



PLANNING COMMISSION STAFF REPORT

DATE: September 9, 2015

PUBLIC HEARING

SUBJECT: A MAJOR ARCHITECTURAL AND CONDITIONAL USE PERMIT (CUP) APPLICATION BY PCG-SP VENTURES I, LLC. OWNER, FOR REDEVELOPMENT OF AN EXISTING RESORT HOTEL WITH ACCESSORY USES ON A 3.65-ACRE PARCEL LOCATED AT 333 EAST PALM CANYON DRIVE; ZONE R-3 / RESORT OVERLAY ZONE, (CASE 5.1377 CUP AND 3.1155 MAJ). (KL)

FROM: Department of Planning Services

PROJECT DESCRIPTION

The applicant is proposing to redevelop an existing fifty-five year old resort hotel property with new façade and interior treatments, a renovated and expanded restaurant, a new spa, a new lobby building, and a reconfigured site plan with added outdoor recreational amenities, landscaping and parking.

ISSUES – Off-street parking requires approval of capture ratios and shared parking concepts to meet the minimum off-street parking requirements for the uses proposed.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing and adopt Resolution #_____, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 5.1377 CUP / 3.1155 MAJ, A CONDITIONAL USE PERMIT (CUP) FOR SPA USES, A CONDITIONAL USE PERMIT FOR A RESTAURANT IN A RESORT HOTEL PROVIDING SERVICE TO THE PUBLIC, AND A MAJOR ARCHITECTURAL APPROVAL TO RENOVATE THE EXISTING RESORT HOTEL ON A 3.65-ACRE PARCEL LOCATED AT 333 EAST PALM CANYON DRIVE, SUBJECT TO CONDITIONS (ZONE R-3 / RESORT OVERLAY ZONE), (APN 511 060 004).

BACKGROUND INFORMATION

The project is located in a fully developed part of the city, at the junction (curve) between East Palm Canyon Drive and South Palm Canyon Drive. The site is bounded roughly by

East (and West) Palm Canyon Drive on the north, South Palm Canyon Drive on the west, East Twin Palms Drive on the south, and South Calle Fierro on the east. This part of Palm Springs was mostly developed in the 1960's with many resort hotels along Palm Canyon and apartments, a mobile home park and condominiums¹ to the south of the site.



Date	Action:
1960	Certificate of Occupancy for Travelodge Hotel
1961	Addition (Case 2.85)
1996	Pool fencing
2008	Renovation
2013	Bldg Permit for Poolside Bar
2014	Exit analysis for pool area
July 6, 2015	AAC reviewed the project and voted 7-0 to table the matter with recommendations to the applicant.
July 22, 2015	AAC reviewed the project and voted 7-0 to recommend approval of the architecture & site plan with direction to the applicant to bring the landscape plan with greater detail back for review.
August 10, 2015	AAC reviewed the landscape design for the project and voted 7-0 to recommend its approval with a subcommittee to review final plant sizes and quantities.

¹ Royal Hawaiian Estates Condominiums, designed by noted architect Donald Wexler and located immediately south of the project site were recently designated as a historic district by City Council.

Most Recent Change of Ownership	
2014	Purchase by the current owner / applicant

Neighborhood Meeting	
June 25, 2015	Neighborhood outreach meeting held on site

Field Check	
July 28, 2015	Site visit by project case planner.

Sign Posting	
June 4, 2015	Sign posted on site; 2 sides, facing both East Palm Canyon Drive and East Twin Palms Drive

Site Area	
	3.65 Acres

TABLE 2: GENERAL PLAN, ZONING, AND EXISTING USES:			
Surrounding Property	General Plan Land Use Designation	Zoning Designation:	Existing Uses:
Site	Tourist Resort Commercial	R-3	Existing Resort Hotel
North	Tourist Resort Commercial (TRC) High Density Residential (HDR) & Small Hotel	C-1 / R-3	Hotels, apartments, restaurant
South	High Density Residential (HDR)	R-2	Mobile Home Park and Condominiums
East	Tourist Resort Commercial	R-3	Hotel
West	Tourist Resort Commercial	R-3	Hotel

Master Plan Areas	Compliance
None	N/A
Special Purpose and Overlay Districts	Compliance
"R" Resort Overlay Zone	Y

PROJECT DESCRIPTION:

The proposed project will rehabilitate an aging resort hotel on the City's main thoroughfare. The project is comprised of the following:

- Construction of a new lobby / reception building,
- Reduce the number of hotel rooms from roughly 155 to 140 rooms.
- Reconfiguration of the site plan, including relocation of parking, creation of new

- landscaped recreational areas, shade trees, and renovation of the existing hotel.
- Three of the former hotel rooms will be modified to create treatment rooms for a small spa which is proposed on the southeastern part of the site (the subject of the CUP application).
- An existing restaurant will be renovated and expanded to provide service to hotel guests and the general public (also subject of the CUP application).
- A second pool and whirlpool centered in a new landscaped courtyard is proposed to be constructed within the western cluster of buildings on the site. This outdoor recreational area is proposed to replace surface parking.
- The City will vacate a portion of the right-of-way for the short segment of West Palm Canyon Drive for the relocation of the off-street parking spaces displaced by the new swimming pool courtyard and to resolve an undesirable roadway configuration.
- Enlarged and enhanced landscape areas, with "thematic landscape palettes".
- A new landscape area across the Palm Canyon frontage that provides screening of parking areas, separation of pedestrian and vehicular travel ways, increase in parking lot shading, and breaks in perimeter walls to encourage bike usage and walking to nearby restaurants and other amenities.

ANALYSIS:

The Project has been analyzed for conformity with Zoning Code Section 92.04.03 (Development Standards for the R-3 Zone) and has been found consistent with those standards as follows:

TABLE 3: ANALYSIS OF DEVELOPMENT STANDARDS:			
R-3 Development Standards	Required/ Permitted	Proposed	Compliance
Min. Lot Size	20,000 SF	3.65 acres	Yes
Min. Lot Width	130 Feet	447 Feet	Yes
Min. Lot Depth	150 Feet	371 Feet	Yes
Min. Setbacks			
• Front (Palm Canyon)	30' on maj. thoroughfares	(existing) +/- 40'	Yes
• Side (east)	10' or 1:1 for bldgs. over 12'	(existing) +/- 30'	Yes
• Side (west)	10' or 1:1 for bldgs. over 12'	(existing) +/- 30'	Yes
• Rear (south)	10' or 1:1 for bldgs. over 12'	(existing) +/- 25'	Yes
Max. Lot Coverage	No requirements	N/A	N/A
Maximum Density	1 hotel unit / 1,000 nsf of lot area (43 du/ac)	1,135 sf / unit (existing)	Yes
Max. Building Height	Hotels: Up to 30 feet over half the ground area of all bldgs. or 24 feet and 2 stories.	24 feet (existing)	Yes

TABLE 3: ANALYSIS OF DEVELOPMENT STANDARDS:			
R-3 Development Standards	Required/ Permitted	Proposed	Compliance
Trash Enclosure	Screened 6' High (bin) 3'-6" High (cans)	(existing)	Yes
Mechanical Equipment	Screened	Screened	Yes

The project has been analyzed for conformity with the City's off-street parking requirements as follows (Pursuant to Zoning Code Section 93.06.00.D):

TABLE 4: Parking Requirements:				
Use	Parking Ratio	Number of Parking Spaces Required	Parking Proposed	Comp.
Hotel	First 50 rooms: 1:1 Excess of 50 rms: 0.75 space/room	140 Rooms = 118 spaces (50 + (0.75 x 90))		Yes
Dining rooms, bars, dance clubs & other places where the public is served. (i.e.: spa, event space, etc.)	1 space per 5 seats or 1 space per 60 sf where the public is served + 20% for employees.	<u>Restaurant</u> : 15 spaces (Approx. 75 seats: 50 outdoor, est. 25 indoor) <u>Spa</u> : 6 spaces (based on 600 sf and 3 treatment rooms) <u>Outdoor events</u> : 20 spaces (1,200 sf est.) <u>Employee Pkg</u> : 12 spaces Total parking required for accessory uses: 53 spaces	By applying capture ratio & shared parking, all uses except the outdoor events can be adequately parked on site as proposed.	Yes with approval of applied capture ratios and shared parking for restaurant use
TOTAL SPACES REQUIRED:		171 Spaces (151 for all uses except the outdoor event space)	131 spaces proposed	Yes see notes
Standard and Accessible Spaces Required:		164 Standard & 7 accessible, (150 standard & 5 accessible with applied capture ratio and shared parking)	4 accessible included within the figure above.	Yes

NOTES on PARKING:

- Roughly 130 spaces existed on the site prior to the current project. With

reconfiguration of the site plan, 131 spaces are proposed. The applicant has submitted a parking study by RK Associates (excerpt attached). The study identifies the concept of "Capture Ratio" (i.e. guests of the hotel will also be guests at the restaurant) and "Shared Parking" (peak parking demand for the restaurant is early evening, while peak demand for the hotel rooms is after 11 p.m.). Application of these two principles to the restaurant and hotel uses, yield a possible reduction of roughly 21 parking spaces. Staff believes this is a reasonable application of these concepts.

- The applicant has explained in their project description a desire to host a limited number (roughly six per year) of special community-wide events associated with special event weekends such as Modernism Week. An outdoor event space of roughly 1,200 square feet is identified for this use (adjacent to the spa). As noted in Table 4 above, the parking code requires roughly twenty parking spaces for this periodic use. A condition of approval is proposed requiring a Land Use Permit incorporating a parking specific plan for such events.
- Due to constraints imposed by the physical configuration of existing improvements on the site, modest deviations in the design and development standards of the zoning code for parking lots have been necessary. For example: (1) to maximize the quantity of parking spaces, the spacing of landscape peninsulas have been minimized and the use of "tree diamonds" has been utilized instead to provide ample parking lot shade, (2) existing driveway widths are twenty feet, not twenty-four feet, along Twin Palms Drive. This frontage has been provided with new landscaping to visually enhance the street frontage, (3) perimeter screening and landscape buffers rely on berms and parkway landscaping instead of masonry walls. (4) staff believes the parkway improvements on the Palm Canyon Drive frontage by replacing the existing wide expanse of asphalt road surface with new alignments of curb, gutter and landscaping substantially improve the street-front appearance of the property. Furthermore, the applicant has provided increased landscaping in the perimeter parkways, significantly more trees on site than previously existed, and refurbishment of existing fencing with along the Twin Palms Drive frontage. Staff believes these efforts more than balance out the design limitations caused by existing site conditions.

FINDINGS – MAJOR ARCHITECTURAL APPLICATION - (Case 3.1155 MAJ)

Section 94.04.00(D) of the Palm Springs Zoning Code (PSZC) requires that the application be evaluated based on consideration of the following:

- 1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from***

parking lot areas;

The proposed project updates this resort hotel property and provides contemporary accommodation for guests. The project creates more usable recreational outdoor space, an added pool and spa, and an improved landscape plan. The project provides defined separation between pedestrian and vehicular movement, more shading in the parking lot and improved pedestrian linkages between this property and other restaurants and shops in the vicinity.

- 2. Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;***

The project is in an area of the City with similar resort hotels from the early 1960's including the Ace Hotel, the Saguaro, Caliente Tropics and others. Landscape enhancements along the Twin Palms Drive frontage improve significantly the appearance of the property from the adjacent residential condominiums and historic district. The proposed project is compatible with the existing development in the vicinity.

- 3. Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;***

The renovation restores much of the simple geometry and architecture detailing of the original hotel. The new lobby building is proposed in materials, colors, and textures that are harmonious with the rest of the complex.

- 4. Building design, materials and colors to be sympathetic with desert surroundings;***

Most of the complex is comprised of existing buildings however the color palette proposed is harmonious and appropriate with the desert climate.

- 5. Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;***

The existing hotel is proposed for renovation and the proposed lobby building is harmonious with the existing modern architecture of the existing hotel.

- 6. Consistency of composition and treatment;***

Colors and materials are consistent throughout the project without being monotonous or

repetitive. It is a creative response in dealing with an existing collection of simple hotel buildings.

- 7. Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;***

The landscape design is based on a creative series of "themes" or "desert plant palettes" lending variety texture, movement and color to the entire site. Parking lot shading has been significantly increased with the provision of drought tolerant trees.

