



Planning Commission Staff Report

DATE: SEPTEMBER 11, 2013

SUBJECT: FINAL PLANNED DEVELOPMENT DISTRICT AMENDMENT APPLICATION BY THE PALM MOUNTAIN RESORT, L.P, FOR AN ADDITION OF TWENTY HOTEL ROOMS AND OFFICE SPACE AT 155 SOUTH BELARDO ROAD, ZONE PD342, (5.1162-PD-342)

FROM: DEPARTMENT OF PLANNING SERVICES

SUMMARY

The Planning Commission to review a proposed amendment to a previously approved Planned Development District 342 for an addition of twenty (20) hotel rooms and office space. Approximately 35% of an existing 13,500-square foot structure located at the south-easterly portion of the site will be demolished to make room for the proposed additions. The building, which now contains a restaurant/night club, meeting room and lobby area will be replaced with new meeting rooms, reception area and an additional twenty (20) hotel rooms.

RECOMMENDATION:

Approve the proposed amendment to PDD 342 subject to the previously adopted Mitigated Negative Declaration (MND), and previously approved Specific Parking Plan.

BACKGROUND:

| <i>Related Relevant City Actions by Planning, Fire, Building, etc...</i> | |
|---|--|
| 10.10.07 | The Architectural Advisory Committee (AAC) reviewed the proposed site plan for basic massing and design and unanimously recommended approval of the project to the Planning Commission. |
| 6.26.08 | The Planning Commission adopted a Mitigated Negative Declaration (MND) and approved Preliminary Planned Development-PD 342 and recommended approval of General Plan Amendment 5.1162 (5.1162 GPA) and Planned Development District 342 to the City Council |
| 7.16.08 | The City Council adopted a Mitigated Negative Declaration (MND) and approved General Plan Amendment 5.1162 and Preliminary Planned Development District (PDD-342), |
| 7.14.10 | The Planning Commission granted a one-year time extension request for Planned Development District 342 from July 16, 2010, to July 15, 2011. |

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| 7.13.11 | The Planning Commission granted a one-year time extension request for Planned Development District 342 from July 15, 2011, to July 14, 2012. |
| 5.31.12 | The Planning Commission granted a one-year time extension request for Planned Development District 342 from July 14, 2012, to July 13, 2013. |
| 8.26.13 | The Architectural Advisory Committee (AAC) reviewed the proposed amendment and unanimously recommended approval to the Planning Commission |

| Neighborhood Meetings | |
|------------------------------|------|
| | None |

| Building Permits | |
|-------------------------|------|
| | None |

| General Plan | | | |
|---------------------------------|--------------------|-----------------|------------|
| Land Use Designation | F.A.R. / Density | Request | Compliance |
| CBD (Central Business District) | Up to 70.0 DU/Acre | PD 342 Standard | Conforms |

| Zoning – Uses & Lot Standards | | | |
|--|-------------------------------------|----------------|------------|
| | Existing: PDD 342 Zone | Proposed: Same | Compliance |
| Uses permitted | Multiple-Family Residential & Hotel | Hotel | Conforms |
| Density | 625 sq. ft. of lot area /hotel room | Same | Conforms |
| Lot Standards | | | |
| Min. Area | Existing: 120,537 Sq. ft. | Same | Conforms |
| Min. Width | Existing: 454.06 ft. | Same | Conforms |
| Min. Depth | Existing: 265.49 ft. | Same | Conforms |

| Zoning – Building Development Standards | | | |
|--|----------------------------------|--|------------|
| | Existing: PDD 288 Zone | Proposed: Same | Compliance |
| Building Height | Not greater than 35 Feet | Maximum: 22.5 Ft. | Conforms |
| Yard Setbacks | | | |
| Front (T.C.W) | Existing: 25 ft. | Same | Conforms |
| Side (Belardo) | Existing: 25 ft. | Same | Conforms |
| Side (Cahuilla) | Existing: 27 ft.. | Same | Conforms |
| Side (Chase Hotel) | Existing: 62.6 ft. | Same | Conforms |
| Pool / spas | Existing | Existing | Conforms |
| Lot Coverage | 24% | 24% | Conforms |
| Off-street Parking | Subject to Specific Parking Plan | Previously approved Parking plan applies | Conforms |
| Trash Enclosure | Required: 1 | Provided: 1 | Conforms |

ANALYSIS:

Currently, the existing Palm Mountain Resort and Spa is a 120-room hotel on a fully developed site at the southwest corner of Tahquitz Canyon Way and Belardo Road. The project site is bounded by Tahquitz Canyon Way to the north, Cahuilla Road to the west, the Chase Hotel to the south, and Belardo Road to the east. The 60 year old complex which has no Class 1 or Class 2 Historical designation includes hotel rooms in

three buildings paralleling Belardo Road, Tahquitz Canyon Way, and Cahuilla Road. In 2008, the City Council approved a General Plan Amendment changing the site's designation of Small Hotel to CBD (Central Business District). At the same time, the Council also approved a Planned Development District application which established PDD 342; the new General Plan designation of CBD allowed an increased density at the location. The original approval allowed the number of hotel rooms to be increased from the existing 120 to 188. The applicant has now decided to scale down that expansion project and limit the number of new hotel rooms to no more than twenty (20) involving only one of the four buildings within the complex. To make room for the expansion, approximately 35% of the current administrative/lobby and restaurant building will be demolished.



