

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
December 05, 2012
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

Chair Donenfled called the meeting to order at 1:30 pm.

ROLL CALL:

	Present This Meeting:	Present to Date:	FY: 2012 / 2013 Absences:
Lyn Calerdine	X	10	0
Philip Klatchko	X	9	1
Leslie Munger	X	10	0
J.R. Roberts	X	10	0
Kathy Weremuik	X	10	0
Doug Hudson, Vice Chair	X	10	0
Doug Donenfled, Chair	X	9	1

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 6:00 p.m. on Thursday, November 29, 2012.

ACCEPTANCE OF THE AGENDA:

The Commission accepted the agenda, as presented.

PUBLIC COMMENTS:

Chair Donenfled opened public comments:

- Judith Eagan, requested the Commission continue the city's unique village individuality and revisit the hotel plans.
- Gary Johns, spoke in favor of project with conditions to allow further review from the AAC to improve the project.
- Pat Stumpf, spoke in opposition to the height of the proposed hotel.

- Don Prall, represents the Palm Springs Taxpayers Association, spoke in opposition to the location and architectural design of the project.
- Robert Medema, spoke in opposition to the architectural design of the project.
- Richard Clifford, spoke in favor of the height of the hotel and the architectural design of the project.
- Catherine Robinson, spoke in favor of the project; advocating that the time is now to revitalize downtown.
- Amanda Cherrey, spoke in favor of the project; commenting that it will turn the vacant fashion plaza into a positive social architectural and economic force for the community.
- Troy Bankord, spoke in opposition to the scale and mass of the project.
- Jason Kerber, spoke in favor of the project; and suggested a 3D rendering of how the buildings will impact the rest of the town.
- Danuta Ballinger, spoke in opposition to the project; suggested more creativity.
- Abigail Beckert, read a letter from Lee Wiegel, in favor of the project; urging the Commission to move forward.
- Debbie Anderson, spoke in favor of the project; it will bring a quality hotel, restaurants and retail to the city.
- Dan Jessup, spoke in favor of the project; and urged approval of the project and hotel.
- Andrew Starke, President, Palm Springs Chamber of Commerce, spoke in favor of the project; noting that the business community needs more redevelopment and urged the Commission to move forward.
- Julie Rogers, spoke in support of a new and revitalized downtown; however, cannot support the architecture design of the project.
- Joan Martin, spoke in opposition of the height of the hotel and suggested more desert landscaping.
- Jerry Keller, spoke in favor of the project; and stated that it's exciting and interesting design would attract lots of people.
- Hugh Van Horn, spoke in favor of the project; noting that it will attract many visitors to the city.
- Teri Colpi, spoke in opposition to the height of the project.
- Marilyn Will, spoke in support of the downtown revitalization; however, requested more time to respond to the objections that have been made.
- Aftad Dada, spoke in full support of the project; noting the economical benefits this project and hotel will bring to the city.
- Chris Menrad, spoke in opposition of the architectural design of the project.
- Mark Edelstein, spoke in favor of the architectural design for the proposed project.
- Eric Morcus, spoke in favor of the height of the hotel and architectural design of the project.
- Tricia Jurovic, urged the Commission to incorporate the architecture feel of Palm Springs into the project.
- Michael McCarter, spoke about great historic architecture in Palm Springs.
- Robert Stone, spoke in opposition of the project.
- Dennis Boost, spoke in opposition of the project.

- Jim Franklin, spoke in favor of the project and urged the Commission to move forward.
- Paula Auburn, spoke in favor of the project but would like see more iconic architectural design as a part of the project.
- Bonnie Rattan, would like to see the village-like environment incorporated into the project.
- Frank Tysen, does not want rubber stamping for the project and suggested spreading out the height of the hotel.
- Harold Meyerman, Chairman, Palm Springs Art Museum, spoke in support of the project and urged the Commission to move forward.
- Harold Matzner, Vice Chair, Palm Springs Art Museum / Vice Chair, Palm Springs International Film Festival, spoke in support of the project.
- Barbara Marshall, encouraged the Commission to get a design that is fitting for downtown.
- John Wessman, applicant response, addressed the hotel's architectural design and the density and height allowed in the Specific Plan.

There being no further appearances public comments was closed.

