



PLANNING COMMISSION STAFF REPORT

DATE: November 12, 2014

SUBJECT: PARKER PALM SPRINGS II, LLC, FOR A CONDITIONAL USE PERMIT TO ALLOW THE RENOVATION OF AN EXISTING BANQUET ROOM FOR A RESTAURANT USE AT THE PARKER PALM SPRINGS HOTEL LOCATED AT 4200 EAST PALM CANYON DRIVE. (CASE 5.1354 CUP).

FROM: Department of Planning Services

SUMMARY

The Planning Commission to review a Conditional Use Permit request to allow the conversion of a banquet room to a restaurant use at the Parker Palm Springs Hotel.

RECOMMENDATION:

Approve subject to conditions.

ISSUES:

- The addition of a third restaurant to the property would require additional parking if all restaurants were to be operating at the same time; this approval has been conditioned so that only two of the restaurants may be open concurrently.

BACKGROUND:

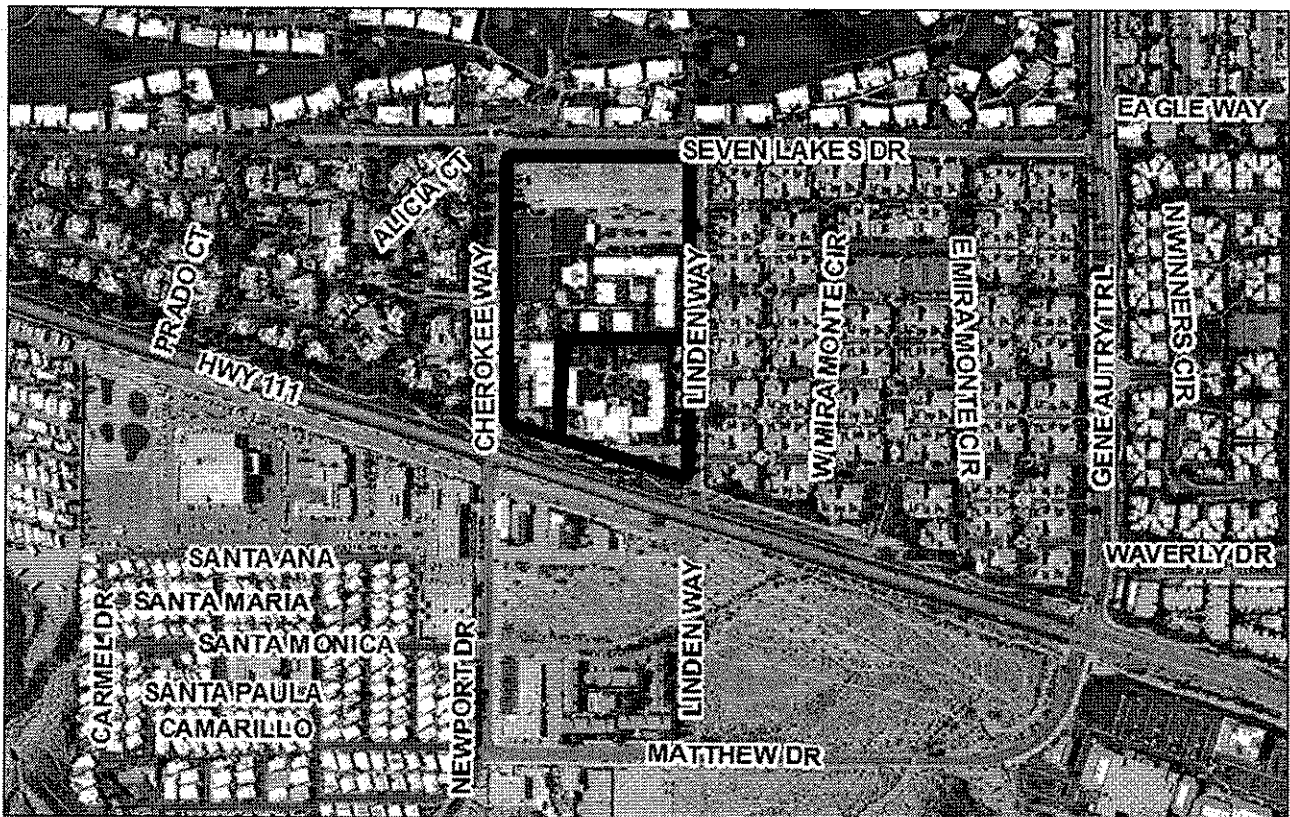
<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
05/09/1980	Approval is granted for a Planned Development for the addition of a banquet room, subterranean parking lot, restaurant addition, and expansion of a surface parking lot (5.927-PD-58).
03/21/1994	An application was submitted for an amendment to the Planned Development District (5.927-PD-58) for an expansion of the hotel facilities to include a new dinner theater, rehearsal space, meeting rooms, nightclub, lounge, and additional retail space.
03/22/1995	An application was submitted for an amendment to the Planned Development District (5.927-PD-58) for a remodel of the hotel property.
04/14/2004	Approval was granted for a Minor Architectural Review (3.2451) for modifications to an approved 5,800 square foot building addition to the existing hotel property.