AREAL PHOTO OF SITE

Parking Requirements:

Although the applicant has indicated that the hotel will implement a previously approved Specific Parking Plan and conditions approved by the City Council in 2008, the current proposal will require a reduced parking demand compared to the original expansion

proposal. As now proposed, the hotel will require a total of 118 parking spaces; currently, the hotel has a total of 82 off-street parking spaces. With the implementation of the previously approved Specific Parking Plan, the parking deficit will be mitigated.

Pursuant to Section 94.03.00(G) of the Zoning Code, the final development plan may be modified by submitting a request for such modification according to the same procedure as is required in the initial review and approval process, including public hearing by the Planning Commission and City Council in accordance with Section 94.02.00. However, minor architectural or site changes not affecting the intent of the PD may be approved by the Planning Commission. No council action is necessary for minor changes except appealed decisions. In order for the project to be approved by the Planning Commission, the following finding must be made in support of the minor change:

1. *The minor architectural or site changes do not affect the intent of the PD.*

The uses at the subject property remain the same and are not affected by the proposed change; however, the proposed density has been significantly reduced from the existing PDD. The architecture will be similar to that which was originally approved; there will be minor changes to the landscaping plan as part of this amendment, however, it will only affect the areas to be demolished. Therefore, the architectural and minor site changes do not affect the intent of the PD.

ENVIRONMENTAL ASSESSMENT:

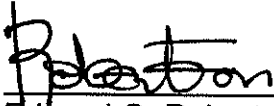
A Mitigated Negative Declaration (MND) was previously adopted by the City Council on July 16, 2008, for the Palm Mountain Resort and Spa Hotel. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not change the circumstances related to the project. Furthermore, the amendment will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted Mitigated Negative Declaration (MND).

CONCLUSION:

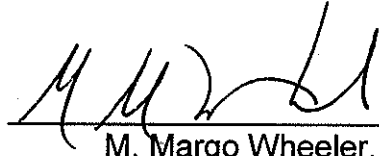
As stated above, this project was reviewed by the AAC on August 26, 2013; and unanimously recommended approval to the Planning Commission. The proposed amendment represents a substantial reduction in scope and size from the original expansion project approved by the Council in 2008. There are no specific issues with the project as currently proposed; therefore, staff is asking the Planning Commission to approve the modifications as submitted subject to the previously adopted Mitigated Negative Declaration (MND), amended conditions of approval and specific parking plan.

NOTICING:

As a courtesy to the surrounding property owners, a notice of this hearing was mailed out and also published in the local newspaper. As of the writing of this report, there have been no written comments received; however, staff did receive an inquiry from a property owner regarding the proposed amendment.



Edward O. Robertson
Principal Planner



M. Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolutions & Conditions of Approval
3. AAC Minutes from the meeting of August 26, 2013
4. Existing Site
5. Proposed Site Plan
6. Demolition Plan
7. Floor Plans
8. Elevations Plan
9. Landscape Plan

