



Planning Commission Staff Report

Date: September 24, 2014

SUBJECT: PALM SPRINGS, LLC, REQUEST FOR A FINAL PDD PLANS APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF A 150-ROOM HOTEL WITH RETAIL AND PARKING STRUCTURE LOCATED AT 414 NORTH PALM CANYON DRIVE, ZONE PD324, (5.1091-PD-324)

From: Department of Planning Services

SUMMARY

On September 10, 2014, the Planning Commission reviewed Final PDD plans of a previously approved Preliminary Planned Development District consisting of a 150-room hotel with ancillary retail, restaurant and parking structure. The Commission voted to continue the hearing and directed the applicant to provide additional exhibits and materials for a further review.

RECOMMENDATION:

Find that the Final PD plans are in substantial conformance with the preliminary PD standards; approve with the recommended condition from the AAC.

Background:

The project site is the vacant 4.1-acre site bounded by Alejo Road on the north, North Palm Canyon Drive on the west, North Indian Canyon Drive on the east, and commercial development on the south. According to Section 94.03.00(4) of the Palm Springs Zoning Code, Final Development Plans requires approval by the Planning Commission. The Code further states...*"The final plan shall be substantially in conformance with the approved preliminary plan and shall incorporate all modifications and conditions to the preliminary development plan made by the commission and city council"*.

Preliminary Planned Development 324 (PDD 324) established development and design standards that were proposed by the applicants for a new 150-room hotel, ancillary retail and parking structure project. As submitted, the final development plans maintain the same mixed-use character and the same architectural design as the Preliminary PD project with a 150-hotel, retail/commercial, bar and restaurant uses. The ground level will feature approximately 32,705 square feet of commercial retail spaces, a restaurant and a bar. The proposed development still consists of a four-story building; the upper two stories are hotel guest rooms and suites. The layout calls for the 150 rooms to be distributed across the lot with private garden spaces around each room. The preliminary

architectural design which was a "desert contemporary" vernacular remains the same. Basic building massing and heights remains consistent and within the guidelines of the approved planned development district.

On August 25, 2014, the Architectural Advisory Committee (AAC) reviewed the project and found it to be in substantial conformance with the preliminary design and thus recommended approval to the commission with one condition. The condition states as follows:

1. The front panel separating store fronts façade along North Palm Canyon Drive shall be a maximum of 8 feet long. Any individual tenant improvement involving the front panel façade exceeding 8 feet shall be subject to review by the AAC.

Planning Commission Action on 9.10.14:

On September 10, 2014, the Planning Commission reviewed the project and voted to continue the item with the following directions to the applicant:

1. Provide new 3-D exhibit of south side elevation and building elevation.
2. Address hotel guest experience at the ground level.
3. Provide an exhibit illustrating additional detail of parking structure.
4. Provide a landscaped site plan with walkways around parking areas with access to Palm Canyon, Alejo and Indian Canyon.
5. Provide exhibits illustrating screening and appearance of the 10 foot gap on the south side elevation.
6. Provide an exhibit pointing out application and placement of materials on the exterior.
7. Provide "blow-ups" of street level views / close up of portions of buildings.
8. Provide visual renderings detailing scoring of driveway and how it will appear.

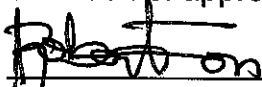
Since the last hearing, the applicant has met with staff and has provided additional exhibits addressing the concerns of the commission.

Landscape Plan:

As previously stated fully developed final landscape, irrigation and exterior lighting plans will be taken back to the AAC for review and recommendation to the Planning Commission. The AAC reviewed an updated preliminary landscape plans and was supportive of the revisions and directions.

CONCLUSION:

The proposed final development plans have been reviewed by the AAC and recommended for approval. It has been determined that the final plans are in substantial conformance with the previously approved development standards, therefore, staff is asking the Planning Commission to approve the Final PDD with the recommended condition of approval.



Edward O. Robertson
Principal Planner



Flinn Fagg, AICP
Director of Planning Services

Attachments:

