




CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
MEMORANDUM

Date: February 13, 2013
To: Planning Commission
From: Edward Robertson, Principal Planner 
Subject: Downtown Palm Springs Project: Revised Hotel Elevations
5.1290 PD 361 / Planned Development District – Conformance for
a City Council Condition of Approval

At its public hearing meeting of December 19, 2012, the City Council reviewed and approved the Downtown Palm Springs project consisting of a tentative tract map (TTM36446), three Major Architectural applications, and a Planned Development District application for a hotel in excess of sixty (60) feet. As part of the approval process, the Council added a condition of approval requiring the applicant to make design revisions to the proposed hotel elevations to be presented to the Planning Commission for comments prior to City Council final review. The hotel component of the project is located within Block c-1 of the Museum Market Plaza Specific Area. The Council imposed condition of approval states...

Review by the Planning Commission of the revised elevations and all colors and materials, to be submitted no later than noon February 13, 2013 and reviewed at the next regular Planning Commission meeting, prior to Council review.

Revised Elevations: The applicant has made significant changes to the hotel elevations on all sides. The revised architecture of the proposed hotel is now modern with a pronounced reference to mid-century motif; the buildings now incorporate several articulations on all side elevations such as projecting balconies, vertical fins, insulated glass, poured-in-place architectural concrete and other screen walls to break the long walls of the hotel. As originally proposed, the hotel will still consist of approximately 185 rooms and is to be located on the westerly (back) half of Block C (referred to as Block C-1), with the entry fronting on W. Tahquitz Canyon Way. The main portion of the hotel runs along the east side of Belardo Road and approximately 89 feet high.

Staff believes that the applicant has made substantial revisions to the project architecture and that the new design is a major improvement over the previous drawings. Overall, the new design appears to be more consistent with the Commission's desire for a landmark building, as discussed in previous meetings. At this point, staff will be seeking comments from the Commission that will be presented to the City Council at their next meeting.

Attachments:

- Revised Hotel Elevations



SOUTHWEST CORNER FROM TAHQUITZ

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VIEW FROM TAHQUITZ CANYON WAY

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VIEW NORTHWEST FROM CORNER OF TAHQUITZ CANYON AND PALM CANYON
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RESTAURANT ENTRANCE FROM COURTYARD

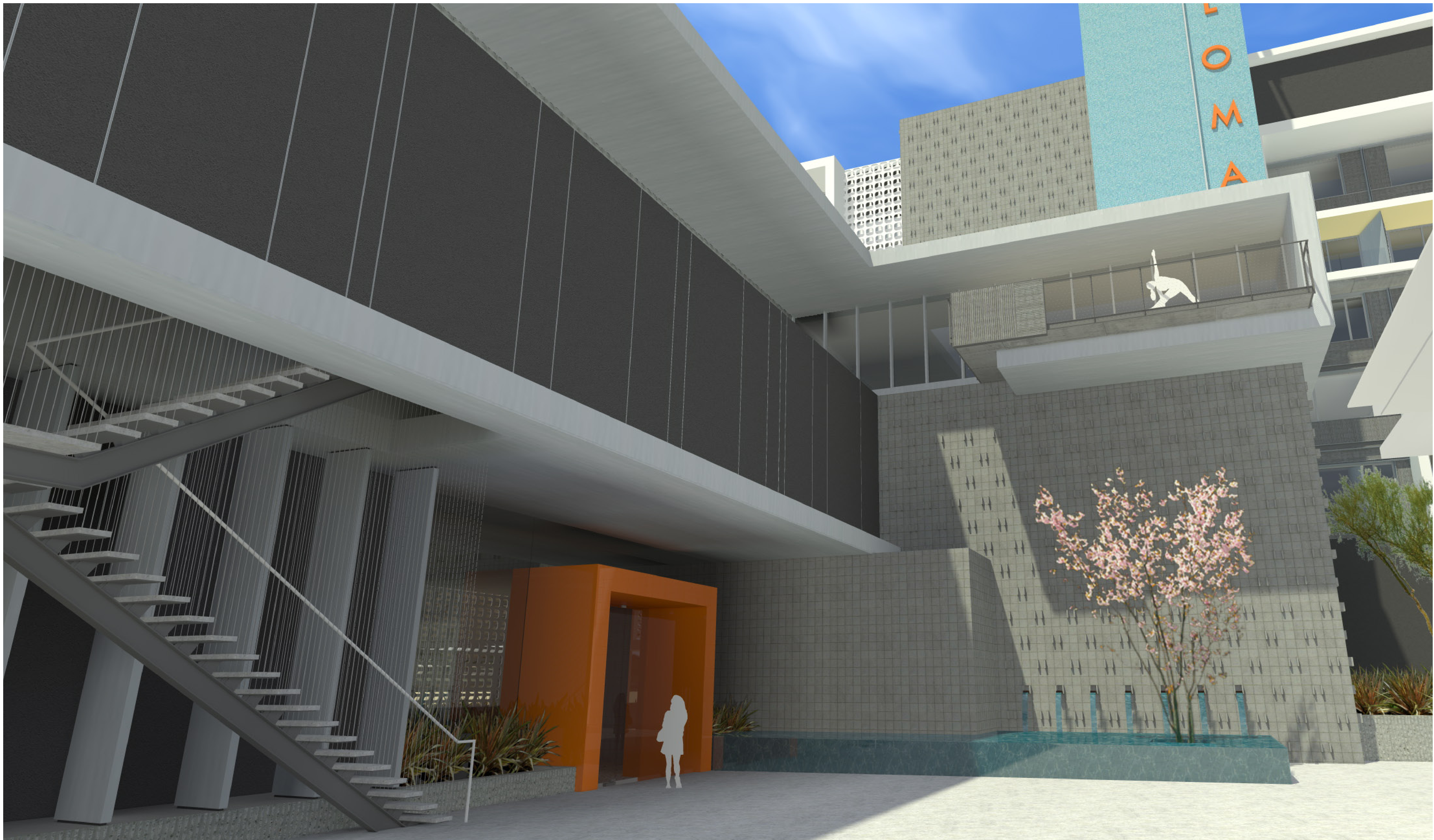
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VIEW OF RESTAURANT FROM COURTYARD

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RECEPTION DESK

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VIEW LOOKING SOUTH FROM MAIN

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