The Commission made the following comments following public comments, prior to the motions:

Commissioner Calerdine:

- After nearly 30 years it's time to make a decision, this project is economically viable project and has a chance of success.
- Project will improve views of the mountains overall compared to recent conditions as well as open views to museum.
- Architecture will continue to be reviewed based on AAC recommendations; there's room for the project to evolve.
- Would like to hear from project architect how project responds to Palm Springs character and environment.
- Concerned with general streetscape along Palm Canyon and Tahquitz Canyon; proposed specific condition for the Commission's consideration to require a streetscape plan.
- Likes pedestrian plan from Hyatt through project site to corner of Palm Canyon and Tahquitz Canyon; offered specific condition for a landscape plan to address how the paseo works, including easements, opening/closing of Market Street, minimum widths, operation of outdoor dining and bicycle usage.
- Suggested these conditions be placed on the tentative map as well as the individual approvals. (Conditions were distributed to the Commission.)

Vice-Chair Hudson:

- This project is not typical; partnership between Wessman and the City.
- Major concern is the lack of true public open space. All the proposed open spaces do not qualify as urban, public open space.

- Another major concern is the development of Block B with buildings when it was an open public space in the Specific Plan.
- Proposing Block E as an event space for ten years leaves the future unknown.
- Overall project does not fulfill promise to provide a great urban square.
- The height of the hotel could be fine with better architecture. A simple, well-designed building that responds to Palm Springs' history of true modernism, is needed.

Commissioner Weremiuk:

- Concerned that the project does not provide enough open space and that the Block E event space is only for ten years.
- Supports further work on the streetscape and landscape plans, especially the Paseo in Block C.
- The water features that were removed should be restored.
- The square needs to be animated with features; the hotel's "billboard" wall needs color, not white.
- The ribbing shown on the hotel elevations was not understandable or sufficient. Wants the project returned for review by the Commission at the same stages as recommended by the AAC.
- Concerned where decorative paving will be used in the project's streets. Would like to see the project conditioned to include wiring on Palm Canyon for two-way traffic; two-way traffic should be restored on Palm Canyon.
- Can live with the hotel height; however, is concerned with reduction of the roof deck features and would prefer these elements be restored.

Commissioner Roberts:

- Believes that project is a good start, but is a first draft.
- Concerned that the Commission will approve a "first-draft" project.
- Not concerned with hotel height; if the look of the hotel excited people, the height would be an issue.
- Main concern is lack of open space, other than streets and sidewalks; this makes the project non-conforming with the Specific Plan.
- The Event Space on Block E is not permanent and doesn't qualify as open space, a longer period such as twenty years would make it acceptable open space.
- The center corridor in Block C needs adjustments to provide better flow, less maze-like; the width between building C and C-1 are not sufficient. Additional conditions are needed to create a more open, comfortable area.
- The hotel design needs more attention. The architect hasn't been given the time to respond to the Commission's comments.
- The two stair towers are great opportunities for design; new materials - metals - could clad the towers for stand-out look.
- Perforated decorative block with backlighting is another option for the façades.

- Hotel views need additional conditions.
- Sustainability has not been adequately addressed, including screening of roof-top equipment (from hotel views) that could be solar or solar-ready. Consider covered parking on City lots that could be solar or solar-ready.
- Concerned with traffic circulation problems; Andreas Road between Palm Canyon and Indian Canyon should be two-way.
- The project needs to be viable in the summer; can be improved by adding removable shade cloths on Andreas Road, Market Street and "New Main" from Memorial Day to Labor Day.
- Extend shelter overhangs along Palm Canyon for pedestrians; add swamp coolers on Block C interior Courtyard, "New Main" and Market Street; micro-misters could also suffice.

Commissioner Munger:

- Likes covered parking on City-owned lots; should be everywhere.
- Is OK with hotel height.
- Building A will be nice, but south-facing wall of Hyatt Hotel will be exposed and ugly - consider a *trompe l'oeil* painting like a building in Long Beach.
- Garages can have personality - like Horton Plaza in San Diego.
- Typo errors in the draft resolutions have been conveyed to staff.

Commissioner Klatchko:

- Confirmed that parking areas are owned by City and not part of the applications before the Commission.
- Asked about City plans for the parking areas and when these plans would be submitted. (No plans for the parking lots are known at this time, per staff.)
- Confirmed that conditions of the draft resolutions could be modified by the Planning Commission, including requiring subsequent review by AAC and the Commission.
- Confirmed that tentative map process is subject to conditions and further review (The tentative map is the major decision point on any subdivision, per staff.)
- Confirmed that conditions that are project-wide can be imposed either on the map or on all the project development approvals (PDD and Major Architectural Approvals).
- Project is ready to go forward and the process doesn't feel rushed; there will be additional opportunities for review.

Vice-Chair Hudson noted that the Architectural Advisory Committee's milestones are too late for this project and suggested that next month would be a good first review stage. The Architectural Advisory Committee and Planning Commission need the chance to look at the full project soon.