- 8. Signs and graphics, as understood in architectural design including materials and colors;***

Signs and graphics for the development are not a part of this application and will be processed by staff pursuant the requirements of the City's Sign Ordinance (PSZC Section 93.20.00).

Staff believes the proposed project to rehabilitate this existing resort hotel is consistent and harmonious with the Architectural Guidelines of Zoning Code Section 94.04.00.

FINDINGS – CONDITIONAL USE PERMIT – SPA USES (Case 5.1377 CUP)

Pursuant to Zoning Code Section 92.04.01.D.19, the spa use requires approval of a Conditional Use Permit. Section 94.02.00 of the Zoning Code denotes that the following findings be affirmatively made in order to approve the CUP:

- 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.19 of the Palm Springs Zoning Code permits a spa use within a hotel located on a major thoroughfare, containing more than fifty (50) guest rooms providing service to both hotel guests and those who are not hotel guests with the approval of a Conditional Use Permit. The project conforms to this finding.

- 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.***

Approval of the CUP will allow spa services for hotel guests and the general public. Spa services are a desirable attribute for a resort hotel that contributes to the tourism

industry which is a vital component of the economy of Palm Springs. The spa is proposed within the existing hotel building in spaces originally designed as hotel rooms. The proposed spa is small in scale and will not be detrimental to other existing or future uses permitted in the R-3 zone. The proposed project is harmonious with the General Plan Community Design Element as follows:

- Policy LU 1.4; Encourage the expansion of existing facilities and new uses that contribute exceptional benefits to the City.
- Policy LU 7.1; Encourage a diversity of high-quality commercial uses.
- Goal CD3 "Establish strong and clearly defined nodes that add to the visual quality of the City" and
- Goal CD12 "Create active, vibrant and attractive gathering places."
- Goal CD 15 "Provide safe, attractive, and well-designed parking areas."

Therefore the project conforms to this finding.

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 existing buildings that comprise the project were built with the appropriate permits and have existed for over fifty years. The number of hotel rooms will be slightly reduced from 155 rooms to 140 rooms in order to accommodate the proposed accessory uses. Therefore, staff has concluded that the project conforms to this finding.

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

The site is located in an area with a concentration of hotels, restaurants, and residential uses and is configured with primary vehicular access from East Palm Canyon Drive, a major thoroughfare and secondary access from Twin Palms Drive, a collector street. To accommodate the renovation, a small portion of West Palm Canyon Drive will be vacated to eliminate an undesirable roadway configuration. Parking for the proposed spa use has been accommodated within the proposed design. The new vehicular and pedestrian access points to the site are designed with good visibility and in accordance with City standards. Therefore, staff has concluded that the project conforms to this finding.

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.***

Conditions of Approval, which are attached as Exhibit A, are proposed to assure compatible integration of the proposed renovated resort hotel with spa uses into the

Staff believes the proposed spa use is consistent with the required findings necessary for approval of the proposed conditional use permit.

FINDINGS – CONDITIONAL USE PERMIT – RESTAURANT USES (Case 5.1377 CUP)

Pursuant to Zoning Code Section 92.04.01.D.16, a restaurant within a resort hotel providing service to the general public requires approval of a Conditional Use Permit. Section 94.02.00 of the Zoning Code denotes that the following findings be affirmatively made in order to approve the CUP:

- 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 use integral with a hotel containing at least twenty (20) guest rooms providing service to both hotel guests and the general public with the approval of a Conditional Use Permit. The project conforms to this finding.

- 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.***

Approval of the CUP will allow a 75-seat restaurant serving hotel guests and the general public. Restaurants are a desirable attribute for a resort hotel that contributes to the tourism industry, which is a vital component of the economy of Palm Springs. A restaurant providing service primarily to hotel guests previously existed on this site. The proposed restaurant has increased the quantity of seating by reconfiguring the dining room and adding outdoor seating. A reduction in the number of hotel rooms along with the reconfigured parking and approval of the application of capture ratios and shared parking concepts will result in adequate off-street parking. The restaurant will not be detrimental to other existing or future uses permitted in the R-3 zone. The proposal is harmonious with the General Plan Community Design Element as follows:

- Goal CD19 "Create mixed-use and multi-use areas that are visually attractive, pedestrian friendly, easily accessible, and contain a blend of commercial and residential uses".
- Goal CD12 "Create active, vibrant and attractive gathering places."

- Goal CD 15 “Provide safe, attractive, and well-designed parking areas.”
- Goal CD 27: “Preserve and enhance the architectural quality of Palm Springs”.

Therefore staff has concluded that the proposed restaurant use conforms to this finding.

- 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 existing buildings that comprise the project were built with the appropriate permits and have existed for over fifty years. The number of hotel rooms will be slightly reduced from roughly 155 rooms to 140 rooms. Parking has been reconfigured and the quantity of parking as noted above accommodates the proposed uses on the site. Therefore, staff has concluded that the project conforms to this finding.

- 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 site is located in an area with a concentration of hotels, restaurants, and residential uses and is configured with primary vehicular access from East Palm Canyon Drive, a major thoroughfare and secondary access from Twin Palms Drive, a collector street. To accommodate the renovation, a small portion of West Palm Canyon Drive will be vacated to provide off-street parking, landscaping and to eliminate an undesirable roadway configuration. The vehicular and pedestrian access points to the site are designed with good visibility and in accordance with City standards. Therefore, the project conforms to this finding.

- 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.***

Conditions of Approval, which are attached as Exhibit A, are proposed to assure compatible integration of the proposed renovated resort hotel with an expanded restaurant that provides service to hotel guests and the general public.

ENVIRONMENTAL ANALYSIS

The proposed development is a project as defined by the California Environmental Quality Act (CEQA). The City has evaluated the project and determined it to be Categorically Exempt from further analysis under CEQA as a Class 1 (existing facilities)

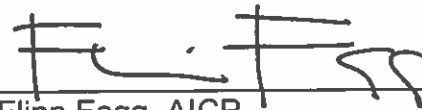
exemption. Upon completion of the action on this project, notice of exemption will be filed with the State.

NOTIFICATION

On-site sign posting of the proposed project was done in accordance with applicable law. A community meeting was held by the applicant to inform neighbors of the proposed project. Posting of the agenda for this meeting was made to neighborhood organizations in accordance with PSZC 94.04. A public hearing notice was mailed to all property owners and occupants within 500 feet of the site and published in the local paper.



Ken Lyon, RA
Associate Planner



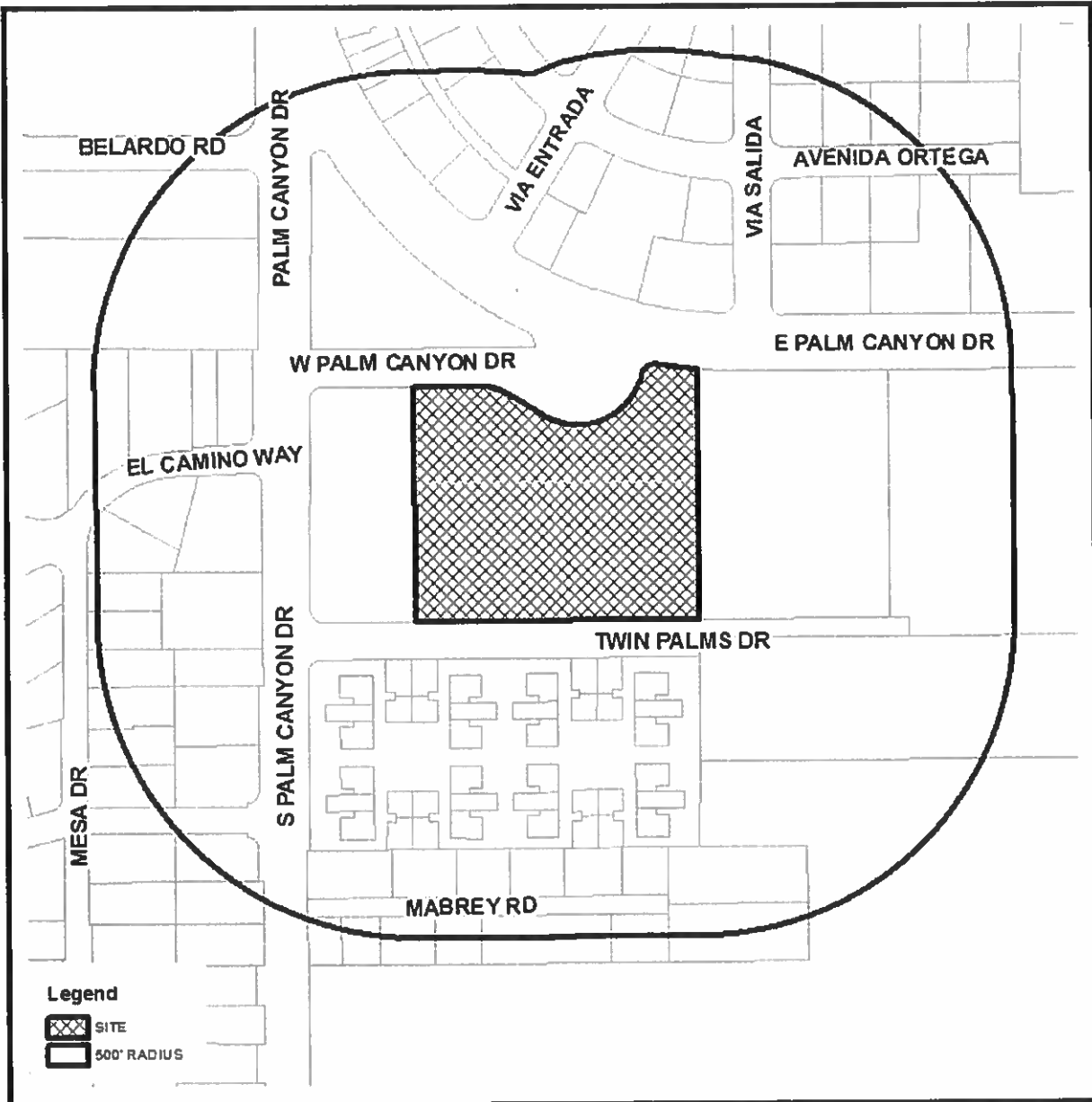
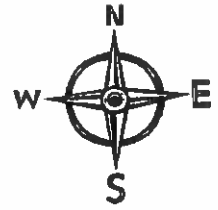
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution and Exhibit "A" - Draft Conditions of Approval
3. Excerpt of minutes of the AAC meetings of July 6, July 22, and August 10, 2015
4. Applicant Justification Letter
5. Site and building plans, elevations, perspective images, colors and proposed plant materials.
6. Excerpt of Parking Study by RK Engineering



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 5.1377 CUP; A CONDITIONAL USE PERMIT (CUP) FOR SPA USES, A CONDITIONAL USE PERMIT FOR A 75-SEAT RESTAURANT IN A RESORT HOTEL PROVIDING SERVICE TO THE PUBLIC, AND CASE 3.1155 MAJ; A MAJOR ARCHITECTURAL APPROVAL TO RENOVATE THE EXISTING RESORT HOTEL ON A 3.65 ACRE SITE LOCATED AT 333 EAST PALM CANYON DRIVE, SUBJECT TO CONDITIONS, (ZONE R-3 / RESORT OVERLAY ZONE), (APN 511-060-004).

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. On May 20, 2015, the applicant submitted applications pursuant to Palm Springs Zoning Code (PSZC) Section 94.04 (*architectural review*), and Section 94.02 (*conditional use permit*) for renovation of an existing resort hotel with accessory uses.
- B. On July 6, 2015, the Architectural Advisory Committee (AAC) reviewed the project and voted 7-0 to table the matter with recommendations to the applicant.
- C. On July 22, 2015, the AAC reviewed the project and voted 7-0 to recommend approval of the architecture to the Planning Commission with direction to the applicant to resubmit the landscape plan.
- D. On August 10, 2015, the AAC reviewed the landscape and voted 7-0 to approve with staff's recommended conditions and final landscape review of plant spacing and sizes by subcommittee.
- E. A notice of public hearing of the Planning Commission was posted in accordance with applicable law.
- F. On September 9, 2015, the Planning Commission held a public hearing on the subject case at which time it carefully reviewed and considered all of the evidence presented including but not limited to the staff report and all written and oral testimony presented.
- G. The proposed development is considered a "project" pursuant to the guidelines of the California Environmental Quality Act ("CEQA"). The City has evaluated the proposal and determined the project to be Categorically Exempt from further review under CEQA pursuant to Section 15332 (In-Fill Development).
- H. ARCHITECTURAL REVIEW. Subject to the guidelines of PSZC Section 94.04.00(D), the Planning Commission finds the project consistent with the Architectural Review guidelines as follows:

- 1.) *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas;*

The proposed project updates this resort hotel property and provides contemporary accommodation for guests. The project creates more usable recreational outdoor space, an added pool and spa, parking and an improved landscape plan. The project provides defined separation between pedestrian and vehicular movement, more shading in the parking lot and improved pedestrian linkages between this property and other restaurants and shops in the vicinity.

