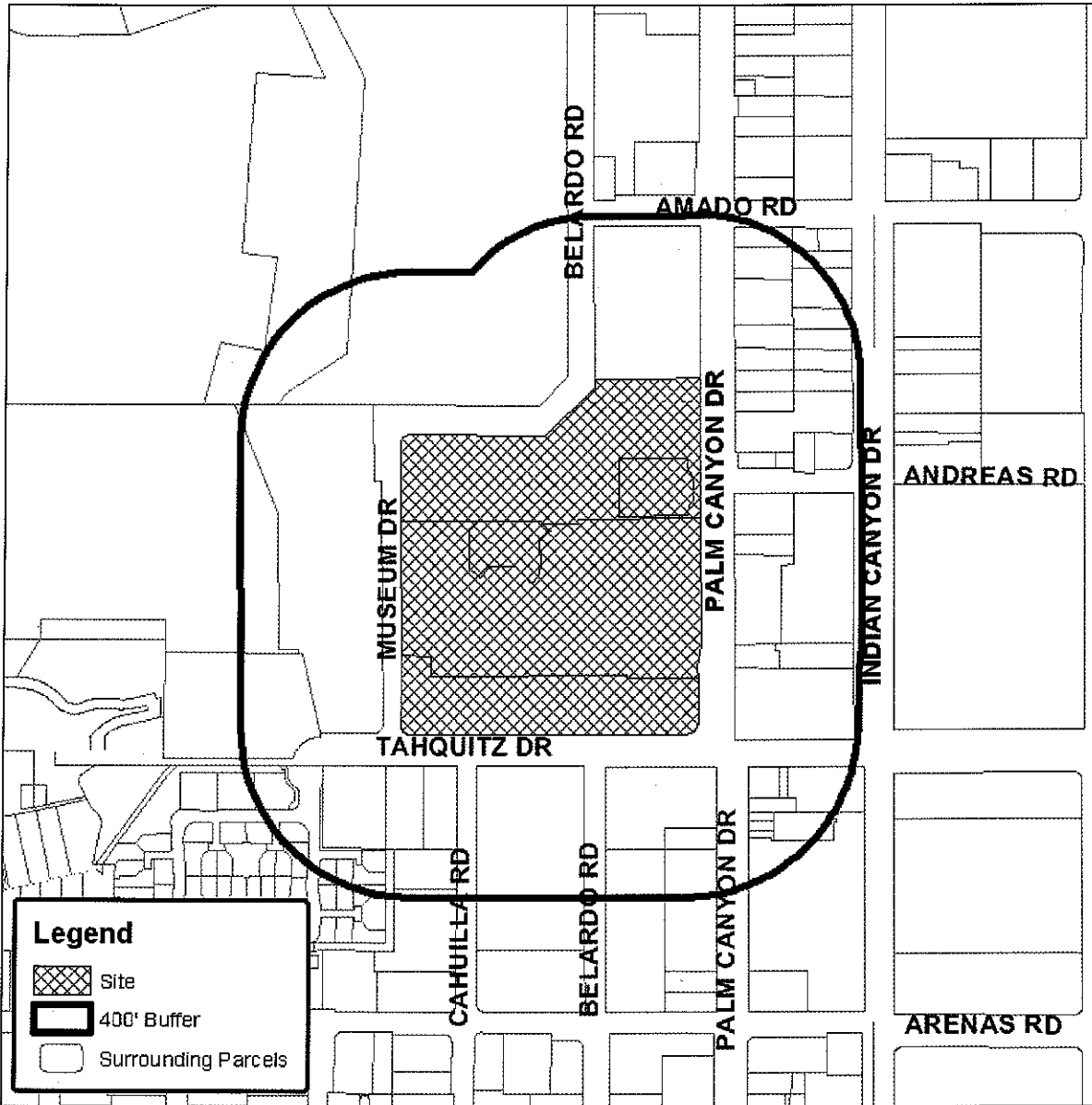
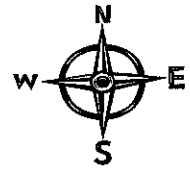
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS




1. Vicinity Map
2. Project Exhibits



Department of Planning Services Vicinity Map



Legend

-  Site
-  400' Buffer
-  Surrounding Parcels

CITY OF PALM SPRINGS

CASE NO: CASE 5.1290-PDD 361, TPM 36446, and three (3) MAJ's

APPLICANT: Wessman Development and the City of Palm Springs

DESCRIPTION: Applications to develop a hotel in excess of sixty (60) feet and to subdivide the Museum Market Plaza property into 13 parcels for future development and 4 lots for public infrastructure. The approximately 13.57-acre property is located at 101 & 123 North Palm Canyon Drive.