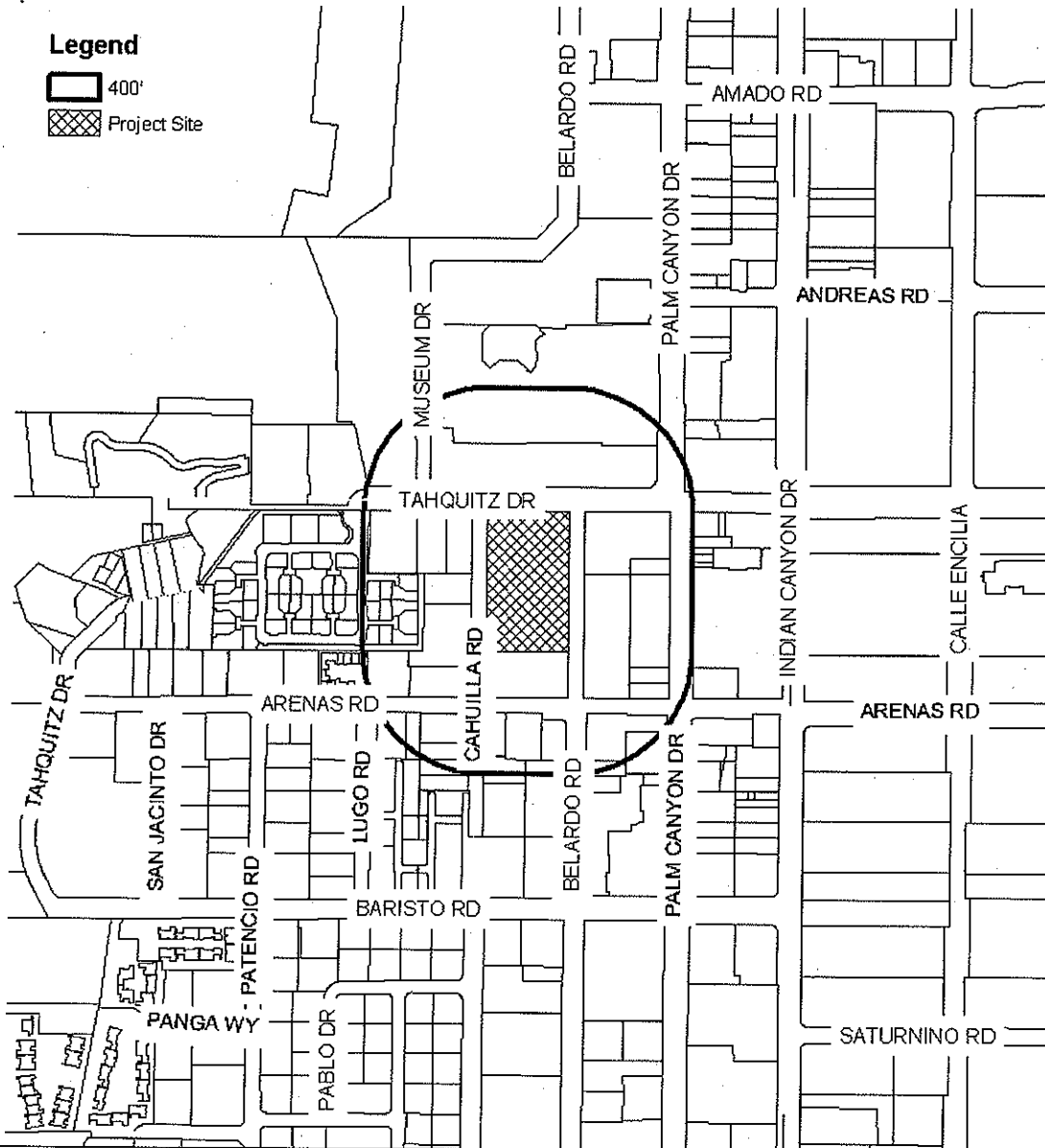


Department of Planning Services Vicinity Map



Legend

- 400'
- Project Site



CITY OF PALM SPRINGS

CASE NO: 5.1162 PD 342-AMND

APPLICANT: Palm Mountain Resort, L.P.

DESCRIPTION: To consider an application by Palm Mountain Resort, L.P., to amend a previously approved PDD-342 for the addition of 20 hotel rooms and office space at 155 South Belardo Road, zoned PDD 342.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 5.1162-PDD 342-AMND, AN AMENDMENT TO A PREVIOUSLY APPROVED FINAL DEVELOPMENT PLANS FOR AN ADDITION OF TWENTY HOTEL ROOMS AND OFFICE SPACE FOR THE PALM MOUNTAIN RESORT & SPA LOCATED AT 155 SOUTH BELARDO ROAD.

WHEREAS, on June 2, 2008, the Planning Commission approved Case No. 5.1162-Planned Development District 342 and recommended approval of the PDD to the City Council; and

WHEREAS, on July 16, 2008, the City Council adopted a Mitigated Negative Declaration (MND), and approved Planned Development District 342 and Specific Parking Plan, for the Palm Mountain Resort & Spa; and

WHEREAS, on May 31, 2012, the Planning Commission granted a one-year time extension request for PDD 342 from July 14, 2012. To July 13, 2013; and

WHEREAS, in accordance with Section 94.03.00(G) of the Zoning Code, the Planning Commission may approve minor architectural or site changes that do not affect the intent of the PD; and

WHEREAS, The Palm Mountain Resort, L.P., ("Applicant") has filed an application to amend the Final Development Plans of PD 342, Case No. 5.1162, involving modifications to the previously approved expansion project; and

WHEREAS, on September 11, 2013, a public meeting on Case No. 5.1162-PD-342-AMND was held by the Planning Commission in accordance with applicable law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed amendment has been determined to be a project subject to environmental analysis under CEQA; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: A Mitigated Negative Declaration (MND) was previously adopted by the City Council on July 16, 2008, for the Palm Mountain Resort and Spa Hotel. Pursuant to Section 15162 of the California Environmental Act

(CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not intensify the circumstances related to the project. Furthermore, the amendment will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted Mitigated Negative Declaration (MND).

Section 2: The use and density of the subject property has been substantially reduced and are not affected by the proposed changes. The architecture will be similar to that which was originally approved and minor changes to the landscaping are proposed as part of this amendment. Therefore, the proposed architectural and site changes will not affect the intent of the Planned Development District 342.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.1162 PDD 342-AMND, to allow an addition of twenty hotel rooms and office space subject to the amended Conditions of Approval and Specific Parking Plan.

ADOPTED this 11th day of September 2013.

CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, AICP
Director of Planning Services

EXHIBIT A

Case 5.1162 - PD342-AMND Palm Mountain Resort and Spa

155 South Belardo Road
Palm Springs

CONDITIONS OF APPROVAL

September 11, 2013

1. Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Chief of Police, and the Fire Chief, or their respective designee, depending on which department recommended the condition.
2. Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

PROJECT SPECIFIC CONDITIONS

1. The owner shall provide adequate parking management resources to make full and effective use of all vehicle spaces shown on the approved site plan. (**See Specific Parking Plan**)

Administrative

3. The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.
4. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1162 PD342 and Case 5.1162 GPA. The City of Palm Springs will promptly notify the applicant of such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City

retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

5. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements, including and without limitation, sidewalks, bikeways, parkways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable laws, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
6. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial or industrial projects, 1/4% for new residential subdivisions, or 1/4% for new individual single-family residential units constructed on a lot located in an existing subdivision with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning Services and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

Environmental Assessment

7. The mitigation measures of the Initial Study and subsequent Mitigated Negative Declaration shall apply to the proposed project. Mitigation measures are included in the Initial Study and the Mitigated Negative Declaration, and hereby incorporated into these conditions by reference.
8. The developer shall reimburse the City for the City's costs incurred in monitoring the developer's compliance with the conditions of approval and mitigation monitoring program, including, but not limited to inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations, and cultural resource mitigation. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Palm Springs Municipal Code.