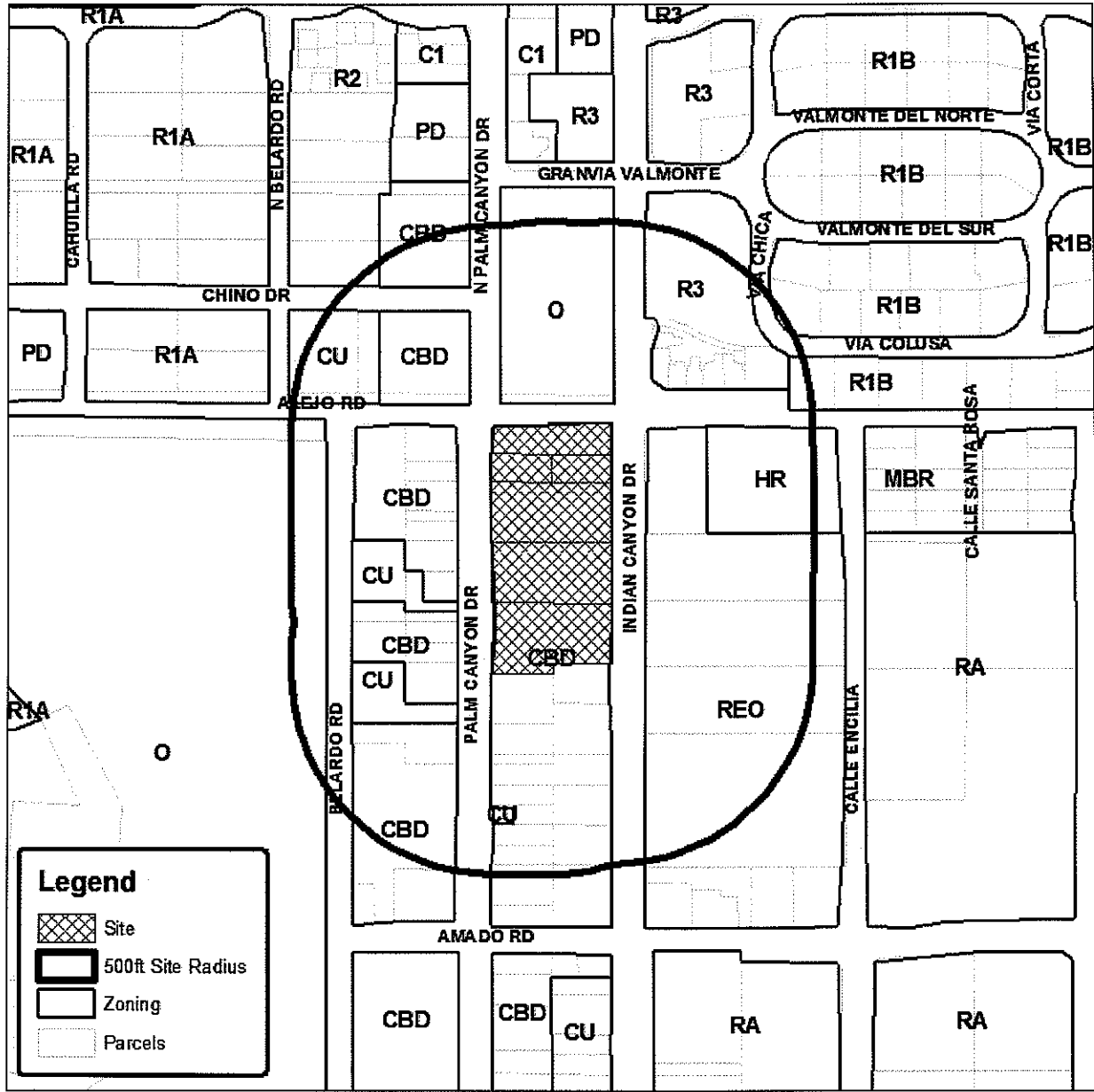
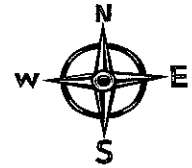
1. Vicinity Map
2. Final PD Resolution
3. Draft PC Minutes from the meeting of September 10, 2014
4. Minutes from the Planning Commission meeting of December 11, 2013
5. Draft AAC Minutes from the meeting of August 25, 2014
6. 11"x17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans.

New exhibits provided:

- South side elevation
- Southwest corner rendering (showing 10' foot gap treatment)
- Auto Court Plan
- Renderings
- Ground floor exhibit illustrating pedestrian access
- Street Level Site Plan illustrating landscaping treatment around parking structures.
- Rendering depicting northeast corner of building.
- Enlarged Exhibit showing auto court and illustration of score joint.
- Additional exterior renderings.



Department of Planning Services Vicinity Map



Legend

- Site
- 500ft Site Radius
- Zoning
- Parcels

CITY OF PALM SPRINGS

CASE NO: 5.1091 Final PD 324

APPLICANT: Palm Springs, LLC

DESCRIPTION: The Planning Commission to consider an application by Palm Springs, LLC, for a Final Planned Development District 324 consisting of a 150-room hotel, and approximately 32,705 square feet retail commercial development at 414 North Palm Canyon Drive.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, FINDING THAT THE FINAL DEVELOPMENT PLANS FOR PDD 324 ARE IN SUBSTANTIAL CONFORMANCE, WITH THE PREVIOUSLY APPROVED PRELIMINARY PLANNED DEVELOPMENT PLANS FOR THE DEVELOPMENT OF A 150-ROOM HOTEL, ANCILLARY RETAIL COMMERCIAL SPACE AND PARKING STRUCTURES LOCATED AT 414 NORTH PALM CANYON DRIVE, ZONE PD-324.

WHEREAS, on December 11, 2013, the Planning Commission approved an amendment of a previously approved Planned Development District 324 for the development of a 150-room hotel, ancillary commercial retail space and a parking structure; and

WHEREAS, on April 2, 2014, the City Council approved a proposed amended project to develop a 150-room hotel, ancillary retail commercial and a parking structure; and

WHEREAS, on September 24, 2014, the Planning Commission held a public meeting to review the final development plans for the project; and

WHEREAS, a Mitigated Negative Declaration for the project was previously adopted by the City Council on, October 4, 2006, in conjunction with the approval of Preliminary Planned Development District (PD-324) and Tentative Tract Map (TTM 34190); and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: The amended project was reviewed under the provisions of the California Environmental Quality Act (CEQA) and determined that the proposal is a "project". An updated traffic study and a subsequent environmental analysis was prepared under the provisions of the California Environmental Quality Act (CEQA); a determination was made that the amended project will not result in any new additional impacts beyond those that were previously identified and addressed and that adequate mitigation measures had already been incorporated into the project. In the new assessment, it was concluded that the MND and the subsequent environmental analysis covered the issues the City addressed, including topics such as land use policies, safety, aesthetics, biological resources, noise effects and traffic impacts during construction and operation of the project.