CWNTOWN PALM SPRINGS

WESTMAN
A WESTMAN GROUP COMPANY

OCT 31 2012

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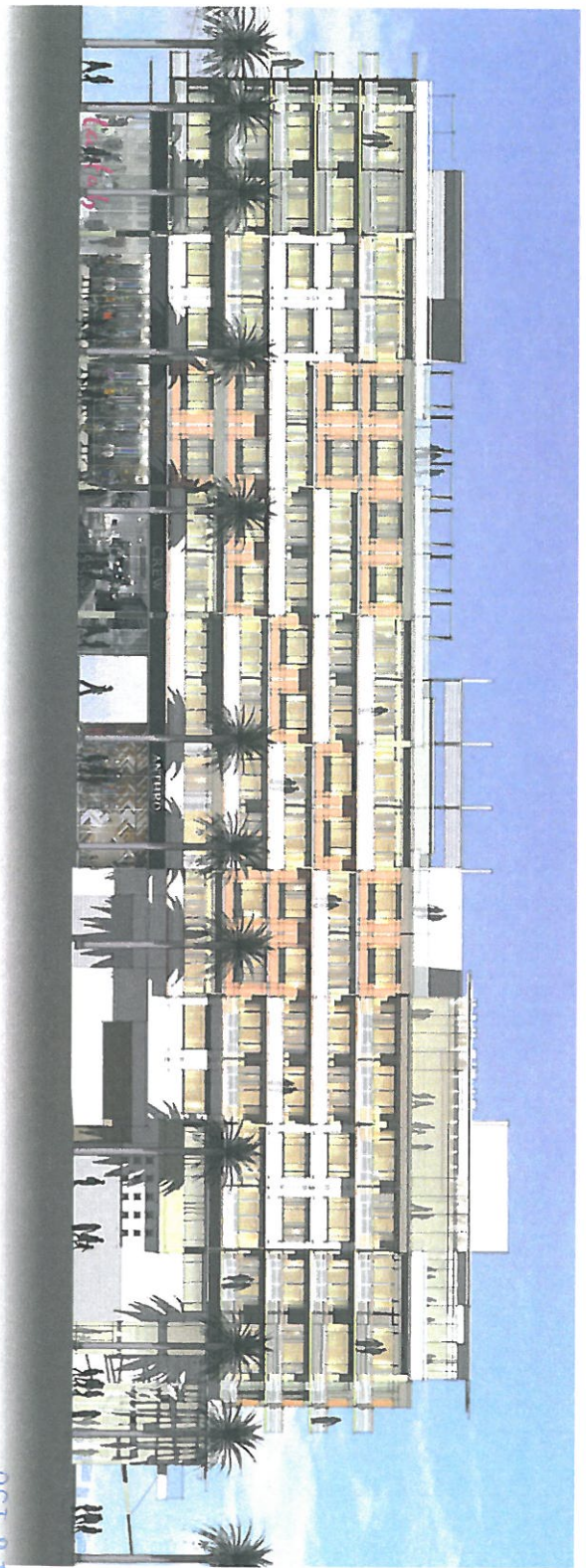
RENDERED

5.1290

Allen + Phibbs
October 31, 2012



Building C1 Kimpton East Elevation
Scale 3/32" = 1'-0"



Building C1 Kimpton West Elevation
Scale 3/32" = 1'-0"

DATE: OCT 21 2012
 PROJECT: 5. 1290

WESSMAN
 Downtown Palm Springs
 1501 DE LOACH AVENUE
 PALM SPRINGS, CA 92262
 TEL: 760.325.1100
 FAX: 760.325.1101
 WWW.WESSMAN.COM