Final Design

9. Final landscaping, irrigation, exterior lighting, and fencing plans shall be submitted for approval by the Department of Planning Service, prior to issuance of a building permit. Landscape plans shall be approved by the Riverside County Agricultural Commissioner's Office prior to submittal. All landscaping located within the public right-of-way or within community facilities districts must be approved by the Public Works Director and the Director of Parks and Recreation.
10. The final development plans shall be submitted in accordance with Section 9403.00 of the Zoning Ordinance. Final development plans shall include site plans, building elevations, floor plans, roof plans, grading plans, landscape plans, irrigation plans, exterior lighting plans, sign program, mitigation monitoring program, site cross sections, property development standards and other such documents as required by the Planning Commission. Final development plans shall be submitted within two (2) years of the City Council approval of the preliminary planned development district.
11. Prior to the issuance of building permits, the applicant shall submit an exterior lighting plan in accordance with Zoning Ordinance Section 93.21.00, Outdoor Lighting Standards, for review and approval by the Director of Planning Services.
 - a. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be submitted for approval prior to issuance of a building permit.
 - b. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of the hillside is permitted.

General Conditions/Code Requirements

12. The project is subject to the City of Palm Springs Water Efficient Landscape Ordinance. The applicant shall submit an application for Final Landscape Document Package to the Director of Planning Services for review and approval prior to the issuance of a building permit. Refer to Chapter 8.60 of the Municipal Code for specific requirements.
13. Prior to the issuance of a grading permit, a Fugitive Dust and Erosion Control Plan shall be submitted and approved by the Building Official. Refer to Chapter 8.50 of the Municipal Code for specific requirements.
14. Separate architectural approval and permits shall be required for all signs. A detailed sign program shall be submitted for review and approval by the Planning Commission prior to the issuance of building permits.

15. All materials on the flat portions of the roofs shall be non-reflective material finish. **(Amended by CC on July 16, 2003)**
16. All roof-mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance. The screening shall be considered as an element of the overall design and must blend with the architectural design of the building(s). The exterior elevations and roof plans of the buildings shall indicate any fixtures or equipment to be located on the roof of the building, the equipment heights, and type of screening. Parapets shall be at least 6" above the equipment for the purpose of screening. **(Amended by CC on July 16, 2003)**
17. No exterior downspouts shall be permitted on any façade on the proposed building(s) which are visible from adjacent streets or residential and commercial areas.
18. Perimeter walls, if proposed, shall be designed, installed and maintained in compliance with the corner cutback requirements as required in Section 93.02.00.D.
19. The design, height, texture and color of building(s), fences and walls shall be submitted for review and approval prior to issuance of building permits.
20. The street address numbering/lettering shall not exceed eight inches in height.
21. Construction of any residential unit shall meet minimum soundproofing requirements prescribed pursuant to Section 1092 and related sections of Title 24 of the California Administrative Code. Compliance shall be demonstrated to the satisfaction of the Director of Building and Safety.

FIRE DEPARTMENT CONDITIONS

- FID 1. Premises Identification (CFC 505.1):** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4" high with a minimum stroke width of 0.5".
- FID 2. Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box **shall be flush mount type** and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

- FID 3. **Location of Knox boxes:** A Knox box shall be installed at every locked gate. Boxes shall be mounted at 5 feet above grade. Show location of boxes on plan elevation views. Show requirement in plan notes.
- FID 4. **Portable Fire Extinguisher (CFC 906.1):** Portable fire extinguishers shall be installed. Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Portable fire extinguishers shall not be obstructed or obscured from view. Portable fire extinguishers shall be installed so that the top is not more than 5 feet above the floor.
- FID 5. **Interior Finish, Decorative Materials and Furnishings (CFC 801.1):** The provisions of this chapter shall govern interior finish, interior trim, furniture, furnishings, decorative materials and decorative vegetation in buildings. Section 803 shall be applicable to existing buildings. Sections 804 through 808 shall be applicable to new and existing buildings.
- FID 6. **Fire Sprinklers Required (CFC 903.2.8):** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. The contractor should submit fire sprinkler plans as soon as possible. No portion of the fire sprinkler system may be installed prior to plan approval.
- FID 7. **Balconies and Decks (903.3.1.2.1).** Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.
- FID 8. **Audible Water Flow Alarms (CFC 903.4.2 & Appendix K: 4.3):** An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor rated. A second horn/strobe shall be installed in the interior of the building in a normally occupied location. In multiple suite buildings, additional interior horn/strobes shall be installed in all suites with 50 or more occupant load. Power shall be provided from a fire alarm control unit.