Section 2: The Architectural Advisory Committee reviewed the Final Development Plans and recommended approval to the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission finds that the final development plans for the proposed development of 150-room hotel and approximately 32,705 square feet of commercial retail space are in substantial conformance with the previously approved preliminary planned development district 324 for Case 5.1091 PD-324, subject to the following:

1. Final Landscape, irrigation and exterior lighting plans will be taken back to the AAC for review.

ADOPTED this 24th day of September, 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

Commissioner Weremiuk spoke in support; noting that the east side is the area that needs the most help.

ACTION: To approve and recommend approval to the City Council.

Motion: Commissioner Middleton, seconded by Commissioner Lowe and unanimously carried 5-0-2 on a roll call vote.

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

ABSENT: Commissioner Calderine, Commissioner Roberts

2. NEW BUSINESS:

2A. PALM SPRINGS, LLC, REQUEST FOR A FINAL PDD PLANS APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF A 150 ROOM HOTEL WITH RETAIL AND PARKING STRUCTURE LOCATED AT 406 NORTH PALM CANYON DRIVE, ZONE PD324, (5.1091-PD-324) (ER)

Staff requested a short break to set-up the presentation.

A recess was taken at 1:54 pm. The meeting resumed at 2:07 pm.

Principal Planner Robertson presented the proposed project as outlined in the staff report.

LAWRENCE RAEL, applicant, introduced himself and provided details about the project.

JOSEPH SMART, SMS Architects, project architect, presented the project using a power point presentation pertaining to the site plan, hotel entry, parking garage, view corridors and the 3rd level breaking down the scale of the project. He addressed the architecture, elevations on Palm Canyon, shade studies, hotel entrance, Indian Canyon and Alejo frontage, parking structure, sketches of the spa pool, view corridor entries to the units and materials.

RON GREGORY, described the hardscape design, fountain elements on the center of outer court, plant materials will be selected for its appropriateness for the desert location, Alejo Road landscape view, meandering walkway and landscape lighting.

The Commission commented on:

- The north side on Alejo Road and Palm Canyon looks stark;
- The angled parking on Indian Canyon can be a potential problem for stacking;
- The transition road with exit road on Alejo Road will impact the traffic patterns on both streets;

LAWRENCE RAEL clarified that a median on Alejo Road has been conditioned for the project.

The Commission asked further questions and/or commented on:

- Shade studies around the corner;
- Angled parking on Indian Canyon could be a traffic hazard; project is over-parked;
- Eliminate parking spaces on Indian Canyon and provide additional pedestrian and landscape space;
- Concerned about stark architecture and uncertain about angled parking;
- Good to see the 3D models; impressed with architecture and landscaping palette;

Chair Hudson expressed the following comments:

1. Building is very simple; a true example of minimalist architecture. Minimalism demands fine detailing with sensitivity to materials and scale.
2. Materials are stark.
3. Pedestrian connections from the grade level parking structure to adjacent streets need to be wider.
4. Indian Canyon and Alejo Road need a pedestrian sidewalk.
5. No elevations of the south side of the project; would like to see more material of the south facade.
6. Additional 3D drawings from close up and far away
7. The gap between buildings, esthetically and functionality.
8. The pedestrian experience in the middle of the summer.
9. The hotel platform has an area that needs to be paved; a very stark area.
10. The renderings do not show the 5 foot drop at the pedestrian connection between the hotel drop off area and Indian Canyon.
11. Elements are very thin.

The development team addressed the Commission's concerns and questions.

ACTION: To continue and direct recommend the following modifications:

1. Provide new 3D exhibits for the south side of the building and podiums.
2. Provide additional details for the parking structure; the pedestrian access to Palm Canyon and walkway around the parking structure with an exit onto Alejo Road and Indian Canyon.

3. The Engineering Department to provide information regarding the angled parking and two way streets on Indian Canyon.
4. How will the mechanical area be soundproof for the adjacent neighbors?
5. More details on the materials for the exterior of the building.

Motion: Commissioner Weremiuk, seconded by Vice-Chair Klatchko and unanimously carried 5-0-2 on a roll call vote.

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

ABSENT: Commissioner Calderine, Commissioner Roberts

A break was taken at 3:36 pm.

The meeting resumed at 3:57 pm.

2B. PALM SPRINGS PROMENADE, LLC FOR AN UPDATE ON EXTERIOR ELEVATIONS OF BLOCK A OF THE DOWNTOWN PALM SPRINGS RENOVATION PROJECT LOCATED AT THE NORTHWEST CORNER OF ANDREAS ROAD AND PALM CANYON DRIVE, ZONE CBD (CASE 3.3605 MAJ). (DN)

2C. PALM SPRINGS PROMENADE, LLC FOR A REVISED ARCHITECTURAL APPLICATION TO CONSTRUCT A TWO-STORY COMMERCIAL BUILDING ON BLOCK B OF THE DOWNTOWN PALM SPRINGS RENOVATION PROJECT LOCATED AT THE SOUTHWEST CORNER OF ANDREAS ROAD AND PALM CANYON DRIVE, ZONE CBD (CASE 3.3606 MAJ). (DN)

Interim Director Evans provided background information for Building A. Mr. Evans reported that Building B is the middle building that is fully approved as a single-story building with the exception of bringing back architectural details for the Commission. He stated that the applicant has submitted the revised drawings, a new two-story building and an alternate proposal for this site.

Associate Planner Newell presented the proposed projects as outlined in the staff report.

