

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
November 07, 2012
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Donenfeld called the meeting to order at 1:30 p.m.

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2012/2013 Absences:
Lyn Calerdine	X	7	0
Philip Klatchko	X	6	1
Leslie Munger	X	7	0
J.R. Roberts	X	7	0
Kathy Weremuik	X	7	0
Doug Hudson, Vice Chair	X	7	0
Doug Donenfeld, Chair	X	6	0

REPORT OF POSTING OF AGENDA:

The agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 5:00 p.m. on Thursday, November 1, 2012.

ACCEPTANCE OF THE AGENDA:

The agenda was unanimously accepted.

PUBLIC COMMENTS:

Chair Donenfeld opened public comments:

-Frank Tysen, chairman, Historical Tennis Club Neighborhood Organization (HTCNO), suggested a reduction in the overall height of the proposed hotel and extending it further north to maintain the same occupancy and not impose the "Urban" design.

There being no further appearances public comments was closed.

1. **DISCUSSION: Applications by Wessman Development for development of the Downtown Palm Springs project at 123 N. Palm Canyon Drive / northwest corner of W. Tahquitz Canyon Way and N. Palm Canyon Drive:**
 - a. **A Tentative Parcel Map (TPM 36446) to subdivide the Museum Market Plaza property of approximately 13.57 acres into 13 parcels for development and 4 lots for public infrastructure,**
 - b. **A Planned Development District (5.1290 -PDD 261) for a hotel in excess of sixty (60) feet in height as allowed under the provisions of Museum Market Plaza Specific Plan, and**
 - c. **Major Architectural Applications (MAJ 3.3605, 3.3606, and 3.3607) for Blocks A, B and C of the site.**

Director Ewing noted that a revision has been made to the tentative parcel map to divide 13 parcels for future development (not 17 parcels as stated in the staff report). Director Ewing provided an overview on proposed tentative parcel map and the four zoning entitlements associated with the project.

Commissioner Klatchko arrived at 1:49 pm.

Commissioner Roberts arrived at 1:59 pm.

-John Wessman, applicant, Wessman Development Company, provided an overview on the development of the proposed project.

-Mark Philp, project architect, Alan + Philp Architects, presented the renovation plans that include the site layout and access, Lots A, B, C and C-1, elevations, street frontage, pedestrian walkways and courtyard for the proposed project. Mr. Philp described the hotel infrastructure and proposed colors.

Vice Chair Hudson requested clarification on the north elevation of the hotel, the back of the house servicing areas and parking configuration.

Commissioner Cataline noted that the use of palm trees somewhat blocks the view from Palm Canyon (Main Street and Andreas) and requested clarification the timeframe for development of the project.

Commissioner Klatchko requested clarification on the elevation of the existing 2-story parking structure.

Chair Donenfeld thanked Mr. Wessman and the project team for the orientation of the proposed Downtown Palm Springs project.

2. DISCUSSION: Time Extension Requests - New formats and requirements for the extensions of previously approved projects.

This discussion is continued to a later date.

PLANNING COMMISSION COMMENTS:

None reported.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported staff is working with the applicants on several time extension requests until this item returns to the Commission for further discussion. Mr. Ewing provided an update on the Planning items (Vivante project and Arrive Hotel) that are going for review by the City Council.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 3:25 pm to a regular meeting on Wednesday, November 14, 2012, at 1:30 p.m., City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services