<i>Most Recent Ownership</i>	
12/13/2002	Parker Palm Springs II, LLC

<i>Notification</i>	
10/30/2014	Public hearing notice sent to all property owners within 500 feet.
10/30/2014	Notification emailed to representatives of the Los Compadres, Araby Commons, and Demuth Park Neighborhood Organizations.

<i>Field Check</i>	
10/16/14	Staff visited the site to review the existing conditions and verify the location and arrangement of the proposed restaurant.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Area	12.79 acres



SUBJECT SITE

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	Tourist Resort Commercial (TRC)	Hotel	R-3 / PD-58 (Multiple Family Residential Zone, Planned Development)
North	Medium Density Residential (MDR), Open Space – Parks/Recreation (OS-P)	Multi-Family Residential	R-G-A(8) (Garden Apartment and Cluster Residential Zone)
South	Tourist Resort Commercial (TRC)	Commercial	C-2 (General Commercial Zone)
East	Medium Density Residential (MDR)	Multi-Family Residential	R-G-A(8) (Garden Apartment and Cluster Residential Zone)
West	Medium Density Residential (MDR)	Multi-family Residential	R-G-A(8) (Garden Apartment and Cluster Residential Zone)

PROJECT DESCRIPTION:

The applicant is seeking approval for a Conditional Use Permit to convert an existing banquet room to a restaurant use as an integral part of an existing 144-room hotel. The proposed restaurant, to be called Normalita's, will be the third operating restaurant on the property and will be located wholly within the south building. As the project only anticipates the conversion of interior space, no other renovations or additions are proposed. The restaurant will occupy 978 square feet and will have a total of 67 seats; the hours of operation will be from 5:00 p.m. to 1:00 a.m., seven days per week. The new restaurant will replace dinner service at one of the other restaurants on the property (Norma's), and will be available to both hotel guests and the general public. No changes are proposed to the operating hours of the Mr. Parker's restaurant. All three restaurants on the property will utilize a common kitchen.

ANALYSIS

General Plan: The General Plan designation of the subject site is Tourist Resort Commercial. This designation provides for "large-scale resort hotels and timeshares including a broad range of convenience, fitness, spa, retail, restaurant, and entertainment uses compatible with neighboring development". The subject property is an existing resort hotel and the addition of a 67-seat restaurant serving hotel guests and the general public will advance the goals of the General Plan. Therefore, the proposed

use is consistent with the General Plan.

Zoning: The subject property is Multi-Family Residential (R-3) and PD (Planned Development); the proposed restaurant will be located on the portion of the site that is zoned Multifamily Residential (R-3). Pursuant to Section 92.04.01(A)(2) and 92.04.01 (D) of the Palm Springs Zoning Code (PSZC), a restaurant is permitted in a hotel having 20 or more rooms in the R-3 Zone upon the approval of a Conditional Use Permit.

Parking: Pursuant to Section 93.06.00(D)(19) of the PSZC, parking is calculated below:

- 144 guest rooms (50x1 + 94x.75) = 121 spaces
- 256 total restaurant seats (256/5) = 51 spaces
- Staff parking (51x.20) = 10 spaces
- **Total Parking Required** = 182 spaces

- Existing parking spaces = 174 spaces
- **Total Parking Provided** = 174 spaces

If all three restaurants were to be operating at the same time, there would be a deficit of 10 parking spaces. The applicant has indicated in the submittal materials that the existing Norma's restaurant will no longer be offering dinner service once the new restaurant (Normalita's) is operational; as there will be staggered operations, the actual parking demand is reduced. The table below details the operational plan for the three restaurants and the total number of patrons that can be served during each of the three daily meal periods:

Restaurant	# of Seats	Breakfast	Lunch	Dinner
Mr. Parker's (Existing)	65	Closed	Closed	X
Norma's (Existing)	124	X	X	Closed
Normalita's (New)	67	Closed	Closed	X
Total: Seats in Operation	256 seats	124 seats	124 seats	132 seats

Due to the fact that a maximum of two of the restaurants will be operating during each of the meal periods, the parking demand is reduced and there is no need to develop additional parking spaces on the property. A condition of approval has been included to limit the restaurant operations as proposed so as to avoid any future parking shortage. In addition, a valet parking plan is in place for all guests of the property, which assists in the efficiency of parking operations on the site.

REQUIRED FINDINGS

The Planning Commission must make certain findings in order to approve this Conditional Use Permit pursuant to Section 94.02.00 of the Palm Springs Zoning Code; those findings are analyzed by staff below:

- 1) *That the use applied for at the location set forth in the application is*

properly one for which a conditional use permit is authorized by this Zoning Code.