Chair Hudson opened the public comment portion of the meeting:

JOHN WESSMAN, applicant, explained the overall project and the open-space. He requested the opportunity to provide an alternate plan for Block B and does not want to give up approvals he already has. He has worked very hard to move this project forward

DRAFT AAC MINUTES AUGUST 25, 2014

4. PALM SPRINGS, LLC, REQUEST FOR FINAL PDD PLANS APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF A 150-ROOM HOTEL WITH RETAIL AND PARKING STRUCTURE LOCATED AT 400 NORTH PALM CANYON DRIVE, ZONE PD324, (5.1091-PD-324). (ER)

MEMBER PURNEL noted his abstention on this project.

PRINCIPAL PLANNER ROBERTSON summarized the staff report. He also stated that it is the staff's recommendation to approve the final PDD plans to submit to the planning commission.

MEMBER HIRSCHBEIN asked if the presentation that was approved last October could be viewed again.

PRINCIPAL PLANNER ROBERTSON showed the board the previous plans.

CHAIR FAUBER noted the only change was the addition of an access to the parking lot on Alejo Road.

PRINCIPAL PLANNER ROBERTSON acknowledged that was a recommendation.

MEMBER FREDRICKS asked if there was a more detailed landscape plan.

PRINCIPAL PLANNER ROBERTSON answered that there is one as stated in the staff report.

CHAIR FAUBER invited the applicants to present their case.

GRAHAM RAIL explained the attributes the project would bring to the City of Palm Springs.

JOSEPH SMART, architect, summarized the proposed project objects and the Board's previous comments and concerns.

BORIS MATHIS, architect, explained the improvements to the plans and the additional architectural designs.

RON GREGGORY, landscape architect, detailed the proposed landscape design.

MEMBER HIRSCHBEIN asked a question.

BORIS MATHIS answered that the plan has a center division.

MEMBER HIRSCHBEIN stated that he would like to see a site plan with Palm Canyon Drive's elevations. He also asked if there was a reason as to why the retail space did not expand to the property line.

BORIS MATHIS explained that the City Council had made it a condition to have a 10 foot gap. The purpose is also to provide an addition access point other than the parking lot.

MEMBER HIRSCHBEIN stated that the 10 foot gap disrupts pedestrian flow.

BORIS MATHIS maintained that the addition space is not necessary for the overall proposed project.

MEMBER HIRSCHBEIN questioned how much space lies between the store fronts and the property lines.

BORIS MATHIS answered that there is a 10 foot setback.

MEMBER FREDRICKS asked if the tree box sizes would remain the specified size.

RON GREGGORY explained that the boxes are shown with their minimum size and have potential to be larger.

MEMBER SECOY-JENSEN asked if there had been another restaurant added.

PRINCIPAL PLANNER ROBERTSON stated that there is still one tenet restaurant and the other shown is outdoor seating for the hotel's restaurant. This would not affect parking.

MEMBER SECOY-JENSEN expressed her excitement for the project and reminded the applicant that the wooden ladders could become an eye sore if not done properly.

MEMBER SONG stated that the overall look of clean white linear shapes is disrupted by the wooden trellis.

JOSEPH SMART said the wooden trellis adds on as a compliment to the design.

CHAIR FAUBER asked if there would be additional wood structures beside the trellis.

BORIS MATHIS answered there would not be any other structures. The wooden trellis is a piece of furniture.

MEMBER SONG questioned if the floor to ceiling glass store front would provide an excessive amount of sunlight. She also questioned if the proposed project has too many elements that may not end in a cohesive manner. Additional renderings

are needed to provide a better understanding.

BORIS MATHIS showed some details on the presentation.

MEMBER HIRSCHBEIN asked why the columns that separate the store fronts were 30 feet high.

BORIS MATHIS said the purpose was to distinguish each establishment.

CHAIR FAUBER asked if the guest room doors were also going to be wooden. Also if the roof that was coming down to the pavement would be one plane,

BORIS MATHIS answered that the guest room doors would be wooden and the roof would be one continuous plane of the cement plaster.

CHAIR FAUBER asked how much control would be placed on the façade of the store fronts. He also asked if the fountain would have small structures.

BORIS MATHIS said the objective of the proposed project is to maintain a cohesive project with minimal change to the proposed project designs. The fountain would not have small structures it is only water splashes.

MEMBER SONG asked if more of the natural stone structures could be placed and why the location of the faux turf was set as it was.

RON GREGGORY answered that they did not want the stones to become places to have people sleep on and the turf cannot be where it will have car wheel disturb it.

MEMBER SECOY-JENSEN moved to approve as submitted to planning commission.

PRINCIPAL PLANNER ROBERTSON added that no more comments could be made as this would be the final decision for the Architectural Advisory Committee. The board may add conditions to its approval. Any significance change will be subject to additional review by the board.

M/S/C (Secoy-Jensen/Fauber, 6-0) Approved to submit to the Planning Commission on the condition that if the panels separating the store front façade exceed 8 feet the Committee will review it.

~~**FIELDS AND ALLOWABLE ZONES AND DESIGN STANDARDS (CASE 5.1091 ZTA). (MW)**~~

Director Wheeler reported that this project would be brought back for the Commission's review once all issues have been addressed.

ACTION: Table.

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

AYES: Commissioner Calderine, Commissioner Klatchko, Commissioner Lowe, Commissioner Roberts, Commissioner Weremiuk, Vice Chair Hudson, Chair Donenfeld.

2C. PALM SPRINGS, LLC, FOR AN AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 324 AND VESTING TENTATIVE TRACT MAP 34190 FOR A 150-ROOM HOTEL AND ANCILLARY COMMERCIAL RETAIL DEVELOPMENT AT 414 NORTH PALM CANYON DRIVE; ZONE PDD 324, (CASE NO. 5.1091-PD324 / TTM 34190 AMND). (ER)

Principal Planner Robertson presented an overview of the proposed project as outlined in the staff report. He corrected an error on page 7 regarding parking where 212 spaces were listed and 226 is correct.

