




CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
MEMORANDUM

Date: August 27, 2014
To: Planning Commission
From: Department of Planning Services 
Subject: PALM SPRINGS PROMENADE, LLC FOR ARCHITECTURAL REVIEW OF BLOCK A OF THE DOWNTOWN PALM SPRINGS RENOVATION PROJECT LOCATED AT THE NORTHWEST CORNER OF ANDREAS ROAD AND NORTH PALM CANYON DRIVE, ZONE CBD (CASE 3.3605 MAJ).

At its meeting of June 25, 2014, the Planning Commission reviewed the plans for Block "A" of the Downtown Renovation project. The Commission approved the project and gave the applicant direction to enhance the building exterior and "lighten" the proposed colors (see attached meeting minutes).

Since that time, the applicant has provided new building perspectives with modifications to the exterior color and appearance. A new color and material board has also been submitted.

On August 11, 2014, the Architectural Advisory Committee reviewed the revised building perspectives and color / materials board. The Committee provided favorable comments on the revisions. The draft meeting minutes are attached.

Staff recommends the Planning Commission receive and file the revisions.

Attachment:

1. 6/25/2014 Planning Commission Meeting Minutes
2. 8/11/2014 Draft Architectural Advisory Committee Meeting Minutes
3. Building Perspectives

ACTION: Approve, subject to conditions, as amended:

- Shall meet all requirements set by City Engineer.
- 36" x 6" Mesquite to shield adjoining 2353 Cantina Way.
- Property to be continuously maintained.

Motion: Commissioner Klatchko, seconded by Commissioner Lowe and unanimously carried on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Lowe, Commissioner Roberts, Commissioner Weremiuk, Vice Chair Hudson and Chair Donenfeld

4B. MARK TEMPLE, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION FOR A NEW 3,502-SQUARE FOOT HOUSE ON A MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT AT OCATED AT 771 LA MIRADA DRIVE, ZONE R-1-A, SECTION 22 (CASE 3.3733 MAJ AND 7.1423 AMM) (GM)

ASSOCIATE PLANNER NEWELL presented the proposed project as outlined in the staff report.

ACTION: Approve, subject to conditions.

Motion: Commissioner Roberts, seconded by Commissioner Weremiuk and unanimously carried on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Lowe, Commissioner Roberts, Commissioner Weremiuk, Vice Chair Hudson and Chair Donenfeld

4C. PALM SPRINGS PROMENADE, LLC FOR ARCHITECTURAL REVIEW OF BLOCKS A AND B OF THE DOWNTOWN PALM SPRINGS RENOVATION PROJECT LOCATED AT THE NORTHWEST AND SOUTHWEST CORNER OF ANDREAS ROAD AND PALM CANYON DRIVE, RESPECTIVELY; ZONE CBD. (CASE 3.3605 MAJ AND 3.3606 MAJ). (DN)

DIRECTOR WHEELER presented an overview on the proposed project.

COMMISSIONER CALERDINE questioned Block A parking access. Behind Block A is that pedestrian only? Where will the loading actually occur?

ASSOCIATE PLANNER NEWELL addressed the access points.

VICE-CHAIR HUDSON asked if there is language in the Specific Plan that requires 3D images, to see them together.

COMMISSIONER LOWE questioned if there would be a model. He would like a model for such a huge project.

COMMISSIONER ROBERTS expressed frustration in how it will work together.

COMMISSIONER KLATCHKO said he attended the AAC meeting when this project was presented and noted that they received the staff report last minute and were not prepared. He reported the comments from the AAC: they felt pressure earlier, colors did not match board, shading concern and floor plan is Block B may change regarding tenants.

ASSOCIATE PLANNER NEWELL distributed a perspective rendering of the entire project.

EMILY HEMPHILL, LEGAL REPRESENTATION FOR THE APPLICANT, reiterated that the project and part of the financing agreement will be reviewed by the City Council in July. She said that it is very critical of moving forward through the Planning process to show to prospective tenants.