Commissioner Weremiuk commented that she is happy to support project, with the architecture returning for review and requested guidance as to the appropriate review milestones. Commissioner Klatchko is also seeking guidance on review milestones.

Commissioner Calerdine commented that a milestone of about 20% would seem appropriate. He said that open space on the project seems to have been resolved by the City Council's action; and the Commission shouldn't hold up the project because we disagree with that decision. We can add to the condition to the streetscape plan for shading, but is concerned with the loss of mountain views. If the Commission has thoughts about the hotel's architectural style, we should identify them in the action on the PDD.

Chair Donenfeld commented that the Specific Plan does not support idiosyncratic style; we have Spanish Revival, Modern and other niche styles. We must be careful to not dictate architectural style. More review will occur on the architecture, and joint meetings between the AAC and Commission would be useful.

Commissioner Calerdine requested an explanation from the architect during next reviews on the architectural theme and objectives for the proposed design. He confirmed that the tentative map could be conditioned to make Andreas Road two-way, east of Palm Canyon Drive. (That portion of Andreas Road is outside the scope of project, per staff.) He suggested that it be conveyed to the City Council that Andreas Road should be two-way.

Vice-Chair Hudson stated that he does not want the Commission to dictate a style or regurgitate mid-century modern clichés. He wants to see a more truly Palm Springs architecture, particularly responding to the climate in an economic and creative way; this should be conveyed to the architect.

- 1. Tentative Tract Map No. 36446 - A Tentative Parcel Map (TPM 36446) to subdivide the Museum Market Plaza property of approximately 13.57 acres into 14 parcels for development and 4 lots for public infrastructure, located at the northwest corner of Palm Canyon Drive and Tahquitz Canyon Way.**

ACTION: To adopt draft resolution and approve Tentative Tract Map 36446, as amended:

- To include the conditions submitted by Commissioner Calerdine on Dec. 5, 2012.
- To include a shading and cooling plan (for summer) for the Streetscape Plan and Pedestrian Paseo Plan.
- To return with an In-Plan Program for the open-space on the Pedestrian Paseo Plan.

Motion Lyn Calerdine, seconded by Kathy Weremiuk and unanimously carried on a roll call vote.

AYES: Leslie Munger, Philip Klatchko, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson, Lyn Calerdine, Kathy Weremiuk

- 2. Major Architectural Approval 3.3605-MAJ / Block A - To allow the renovation and remodel of a one-story retail commercial portion of the existing Desert Fashion Plaza, located in Block A of the Museum Market Plaza Specific Plan and at the northwest corner of N. Palm Canyon Drive and Andreas Road (new).**

ACTION: To adopt the draft resolution and approve Case 3.3605 MAJ / Block A, as amended:

- To include the conditions submitted by Commissioner Calerdine on Dec. 5, 2012.
- Parking plan for access to parking structure.
- Review by the AAC and Planning Commission of exterior elevation details prior to preparation of construction drawings, including the following additional information:
 - a. All proposed colors, materials, finishes and building lighting;
 - b. Those portions of existing building to be removed and all new construction;
 - c. Details on building interface with Hyatt Hotel building and lobby; and
 - d. Access to the parking structure.
- Review by the AAC and Planning Commission of conceptual landscape plan at time of pre-construction drawing review, with AAC review of detailed plans to follow.
- Review by the AAC of exterior elevations for all individual tenancies.
- Review by the AAC and Planning Commission of landscape, lighting and hardscape plans, including all street furniture, subject to the following
 - a. Seek expansion of landscaping areas from proposed 10% of site, and
 - b. Use a variety of plant materials in landscape palette.
- Review by the AAC and Planning Commission of street paving plans, and traffic movement patterns.
- Submission and review by AAC and Planning Commission of a sign program for Block A.

Motion Kathy Weremiuk, seconded by Leslie Munger and unanimously carried on a roll call vote.

AYES: Leslie Munger, Philip Klatchko, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson, Lyn Calerdine, Kathy Weremiuk

A recess was taken at 4:11 pm. The meeting reconvened at 4:17 pm.

- 3. Major Architectural Approval 3.3606-MAJ / Block B - To allow the redevelopment of a portion of the Desert Fashion Plaza with two two-story retail commercial buildings and a private street, located in Block B of the Museum Market Plaza Specific Plan and at the northwest corner of N. Palm Canyon Drive and "New Main Street".**

ACTION: To adopt the draft resolution and approve Case 3.3606 MAJ / Block B, as amended:

-To include the conditions submitted by Commissioner Calerdine on Dec. 5, 2012.
-Building B-1 not approved, but continued for redesign.
-Review by the AAC and Planning Commission of exterior elevation details at 25% design development stage, including the following additional information:

- a. All proposed colors, materials, finishes and building lighting;
- b. Trash areas to be re-studied.