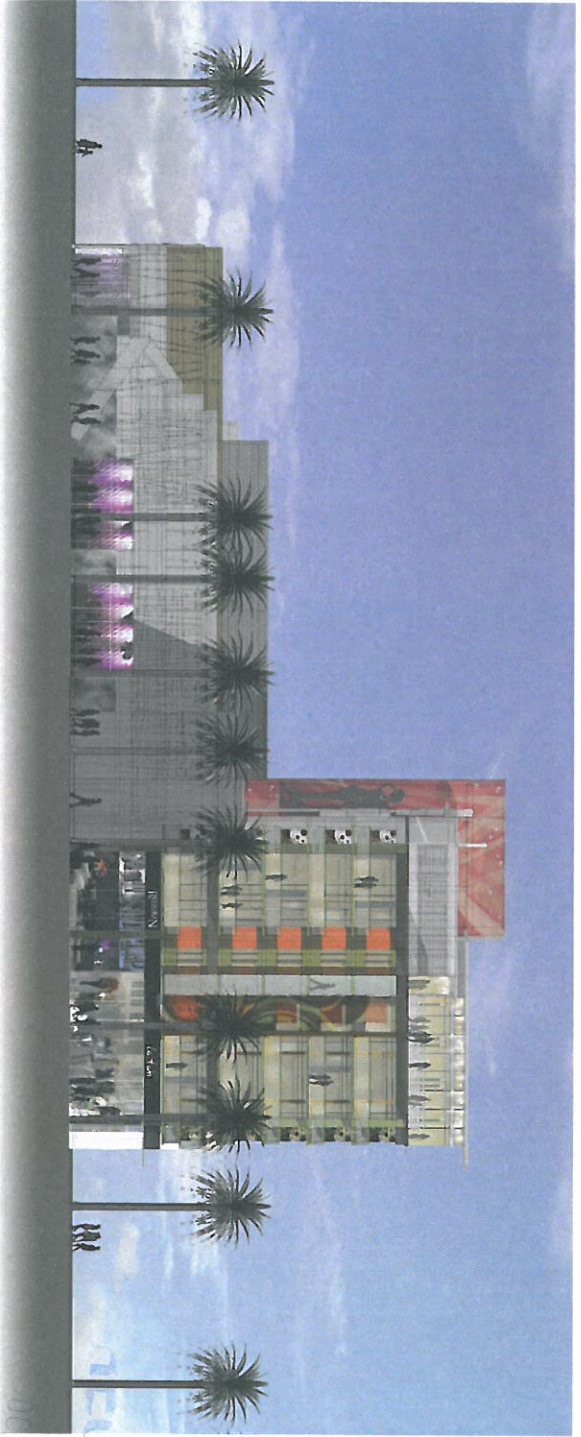
DATE: 10/21/12

Block C1 Elevations

A-22.1



Building C1 : Kimpion South Elevation
Scale: 3/32" = 1' 0"



Building C1 : Kimpion North Elevation
Scale: 3/32" = 1' 0"

WESSIMAR	
Downtown Palm Springs	
NAME	ISSUE TITLE
DATE	

Block C1 Elevations

A-22.2

181 2012
A-22.2
1 2 9 0 1



Building B West Elevation
Scale 3/22 = 1/8



OCT 31 2012

RECEIVED

Building B East Elevation
Scale 3/22 = 1/8

WESTERN	
Downtown Palm Springs	
Project # 2011001	
Architect	WESTERN ARCHITECTS
Client	WESTERN ARCHITECTS
Contractor	WESTERN ARCHITECTS
Scale	3/22 = 1/8
DATE	10/22/12

