



## CITY COUNCIL STAFF REPORT

DATE: March 6, 2013 UNFINISHED BUSINESS

SUBJECT: 5.1290 PD 361 / Planned Development Permit;  
Review of Hotel Redesign per Condition of Approval

FROM: David H. Ready, City Manager

BY: Department of Planning Services

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### SUMMARY

The City Council will review the revised hotel elevations for the Downtown project, as conditioned by Planned Development (PD 361), approved December 19, 2012.

### RECOMMENDATION

Approve the revised elevations and determine that Condition No. 1 of Resolution 23270 is satisfied.

### DISCUSSION

At its public hearing 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. The hotel component of the project is located within Block c-1 of the Museum Market Plaza Specific Area. As part of the hotel approval, the Council added a condition requiring the applicant to submit a redesign to the Planning Commission for comments prior to City Council final review. Condition No. 1 of City Council Resolution No. 23270 states:

- 1. 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 is now modern with a pronounced mid-century motif; the buildings now incorporate projecting balconies, vertical fins, insulated glass, poured-in-place architectural concrete and other screen walls to break up 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.

In accordance with the Council's condition of approval, the Planning Commission reviewed the revised elevations on February 13, 2013. The Commission concluded that the new design is a major improvement over the previous drawings, and that the new design is consistent with the Council's desire for a landmark building. The Commission's draft comments are attached to this report. At the conclusion of its review, the Commission adopted a motion in support of the redesign, subject to the following additional recommendations:

- A stronger emphasis be given to the landscape design;
- A more integrated attitude about the public art component
- The design team to propose the colors for the building.

The Council may determine one of the following regarding the revised elevations:

1. That they are acceptable, as submitted, and the condition of approval is satisfied;
2. That they are acceptable subject to additional conditions; or
3. That they are not acceptable and additional work is required.

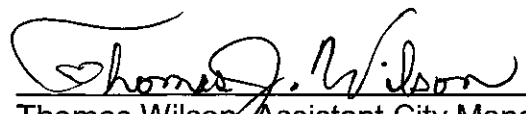
ENVIRONMENTAL DETERMINATION:

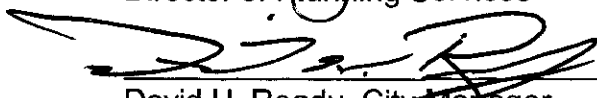
An Addendum to a Final Environmental Impact Report was approved by the City Council on October 17, 2012. The City Council certified that the certified Specific Plan EIR and the Addendum together are adequate to support approval of each component of the proposed project as approved in the Amendment and any future discretionary approvals needed to implement the project. The entitlements currently under consideration by the City Council simply implement the project approved in the Amendment for CEQA purposes on October 17, 2012. No further environmental review is required. (Public Resources Code § 21166; California Code of Regulations, Title 14, § 15162.)

NOTIFICATION:

No notice is required for this action.

  
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Craig A. Ewing, AICP  
Director of Planning Services

  
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Thomas Wilson, Assistant City Manager

  
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David H. Ready, City Manager

Attachments:

1. Revised Hotel Elevations
2. Draft comment of the Planning Commission, Feb. 13, 2013

**3. OTHER BUSINESS:**

- 3A. Case 5.1290/PD-361 / Block C-1 - A preliminary Planned Development District (PDD) project by Wessman Development 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 building height in excess of sixty (60) feet, located at the northwest corner of West Tahquitz Way and North Palm Canyon Drive. (Project Planner: Edward Robertson, Principal Planner)**

-John Wessman, applicant, provided an overview of the revisions made to the elevations and building architecture of the proposed hotel. Mr. Wessman described the redesign to the architecture and incorporation of several articulations on all side elevations such as projecting balconies and vertical fins to break the long walls of the hotel.

Vice Chair Hudson expressed appreciation to the Wessman design team for the revisions made to the proposed hotel. He indicated that this is textbook process on what can be done during a public review process to make a project better. It's an example of what an architectural DNA can do to a project where the massing of this building is not that much different but just using application of materials and techniques enriches the project and makes it what Palm Springs so famous for. He encouraged the applicant to apply this architectural DNA to the rest of the project. He commented that the landscape architecture is very important such as the benches, street furniture and fountains. He encouraged the City to utilize Public Arts funding for specific artwork of this size such as a mural, mosaic artwork or a fountain to tie this project with the architecture.

Commissioner Calderine commended the design team and requested clarification on the proposed colors for the hotel. He suggested keeping the Marilyn statue on the Tahquitz Canyon Way corner.

Commissioner Munger thanked Mr. Wessman for going the extra mile and spoke in favor of the architectural redesign and particularly liked the turquoise and gold/yellow colors on the building.

Commissioner Roberts said that because of its location this site deserved the best architecture and the Wessman team has brought design excellence. It is a very beautiful piece of architecture. He commented that the proposed colors are perfect and fit the architecture beautifully. The designs and finishes are great and especially likes the water fountain. Mr. Roberts encouraged a public art component to be special and unusual and will fit the architecture. He suggested that the design team be included as a part of the landscaping group because of the sensitivity they exhibited towards the design of the building.

Commissioner Weremuik spoke in favor of the revisions to the proposed hotel and commented that the landscaping and public art are a very important part of the project. She noted that since the design team did such a great job she would prefer that they present the colors of the building.

Chair Donenfeld spoke in favor of the architectural revisions to the proposed hotel and noted that it catches the legacy of the mid-century architectural of our city but it is a very progressive looking building, as well. It will attract all ages and demographics to the City.

Commissioner Roberts disclosed that he had communication with the applicant regarding a rendering of the project.

Vice-Chair Hudson disclosed he had communication with the applicants regarding comments on the design.

Chair Donenfeld disclosed that he brief conversation with the applicant regarding the layout of the new design.

Commissioner Calerdine disclosed that he had a brief exposure to the initial drawings a few weeks ago.

Vice-Chair Hudson, strongly support the redesign of the facade and materials of the downtown with emphasis is given to the landscape (wait for the design team).

**ACTION:** To accept the redesign of facade and materials for the hotel of the Palm Springs Downtown project with the following recommendations:

- A stronger emphasis be given to the landscape design.
- A more integrated attitude about the public art component.
- The design team to propose the colors for the building.

**Motion Vice Chair Hudson, seconded by Chair Donenfeld 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



SOUTHWEST CORNER FROM TAHQUITZ

KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS

02.06.2013

WESSMAN

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SOUTHWEST CORNER FROM TAHQUITZ

KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS

02.06.2013

WESSMAN

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VIEW FROM TAHQUITZ CANYON WAY

KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS

02.06.2013

WESSMAN

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VIEW NORTHWEST FROM CORNER OF TAHQUITZ CANYON AND PALM CANYON  
KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS  
02.06.2013

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RESTAURANT ENTRANCE FROM COURTYARD

KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS

02.06.2013

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VIEW OF RESTAURANT FROM COURTYARD

KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS

02.06.2013

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VIEW OF RESTAURANT FROM COURTYARD

KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS

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RECEPTION DESK

KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS

02.06.2013

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VIEW LOOKING SOUTH FROM MAIN

KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS

02.06.2013

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WEST FACADE

KIMPTON PALOMAR HOTEL - DOWNTOWN PALM SPRINGS

02.06.2013

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