Chair Donenfeld opened the public hearing portion of the meeting:

LAWRENCE RAEL, president, Rael Development, introduced the architect who will be providing the presentation and all the consultants will be available to answer questions.

HAGY BELZBURG, project architect, presented a computer simulation of the proposed project relating to the reduction of density for the hotel creating small bungalows and allowing continuation of the retail fabric down the street. Mr. Belzburg addressed the height, setbacks, massing, rooms, swimming pools, courtyard connectivity and desert landscaping.

BOB HELBLING, commented that this project is even better and liked the idea of the modern bungalow concept; he spoke in favor of the project.

KIM WESTBROOK, commercial developer, spoke in favor of the proposed project and commended the applicant.

JOY MEREDITH, downtown business owner and president of MainStreet, commented that having this new project connecting downtown and uptown would be incredible. She said that lots of changes have been made and spoke in support of the project.

FRANK TYSEN, said architecturally nice features, however, is concerned with the scale of the building and project should have an E.I.R. and more discussion on public benefit. He questioned adding another 150 rooms to the city.

LAWRENCE RAEL, applicant, thanked all the speakers for their comments and was available to answer questions from the Commission.

There being no further appearances the public hearing portion was closed.

Commissioner Calerdine said the plans look really exciting and asked the architect to walk them through one of the plans from the lobby to the third or fourth floor hotel rooms next to Amado.

Commissioner Roberts thanked the applicant for a great new design. He asked about the design on level two and why consideration was not taken for retail opportunities on Indian Canyon. Mr. Belzburg addressed his concerns and explained the concept of the project.

Vice-Chair Hudson noted that the parking portion is split into two areas and questioned if the northern parking will be controlled or paid for parking. Mr. Rael responded that discussions have been on-going with the City in designing this parking and they were working on a negotiated agreement to make the north parking public and the south side will be valet parking. Vice-Chair Hudson asked if there will be access to the parking from Indian Canyon. Mr. Rael answered as it is currently designed no; but there may be something that might be able to be incorporated into the project.

Vice-Chair Hudson expressed concern that the bungalow village will not be visible from the street and commented on the lack of activity given to Indian Canyon. He feels the Indian Canyon elevation needs more attention to the pedestrian streetscape.

Commissioner Weremiuk reiterated concern about access from the retail parking on Palm Canyon. She expressed concern with the lack of pedestrian streetscape on Indian Canyon and would like to see trees that provide shade and encourage walking.

Commissioner Klatchko concurred with the comments from the Commissioners and suggested perhaps lowering the plateau about five feet on the north end to give better visibility of the hotel rooms from the street. He has the same concerns with the north parking and pedestrian access. It would be helpful for more access points for parking.

Chair Donenfeld commented that it is unfair to expect the developer to make Indian Canyon more viable; that is the City's responsibility.

Lawrence Rael appreciated the Commission's comments and agrees with the comments made regarding the corner on Indian Canyon; but the project is still a work in progress and they will be back with an even better project.

ACTION: Find that the previously adopted mitigated negative declaration is sufficient and appropriate environmental document and approve the amended project and the Final PD to return to the Commission with the following considerations:

- 1.) The Indian Canyon side to be reconsidered to allow more pedestrian circulation.
- 2.) Activate the Alejo / Indian corner.
- 3.) Utilize extra space on the 2nd floor over the garage to give more connectivity to the 3rd level hotel rooms from the street view.
- 4.) Pedestrian access to be created from the ground level parking garage on the north onto Palm Canyon.
- 5.) Replace some of the northern ground floor parking to allow for commercial space on Indian Canyon and/or Alejo Road.
- 6.) Parking structure lighting to be shielded from the street.

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

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

A recess was taken at 3:23 pm.