- 2.) *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The project is in an area of the City with similar resort hotels from the early 1960's including the Ace Hotel, the Saguaro, Caliente Tropics and others. Landscape enhancements along the Twin Palms Drive frontage improve significantly the appearance of the property from the adjacent residential condominiums and historic district. The proposed project is compatible with the existing development in the vicinity.

- 3.) *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;*

The renovation restores much of the simple geometry and architecture detailing of the original hotel. The new lobby building is proposed in materials, colors, and textures that are harmonious with the rest of the complex.

- 4.) *Building design, materials and colors to be sympathetic with desert surroundings;*

Most of the complex is comprised of existing buildings however the color palette proposed is harmonious and appropriate with the desert climate.

- 5.) *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;*

The existing hotel is proposed for renovation and the proposed lobby building is harmonious with the existing modern architecture of the existing hotel.

6.) *Consistency of composition and treatment;*

Colors and materials are consistent throughout the project without being monotonous or repetitive. It is a creative response in dealing with an existing collection of simple hotel buildings.

7.) *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The landscape design is based on a creative series of "themes" or "desert plant palettes" lending variety texture, movement and color to the entire site. Parking lot shading has been significantly increased with the provision of drought tolerant trees.

8.) *Signs and graphics, as understood in architectural design including materials and colors;*

Signs and graphics for the development are not a part of this application and will be processed by staff pursuant the requirements of the City's Sign Ordinance (PSZC Section 93.20.00).

The Planning Commission believes the proposed rehabilitation of this existing resort hotel is consistent and harmonious with the Architectural Guidelines of Zoning Code Section 94.04.00(D) as set forth above.

I. **CONDITIONAL USE PERMIT FOR ACCESSORY SPA USES IN A RESORT HOTEL.** Subject to the guidelines of PSZC Section 94.02.00(B)(6), the Planning Commission makes the following findings in support of approval of a CUP for spa uses:

- 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)(19) of the Palm Springs Zoning Code permits, within the R-3 zone, a spa use within a hotel located on a major thoroughfare, containing more than fifty (50) guest rooms providing service to both hotel guests and those who are not hotel guests with the approval of 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 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.*

Approval of the CUP will allow spa services for hotel guests and the general public. Spa services are a desirable attribute for a resort hotel that contributes to the tourism industry which is a vital component of the economy of Palm Springs. The spa is proposed within the resort hotel in spaces originally designed as hotel rooms. The proposed spa is small in scale and will not be detrimental to other existing or future uses permitted in the R-3 zone. The proposed project is harmonious with the General Plan Community Design Element as follows:

- Policy LU 1.4: Encourage the expansion of existing facilities and new uses that contribute exceptional benefits to the City.
 - Policy LU 7.1: Encourage a diversity of high-quality commercial uses.
 - Goal CD3: "Establish strong and clearly defined nodes that add to the visual quality of the City."
 - Goal CD12: "Create active, vibrant and attractive gathering places."
 - Goal CD 15: "Provide safe, attractive, and well-designed parking areas."
- 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 existing buildings that comprise the project were built with the appropriate permits and have existed for over fifty years. The number of hotel rooms will be slightly reduced from roughly 155 rooms to 140 rooms in order to accommodate the proposed spa use. The project site is adequate in size and shape to accommodate the spa use.

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

The site is located in an area with a concentration of hotels, restaurants, and residential uses and is configured with primary vehicular access on East Palm Canyon Drive, a major thoroughfare and secondary access on Twin Palms Drive, a collector street. To accommodate the renovation, a small portion of West Palm Canyon Drive will be vacated to eliminate an undesirable roadway configuration. Parking for the proposed spa use has been accommodated within the proposed design. The vehicular and pedestrian access points to the site are designed with good visibility and in accordance with City standards.

- 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.*

Conditions of Approval, which are attached as Exhibit A, are proposed to assure

compatible integration of the proposed renovated resort hotel with spa uses into the surrounding neighborhood and to ensure that the project does not impose any threat to public health, safety or general welfare.

Based on the above, the Planning Commission believes the proposed spa use is consistent with the required findings necessary for approval of the conditional use permit.

J. **CONDITIONAL USE PERMIT FOR AN ACCESSORY USE 75-SEAT RESTAURANT PROVIDING SERVICE TO THE PUBLIC IN A RESORT HOTEL.** Subject to the guidelines of PSZC Section 94.02.00(B)(6), the Planning Commission makes the following findings in support of approval of a CUP for a 75-seat restaurant providing service to the public:

- 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 use that serves hotel guests and the public integral with a hotel containing at least twenty (20) guest rooms with the approval of 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.*

Approval of the CUP will allow a restaurant for hotel guests and the general public. Restaurants are a desirable attribute for a resort hotel that contributes to the tourism industry which is a vital component of the economy of Palm Springs. A restaurant providing service primarily to hotel guests previously existed on this site. The proposed restaurant has increased the quantity of seating by reconfiguring the dining room and adding outdoor seating. A reduction in the number of hotel rooms along with the reconfigured parking and approval of the application of capture ratios and shared parking concepts will result in adequate off-street parking. The restaurant will not be detrimental to other existing or future uses permitted in the R-3 zone. The proposal is harmonious with the General Plan Community Design Element as follows:

- Goal CD19: "Create mixed-use and multi-use areas that are visually attractive, pedestrian friendly, easily accessible, and contain a blend of commercial and residential uses."
- Goal CD12: "Create active, vibrant and attractive gathering places."
- Goal CD 15: "Provide safe, attractive, and well-designed parking areas."
- Goal CD 27: "Preserve and enhance the architectural quality of Palm Springs."

- 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 existing buildings that comprise the project were built with the appropriate permits and have existed for over fifty years. The number of hotel rooms will be slightly reduced from roughly 155 rooms to 140 rooms. Expanding the existing restaurant to provide service to hotel guests and the general public will enhance the economic viability of the complex and provide more dining options to residents and visitors in the vicinity. A reduction in the number of hotel rooms along with the reconfigured parking and approval of the application of capture ratios and shared parking concepts will result in adequate off-street parking. The project site is adequate in size and shape to accommodate the restaurant use.

- 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 site is located in an area with a concentration of hotels, restaurants, and residential uses and is configured with primary vehicular access on East Palm Canyon Drive, a major thoroughfare and secondary access on Twin Palms Drive, a collector street. To accommodate the renovation, a small portion of West Palm Canyon Drive will be vacated to provide increased off-street parking and to eliminate an undesirable roadway configuration. The vehicular and pedestrian access points to the site are designed with good visibility and in accordance with City standards.

- 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.*

Conditions of Approval, which are attached as Exhibit A, are proposed to assure compatible integration of the proposed renovated resort hotel with an expanded restaurant that provides service to hotel guests and the general public, and to ensure that the project does not impose any threat to public health, safety or general welfare.

Based on the above, the Planning Commission believes the proposed restaurant use is consistent with the required findings necessary for approval of the conditional use permit.

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission hereby approves Case 5.1377 CUP, a conditional use permit for a 75-seat accessory use restaurant providing service to hotel guests and the public and a conditional use permit for an accessory use spa providing service to hotel

guests and the public in accordance with Municipal Code 5.34 (massage establishments) in an existing resort hotel, and Case 3.1155 MAJ, for architectural approval for renovation of the existing resort hotel including 137 off-street parking spaces, landscaping, and recreational areas on a 3.67 acre parcel located at 333 East Palm Canyon Drive, subject to conditions as outlined in Exhibit "A" attached hereto.

ADOPTED this 9th day of September, 2015.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 5.1377 CUP / 3.1155 MAJ
Conditional Use Permit for accessory uses and
renovation of an existing resort hotel
at 333 East Palm Canyon Drive

September 9, 2015

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 (5.1377 CUP / 3.1154 MAJ); except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (August 26, 2015), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading 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 5.1377 CUP / 3.1155 MAJ. 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 Approval. Approval of the Major Architectural Application (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Once constructed, the Conditional Use Permit, provided the project has remained in compliance with all conditions of approval, does not have a time limit.

- 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. Public Art Fees. 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 projects or 1/4% for residential projects 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 and Zoning 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.
- ADM 10. Maintenance of Outdoor Seating/Dining. Daily cleaning of sidewalks for any outdoor seating areas or patios will be required. Contact Parks & Recreation at 760 323 8281 for information regarding the proper method of cleaning of sidewalks and pavers within the public rights-of-way.
- ADM 11. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site
- ADM 12. 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 13. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 14. Seating Count. The applicant shall be limited to the total number of seats as follows: a maximum of 75 seats for the proposed restaurant, including both interior and exterior seating. Any deviation from these numbers shall require prior approval by the Director of Planning. The applicant shall maintain the minimum clearance as specified by the Fire Department between the front entrance and the outdoor tables and chairs.
- ADM 22. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers
- ADM 23. Spa Uses subject to PSMC 5.34 (Massage Establishments) The spa uses approved under the subject CUP must conform to the requirements of the Palm Springs Municipal Code Section 5.34 (Massage Establishments).
- ADM 24. Land Use Permit required for Outdoor events. An outdoor event space is proposed for which the applicant may host events open to the community. A land use permit shall be submitted to the Director of Planning that includes a parking specific plan demonstrating a satisfactory means of providing parking for the proposed events. (e.g. valet parking, shuttles, etc.)

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 (projects that are Categorical Exempt from CEQA).
- ENV 2. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 3. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)
- ENV 4. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.
- b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to

issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.

- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 3. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
- a. Parking layout to conform to the extent possible to the design details to PSZC 93.06 (Off-Street Parking) including dimensions, wider end spaces, quantity, spacing, and dimension of landscape peninsulas, van accessible space identification, etc.
 - b. Landscape areas at all proposed trees should be large enough to accommodate healthy tree growth; specifically south side at sweet acacias, east of new lobby building at desert willows, front parking lot Chilean mesquite; planters appear too narrow to accommodate root ball. Where angled parking is proposed or exists, consider "squaring off" the nose end of the parking spaces to gain more planter area for trees.
 - c. Consider moving the trees in the landscape peninsulas in the parking lots back from the "tips" of the peninsulas to avoid tree damage from turning vehicles.
 - d. Consider moving the trees at the "nose end" of parking stalls at least 2 feet back from the end of the parking stall to minimize cars hitting the trees. (or center them on the striping, not the parking space)
 - e. Provide and identify secure bicycle parking areas.
 - f. Review proposed plant (shrub/groundcover) spacing and locate based on estimated plant size at maturity so plants are not crowded.
- PLN 4. 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. Applicants of multi-tenant buildings shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.

- PLN 5. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 6. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 7. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 8. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 9. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 10. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by commercial/retail patrons. Location and design shall be approved by the Director of Planning.
- PLN 11. (add any additional conditions imposed by the Planning Commission or City Council here)

POLICE DEPARTMENT CONDITIONS

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

- BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

STREETS

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

EAST PALM CANYON DRIVE

ENG 2. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.

ENG 3. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

WEST PALM CANYON DRIVE

ENG 4. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.

ENG 5. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

TWIN PINES DRIVE

ENG 6. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.

ENG 7. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

ENG 8. The minimum pavement section for all on-site pavement (drive aisles, parking spaces, etc.) shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

GRADING

Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be

approved by the City Engineer prior to issuance of grading permit.

- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.
 - b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the project-specific Final Water Quality Management Plan.
- ENG 9. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 10. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 11. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.

- ENG 12. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 13. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 14. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 15. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

WATER QUALITY MANAGEMENT PLAN

- ENG 16. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the

satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).

ENG 17. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from within project. Direct release of nuisance water to adjacent public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.