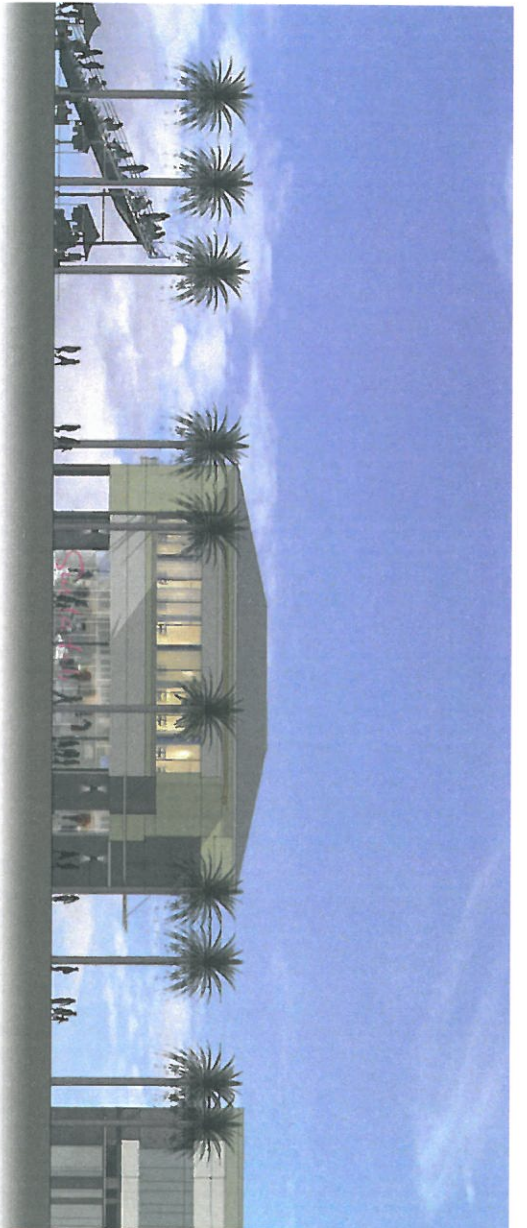
Block B Elevations

A-22.2

NOT FOR CONSTRUCTION

PLANNING SERVICES





Building B1 South Elevation
Scale: 3/8" = 1'-0"



Building B1 North Elevation
Scale: 3/8" = 1'-0"

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OCT 31 2012



Building A West Elevation
 Scale: 3/32" = 1'-0"



RECEIVED

Block A Elevations

WESSIMAN

Downtown Palm Springs

Project Name: Downtown Palm Springs
 Project Location: Downtown Palm Springs, FL
 Project No.: WSS-12-001
 Date: 10/31/12