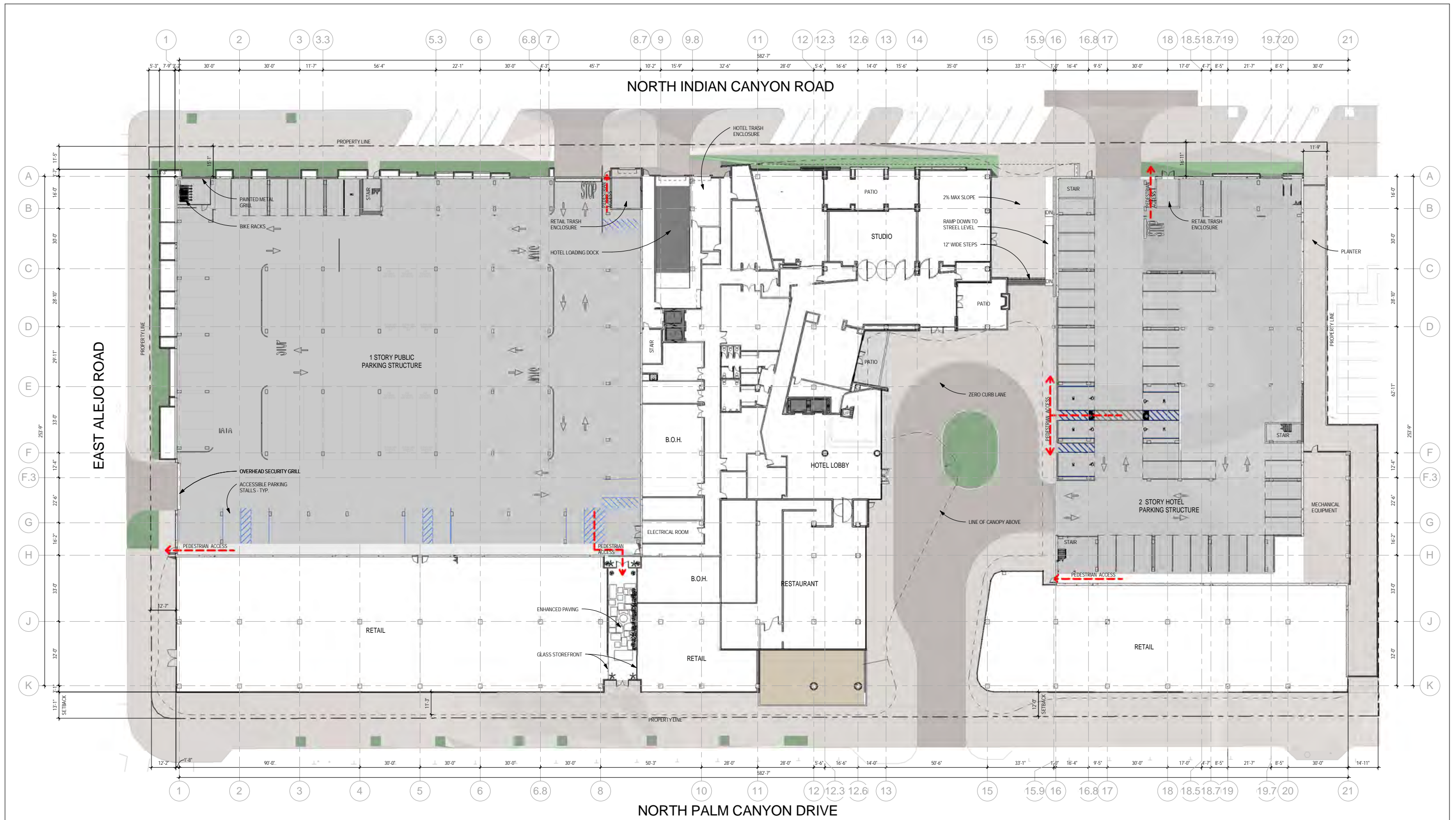
The meeting reconvened at 3:35 pm.

~~**25. CITY OF PALM SPRINGS APPLICATION FOR AN UPDATE TO ITS HOUSING ELEMENT OF THE 2007 GENERAL PLAN ADDRESSING THE HOUSING NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY (CASE 5 1204-GPA). (ER)**~~

Chair Donenfeld opened the public hearing portion of the meeting:

JUDY DEERTRACK, submitted 2 documents and spoke about a general plan amendment that was adopted that changed the density limitations for land use classification and how it has impacted the Housing Element and will compromise the city's ability to provide low income housing.

~~There being no further appearances the public hearing was closed.~~



PS HOTEL

September 15, 2015

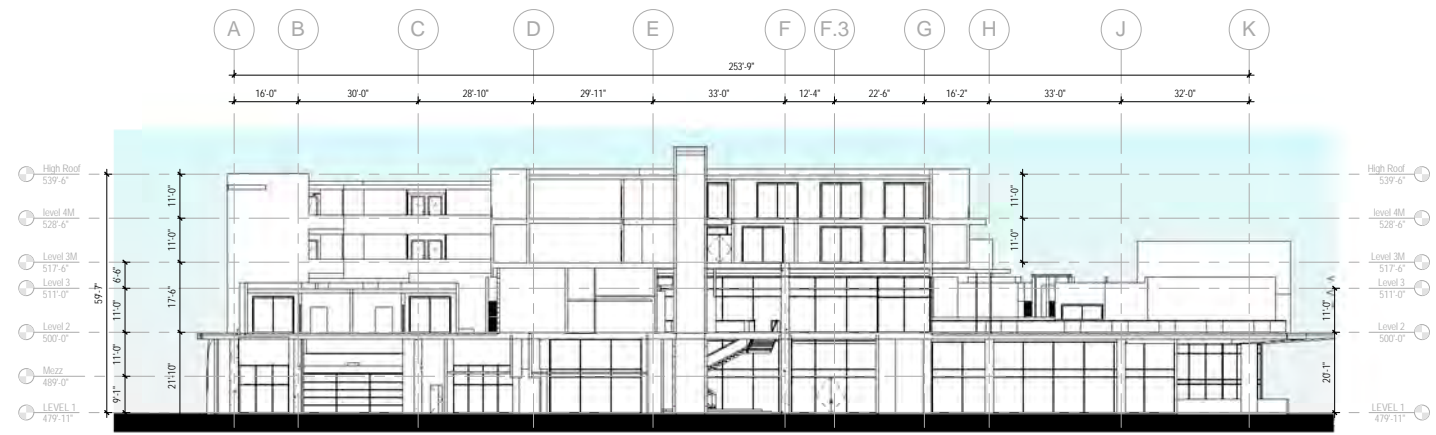
Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

GROUND FLOOR





NORTH-SOUTH SECTION | 1
1" = 20'-0"



EAST-WEST SECTION | 2
1" = 20'-0"



PS HOTEL

September 15, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

**SOUTHWEST
CORNER
RENDERING**





SOUTH ELEVATION | 1
3/32" = 1'-0"