- a. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.
- b. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).
- c. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall:
- d. Demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications;
- e. Demonstrate that applicant is prepared to implement all non-structural BMPs included in the approved Final Project-Specific Water Quality

Management Plan (WQMP), conditions of approval, or grading/building permit conditions; and

- f. Demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

GENERAL

- ENG 18. 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, Mission Springs Water District, 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.
- ENG 19. All proposed utility lines shall be installed underground.
- ENG 20. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 21. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 22. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 23. Nothing shall be constructed or planted in the corner cut-off area of

any (intersection or) driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

- ENG 24. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

TRAFFIC

- ENG 25. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.
- ENG 26. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 27. Construction signing, lighting and barricading shall be provided during all phases of construction 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 Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

FIRE DEPARTMENT CONDITIONS

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

- FID1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined from plans stamp-received May 20, 2015. Additional requirements may be required based on revisions to site plans.
- FID2 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.
- FID3 **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.

FID4 Buildings and Facilities (CFC 503.1.1): Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

FID 5 Surface (CFC 503.2.3): Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

FID6 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.

- FID7 **Key Box Contents (CFC 506.1):** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.
- FID8 **Maintenance of Fire-Resistance-Rated Construction (CFC 703.1):** The required fire-resistance rating of fire-resistance-rated construction (including walls, fire-stops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.
- FID9 **Fire Alarm and Smoke Alarms Group R-1 (CFC 1103.7.5):** A fire alarm system and smoke alarms shall be installed in existing Group R-1 occupancies in accordance with Sections 1103.7.5.1 through 1103.7.5.2.1.
- FID10 **Manual Fire Alarm System (CFC 1103.7.5.1):** Group R-1 hotel and motel manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-1 hotels and motels more than three stories or with more than 20 sleeping units.
- FID11 **Residential Smoke and Carbon Monoxide Alarms Installation (CFC 907.2.11.2/3/4; CRC R314 & R315; and California Health & Safety Code 17926):** Provide and install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm will cause all smoke

alarms within the dwelling to sound. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.

FID12 Fire Extinguisher Requirements (CFC 906): Provide one 2-A:10-B:C 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 13 Hazardous Materials (CFC 5004.1): Storage of hazardous materials in amounts exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001, 5003 and 5004. Storage of hazardous materials in amounts not exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001 and 5003. Retail and wholesale storage and display of nonflammable solid and nonflammable and noncombustible liquid hazardous materials in Group M occupancies and Group S storage shall be in accordance with Section 5003.11.
Pool Chemicals – dedicated, compliant storage cabinets, rooms, or areas required
Liquid Petroleum Gas (LPG) – dedicated, compliant storage cabinets, rooms, or areas required

END OF CONDITIONS

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Minutes of July 6, 2015

CALL TO ORDER: Chair Fauber called the meeting to order at 3:02 pm.

ROLL CALL:

Committee Members Present: Cassady, Hirschbein, Purnel, Secoy-Jensen, Song, Vice-Chair Fredricks and Chair Fauber

Committee Members Absent: None

Planning Commissioner Present: Weremiuk

Also Present: Planning Director Fagg, AICP, Glenn Mlaker, AICP, Assistant Planner

REPORT OF THE POSTING OF AGENDA: The Agenda is available for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter by 4:00 pm, Tuesday, June 30, 2015.

ACCEPTANCE OF THE AGENDA: The agenda was accepted, as presented.

PUBLIC COMMENTS: No comments.

CONSENT CALENDAR:

1. **APPROVAL OF MINUTES: JUNE 22, 2015**

M/S/C (Cassady/Hirschbein 6-0-1 abstained Purnel) Approve, as amended.

NEW BUSINESS:

2. **PCG-SP VENTURE I, LLC, FOR A CONDITIONAL USE PERMIT FOR SPA USES AND A MAJOR ARCHITECTURAL APPLICATION FOR RENOVATIONS, ADDITIONS AND SITE REDESIGN AT THE CURVE HOTEL, AN EXISTING**

**3.65-ACRE RESORT HOTEL LOCATED AT 333 EAST PALM CANYON DRIVE
(CASE 5.1377 CUP / 3.1155 MAJ). (KL)**

Assistant Planner Mlaker presented the proposed project.

Member Secoy-Jensen questioned what building is being demolished. (No buildings are being demolished.)

Chair Fauber clarified the new pool construction and questioned if existing parking lot would be repaved.

Member Song questioned if there are elevations for the new spa.

Member Hirschbein verified the purview of the board relative to the Conditional Use Permit.

Member Cassady asked what the net gain or loss of parking spaces is.

Member Song clarified landscaping in the new right-of-way area, the paint scheme for buildings and material selection and asked about on-site traffic circulation.

Member Hirschbein questioned the pedestrian path from the public sidewalk to the lobby and removal of canopy between the buildings.

Member Secoy-Jensen asked who was the original architect and questioned if the existing screen block will be retained.

Vice-Chair Fredricks asked if the ficus hedge would be replaced; will the block wall on the east property line be repainted; and configuration of parking.

Member Cassady verified access points for vehicles to the property.

Chair Fauber verified window frames (white vinyl).

Member Hirschbein made the following comments:

- Excited about renovation;
- Pedestrian access to lobby from street needs to be better defined;
- Need to see additional details of facades fronting Palm Canyon;
- Removal of sloping canopy is a mistake;
- Something needs to be added where arches are being removed;
- Needs to see restaurant elevations.

Vice-Chair Fredricks made the following comments:

- Concept is brilliant but the design is too conceptual;
- Smaller cross section of buildings showing colors and materials is needed;
- Concerned about the bold color accents;
- Needs to see a detailed landscape plan showing spacing and massing;
- Concerned with some of the plant materials.

Member Secoy-Jensen made the following comments:

- Supports the retention of soaring overhang and rock wall;
- Entry sequence needs more attention;
- Concerned with white vinyl windows;
- Enthusiastic with direction of project.

Member Purnel made the following comments:

- Landscape is a great concept;
- Concerned with maintenance of landscaping - needs long-term maintenance program;
- How visible will Labyrinth be from the public right-of-way?

Member Cassady agrees with previous comments and also supports the retention of the overhang and opposes the color/look of vinyl windows.

Member Song expressed the following comments:

- Removing the arches but keeping the wall panels on the west building;
- Concerned with various types of CMU textures;
- Concerned with the lack of continuity of materials on the front façade;
- Wood may not perform well in the desert climate;
- Concerned with too many variations in landscape scheme.

Chair Fauber said it is a really exciting project and needs to see paving patterns and additional details.

M/S/C (Song/Fauber, 7-0) Resubmit architectural plans and landscape plan to be resubmitted at later date.

3. ~~DESERT REGIONAL MEDICAL CENTER FOR A MINOR ARCHITECTURAL APPLICATION TO CONVERT 5,375-SQUARE FEET OF TURF AREA TO DESERTSCAPE LOCATED AT 1180 NORTH INDIAN CANYON DRIVE (CASE 3.1456 MAA). (GM)~~

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Minutes of July 20, 2015

~~CALL TO ORDER: Chair Fredricks called the meeting to order at 3:02 pm.~~

ROLL CALL:

Committee Members Present: Fauber, Hirschbein, Purnel, Secoy-Jensen, Song, Vice-Chair Cassady and Chair Fredricks

Committee Members Absent: None

Planning Commissioner Present: None

Also Present: Planning Director Fagg, AICP, Glenn Mlaker, AICP, Assistant Planner, David Newell, Associate Planner

REPORT OF THE POSTING OF AGENDA: The agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter by 4:00 pm on Wednesday, July 15, 2015.

ACCEPTANCE OF THE AGENDA: The agenda was accepted, as presented.

PUBLIC COMMENTS: No comments.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: JULY 6, 2015

M/S/C (Fauber/Secoy-Jensen, 7-0) Approve, as amended.

~~**UNFINISHED BUSINESS:**~~

2. PCG-SP VENTURE I, LLC, FOR A CONDITIONAL USE PERMIT FOR SPA USES AND A MAJOR ARCHITECTURAL APPLICATION FOR RENOVATIONS, ADDITIONS AND SITE REDESIGN LOCATED AT 333 EAST PALM CANYON DRIVE (CASE 5.1377 CUP / 3.1155 MAJ). (KL)

Associate Planner Lyon provided an overview of the proposed project.

Member Song asked what is the height of the concrete wall in front of lobby. (6' to 7')

Member Fauber verified the location of the uncovered screen block wall and the pitch of roof over the lobby window.

Member Song verified the height of the privacy gate and questioned if the fascia color will be continued on the porte-cochere; she questioned the color of decorative blocks and noted a preference that the art wall be lowered.

Member Fauber verified the canvas detail at the railing and questioned if canvas will be used on the stairs.

Member Secoy-Jensen questioned the color of the vinyl windows. (white)

Member Hirschbein said he is pleased with the changes and verified the exterior details of the restaurant and lobby area.

Member Song requested that the canopy over the lobby be reduced in thickness.

Member Song commented on the following items:

- Window frames should be white;
- Consider reducing the height of the art wall;
- Leave solid end panels on east building to frame decorative block;
- Concerned about the restaurant exterior elevation;
- Fascia of lobby building no deeper than 12".

Member Cassady said to leave the solid end panels on the east building.

Member Fauber said he is in favor of the white windows and stencil design on solid panels on the east building.

Member Secoy-Jensen suggested utilizing the Secretary of Interior Standards in restoring the decorative panels.

M/S/C (Fredricks/Fauber, 7-0) Subcommittee (Song, Hirschbein and Secoy-Jensen) to review/approve restaurant façade details (electronically).

NEW BUSINESS:

3. **VILLA DE LAS FLORES FOR A MINOR ARCHITECTURAL APPLICATION TO CONVERT 35,400-SQUARE FEET OF TURF AREA TO DESERTSCAPE LOCATED AT 2401 GOLF CLUB DRIVE, ZONE RGA(8) (CASE 3.1351 MAA). (GM)**

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Minutes of August 10, 2015

CALL TO ORDER: Chair Fredricks called the meeting to order at 3:00 pm.

ROLL CALL:

Committee Members Present: Fauber, Hirschbein, Purnel, Secoy-Jensen, Song, Vice-Chair Cassady and Chair Fredricks

Committee Members Absent: None

Planning Commissioner Present: Douglas Donenfeld

Also Present: Flinn Fagg, Ken Lyon and David Newell

REPORT OF THE POSTING OF AGENDA: The agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter by 2:00 pm on Wednesday, August 5, 2015.

ACCEPTANCE OF THE AGENDA: The agenda was accepted as presented.

PUBLIC COMMENTS:

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: JULY 20, 2015

M/S/C (Cassady/Secoy-Jensen, 7-0) Approve, as amended.

UNFINISHED BUSINESS:

2. **PCG-SP VENTURE I, LLC, FOR A CONDITIONAL USE PERMIT FOR SPA USES AND A MAJOR ARCHITECTURAL APPLICATION FOR RENOVATIONS, ADDITIONS AND SITE REDESIGN FOR THE CURVE HOTEL LOCATED AT 333 EAST PALM CANYON DRIVE (CASE 5.1377 CUP / 3.1155 MAJ). (KL)**

Associate Planner Lyon presented an overview of the proposed project.

Member Fauber questioned if the applicant has agreed to the conditions of approval. (Yes.)

Member Hirschbein questioned if there will be outside patio seating for the restaurant.

Member Song verified the number of Washingtonia palms in the front setback area; and the width of the pathway for the Labyrinth.

Member Hirschbein verified the plant materials in the front setbacks.

Member Fauber questioned if there is an extra exit for the Labyrinth path.

Member Purnel expressed concern with the plant spacing.

Member Song questioned if there are any boulders in the Labyrinth.

Member Purnel commented there are a few things missing for final review:

- 1 gal plant size is too small;
- Spacing issues;
- Showing correct diameter of plants on the plan;
- Need specifications on decomposed granite;
- Need boulder size/color on plans;
- Irrigation system is critical.

Member Song said the Labyrinth needs to be further developed.

M/S/C (Purnel/Fredricks, 7-0) Approve subject to staff conditions and subcommittee review (Fredricks, Song and Purnel).