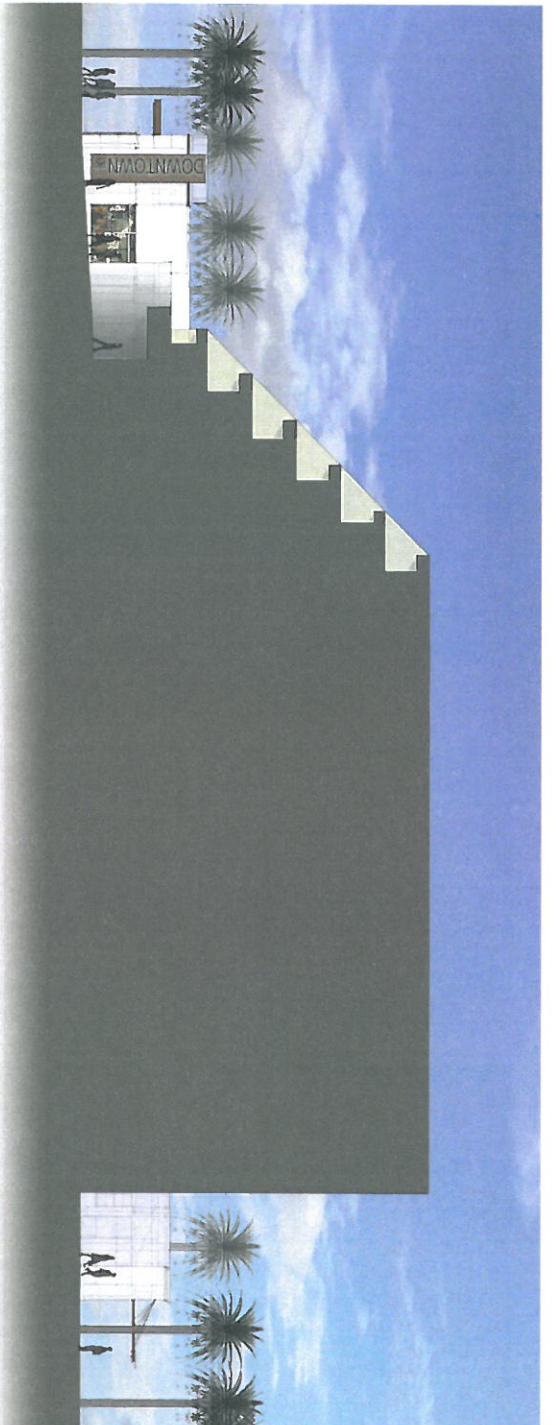
OCT 31 2012

Building A East Elevation

NOT FOR CONSTRUCTION

A-22.1

3.3605 PLANNING SERVICES
 ARCHITECT



Building A North Elevation
Scale: 1/8" = 1'-0"



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3.3605

WESTPARK
Downtown Palm Springs

Project Location: 1000 N. Palm Springs Blvd., Palm Springs, CA 92262
 Project No.: 1000 N. Palm Springs Blvd., Palm Springs, CA 92262
 Date: 10/31/12

ISSUE DATE: DATE

Bock A Elevations

A-22.2

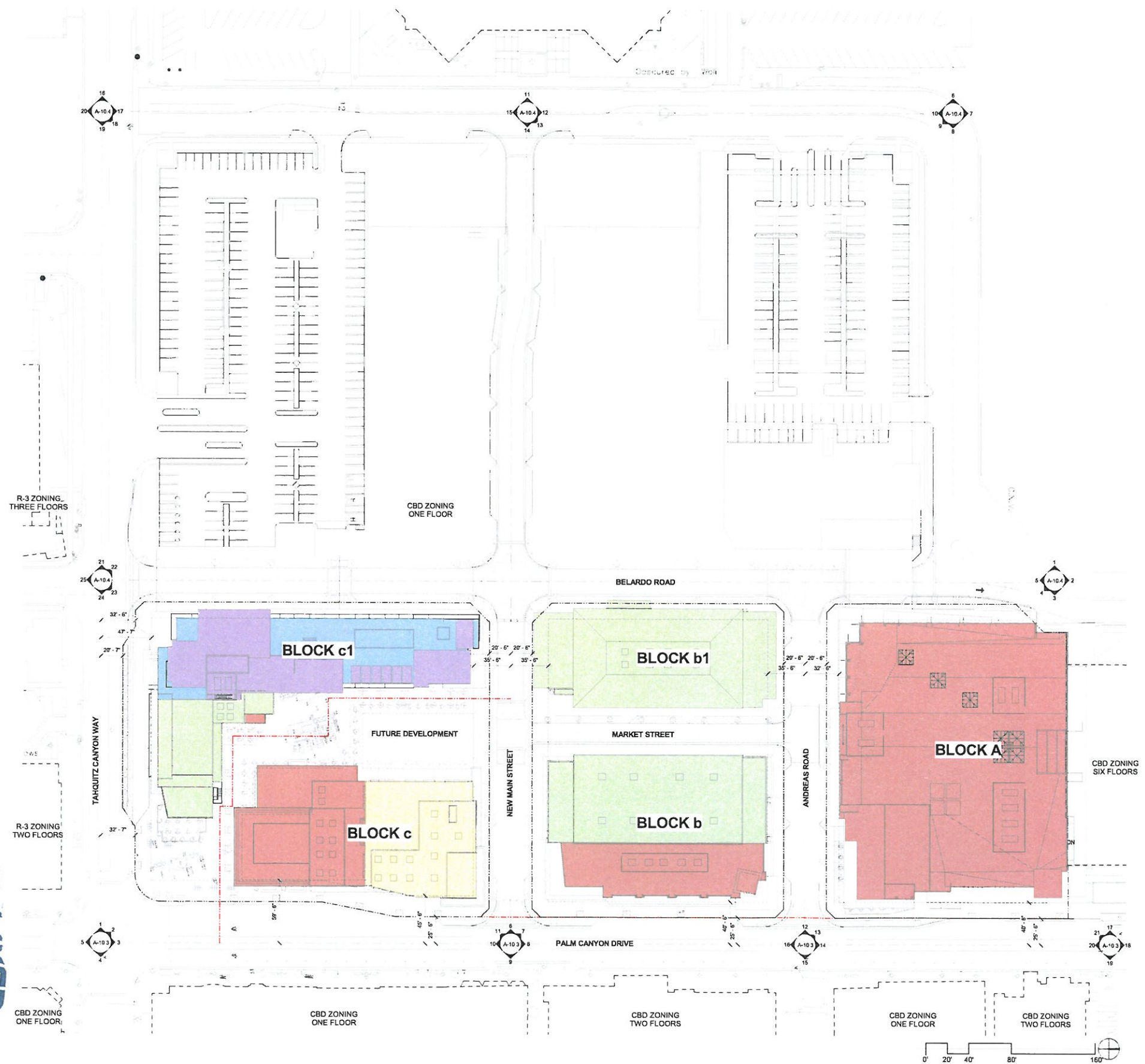
Allen Planning
1000 N. Palm Springs Blvd., Suite 100
Palm Springs, CA 92262
Phone: 760.325.1111
Fax: 760.325.1112
www.allenplanning.com