-Review by the AAC and Planning Commission of conceptual landscape plan at time of 25% design development stage review, with AAC review of detailed plans to follow.
- Review by the AAC of exterior elevations for all individual tenancies.
-Review by the AAC and Planning Commission of landscape, lighting and hardscape plans, including all street furniture, subject to the following:

- a. Use a variety of plant materials in landscape palette;

- Review by the AAC and Planning Commission of street paving plans, and traffic movement patterns.
-Submission and review by AAC and Planning Commission of a sign program for Block B.

Motion Kathy Weremiuk, seconded by Lyn Calerdine and unanimously carried on a roll call vote.

AYES: Leslie Munger, Philip Klatchko, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson, Lyn Calerdine, Kathy Weremiuk

- 4. Major Architectural Approval 3.3607-MAJ / Block C - To allow the redevelopment of a portion of the Desert Fashion Plaza with a one- and three-story retail commercial building, located in Block C of the Museum Market Plaza Specific Plan and along the westerly frontage of N. Palm Canyon Drive, south of "New Main Street"**

ACTION: To adopt the draft resolution and approve Case 3.3607, as amended:

-To include the conditions submitted by Commissioner Calerdine dated Dec. 5, 2012.
-Review by the AAC and Planning Commission of exterior elevation details at 25% design development stage, including the following additional information:

a. All proposed colors, materials, finishes and building lighting.

-Review by the AAC and Planning Commission of conceptual landscape plan at time of 25% design development stage review, with AAC review of detailed plans to follow.

-Review by the AAC and Planning Commission of exterior elevations for all individual tenancies.

-Review by the AAC and Planning Commission of landscape, lighting and hardscape plans, including all street furniture, subject to the following:

a. Use a variety of plant materials in landscape palette.

-Review by the AAC and Planning Commission of street paving plans, and traffic movement patterns.

-Submission and review by AAC and Planning Commission of a sign program for Block C.

Motion Lyn Calerdine, seconded by Kathy Weremiuk and unanimously carried on a roll call vote.

AYES: Leslie Munger, Philip Klatchko, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson, Lyn Calerdine, Kathy Weremiuk

5. Planned Development District 5.1290 / PD 361 / Block c-1 - A preliminary Planned Development District (PDD) within Block C of the Museum Market Plaza Specific Plan area for a hotel of approximately 185 rooms and various accessory and ancillary uses, including adjustments in certain Specific Plan development standards, including building height in excess of sixty (60) feet, located at the northeast corner of West Tahquitz Canyon Way and Belardo Road

ACTION: To adopt the draft resolution and approve Case 5.1290 PD 361, Block C, as amended:

-To include the conditions submitted by Commissioner Calerdine dated Dec. 5, 2012.
-A review by the Planning Commission of the project's status within 45 days of the date of City Council approval, and AAC and Planning Commission review of the Final Planned Development of exterior elevation details at 25% design development stage, including the following additional information:

a. All proposed colors, materials, finishes and building lighting.

- Review by the AAC and Planning Commission of conceptual landscape plan at 25% design development stage review, with AAC review of detailed plans to follow.
- Review by the AAC of exterior elevations for all individual tenancies.
- Review by the AAC and Planning Commission of landscape, lighting and hardscape plans, including all street furniture, subject to the following a. Use a variety of plant materials in landscape palette.
- Review by the AAC and Planning Commission of street paving plans, and traffic movement patterns.
- Submission and review by AAC and Planning Commission of a sign program for PDD 360 / Block c-1.

Motion Leslie Munger, seconded by Lyn Calerdine and unanimously carried on a roll call vote.

AYES: Leslie Munger, Philip Klatchko, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson, Lyn Calerdine, Kathy Weremiuk

ACTION: To direct the applicant to return with design proposals that are iconic; that they are significant architectural statements.

Motion Philip Klatchko, seconded by Leslie Munger and unanimously carried on a roll call vote.

AYES: Leslie Munger, Philip Klatchko, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson, Lyn Calerdine, Kathy Weremiuk

PLANNING COMMISSION COMMENTS:

The consensus of the Commission was to cancel the meeting of December 27, 2012.

PLANNING DIRECTOR'S REPORT

None reported

ADJOURNMENT

There being no further comments the Planning Commission adjourned at 4:49 pm to Wednesday, December 12, 2012, at 1:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way.

Craig A. Ewing, AICP
Director of Planning Services