MICHAEL BRAUN, APPLICANT, provided details pertaining to the project.

VICE-CHAIR HUDSON commented on the following: Block A is truly architecture; Block B has fallen apart; certain portions of the buildings are designed one way and the other part is being designed a different way. It's mundane and not up to the high standard of the development.

COMMISSIONER WEREMIUK asked what about the width of Market Street and type of materials. She would like 4' continuous shade around the building and questioned if Block B includes storefronts? She likes Block A, however, colors feel heavy.

MICHAEL BRAUN said they will certainly have colors return to the Planning Commission.

COMMISSIONER WEREMIUK said attention to detail in rear is important. Market Street and Paseo must be as user friendly as Palm Canyon.

COMMISSIONER ROBERTS said he met with Michael Braun earlier this week and thinks Block A is heavy and "blocky". He would like to move this forward. Block B needs to connect to other buildings architecturally. He suggested moving it forward and possibly have it come back with a subcommittee for design, material and color review. He said the Specific Plan is very clear on the requirements. Cooling systems are not shown. He sees miles and miles of concrete. Move this forward and come back with better design.

CHAIR DONENFELD said some basic elements are very important esp. shading, user-friendly and comfortable amenities. The colors shown are very dark.

MICHAEL BRAUN talked about the development which will include a misting system, umbrellas and street furniture, water features and free- Wi-Fi. This will return along with the landscape plan.

VICE-CHAIR HUDSON said it will take much more than colors or materials to make this a better building. He does not feel confident with this project and it does not incorporate any solar elements.

ACTION: Approve, subject to conditions, as amended:

- Shading and cooling plan to return.
- Review lighter color palette and materials to return.
- Improve architectural style for Block B
- Passive energy conservation to return.
- Condition ENG#36 to be removed and in ENG63 remove reference to Market St. and ENG82 #2 change north to south and add to last sentence "to be relocated north"

COMMISSIONER WEREMIUK proposed a substitute motion:

ACTION: Applicant to move forward; to review colors and materials, shading and misting system.

COMMISSIONER CALERDINE prefers strong statements in order to move forward.

COMMISSIONER ROBERTS said this convoluted and is not about the building size.

COMMISSIONER WEREMIUK withdrew her motion.

COMMISSIONER ROBERTS proposed an amendment to the motion:

- Redesign Block B within current size.
- Adhere to guidelines
- Passive energy for shading and solar to return.
- Building A - different colors and materials.

COMMISSIONER KLATCHKO said not a redesign and proposed an amendment:

- When tenants return shade, solar, misting and landscaping must be a part of proposal submitted.

COMMISSIONER LOWE agreed with Vice-Chair Hudson and does not think its right to move forward when so many items are not agreed upon.

COMMISSIONER CALERDINE proposed an amendment to his motion: Improve the architectural style for Block B. Accepted by CHAIR DONENFELD.

COMMISSIONER WEREMIUK said come back with landscape plan of Paseo.

COMMISSIONER ROBERTS said architectural style needs to be approved separately.

Motion: Commissioner Calerdine, seconded by Chair Donenfeld and carried 6-1-0 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Lowe, Commissioner Roberts, Commissioner Weremiuk and Chair Donenfeld

NOES: Vice Chair Hudson

A recess was taken at 5:28 pm.

The meeting reconvened at 5:34 pm.

3F. CITY OF PALM SPRINGS FOR A ZONE TEXT AMENDMENT TO AMEND THE PALM SPRINGS ZONING CODE (PSZC) SECTION 94.02.01 RELATING TO LAND USE PERMITS. (CASE 5.1343 ZTA) (MW)

COMMISSIONER ROBERTS noted a conflict of interest due to property ownership in the area and would be abstaining from the discussion and vote. He left the Council Chamber.

DIRECTOR WHEELER presented the proposed project as outlined in the staff report and discussed the administrative procedure.