- FID 9. **Valve and Water-Flow Monitoring (CFC 903.4):** All valves controlling the fire sprinkler system water supply, and all water-flow switches, shall be electrically monitored. All control valves shall be locked in the open position. Valve and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station.
- FID 10. **Audible Residential Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor rated.
- FID 11. **Central Station Protective Signaling Service (CFC 903.4.1):** A UL listed and certified Protective Signaling Service (Central Station Service) is required. Provide the Fire Department with proof of listing and current certificate.
- FID 12. **Fire Department Connections (CFC 912.2.1 & 912.3):** Fire Department connections shall be visible and accessible, have two 2.5 inch NST female inlets, and have an approved check valve located as close to the FDC as possible. All FDC's shall have KNOX locking protective caps. Contact the fire prevention secretary at 760-323-8186 for a KNOX application form.
- FID 13. **Fire Alarm System (CFC 907.2.10):** Fire alarm system is required and installation shall comply with the requirements of NFPA 72, current Edition.
- FID 14. **Fire Apparatus Access Gates (8.04.260 PSMC):** Entrance gates shall have a clear width of at least 15 feet and be equipped with a frangible chain and padlock.
- FID 15. **Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3; CRC R315):** Provide and install Residential Smoke and Carbon Monoxide Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke and carbon monoxide alarms or equal system and fire sprinkler flow switch). Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected so that operation of any smoke alarm, carbon monoxide alarm or fire sprinkler flow switch causes all smoke and carbon monoxide alarms within the dwelling to sound and activate the exterior horn/strobe.

Police Department

1. Developer shall comply with Article II of Chapter 8.04 of the Palm Springs Municipal Code.

Engineering Department:

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

STREETS

1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

TAHQUITZ CANYON WAY

2. All broken or off grade street improvements shall be repaired or replaced.

BELARDO ROAD

3. All broken or off grade street improvements shall be repaired or replaced.

CAHUILLA ROAD

4. All broken or off grade street improvements shall be repaired or replaced.

SANITARY SEWER

5. All sanitary facilities shall be connected to the public sewer system.

GENERAL

6. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
7. All proposed utility lines shall be installed underground.

TRAFFIC

8. The existing on-street parking restriction on the south side of Tahquitz Canyon Way extending 40 feet west of Belardo Road shall remain. On-street parking shall be prohibited on the south side of Tahquitz Canyon Way extending west of Belardo Road, as necessary to provide minimum required sight distance for northbound vehicles approaching the Tahquitz Canyon Way and Belardo Road intersection, as required by the City Engineer.
9. Construction signing, lighting and barricading shall be provided for on all projects as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with State of California, Department of Transportation, "Manual of Traffic Controls for Construction and Maintenance Work Zones" dated 2006, or subsequent additions in force at the time of construction.

END OF CONDITIONS

Specific Parking Plan

The following table calculates the parking requirements for the site as required under Section 93.06.00(B)(16) of the Palm Springs Zoning Code.

**Table 4
Parking Requirements for Proposed Project**

| Parking Generator | Number | Units | Rate | Required Spaces |
|---------------------------------|--------|------------------|------------------|-----------------|
| First 50 guest rooms | 50 | Per Room | 1 space/room | 50 |
| Guest rooms above 50 | 90 | Per Room | 0.75 space/room | 66 |
| Food service | 1,500 | Sq. Ft. (Public) | Non-public | 0 |
| Spa & fitness center | 2 | Employees | 1 space/employee | 2 |
| TOTAL | | | | 118 |

The proposed project increases the existing off-street parking on the site from 82 to 100 spaces. The following table shows the proposed number of parking spaces and their on-site location. As indicated in Table 4 above, the required number of parking spaces for the proposed project is 118. Table 5 below, indicates the applicant is proposing 100 spaces. There is a deficit of 18 parking spaces which will be addressed by the proposed Specific Parking Plan described in details in Table 6.

**Table 5
Proposed Parking Spaces and On-Site Location**

| On-Site Location | Number of Parking Spaces |
|---|--------------------------|
| On-site spaces | 77 |
| Creation of managed parking spaces under valet control on-site (see discussion below.) | 16 |
| Proposed driveway spaces | 7 |
| TOTAL PROPOSED ON-SITE SPACES | 100 |

The project proposes deficit parking by 18 spaces.

The project proposes to address the deficit through a combination of on-street parking, administrative reduction in the requirement for parking, and payment of in-lieu parking fees. These credits would be implemented through the proposed Specific Parking Plan.

**Table 6
Parking Credits and Payment of In-Lieu Fees**

| Credits and In-Lieu Fees | Number of Spaces |
|--|-------------------------|
| Proposed on-site parking spaces (See Table 5) | 100 |
| Administrative modification for parking reduction of 10% per Section 94.06.01 of the Zoning Code | 16 |
| Historic use of adjacent off-site spaces | 11 |
| Credit for use of tour bus access (15% of demand) | 24 |
| Payment of in-lieu parking fees (8 spaces @ \$12,000/space) | 8 |
| TOTAL SPACES AND CREDITS | 159 |

The Specific Parking Plan elements are described below.

Managed Parking: Should guest demand warrant, the managed parking program would have the option of taking six striped spaces and using them as 16 managed spaces (i.e., tandem parking by a valet, allowing closer stacking). For the majority of days, the proposed managed parking area would be self-policing and used primarily by hotel employees.

On those days when occupancy exceeds 90%, the managed parking area would be valet-served from 7:00 am to 11:00 pm. Only when occupancy exceeds 90% is there the potential need to use some or all of the 16 managed parking spaces attributable to the remaining 10% of the rooms. A managed parking program that includes valet parking is consistent with Policy CR8.6 (Parking) which states: "Explore the development of a valet parking program to enhance parking access and availability Downtown."