Section 92.04.01 (D)(16) of the Palm Springs Zoning Code permits a restaurant as an integral part of a 20 or more room hotel in the R-3 zone when approved under a Conditional Use Permit.

- 2) *That the use is necessary or desirable for the development of the community, is in harmony with the various elements of objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed use will provide an additional dining option at the property, and is intended to replace the discontinuation of dinner service at one of the existing on-site restaurants. The restaurant use is consistent with the General Plan, and will enhance and support tourism. The limited size of the proposed restaurant and its location within an existing building will result in no noticeable impact to adjacent properties, and will not be detrimental to future uses in the R-3 (Multiple-Family Residential and Hotel Zone) district.

- 3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The Parker Palm Springs is a 144-unit hotel located on a 12.79 acre site, and currently includes two restaurants, a spa, meeting facilities, and associated hotel amenities. Approximately 20% of the hotel property remains undeveloped. The proposed restaurant will be located within an existing building in an area currently utilized for meeting space, and will not result in any additional square footage being added to the property. While the proposal does increase the number of restaurants on the property, the uses will be staggered so as to reduce any parking impacts. As such, the site can accommodate the use as proposed.

- 4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The proposed restaurant will be located in the south hotel building, which is adjacent to the East Palm Canyon Drive frontage of the property; East Palm Canyon is designated as a Major Thoroughfare by the General Plan. The single access point for guests is via the principal driveway on South Cherokee Way. While the restaurant may have the potential to increase traffic to the property, there is adequate capacity on the adjacent highway to accommodate the increase.

- 5) *That the conditions to be imposed and shown on the approved site plan*

are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.

The conditions imposed upon the project are to ensure that the use operates in a manner which protects the public health, safety and general welfare. These conditions include compliance with building and life safety codes, compliance with parking and operational standards, and general conditions to ensure general welfare.

CONCLUSION

The project is consistent with the land use policies of the General Plan, and conforms to the requirements of the Zoning Code. As the proposed use will comply with adopted plans and codes, staff recommends approval of the request.

ENVIRONMENTAL

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be categorically exempt from further environmental review pursuant to Section 15301(a) (Existing Facilities).

NOTIFICATION

A public hearing notice was mailed to all property owners within a 500-foot radius of the subject property. As of the writing of this report, no correspondence has been received.



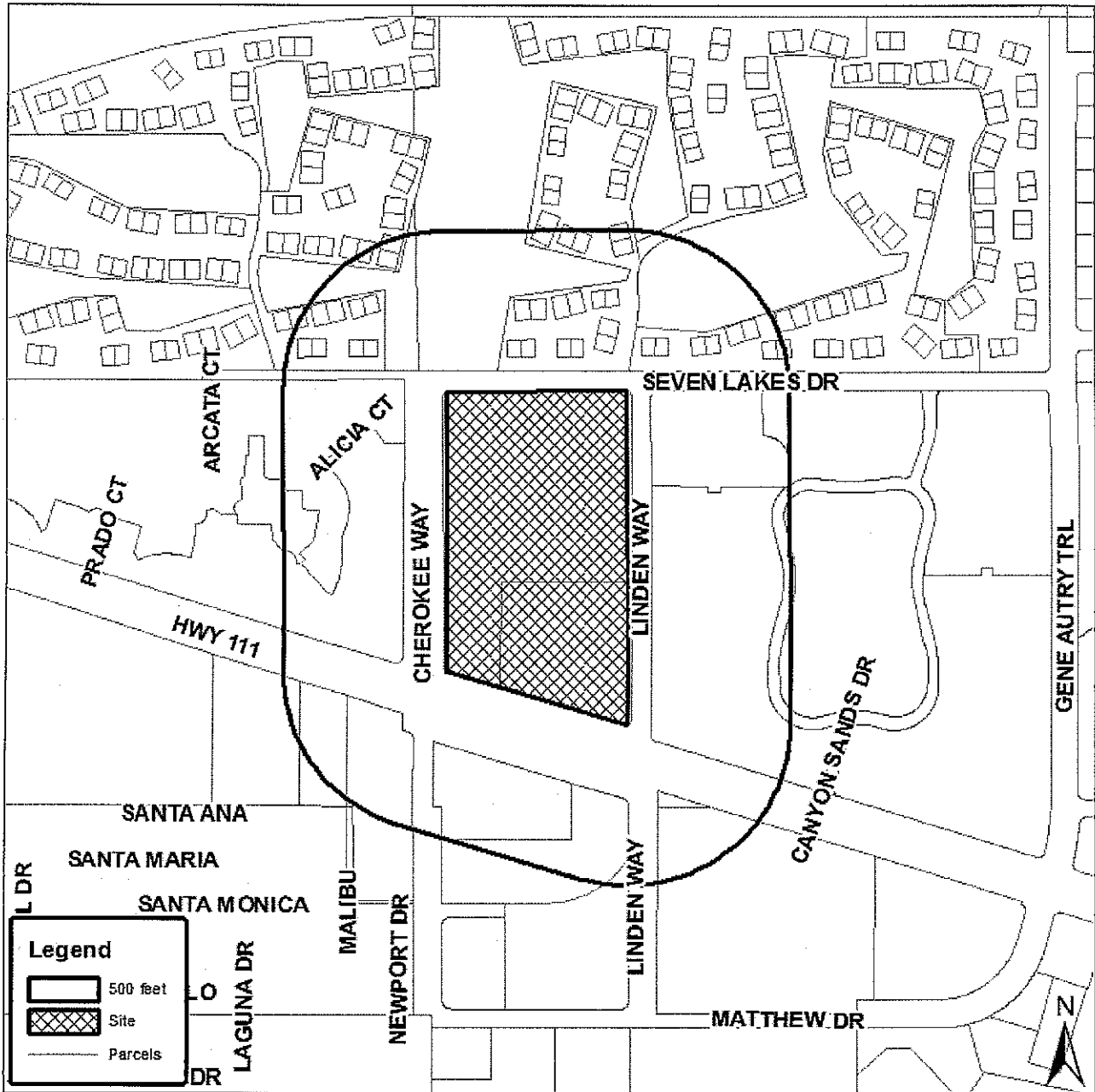
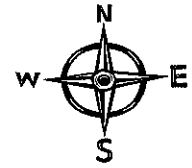
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Justification Letter
5. Site/Floor Plans
6. Site Photos