NEW BUSINESS:

- 3. WOODBRIDGE PACIFIC GROUP ON BEHALF OF PALM CANYON 65 LLC FOR THE DEMOLITION OF AN EXISTING COMMERCIAL SITE TO CONSTRUCT A MIXED-USE PROJECT ON 12.4-ACRES CONSISTING OF (60) SINGLE-FAMILY RESIDENCES ON LOTS AVERAGING 5,136-SQUARE FEET IN SIZE AND (20) ATTACHED LIVE/WORK UNITS LOCATED AT 777 SOUTH PALM CANYON DRIVE (CASE NOS. 5.1378 PD-379, ZC 3.3876 MAJ AND TTM 36914). (DN)**

Associate Planner Newell provided an overview of the proposed mixed-use development.

Member Hirschbein asked for clarification on:

City of Palm Springs
Department of Planning Services
3200 Tahquitz Canyon Way
Palm Springs, CA 9262

May 18, 2015

RE: Project Description: Major Architectural: 94.04.00(D)
Conditional Use Permit: 94.02.00 (B) (6)

Planning Services Department:

For years, the natural environment, cultural offerings and history of Palm Springs has beckoned vacation travelers and seduced the lucky to call it their home. Palm Springs is special among the desert resorts of the Coachella Valley for its relaxed ambiance and creative spirit.

Hotel and residential projects reclaiming the modest (by today's standards) and relaxed ambiance of midcentury homes and motor lodges have revived interest in Palm Springs as a unique resort destination, capitalizing on the creative and inclusive spirit of the City. Palm Springs is still a City where anyone can live and play side by side with movie stars.

It is in this spirit that the Curve Hotel (formerly the Travelodge) is being reimagined as a 3.5 star resort and will extend a unique approach of hospitality to its guests:

FREE-SPIRITED

- Contribute to the collective architectural quality and diversity of Palm Springs
- Provide guests with a personalized experience during their stay.
- Will appeal to guests who are avoiding the "average party hotel" in Palm Springs
- Engage with City-wide events: art fairs, performance, craft and design fairs and other community events
- Have a self-effacing attitude about design

RELAXED

- Provides Inside/Outside spaces, connecting guestrooms and public spaces to the outdoors
- Appeal to all senses – site, smell, sound, touch, and taste
- Appreciative of the historic and creative design traditions of Palm Springs
- Provide both quiet and energetic public spaces and amenities
- Upgraded rooms, public spaces and outdoor areas, ensuring safety and comfort of guests

BOLD DESIGN: IN HARMONY WITH THE DESERT

- The building design and exterior color and material palette boldly reimagines the midcentury motor lodge. Inspired by naturally occurring colors in the desert, the new design takes advantage of the special quality of light and climatic conditions of its surroundings
- Desert planting and landscape materials are inspired by the color of local wildflowers and desert boulders
- Interior finishes are bold in color, pattern and architectural expression.
- Unique vibe and mix of guest activities and outdoor amenities

3.1155
RECEIVED

MAY 20 2015

PLANNING SERVICES
DEPARTMENT

COSMOPOLITAN

- Design and guest experience will appeal to a broad cross-section of guests
- Inclusive and a good neighbor, the hotel will draw on the energy of nearby resorts and restaurants, its proximity to downtown, at the same time respecting the residential neighbors of the East Palm Canyon neighborhood.
- The hotel will embrace the personality of Palm Springs, acknowledging local stories and culture.

SAVVY

- Provide a new interpretation of the Palm Springs Resort experience that is smart, shrewd, astute, and sometimes ironic.
- Avoids the clichés of hotel design, and emphasizes the personality of Palm Springs' sense of place
- New materials and interior finishes will be used in an inventive, clever and economic manner.
- An integrated approach to architecture, interior, and landscape design that provide a distinctive story to guests

HEALTH CONSCIOUS

Provide programmed outdoor spaces and off-site resort activities for health-conscious guests:

- Yoga classes
- Nature walks
- Hikes
- Horseback riding
- State of the art gym equipment
- Respects mountains
- Street quality
- Parking treatment

The applicant and the applicant's consultants respect the special ambiance of Palm Springs and respect the Community Design objectives outlined in the Palm Springs' General Plan:

1. Integrate landscape and exterior colors and materials with the visual look and feel of the surrounding neighborhood.
2. Create an architectural design that is appropriate to the surrounding neighborhood.
3. Enhance the design of the existing structures, providing new façade articulation and a color scheme that contributes to both the guest experience and street appeal of the new hotel.
4. Preserve important view corridors to the foothills of San Jacinto and enhance the visual quality of the neighborhood
5. Provide a safe and attractive pedestrian environment in the public right of way.
6. Contribute to the architectural quality and diversity of Palm Springs at-large.
7. Encourage environmentally friendly and sustainable design and building practices.
8. Use drought-tolerant desert plants. Use both native and culturally endemic plants to enhance exterior hotel amenities and presence of the hotel at the street.
9. Enhance the presence of off-street parking from both the street and hotel guestrooms and public areas using the following landscape approaches:
 - Screen views of surface parking areas using shade trees and low desert shrub planting areas. Incorporate landscaped planting areas, shade trees, and defined pedestrian pathways into the overall parking lot design.

- Incorporate pedestrian-scale design amenities such as awnings, large lobby and storefront windows, arcades, small sitting areas, special paving and color treatments, and accent landscaping into building and site design.
- Encourage bicycle and pedestrian access from the public right of way to the hotel by providing pedestrian and bike paths and breaks in perimeter walls or landscaped buffer areas.
- Develop a coordinated site signage program that encourages distinctive design within the overall theme of the hotel and provides safe routes for pedestrian and vehicular access.

Information:

The property will be managed by Filament Hospitality, a California-based hospitality management company with over 30-years of experience in the boutique and lifestyle hotel business. The Filament Hospitality team's deep knowledge and experience in successfully re-concepting and re-positioning independent lifestyle/boutique hotels, restaurants and spas makes them the perfect fit to manage and operate the Curve Hotel. Filament Hospitality successfully operates 12 hotel properties in the United States.

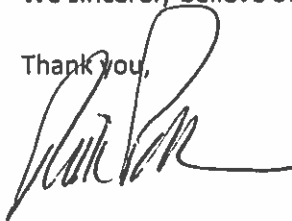
The property will employ 75-80 people and be open 24 hours a day, 7 days a week, and 365 days a year. The spa will operate from 10am to 6pm Tuesday-Saturday and by appointment only on Sunday and Monday. The restaurant will serve 3 meals a day, and operate from 7am to 10pm daily.

Findings:

- The Project Site is currently Zoned "R-3."
- This project meets the City of Palm Springs Municipal Code 92.04.00 "R-3" Multiple-family residential and hotel zone, as well as Subsection (A) (2) of 92.04.01 thru 92.04.05.
- In addition, the project complies with Chapter 93.00 "General Conditions," including; but not limited to, sub chapter 93.06.00 "Off-Street Parking."
- Because we are proposing the additional use of a Spa, this submittal includes an application for a Conditional Use Permit which complies with Municipal Code 94.02.00 "Conditional Use Permit," and specifically Sub section (19a) of 94.02.00.

We sincerely believe our application meets all codes and that the Findings can be made.

Thank you,



Rick Patten, VP Operations Filament Hospitality
The Curve Hotel
PCG-SP Ventures I, LLC
333 East Palm Canyon Dr.
Palm Springs, CA



LETTER OF TRANSMITTAL


TO: PCG SG VENTURES I, LLC Filament Hospitality 466 Green Street, Suite 302 San Francisco, CA 94133 ATTN: Ms. Terri Shearer	DATE: August 20, 2015 JOB NO.: 2562-2015-01 SUBJECT: Proposed Curve Hotel Project ULI Shared Parking Analysis, City of Palm Springs
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WE ARE FORWARDING: By Messenger By E-Mail
 By Blueprinter By Fedex

NUMBER OF COPIES	DESCRIPTION
1	PDF copy for your use

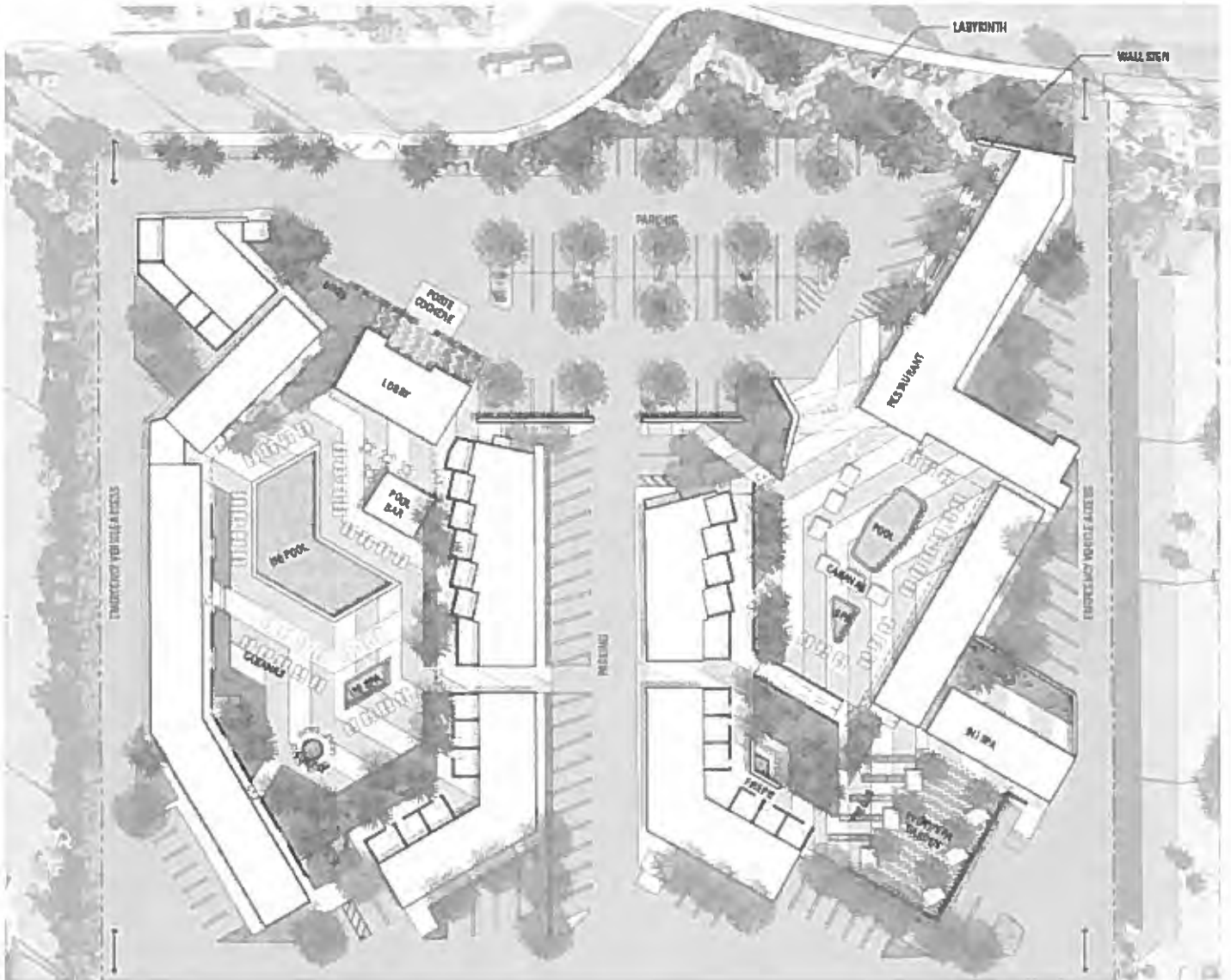
SENT FOR YOUR	STATUS	PLEASE NOTE
<input type="checkbox"/> Approval	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Revisions
<input type="checkbox"/> Signature	<input type="checkbox"/> Revised	<input type="checkbox"/> Additions
<input checked="" type="checkbox"/> Use	<input type="checkbox"/> Approved	<input type="checkbox"/> Omissions
<input type="checkbox"/> File	<input type="checkbox"/> Released	<input type="checkbox"/> Corrections

REMARKS:
 Attached is a PDF copy of the Proposed Curve Hotel Project ULI Shared Parking Analysis, City of Palm Springs
 Please call me at (949) 474-0809 extension 214 if you have any questions.