Administrative Modification: An Administrative Modification may be granted through the PD in accordance with Section 94.06.01 of the Zoning Code. Findings can be made due to historic development patterns in the neighborhood and the location of existing improvements in the area.

Historic On-Street Parking: Staff supports the fact that on-street parking is common in the area. The City will credit the applicant with 11 on-street parking spaces, in addition to the Administrative Modification mentioned above.

Bus Passenger Relief: The City will credit the applicant with a 15% reduction to account for bus passengers. A Condition of Approval has been included indicating that the applicant shall pay for striping and signage for two bus parking spaces on the west side of Belardo Road.

In-Lieu Parking Fees: In order to balance the parking requirements, the applicant may pay the in-lieu parking fee at \$12,000 per space for eight spaces, for a total of \$96,000.00. Staff supports the proposed Specific Parking Plan. A Condition of Approval has been included, requiring the applicant to apply for and receive approval of a Land Use Plan to implement this plan.

Committee Member Fauber thanked the applicant for returning with better plans.

Committee Member Song indicated "D" is too yellow.

Committee Member Cassady agreed that adding 5 is too many colors.

Committee Member Hirschbein suggested replacing C with E.

M/S/C (Secoy-Jensen/Cassady, 5-0) To approve with conditions.

- Replace C with E.
- Bring back a less yellow shade of D for staff approval.

NEW BUSINESS:

3. MINOR ARCHITECTURAL APPLICATION BY NICHIA SHARNCHALERN, OWNER OF THAI SMILE RESTAURANT FOR BUILDING REPAINT, REVISED LANDSCAPING; ADDITION OF PATIO BENCH SEATING, PLANTERS AND BUDDHA HEAD AT 100 SOUTH INDIAN CANYON DRIVE, ZONE RA, SECTION 14 (CASE 3.1754 MAA). (GM)

VINCENT SILOS, project representative, answered questions regarding the outdoor bench, mechanical equipment and stain colors.

Committee Member Fauber had questions and concerns about the landscaping.

Committee Member Song commented on the fun statute and had concerns about the stains.

Committee Member Hirschbein said that Thai restaurants are often architecturally exciting and he wished the fencing, siding and door were to be replaced.

Committee Member Song agreed but felt the plans were acceptable.

M/S/C (Fauber/Secoy-Jensen, 4-1 Hirschbein) To approve with conditions:

- Landscaping to return to Subcommittee.
- Entry door alternatives to be brought to Subcommittee.
(Subcommittee to be Fauber, Fredricks and Purnel)

4. PDD AMENDMENT APPLICATION BY PALM MOUNTAIN RESORT, L.P, FOR AN ADDITION OF TWENTY HOTEL ROOMS AND OFFICE SPACE AT 155 SOUTH BELARDO ROAD, ZONE PD342 (5.1162-PD-342). (ER)

ALAN SANBORN, project representative, clarified that only 35% of the buildings are being demolished. He indicated that they would retain all mature trees possible or relocate at the least.

TIM ELLIS, owner representative, said that the project had been built in three phases, dating back to the Oasis Hotel and the newest section added 24 years ago when the current owners took possession.

Committee Member Fauber asked about the Cahuilla balconies.

TIM ELLIS said that improvements will continue.

FRANK TYSEN, neighboring property owner, stated that AAC items should be given notice like Planning Commission items. He said he was pleased the project had been sealed down.

CRAIG BLAU, neighboring hotel owner, said he was concerned about parking.

Committee Member Song wanted new doors arched like others and the 3 windows be recessed.

Committee Member Secoy-Jensen supported Song's suggestions.

M/S/C (Song/Fauber, 5-0) To approve with conditions:

- New doors geometry to match existing.
- Triple windows on south near parking to be recessed.