JOHN RAYMOND, DIRECTOR OF COMMUNITY AND REDEVELOPMENT, addressed the boundaries of the proposed amendment and the opportunities for this type of development.

ACTION: Recommend approval to the City Council.

Motion: Commissioner Weremiuk, seconded by Commissioner Lowe and carried on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Lowe, Commissioner Weremiuk, Vice Chair Hudson and Chair Donenfeld

ABSTAIN: Commissioner Roberts

Commissioner Roberts re-entered the Council Chamber at 5:48 pm.

CHAIR FAUBER noted the color change on the first floor fascia appearing differently in balcony shadows.

MEMBER HIRSCHBEIN asked if glazing would be tinted. Mr. Wessman said each tenant space would return to the Committee for review.

MEMBER CASSIDY said the revisions look great.

MEMBER SONG agreed that the design is much better. She felt the east elevation proportions could be improved.

PUBLIC COMMENT:

- FRANK TYSON expressed concerns of the building design. He did not believe it should be in downtown.

CHAIR FAUBER spoke favorably about the project and believed the coloring on the north end of the east façade could use some additional study, but was overall satisfied with the revisions.

MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT: The Architectural Advisory Committee adjourned at 6:45 pm to the next regular meeting at 3:00 pm on August 25, 2014, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

Doug Evans
Interim Director of Planning Services

included restoration and re-use of historic properties.

PROJECT ARCHITECT, Mr. Gwynn Pugh, described the project background and evolution of the design. Mr. Pugh provided information about each component of the overall project.

MEMBER HIRSCHBEIN asked if subterranean parking was considered to reduce the overall height of the hotel building. The APPLICANT responded this was investigated but was determined to be cost prohibitive.

MEMBER SONG requested clarification on the design of the roof screen and texture application to hotel elevation.

CHAIR FAUBER expressed concerns of the building bulk and amount of lawn.

MEMBER PURNEL noted plant palate is consistent with typical designs for other similar projects.

M/S/C (Fauber/Fredricks, 6-0) Recommend approval of the project, subject to following:

1. Revise landscape wall locations & heights at street corners to not interfere with visibility at both intersections;
2. Instead of wheel stops, install continuous curb at parking stall ends adjacent to wall;
3. 24-hour valet parking recommended;
4. Re-study mechanical screen on east-west portion of hotel;

MEMBER HIRSCHBEIN noted his dissent to the first recommendation.

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ASSOCIATE PLANNER NEWELL provided background and information of the revisions of the project to date.

APPLICANT, Mr. John Wessman, discussed revisions to the elevations and introduced the new architect for the project.

PROJECT ARCHITECT, Mr. Chris Pardo, described the materials proposed on the exterior of the building. Awnings have been increased to provide additional shading.



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

1520 11th Ave Suite G
Seattle WA 98122
[206] 329-1654

700 E. Tahquitz Canyon Way
Suite A
Palm Springs, CA 92262
elementalarchitecture.com

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These drawings were prepared for
"Block A" in Palm Springs, CA. They are
not intended for use on any other
project.
Stated drawing scale is based on 36x48 sheet.

Block A



No.	Date	Issue

Block A
Renderings

No.

R1.00



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ELEMENTAL ARCHITECTURE

1520 11th Ave Suite G
Seattle WA 98122
[206] 329-1654

700 E. Tahquitz Canyon Way
Suite A
Palm Springs, CA 92262
elementalarchitecture.com

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Block A

No.	Date	Issue

Block A
Renderings

No.

R1.04



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

700 E. Tahquitz Canyon Way
Suite A
Palm Springs, CA 92262
elementalarchitecture.com

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Block A

No. Date Issue

No.	Date	Issue

Block A
Renderings

No.

R1.03



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

700 E. Tahquitz Canyon Way
Suite A
Palm Springs, CA 92262
elementalarchitecture.com

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Block A

No.	Date	Issue

Block A
Renderings

No.

R1.01