BY: 
 Alex Tabrizi, PE, TE
 Associate Principal

COPIES TO: _____

PROPOSED CURVE HOTEL PROJECT ULI SHARED PARKING ANALYSIS City of Palm Springs, California



August 20, 2015

Ms. Terri Shearer
PCG SG VENTURES I, LLC
Filament Hospitality
466 Green Street, Suite 302
San Francisco, CA 94133

Subject: Proposed Curve Hotel Project Parking Analysis, City of Palm Springs

Dear Ms. Shearer:

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this Parking Analysis for the proposed Curve Hotel renovation. The site is located at 333 East Palm Canyon Drive, in the City of Palm Springs, as shown in Exhibit A. The existing hotel is proposing to renovate to reduce the number of hotel rooms, increase the restaurant space, and add a spa and a larger lobby area. The renovation will also include reconfiguration of the parking lot and adjacent street.

The mixed-use project will consist of the following components:

- 140-room hotel;
- 70 seat quality restaurant (approximately 1,447 square feet);
- 1,000 square foot spa; and
- 1,243 square foot lobby.

An aerial image of the site plan is shown in Exhibit B.

The multi-use nature of the proposed project provides an opportunity for shared parking within the overall project site. The City of Palm Springs Municipal Code permits a shared parking analysis for multi-use development. The location of the project site and its proximity to the downtown area create opportunities for users and visitors to access the project site by other modes of transportation such as walking, or use of public transportation such as trolley or taxi. Additionally, it is likely some hotel guests will utilize taxi or shuttles to and from the airport.

The City of Palm Springs Municipal Code parking requirements in conjunction with the Urban Land Institute (ULI) Shared Parking methodologies has been utilized to evaluate the

Ms. Terri Shearer
PCG SG VENTURES I, LLC
August 20, 2015
Page 2

parking for the overall project site. Both weekday and weekend parking demands have been evaluated, based on the hourly variations in parking demand.

Based on the City of Palm Springs Municipal Code and the proposed land uses, the project would require 150 parking spaces without assuming mode and internal adjustments or a shared parking condition.

Based on the City of Palm Springs Municipal Code and a 50% reduction for mode and internal adjustments for the restaurant land use, the project would require 143 parking spaces without assuming a shared parking condition.

Utilizing the shared parking concept as applicable to the proposed project, the shared peak parking demand for the project has been estimated to be 124 parking spaces during peak weekday conditions and 129 parking spaces during peak weekend conditions.

If you have any questions regarding this study, or need further review, please do not hesitate to call our office at (949) 474-0809.

Sincerely,
RK ENGINEERING GROUP, INC.



Alex Tabrizi, P.E., T.E.
Associate Principal



Tiffany Giordano, E.I.T.
Engineer II

Attachments



**PROPOSED CURVE HOTEL PROJECT
PARKING ANALYSIS
City of Palm Springs, California**

Prepared for:

PCG SG VENTURES I, LLC
Filament Hospitality
466 Green Street, Suite 302
San Francisco, CA 94133

Prepared by:

RK ENGINEERING GROUP, INC.
4000 Westerly Place, Suite 280
Newport Beach, CA 92660

Mohammad "Alex" Tabrizi, P.E., T.E.
Tiffany Giordano, E.I.T.



August 20, 2015

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List of Attachments

Exhibits

Location Map	A
Site Plan	B

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City of Palm Springs Parking Requirements.....	A
Urban Land Institute (ULI) Shared Parking Methodology.....	B

1.0 Project Description

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this parking analysis for the proposed Curve Hotel Project located in the City of Palm Springs. The site is located at 333 East Palm Canyon Drive, in the City of Palm Springs, as shown in Exhibit A. The existing hotel is proposing to renovate to reduce the number of hotel rooms, increase the restaurant space, and add a spa and a larger lobby area. The renovation will also include reconfiguration of the parking lot and adjacent street.

The mixed-use project will consist of the following components:

- 140-room hotel;
- 70 seat quality restaurant (approximately 1,447 square feet);
- 1,000 square foot spa; and
- 1,243 square foot lobby.

An aerial image of the site plan is shown in Exhibit B.

It should be noted that the site plan shows outdoor event space, which has not been included in this parking analysis. Parking required for special events would be addressed and evaluated through submission of a permit request by the hotel or applicable parties for review and approval by the City on a case by case basis. Such special event permit request would include discussions on strategies and plans to provide adequate parking for these temporary or periodic events as acceptable by the City.

The proposed project will be served by six driveways: two (2) driveways on W. Palm Canyon Drive, one (1) driveway on E. Palm Canyon Drive, and three (3) driveways on E. Twin Palms Drive.

This analysis determines the parking requirements for the proposed project land uses based on the City of Palm Springs Municipal Code. The analysis also evaluates the shared parking demand for the proposed multi-use site utilizing the Urban Land Institute (ULI) shared parking concepts and methodology and applicable rates of hourly parking demand and utilization for each use.

Based on the City Municipal Code without any shared parking assumptions or reductions for mode and internal adjustments, the existing hotel requires 129 parking spaces and provides 122 parking spaces. Therefore, the existing hotel is deficient 7 parking spaces per City Municipal Code.

Based on the City Municipal Code, without any reductions, the proposed project requires 150 parking spaces.

Without assuming a shared parking condition for the proposed uses, using the City Municipal Code and assuming a total of 50% parking demand adjustment associated with noncaptive and modal reduction for the restaurant land use, the total combination of the proposed uses (hotel, restaurant, and spa) for the proposed project would require a total of 143 off-street parking spaces.

When accounting for the shared parking conditions, the proposed project is forecast to have a maximum parking demand of 129 parking spaces occurring at 11:00PM during the weekend conditions.

2.0 Parking Analysis

2.1 City of Palm Springs Parking Requirements: Existing Curve Hotel

As shown in Table 1, the total combination of the existing uses (hotel and restaurant) for the proposed project would require a total of 129 off-street parking spaces based on the City of Palm Springs Municipal Code. The applicable City of Palm Springs Municipal Code Parking Requirements are included in Appendix A. It should be noted that parking is not required for the existing restaurant land use since the existing restaurant is for hotel guests only.

The existing site currently provides 122 off-street parking spaces. Therefore, based on the City Municipal Code, the existing site is deficient 7 parking spaces.

2.2 City of Palm Springs Parking Requirements: Proposed Curve Hotel

As shown in Table 2, without assuming adjustments for mode and internal capture nor any shared parking opportunity between the uses, the total combination of the proposed uses (hotel, restaurant, and spa) for the proposed project would require a total of 150 off-street parking spaces based on the City of Palm Springs Municipal Code. It should be noted that based on the number of employees projected to be required for the proposed hotel, the City has requested twelve (12) parking spaces be provided for the employees to ensure adequate parking is provided. The City has also requested three (3) parking spaces be provided for each spa treatment room. Thus, requiring a total of six (6) parking spaces to accommodate the two proposed spa treatment rooms.

2.3 Mode and Internal Adjustment

The location of the project site and its proximity to the downtown area create opportunities for users and visitors to access the project site by other modes of transportation such as walking, or use of public transportation such as trolley or taxi. Therefore reductions are used for mode and internal captive adjustments.

1. **Captive trip reductions.** As with most multi use developments, the proposed project is expected to have a small percentage of captive trips between users within the development, which reduces the parking demand. The parking demand is reduced due to the fact that multiple land uses are visited while parking only once. ULI recommends a 30% noncaptive reduction for restaurants that are near resort hotels (Appendix B).
2. **Modal adjustment reductions.** It is expected that some visitors may use different modes of transportation, and it is typical to take a modal adjustment for this type of development. The modal adjustment takes into account modes such as walking, biking, and other non-auto modes of transportation to and from the site for employees. ULI recommends a 60% mode adjustment for restaurants that are near resort hotels (Appendix B).

This analysis assumes a total of fifty (50) percent adjustment in parking demand associated with the restaurant land use to account for noncaptive and modal reductions. This estimate is conservative based on the ULI recommendations and the downtown area features. Additionally, it is very likely some hotel guests will utilize taxi or shuttles to and from the airport.

Table 3 provides the required number of parking spaces as a result of the City Municipal Code and the 50% reduction for mode and internal adjustments for the restaurant. As can be seen from the table, the combination requires 143 parking spaces.

2.4 Shared Parking Parameters

The multi-use nature of the proposed project provides an opportunity for shared parking within the overall project site. Shared parking is the use of a parking space to serve two or more individual land uses without conflict or encroachment. The ability to share parking between two or more uses is the result of two conditions:

- Variations in the accumulation of vehicles by hour of day; and
- Relationships among the land uses that result in visiting multiple land uses on the same auto trip.

The key goal of shared parking analysis is to find the balance between providing adequate parking to support a development from a commercial viewpoint while minimizing the negative aspects of excessive land area or resources devoted to parking. Multi-use developments that share parking result in greater density, better pedestrian connectivity, and, in turn, reduced reliance on driving, typically because multiple destinations can be accessed by walking.

RK has used procedures developed by the Urban Land Institute (ULI) from their 2005 publication, *Shared Parking, Second Edition*. This document contains the latest procedures and data with respect to parking demand and shared parking. This shared analysis utilizes the parking demand rates from the City of Palm Springs Parking Requirements for each of the proposed project's land uses.

The ULI shared parking analysis evaluates the types of land uses, parking rates, monthly variations of parking demand by land use, differences between weekday and weekend parking demand, the hourly distribution of peak parking demand for each type of land use, and captive versus non-captive parking demand within the project site. This analysis is based on a selection of ULI procedures to evaluate peak parking demand that will occur at the proposed Curve Hotel Project.

The ULI parameters were used in conjunction with the City of Palm Springs parking rates and 50% reductions for mode and internal adjustments for the restaurant to analyze shared parking demand at the project site. The analysis is based on the following inputs and calculations for each land use:

1. ULI peak parking demand by land use for visitors and employees.

The ULI Shared Parking model proportions the parking rates between visitors and employees for weekday and weekend conditions, each with their own parking demand characteristics. While the ULI parking rates were modified to reflect the City of Palm Springs' Municipal Code, the split between employees and visitors identified in the ULI analysis was used for the restaurant and spa.

2. ULI hourly variations of parking demand. Throughout the day, a different percentage of employees and visitors are expected.

3. ULI weekday versus weekend adjustment factor. Weekdays and weekends attract a different percentage of visitors and employees based on the land use.

As previously noted the location of the project site and its proximity to the downtown area create opportunities for users and visitors to access the project site by other modes of transportation such as walking, or use of public transportation such as trolley or taxi. ULI recommends a 30% noncaptive reduction and a 60% mode adjustment for restaurants that are near resort hotels (Appendix B).

This analysis assumes a total of fifty (50) percent adjustment in parking demand associated with the restaurant land uses to account for noncaptive and modal reductions. This estimate is conservative based on the ULI recommendations and the downtown area features.

It is very likely some hotel guests will utilize taxi or shuttles to and from the airport. However, this analysis is considered conservative since it does not account for any modal or captive adjustments associated with the hotel use.

The analysis also does not account for the following ULI procedure which could potentially further reduce parking demand associated with the proposed project:

1. **ULI monthly adjustment factors.** Throughout the year, differing land uses peak during different months. For example, retail land uses are typically expected to peak during the end of the year in late December. The parking demand is reduced during the months that the land use is not expected to peak. For this project, it is assumed that the land uses will be peaking throughout the year to be conservative.

2.5 Shared Parking Results

Table 4 and 5 provide the hourly shared parking demand for the weekday and weekend, respectively, based on the number of required parking spaces determined by the City of Palm Springs Municipal Code, 50% reductions associated with the restaurant, and the ULI-based hourly parking demand. The tables also calculate the split of demand between visitor and employees based on the ULI methodology and the City of Palm Springs Municipal Code parking rates with 50% reductions. Table 6 provides a detailed summary of the percent of parking spaces expected to be occupied throughout a typical weekday and weekend assuming shared parking conditions. As shown in Table 6:

- During a typical weekday, the expected peak will occur at 11:00 PM with 124 parking spaces occupied.
- During a typical weekend, the expected peak will occur at 11:00 PM with 129 parking spaces occupied.