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.1354 CUP

APPLICANT: Parker Palm Springs II, LLC

DESCRIPTION: An application for a Conditional Use Permit (CUP) for the conversion of an existing banquet room into a restaurant called Normalita's at 4200 East Palm Canyon Drive, Zone R-3. APN: 681-150-002, -009.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 5.1354, A CONDITIONAL USE PERMIT (CUP) TO ALLOW THE CONVERSION OF AN EXISTING BANQUET ROOM TO A RESTAURANT USE AT 4200 EAST PALM CANYON DRIVE.

WHEREAS, The Parker Palm Springs II, LLC ("Applicant") has filed a Conditional Use Permit application with the City pursuant to Section 94.02.00 of the Zoning Code to allow a 1,000 square foot restaurant use within an existing building on a 12.79-acre property located at 4200 East Palm Canyon Drive, Zone R-3, Section 30, APN's: 681-150-002 and 681-150-009; and

WHEREAS, a restaurant use may be permitted in the R-3 (Multiple-Family Residential and Hotel) Zone as described in Section 92.04.01(D)(16) of the Palm Springs Zoning Code upon the approval of a Conditional Use Permit; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case No. 5.1354 – CUP was given in accordance with applicable law; and

WHEREAS, on November 12, 2014, a public hearing on the application was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class I exemption (Existing Facilities) pursuant to Section 15301 of the CEQA Guidelines; 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: Section 94.02.00(B)(6) of the Zoning Code requires the Planning Commission not approve a Conditional Use Permit unless it finds as follows:

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Pursuant to Section 92.04.01(D)(16) of the Zoning Code, a restaurant use is allowed within the R-3 (Multiple-Family Residential and Hotel) Zone upon the approval of a Conditional Use Permit. The proposed restaurant complies with the established standards required for the use in the subject zoning district.

2. *That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed use will provide an additional dining option at the property, and will enhance and encourage tourism. The restaurant use is consistent with the General Plan and will not result in any significant impact to adjacent properties, and will not be detrimental to future uses in the R-3 (Multiple-Family Residential and Hotel) Zone.

3. *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

No new square footage is proposed. The renovation will not be detrimental to existing and future permitted uses of land in the neighborhood.

4. *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The project site is located along East Palm Canyon Drive, which is designated as a major thoroughfare on the General Plan Circulation Element. The proposed restaurant is of minimal size and any additional traffic generated by the use can be accommodated by the nearby street system.

5. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.1354 – CUP, a Conditional Use Permit to allow the conversion of a banquet room to a restaurant use at 4200 East Palm Canyon Drive, subject to the conditions set forth in the attached Exhibit A.

ADOPTED this 12th day of November 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 5.1354 CUP
Normalita's – Parker Palm Springs Hotel

4200 East Palm Canyon Drive

November 12, 2014

CONDITIONS OF APPROVAL

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 Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.1354 CUP, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped October 1, 2014, on file in the Planning Division, except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. 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 5.1354 CUP. The City of Palm Springs will promptly notify the applicant of any 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.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, 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 law, 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.
- ADM 7. Time Limit on Commencement of Use. The time limit for commencement of the use authorized by this Conditional Use Permit shall be two (2) years from the effective date of the approval. A Conditional Use Permit shall become effective after an elapsed period of fifteen (15) days from the date of the decision by the commission authorizing the permit.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen complaints or policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Policy or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with law.