PS HOTEL

September 15, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

SOUTH
ELEVATION





PS HOTEL

September 15, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

RENDERING





PS HOTEL

September 15, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

RENDERING



CHAPI CHAPO DESIGN





PS HOTEL

September 15, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

RENDERING



CHAPI CHAPO DESIGN





PS HOTEL

September 15, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

RENDERING





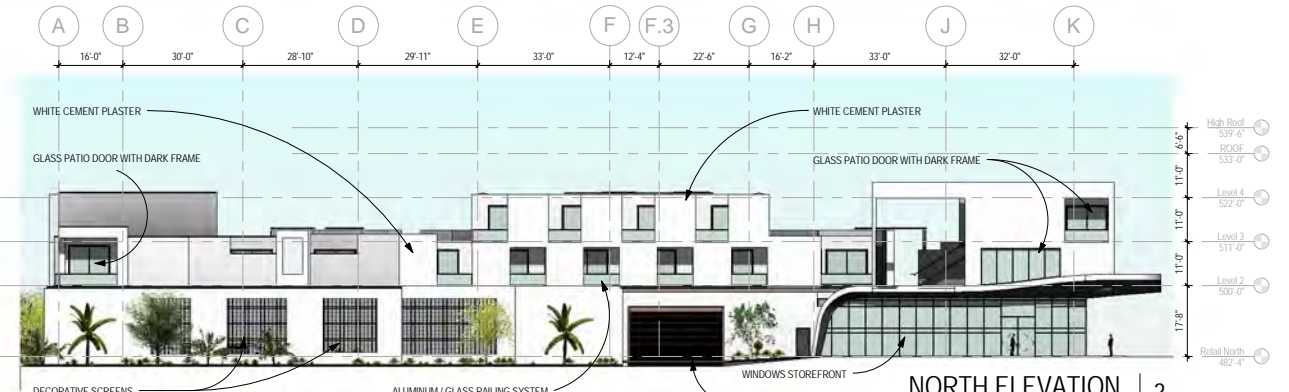
EAST ELEVATION | 1
1" = 20'-0"



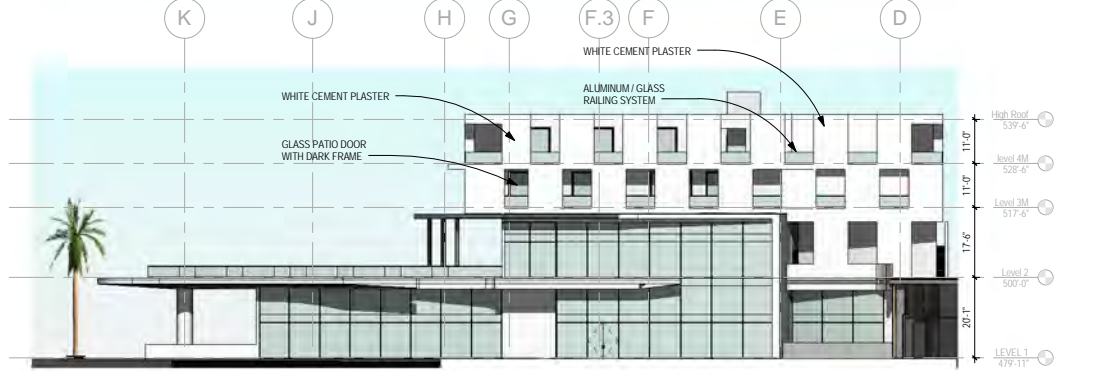
WEST ELEVATION | 2
1" = 20'-0"



SOUTH ELEVATION | 5
1" = 20'-0"



NORTH ELEVATION | 3
1" = 20'-0"



MAIN ENTRANCE ELEVATION | 4
1" = 20'-0"

PS HOTEL

August 11, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

EXTERIOR ELEVATIONS





PS HOTEL

09/15/14

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

**NORTH
EAST
CORNER**





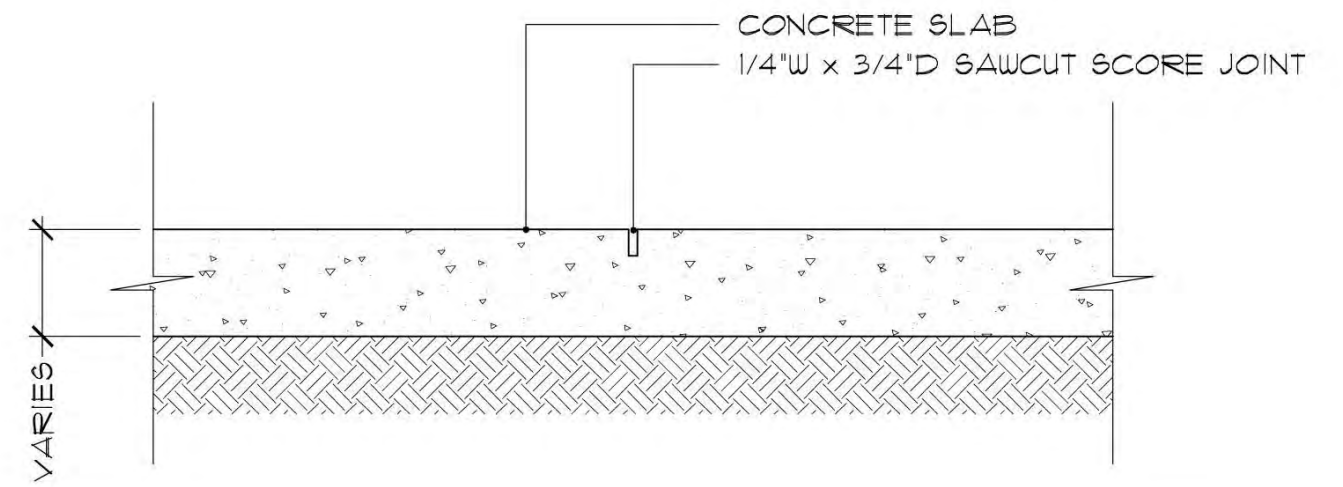
BREAK IN CONCRETE COLORS

TYPICAL SCORE JOINT LOCATION

BREAK IN CONCRETE COLORS



REPRESENTATIVE IMAGE FOR SCORE JOINT

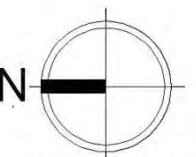
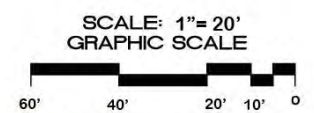