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3.0 Conclusions

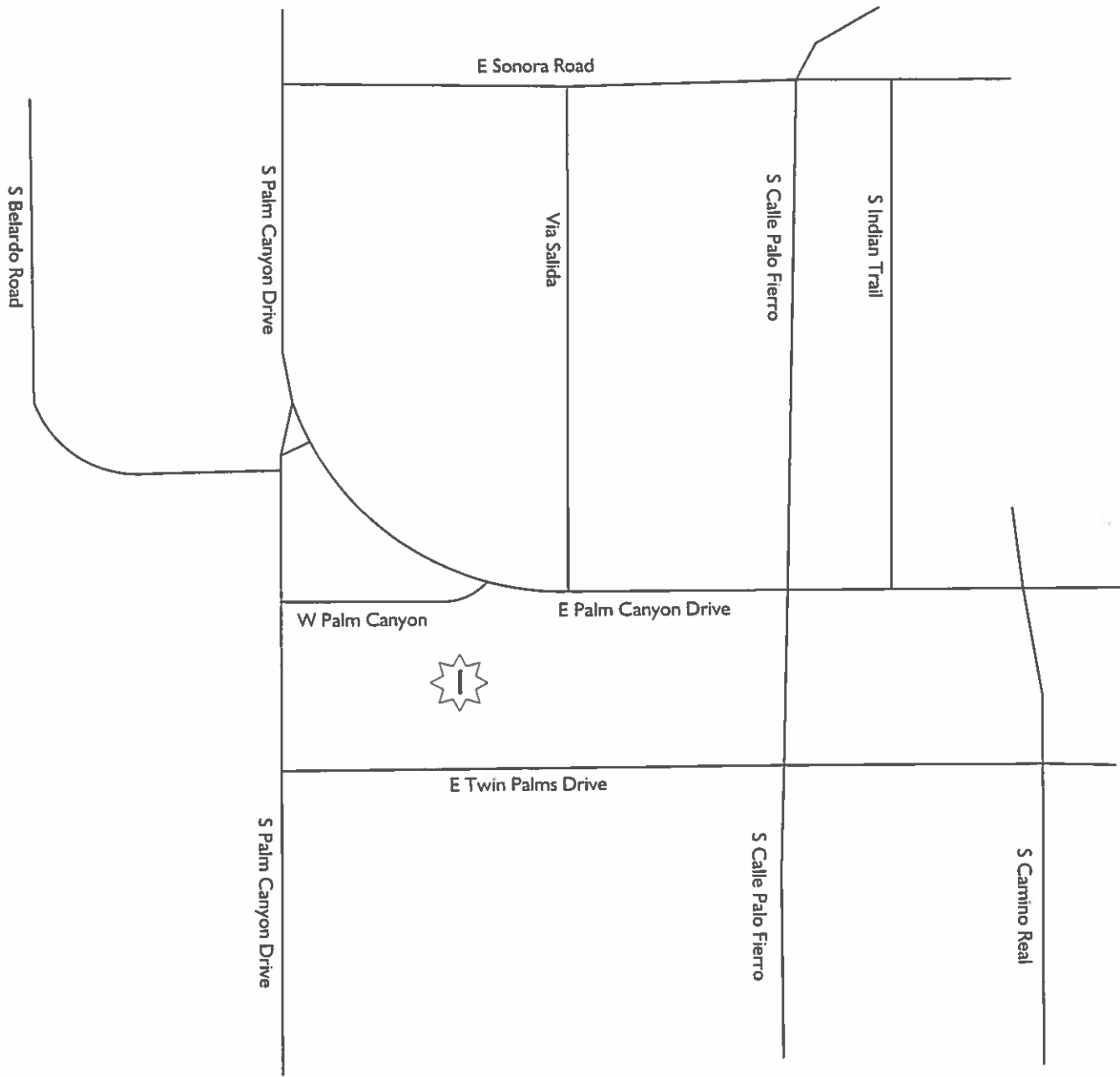
The following conclusions have been reached with respect to the proposed Curve Hotel Project:

1. The project would consist of hotel, restaurant, and spa uses, which are compatible from a shared parking standpoint. Peak parking demand will not occur simultaneously from all of the various uses.
2. Based on the City of Palm Springs Municipal Code and the proposed land uses, the project would require 150 parking spaces without assuming mode and internal adjustments or a shared parking condition.
3. Based on the City of Palm Springs Municipal Code and a 50% reduction for mode and internal adjustments, the project would require 143 parking spaces without assuming a shared parking condition.
4. Utilizing the shared parking concept as applicable to the proposed project, the shared peak parking demand for the project has been estimated to be 124 parking spaces during peak weekday conditions and 129 parking spaces during peak weekend conditions.
5. The project should monitor its peak parking demand as needed to refine parking management operations at the site.
6. It should be noted that the site plan shows outdoor event space, which has not been included in this parking analysis. Parking required for special events would be addressed and evaluated through submission of a permit request by the hotel or applicable parties for review and approval by the City on a case by case basis. Such special event permit request would include discussions on strategies and plans to provide adequate parking for these temporary or periodic events as acceptable by the City.

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Exhibits

Exhibit A Location Map

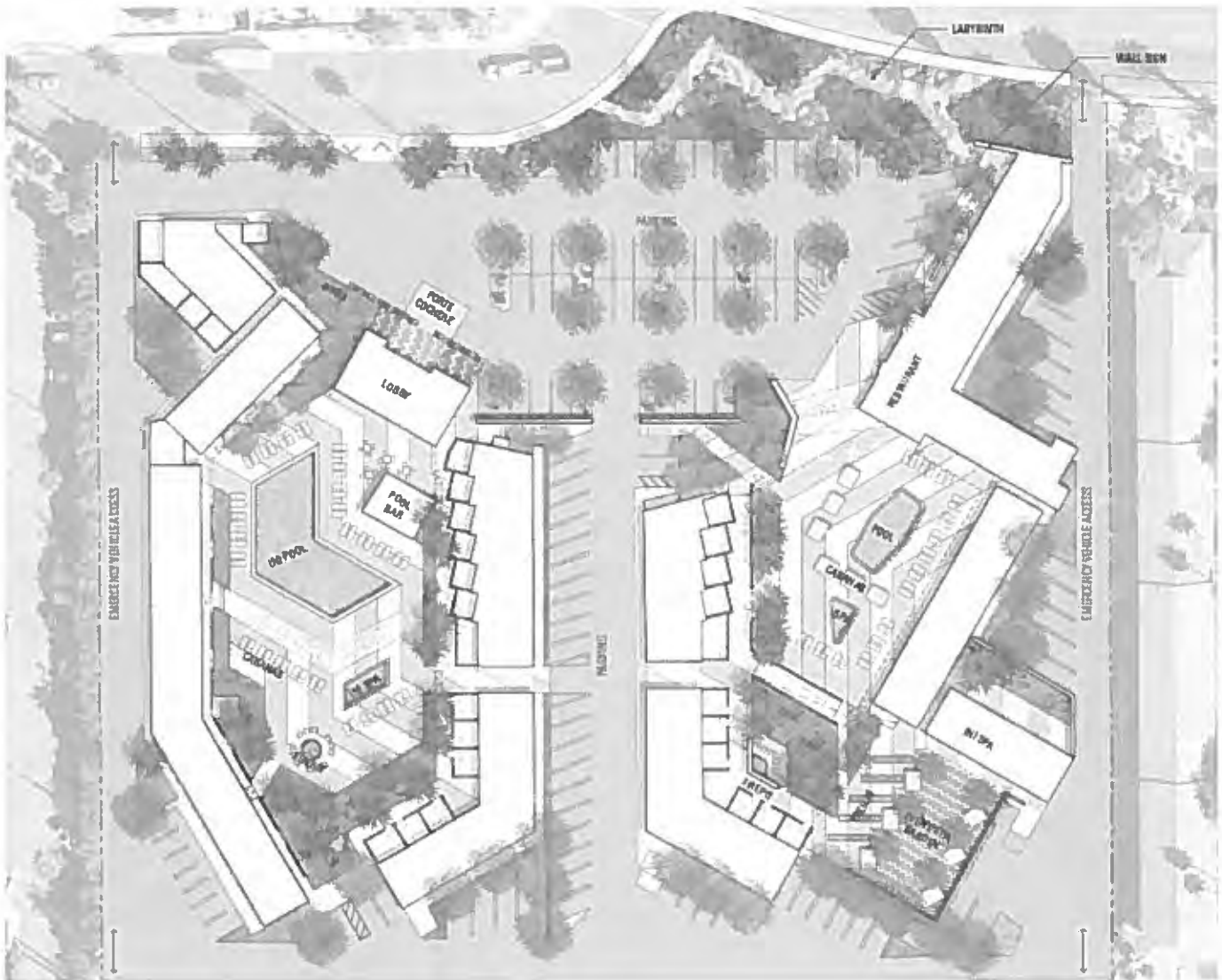


Legend:

 = Proposed Curve Hotel



Exhibit B Site Plan



Tables

Table 1
Existing Curve Hotel
City of Palm Springs Municipal Code Required Parking

Land Use	Size			No. of Spaces Required
	SF (Gross)	Rooms	Seats	
Hotel ¹	N/A	155	N/A	128.8
Restaurant ²	1,353	N/A	20	0.0
Total Existing Project				128.8
Required Parking Per Palm Springs Code³				129.0
Project Site Proposed Parking Spaces Provided				122.0
Parking Deficient Per Code				-7

Parking Analysis is based on City of Palm Springs Municipal Code Section 93.06.00

SF = Square Feet

- ¹ In accordance with City of Palm Springs Municipal Code, there shall be provided one (1) garage, carport, or open parking space as an accessory for each of the first fifty (50) guest rooms in any establishment. Establishments with more than fifty (50) guest rooms shall provide 0.75 parking spaces as an accessory for each guest room in excess of fifty (50).
- ² The existing restaurant is used by hotel guests only. Therefore, no additional parking is required for the existing restaurant use.
- ³ From the City of Palm Springs Municipal Code: When computation of the required number of parking spaces results in a fractional parking space, one (1) additional parking space shall be required for one-half (1/2) or more fractional parking space and any fractional space less than one-half (1/2) of a parking space shall not be counted.

Table 2
Proposed Curve Hotel
City of Palm Springs Municipal Code Required Parking

Land Use	Size			No. of Spaces Required
	SF (Gross)	Rooms	Seats	
Hotel ¹	N/A	140	N/A	117.5
Employees ²	N/A	N/A	N/A	12.0
Restaurant ³	1,447	N/A	70	14.0
Spa ⁴	1,000	N/A	0	6.0
Lobby ⁵	1,243	N/A	0	0.0
Total Proposed Project				149.5
Required Parking Per Palm Springs Code⁵				150.0

Parking Analysis is based on City of Palm Springs Municipal Code Section 93.06.00

SF = Square Feet

- ¹ In accordance with City of Palm Springs Municipal Code, there shall be provided one (1) garage, carport, or open parking space as an accessory for each of the first fifty (50) guest rooms in any establishment. Establishments with more than fifty (50) guest rooms shall provide 0.75 parking spaces as an accessory for each guest room in excess of fifty (50).
- ² Based on the number of employees projected to be required for the proposed hotel, the City has requested twelve (12) parking spaces are to be provided for the employees to ensure adequate parking is provided.
- ³ In accordance with City of Palm Springs Municipal Code, restaurants as an extended use of a resort hotel shall provide one (1) space for each sixty (60) square feet of gross floor area where the public is served, or one (1) space for every five (5) seats.
- ⁴ The proposed spa will provide two (2) treatment rooms. To ensure adequate parking is provided for the spa land use, the City has requested that three (3) parking spaces per treatment room be provided. Therefore, six (6) parking spaces are to be provided for the spa land use.
- ⁵ The proposed lobby is to be used by hotel guests only. Therefore, no additional parking is required for the proposed lobby use.
- ⁶ From the City of Palm Springs Municipal Code: When computation of the required number of parking spaces results in a fractional parking space, one (1) additional parking space shall be required for one-half (1/2) or more fractional parking space and any fractional space less than one-half (1/2) of a parking space shall not be counted.

Table 3
Proposed Curve Hotel
Required Parking with Mode and Internal Adjustments

Land Use	Size			No. of Spaces Required
	SF (Gross)	Rooms	Seats	
Hotel ¹	N/A	140	N/A	117.5
Employees ²	N/A	N/A	N/A	12.0
Restaurant ³	1,447	N/A	70	14.0
Restaurant Mode & Internal Adjustment (50%) ⁶				7.0
Subtotal Restaurant				7.0
Spa ⁴	1,000	N/A	0	6.0
Lobby ⁵	1,243	N/A	0	0.0
Total Proposed Project				143.0

SF = Square Feet

¹ In accordance with City of Palm Springs Municipal Code, there shall be provided one (1) garage, carport, or open parking space as an accessory for each of the first fifty (50) guest rooms in any establishment. Establishments with more than fifty (50) guest rooms shall provide 0.75 parking spaces as an accessory for each guest room in excess of fifty (50).