- ADM 10. Seating Count. The applicant shall be limited to a total number of 67 seats within the restaurant (including bar stools); any deviation from this number shall require prior approval by the Director of Planning.
- ADM 11. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00.
- PLN 2. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 3. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 4. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by commercial patrons and employees. Location and design shall be approved by the Director of Planning.
- PLN 5. Operational Restrictions: No more than two (2) of the restaurants shall serve meals at any period during the day. Any request to serve meals at all three restaurants during the same period shall require the development of additional parking spaces on the site. Alternately, the applicant may submit a Parking Specific Plan for approval by the Director of Planning Services via a Land Use Permit application, which may require the submittal of a parking analysis signed and sealed by a registered engineer.

FIRE DEPARTMENT CONDITIONS

FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined from the furniture plan received and dated October 1, 2014. Additional requirements may be required at that time based on the submittal of the Architectural plans.

FID 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Four (4) complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

FID 3 **Plans and Permits (CFC 105.1):**

Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals (four sets). All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

FID 4 **“Exit Analysis Plan” required.** Prepared and stamped by a state licensed architect in $\frac{1}{4}'' = 1'$ scale. The floor plan shall address the following for a Group A-2 occupancy:

- Provide *net* occupant load calculations for the restaurant
- Seating/table diagram with compliant aisle widths
- Minimum required egress width to accommodate occupant load
- Means of egress illumination locations
- Illuminated EXIT sign locations

- Compliant exit doors and door hardware (panic hardware)
- Elevation changes in the exit discharge
- Locations of fire extinguishers (minimum rating 2A-10BC).

FID 5 **Fire Extinguisher Requirements (CFC 906):** Provide one 2A-10BC portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.

FID 6 **Posting of Occupant Load (CFC 1004.3):** Every room or space *which is used for assembly, classroom, dining, drinking, or similar purposes having an occupant load of 50 or more* shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

END OF CONDITIONS

**PARKER PALM SPRINGS
4200 EAST PALM CAYNON DRIVE
PALM SPRINGS, CA 92264
(760)770-5000**

October 1, 2014

City of Palm Springs
Department of Planning Services
3200 E. Tahquitz Canyon Way
Palms Springs, CA 92262

Attn: Planning Commissioner

Re: Parker Palm Springs Hotel – Justification Letter for Conditional Use Permit
4200 East Palm Canyon Drive, Palms Springs, CA 92264

RECEIVED

OCT 01 2014

**PLANNING SERVICES
DEPARTMENT**

Dear Commissioner:

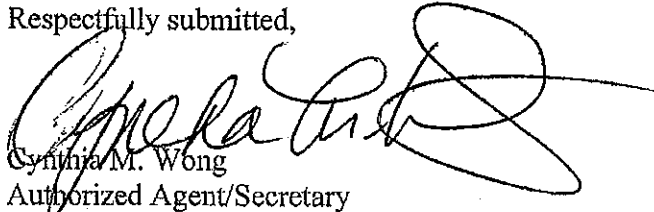
Parker Palm Springs II, LLC d/b/a Le Parker Meridien Palm Springs Hotel, has owned, operated and managed Le Parker Meridien Palm Springs Hotel, since its purchase of said hotel on May 19, 2003 (the "Hotel").

The Hotel desires to renovate one of its existing banquet rooms within our estate into a restaurant called Normalita's. We will be closing our dinner shift in our existing restaurant called, Norma's, which seats 124 patrons and Normalita's will be serving the dinner shift and will have a capacity seating for 67 patrons and will employ 2 bartenders and 4 servers. The hours of operations will be between 5:00 p.m. to 1:00 a.m., seven days a week.

The estate itself has ample valet parking for patrons and registered hotel guests. Therefore, there would be no disruption to the public and flow of traffic and will meet and support existing City regulations per Palm Springs Zoning Ordinance. I also, enclosed a copy of the Deed to the property showing ownership.