TYPICAL SCORE JOINT DETAIL

SCALE: NTS



KEY MAP



PS HOTEL

AUGUST 11, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

L-2B

AUTO COURT
ENLARGEMENT



CHAPI CHAPO DESIGN



TREES AND PALMS



SHRUBS AND ORNAMENTAL GRASSES



DESERT ACCENT PLANTS



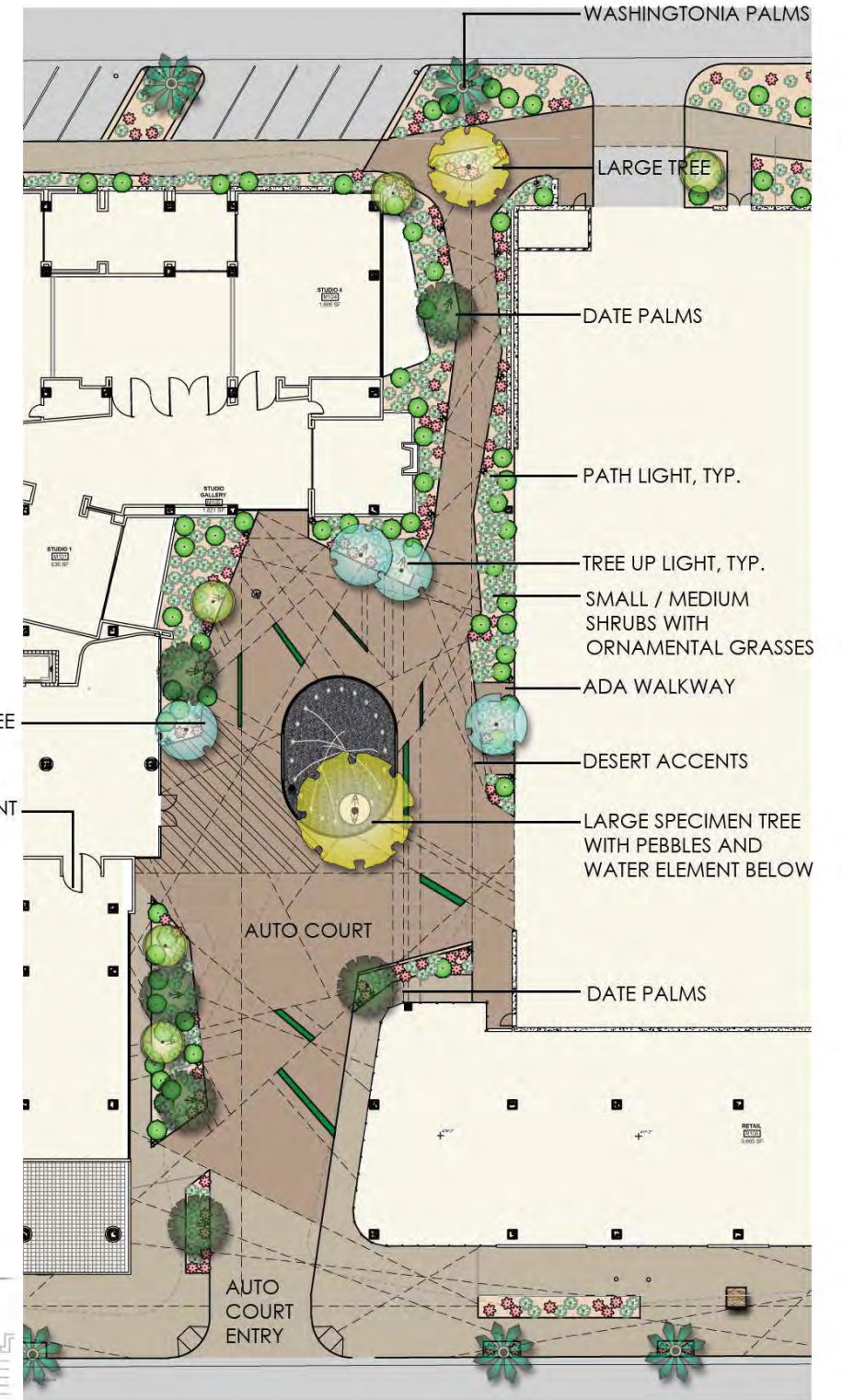
AUTO COURT/ ELEVATION



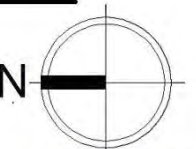
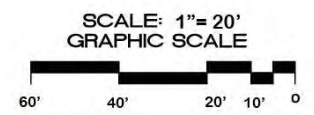
WATER JETS EFFECT



KEY MAP



AUTO COURT/ PLAN VIEW



PS HOTEL

AUGUST 11, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

L-2
AUTO COURT
PLAN