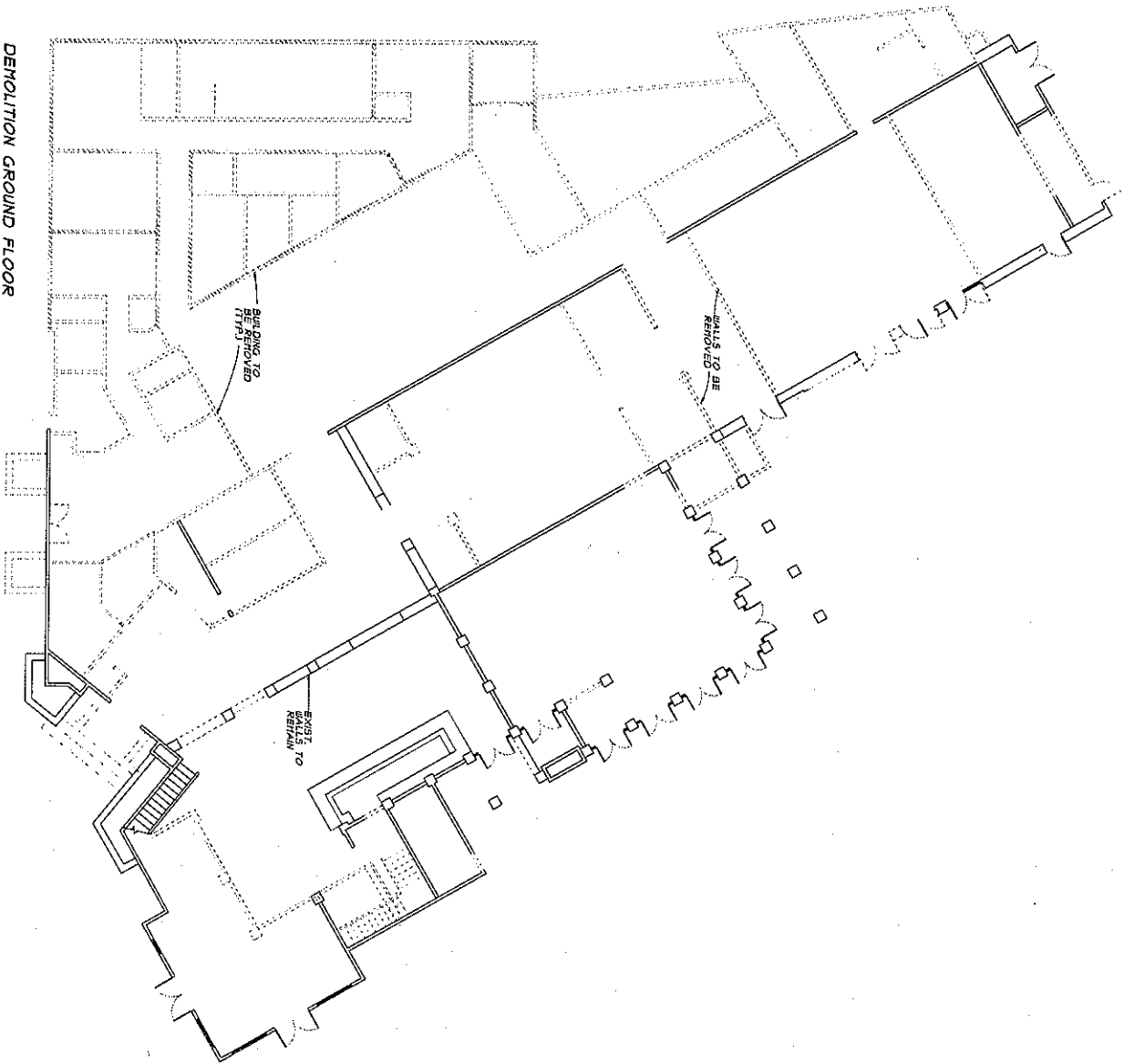
~~5 ARCHITECTURAL REVIEW REQUEST BY SHARON DEAN TO CONSTRUCT A WIRELESS COMMUNICATIONS FACILITY FOR AT&T COMMERCIAL COMMUNICATION ANTENNAS ON A FORTY-EIGHT FOOT HIGH MONOPOLE DISGUISED AS PALM TREE AT 4185 E. PALM CANYON DRIVE (CASE 5.1295 CUP/ 6.525 VAR). (DN)~~

Associate Planner Newell gave a short report referencing that this item had been to the AAC previously and the minutes were attached to the staff report.

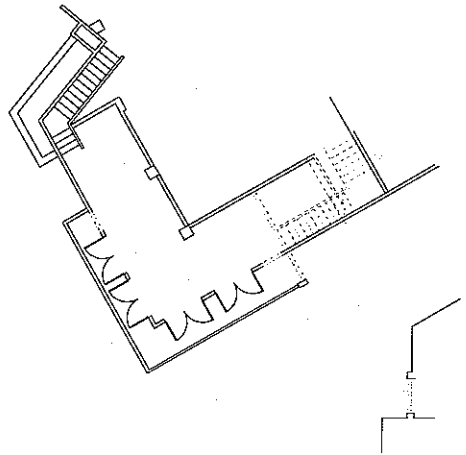
Committee Member Fauber confirmed with the applicant that the tower had been relocated on the site.

APPLICANT BOB SEARCY, said he disagreed with staff's recommendations to create a Mexican fan palm as maintenance of the larger leaves, susceptible to winds, was more costly, as was landscaping.