Should you require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,


Cynthia M. Wong
Authorized Agent/Secretary

PARKER
PALM SPRINGS

Parking Space Requirement

Hotel <50 rooms 1 space/.75 rooms 144 rooms x .75 = 108 spaces

Restaurant - 1 space / 3 seats

Maximum Seating AM Operations *

(Norma's) 124 seats / 3 = 41 spaces

Maximum Seating PM Operations *

(mister parkers (65) and Normalita's (67)) 132 seats / 3 = 44 spaces

* AM and PM Operations DO NOT overlap in Hours of Operation

TOTAL Parking Space Requirement Calculation	108 + 44 =	152 spaces
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TOTAL CURRENT Parking Spaces		174 spaces
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RECEIVED

OCT 01 2014

PLANNING SERVICES
DEPARTMENT



Proposed Restaurant – Exterior Entrance (Existing Conditions)

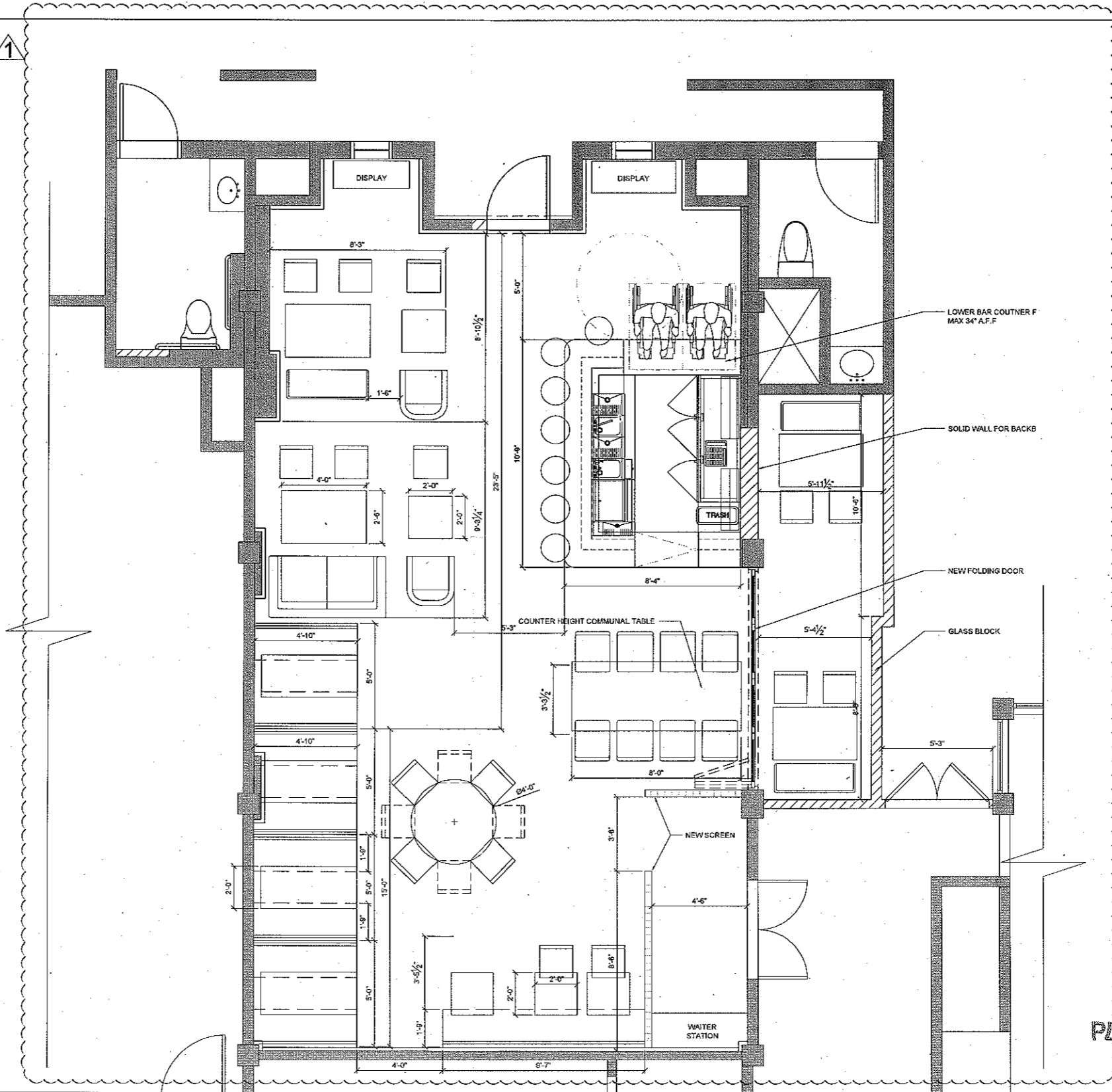


Proposed Restaurant - Dining Room (Existing Conditions)



The Parker Palm Springs - South Building

1



1 FURNITURE PLAN
3/8"=1'-0"

MCCARTAN

156 5TH AVENUE # 934
NEW YORK NY 10010
T 212 957 1815 F 212 957 1819
www.mccartan.com

PROJECT
**NORMALITA'S
PARKER-PALM SPRINGS**

4200 EAST PALM CANYON
DR.
PALM SPRINGS,
CALIFORNIA

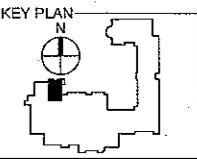
CLIENT
PARKER-PALM SPRINGS
4200 EAST PALM CANYON
DR.
PALM SPRINGS,
CALIFORNIA

ISSUES

NO.	DATE	DESCRIPTION
1	2014.03.24	PROGRESS CD SET
2	2014.05.09	100% CD SET

REVISION

NO.	DATE	DESCRIPTION
1	2014.10.29/14	100% CD SET UPDATE



SCALE
3/8" = 1' - 0"