BUILDING HEIGHT KEY

	LEVEL 1 ROOF
	LEVEL 2 ROOF
	LEVEL 3 ROOF
	LEVEL 6 ROOF / POOL DECK
	LEVEL 7 ROOF

SITE DATA

SITE AREA:	
BLOCK A:	66,940 sf
BLOCK B:	70,676 sf
BLOCK C:	98,897 sf
TOTAL:	236,515 sf
BUILDING COVERAGE:	
BLOCK A:	52,508 sf
BLOCK b:	25,600 sf
BLOCK b1:	15,590 sf
BLOCK c:	21,761 sf
BLOCK c1:	24,438 sf
TOTAL:	139,897 sf
PARKING AND DRIVES:	
	9,656 sf
OPEN SPACE:	
BLOCK A:	14,432 sf
BLOCK b:	13,417 sf
BLOCK b1:	9,983 sf
BLOCK c:	24,722 sf
BLOCK c1:	24,408 sf
TOTAL:	86,962 sf
PARKING:	
REQUIRED:	
BLOCK A:	132 Spaces
BLOCK b:	130 Spaces
BLOCK b1:	105 Spaces
BLOCK c:	130 Spaces
BLOCK c1:	250 Spaces
TOTAL:	747 Spaces
PROVIDED: Adjacent Parking Structure	



3.3605
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PLANNING SERVICES
DEPARTMENT

WESSMAN
DEVELOPMENT COMPANY

Downtown Palm Springs

Project Address:	
Project Issue Date:	201211
Project Number:	AP 1206
Reviewed By:	
Drawn By:	

NUM	ISSUE TITLE	DATE

COMPOSITE SITE PLAN

A-10.1

NOT FOR CONSTRUCTION

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 OCT 31 2012
 PLANNING SERVICES
 DEPARTMENT

1 SITE PLAN / ROOF PLAN



Building C East Elevation
 Scale: 3/32" = 1'-0"



Building C West Elevation
 Scale: 3/32" = 1'-0"

RECEIVED
 OCT 8 1 2012
 3 3607

WESSMAN
 ARCHITECTS + INTERIORS

Downtown Palm Springs
 Project Address: 1000 Palm Canyon Drive
 Project Issue Date: 10/12/12
 Project Number: AP-1004
 Reviewed By: M. M. White
 Drawn By: J. Chomicki

NUM	ISSUE TITLE	DATE

Block C Elevations

A-22.1

NOT FOR CONSTRUCTION



Building C South Elevation
 Scale: 1/32" = 1'-0"



Building C North Elevation

3.3607

RECEIVED

OCT 31 2012

PLANNING SERVICES
 CITY OF PALM SPRINGS

WESSMAN
 ARCHITECTS

Downtown Palm Springs

Project Address: North Palm Canyon Drive
 Project Issue Date: 10/12/12
 Project Number: 47-100
 Reviewed By: M. M. F. P.
 Drawn By: T. F. M.

NUM	ISSUE TITLE	DATE
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Block C Elevations

A-22.2

NOT FOR CONSTRUCTION