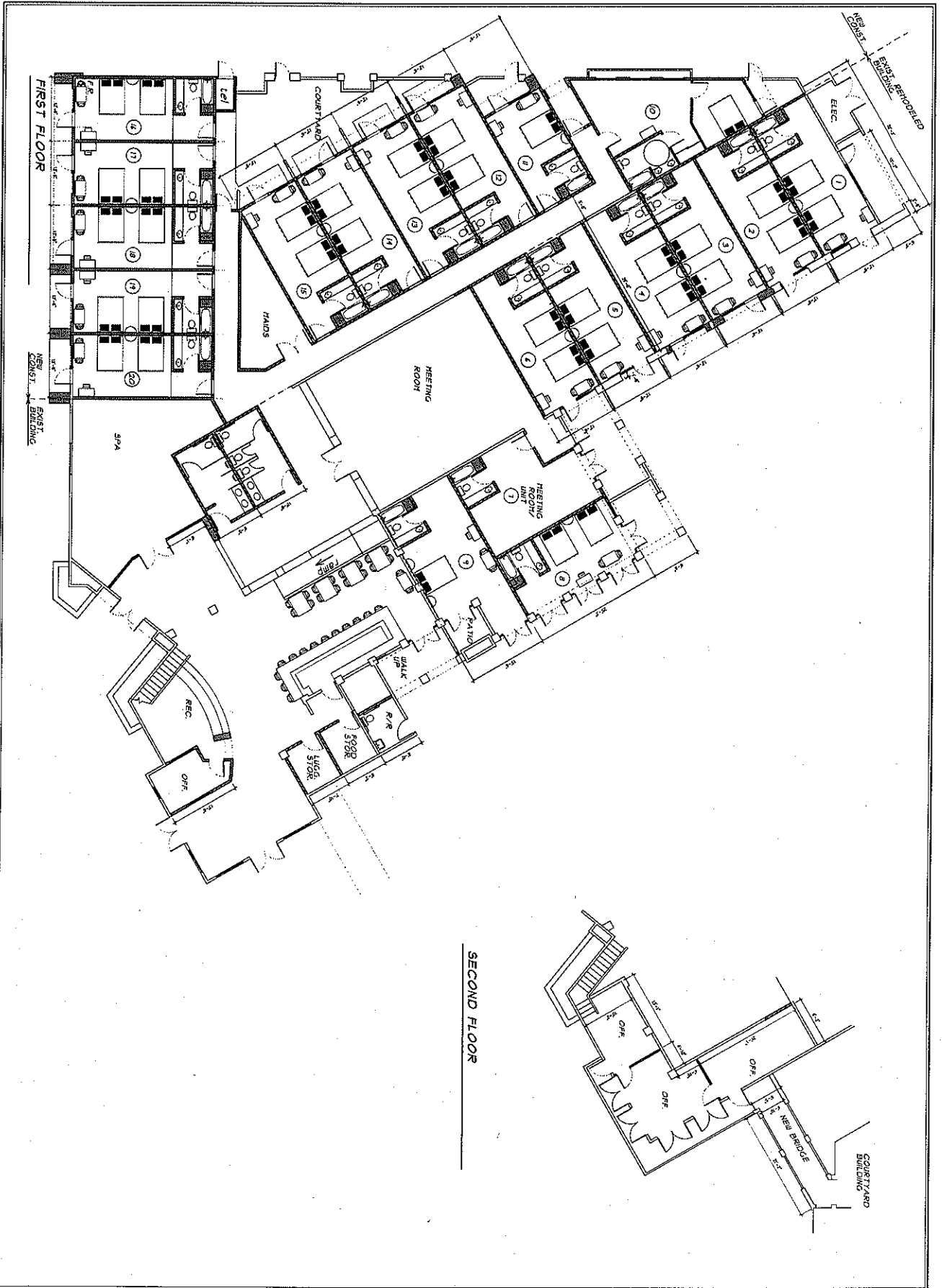
DEMOLITION GROUND FLOOR



DEMOLITION SECOND FLOOR



| <p>SANBORN ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING</p> | <p>SANBORN A/E INC. ALLEN H. SANBORN ARCHITECT</p> | <p>1030 EAST AVENUE DR. SAN JOSE, CALIF. 95128 TEL. (408) 435-2000 FAX (408) 435-2000</p> | <p>PROJECT TITLE: PALM JUNCTION RESORT 20 ROOM EXPANSION</p> <p>Palm Springs, California</p> | <p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | DATE | DESCRIPTION | | | | | | | | | |
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| | | | <p>PROJECT TITLE: PALM MOUNTAIN RESORT 20 ROOM EXPANSION</p> <p>Palm Springs, California</p> |
| <p>SHEET TITLE: GROUND FLOOR PLAN 2ND LEVEL FLOOR PLAN</p> | | | <p>DATE: 11/12 SCALE: 1/8" = 1'-0"</p> <p>FILE NAME: DESIGN.FLS SAVE DATE: 8/4/2013 DRAWN: AHS SHEET NO:</p> |
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SANBORN A/E INC.
 ALLEN A. SANBORN
 ARCHITECT

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF CALIFORNIA
 NO. 61889
 EXPIRES 12/31/2010

REGISTERED PROFESSIONAL CIVIL ENGINEER
 STATE OF CALIFORNIA
 NO. 45120
 EXPIRES 12/31/2010

PROJECT TITLE:
**PALM MOUNTAIN
 RESORT
 20 ROOM
 EXPANSION**

Palm Springs, California

SHEET TITLE:
**LANDSCAPE
 PLAN**

REVISIONS

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DATE OF THIS SHEET: 8/28/2003
 DATE OF PREVIOUS SHEET: 8/28/2003
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 FILE NAME: LANDSCAPE PLAN
 SHEET NO.: 415

CONTRACTOR

SCALE: AS SHOWN

FILE NAME: LANDSCAPE PLAN

SHEET NO.: 415

L7.0

PLANT LEGEND

| Tree | Symbol | Scientific Name | Common Name | Planting Size |
|------|--------|---------------------------|------------------|-------------------|
| 1 | 🌴 | Phoenix Palm | None Tree | 30" x 30" next to |
| 2 | 🌴 | Opuntia, cholla/cylinders | Cholla/cylinders | 15" gr. |

| Shrub | Symbol | Scientific Name | Common Name | Planting Size |
|-------|--------|-----------------|-------------|---------------|
| 1 | 🌿 | Sanicula | Sanicula | 15" gr. |
| 2 | 🌿 | Yucca | Yucca | 15" gr. |
| 3 | 🌿 | Yucca | Yucca | 15" gr. |
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