DRAWN BY
CP

JOB NO.
151

SHEET DESCRIPTION
**FURNITURE
PLAN**

SHEET NUMBER
ID-10.01

RECEIVED
OCT 01 2014
PLANNING SERVICES
DEPARTMENT

SHEET NOTES:

FINISH NOTES:

1. ALL EXPOSED CEILING DUCTWORK, SPRINKLER PIPING, CONDUIT, CEILING SUSPENSION SYSTEMS TO BE PAINTED. ANY ELECTRICAL CONDUIT THAT MIGHT BE EXPOSED IN THE OPEN CEILING AREA TO BE MOUNTED TIGHT TO THE UNDERSIDE OF THE RIBS OF THE NEW AND EXISTING DECKING WITH "C" CLAMPS.
 2. ALL CARPET AND WALLCOVERING TO BE SUPPLIED BY FF&E, INSTALLED BY GC.
 3. ALL BOH OFFICES AND SUPPORT SPACES FINISHES TO BE COORDINATED WITH HOTEL.
 4. FOR ALL CUSTUM ITEMS: SHOP DRAWINGS & FINISH SAMPLES TO BE SUBMITTED FOR DESIGNER'S APPROVAL PRIOR TO FABRICATION.
 5. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- * OFCI - OWNER FURNISHED CONTRACTOR INSTALLED.
CFCI - CONTRACTOR FURNISHED CONTRACTOR INSTALLED.

MCCARTAN

156 5TH AVENUE # 934
NEW YORK NY 10010
T 212 957 1819 F 212 957 1819
www.mccartan.com

PROJECT

**NORMALITA'S
PARKER-PALM SPRINGS**

4200 EAST PALM CANYON
DR.
PALM SPRINGS,
CALIFORNIA

CLIENT

PARKER-PALM SPRINGS

4200 EAST PALM CANYON
DR.
PALM SPRINGS,
CALIFORNIA

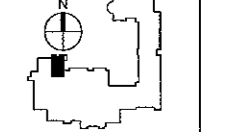
ISSUES

NO.	DATE	DESCRIPTION
1	2014.03.24	PROGRESS CD SET
2	2014.06.09	100% CD SET

REVISION

NO.	DATE	DESCRIPTION
1	08.10.2011	100% CD SET UPDATE

KEY PLAN



SCALE
AS NOTED

DRAWN BY
CP

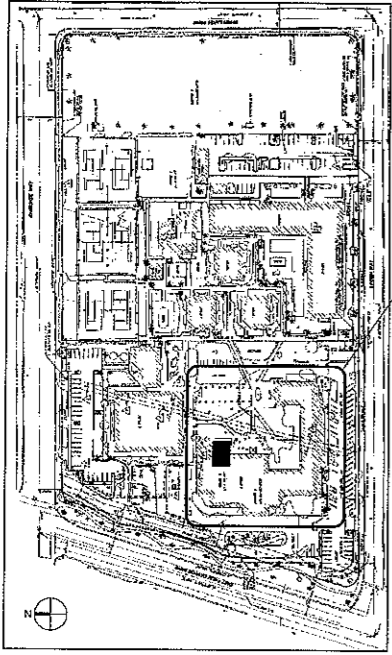
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151

SHEET DESCRIPTION

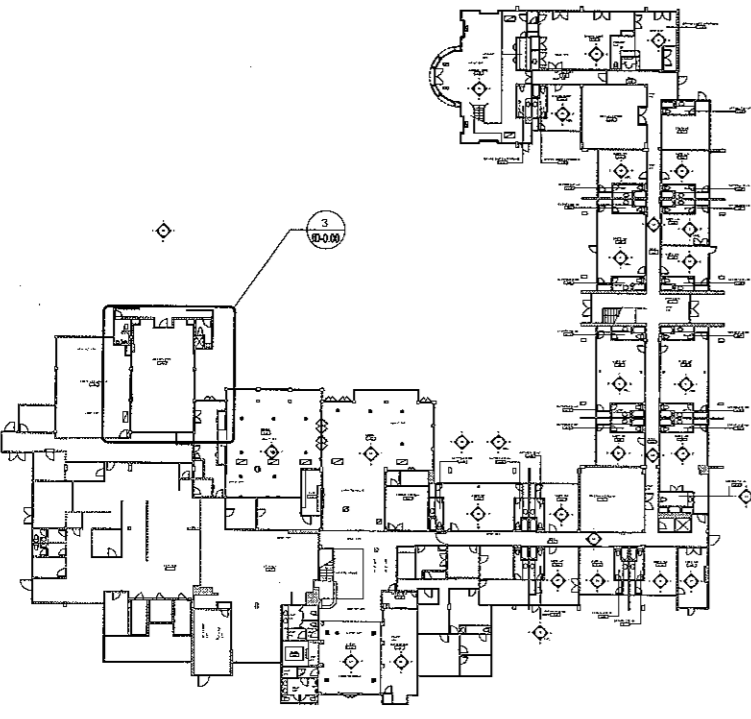
SITE & EXISTING
PLAN

SHEET NUMBER

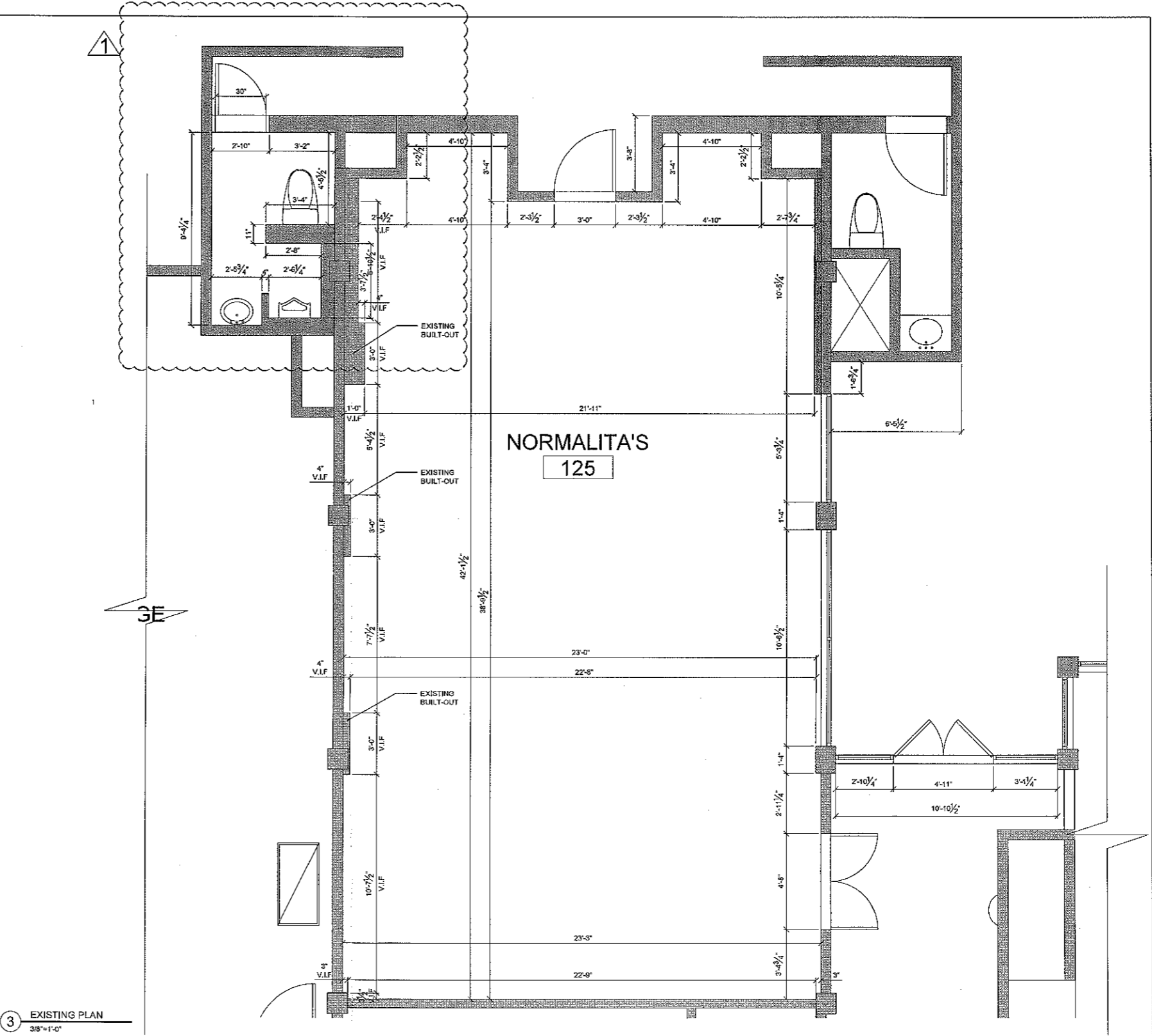
ID-0.01



1 SITE PLAN
N.I.S.



2 EXISTING SITE PLAN
1/32"=1'-0"



3 EXISTING PLAN
3/8"=1'-0"

SHEET NOTES:

RECEIVED
OCT 01 2014
PLANNING SERVICES
DEPARTMENT