² Based on the number of employees projected to be required for the proposed hotel, the City has requested twelve (12) parking spaces are to be provided for the employees to ensure adequate parking is provided.

³ In accordance with City of Palm Springs Municipal Code, restaurants shall provide one (1) space for each thirty-five (35) square feet of gross floor area where the public is served, or one (1) space for every three (3) seats.

⁴ The proposed spa will provide two (2) treatment rooms. To ensure adequate parking is provided for the spa land use, the City has requested that three (3) parking spaces per treatment room be provided. Therefore, six (6) parking spaces are to be provided for the spa land use.

⁵ The proposed lobby is to be used by hotel guests only. Therefore, no additional parking is required for the proposed lobby use.

⁶ Due to the mixed-use nature of the proposed development, it is expected that approximately 50% of the visitors to the proposed project will be either internally captured from the hotel (25%), and therefore will not be needing an additional parking space, or will be using other modes of transportation (25%), such as walking or biking, and will not be needing a parking space. A total reduction of 50% is used conservatively, and it can be expected to be higher. The 50% reduction is not included nor addressed in the City of Palm Springs Municipal Code.

Table 4
Proposed Curvo Hotel
ULI Hourly Weekday Shared Parking Analysis

Land Use	City of Palm Springs Required Parking with Mode and Internal Adjustments	User	Adjusted City Parking Rate With ULI-Based Split		Weekday Hourly Shared Parking Accumulation																		
					6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	
Hotel	1175	Visitor	117.5	Percent Utilization	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	
				Parking Demand	111.8	111.6	105.8	94.0	82.3	82.3	76.4	76.4	82.3	82.3	88.1	94.0	99.9	99.9	105.8	111.6	111.6	117.5	
		Employee	12.0	Percent Utilization	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	100%	90%	70%	40%	20%	20%	20%	20%	10%
				Parking Demand	0.6	3.6	10.8	10.8	12.0	12.0	12.0	12.0	12.0	12.0	10.8	8.4	4.8	2.4	2.4	2.4	2.4	2.4	1.2
		Total		129.5	Total Parking Demand	112.2	115.2	116.6	104.8	94.3	94.3	88.4	88.4	94.3	94.3	98.9	102.4	104.7	102.3	108.2	114.0	114.0	118.7
		Spa	40	Visitor	4.8	Percent Utilization	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%
Parking Demand	0.0					0.2	0.7	1.7	3.1	4.1	4.6	4.8	4.6	4.3	4.3	4.6	4.6	4.6	3.8	2.4	1.4	0.5	
Employee	1.2			Percent Utilization	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	
				Parking Demand	0.1	0.2	0.5	0.9	1.0	1.3	1.2	1.2	1.2	1.2	1.1	1.1	1.1	1.1	0.9	0.5	0.2		
Total				6.0	Total Parking Demand	0.1	0.4	1.2	2.6	4.1	5.2	5.8	6.0	5.8	5.5	5.5	5.7	5.7	5.7	4.9	3.3	1.9	0.7
Restaurant	117			Visitor	9.8	Percent Utilization	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%
		Parking Demand	0.0			0.0	0.0	0.0	1.5	4.0	7.4	7.4	6.4	4.0	5.0	7.4	9.4	9.9	9.9	9.9	9.4	7.4	
		Employee	1.8	Percent Utilization	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	
				Parking Demand	0.0	0.4	0.9	1.4	1.6	1.6	1.6	1.6	1.4	1.4	1.4	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.5
		Total		11.7	Total Parking Demand	0.0	0.4	0.9	1.4	3.1	5.6	9.0	9.0	8.0	5.4	6.4	9.2	11.2	11.7	11.7	11.7	11.2	8.9
		Weekday Proposed Shared Parking Demand				112	118	118	108	97	100	97	97	102	100	105	112	116	114	120	128	125	128

CURVE HOTEL:

333 EAST PALM CANYON DRIVE
PALM SPRINGS, CALIF. 92264



**COVER
SHEET**

RA

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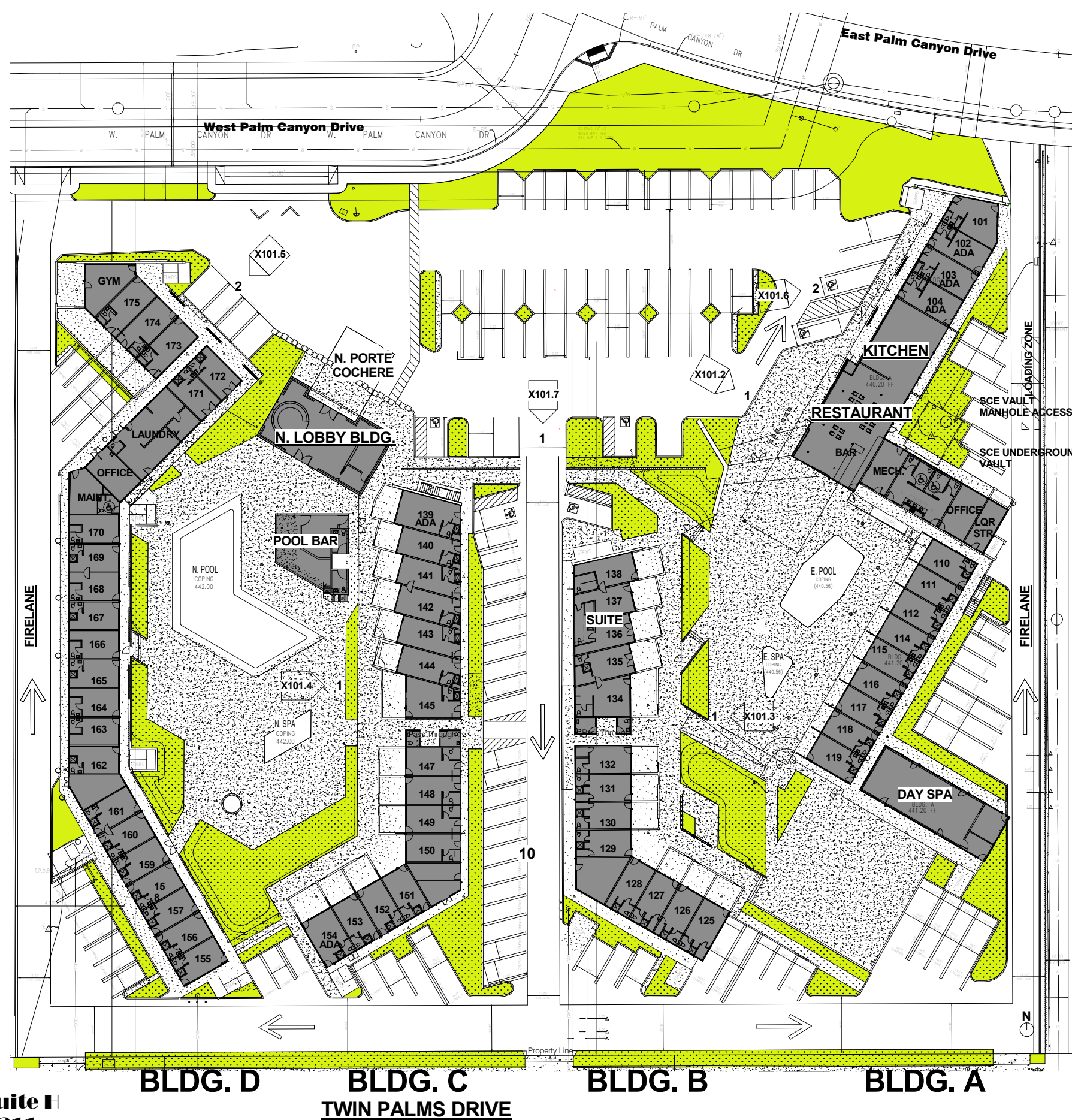
Date

08-25-15

X100.0

Scale

CURVE HOTEL, PALM SPRINGS, CALIFORNIA



SQ. FTG. CALCULATIONS

TOTAL EXISTING LOT SQ. FTG. =	159,221 SQ. FT. (3.65 AC.)
TOTAL EXISTING BLDG. COVERAGE SQ. FTG. =	29,725 SQ. FT. (18% COVERAGE)
TOTAL LANDSCAPE COVERAGE =	26,218 SQ. FT. (16.5% COVERAGE)
PROPOSED NEW BUILDINGS:	
NEW LOBBY BLDG. SQ. FTG. =	1,475 SQ. FT.
NEW POOL BAR SQ. FTG. =	500 SQ. FT.
TOTAL BUILDING COVERAGE PROPOSED =	31,700 SQ. FT. (20% COVERAGE)
140 EACH HOTEL GUEST ROOMS:	42,817 SQ. FT. (TTL RENT'BL INT. FLR AREA)
RESTAURANT INTERIOR DINING AREA:	1,225 SQ. FT.
49 SEATS MAXIMUM.	

SITE PLAN

Date 08-28-15

X101.1

Scale 1" = 50'-0"

RA
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1 SITE PLAN
 1" = 50'-0"

CURVE HOTEL, PALM SPRINGS, CALIFORNIA

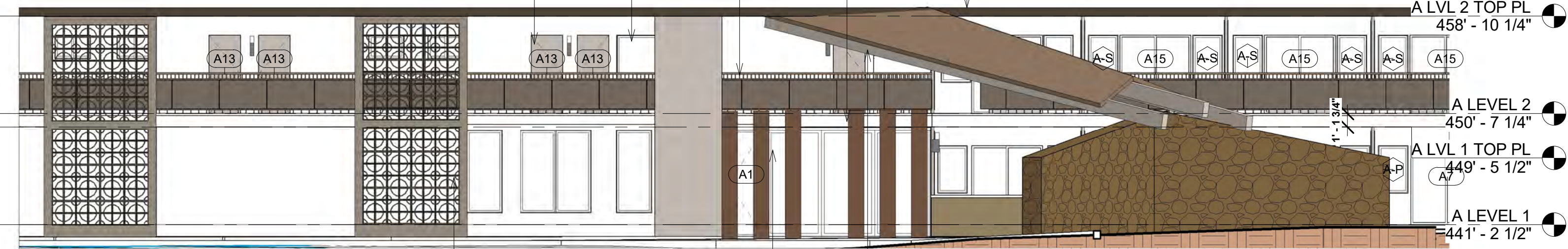
EXISTING FASCIA PAINTED CAVIAR SW 6990 PER COLOR & MATERIALS BOARD

EXISTING STUCCO PAINTED SNOWBOUND WHITE SW 7004 PER COLOR & MATERIALS BOARD

EXISTING GUARDRAIL WITH NEW 6" EXTENSION AND CANVAS FACING SEE DETAIL BELOW

ALL WINDOWS TO BE NEW WHITE VINYL

EXISTING DOORS PAINTED REQUISITE GRAY SW 7023 PER COLOR & MATERIALS BOARD



REMOVE ARCHES, & BANDING, RE-STUCCO REMAINING STUCCO SECTIONS

EXISTING PORTE COCHERE AND DECORATIVE STONEWALL TO REMAIN

RESTAURANT SIGNAGE TO BE DETERMINED

1 BLDG. A PARTIAL ELEVATION
1/8" = 1'-0"



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BLDG. A PARTIAL ELEV.

Date 08-25-15

X101.2

Scale 1/8" = 1'-0"

CURVE HOTEL, PALM SPRINGS, CALIFORNIA

EXISTING STUCCO PAINTED SNOWBOUND WHITE SW 7004

EXISTING GUARDRAIL WITH NEW 6" EXTENSION AND CANVAS FACING

ALL WINDOWS TO BE NEW WHITE VINYL

EXISTING DOORS PAINT REQUISITE GRAY SW 7023

ARCHITECTURAL PRECISION CMU
STACK BOND WITH 8 X 16 & 4 X 16 BLOCKS PER
CMU WALL PATTERN DETAIL SHEET A101.6



B & C LVL 2 TOP PL
460' - 3 3/4"

B LEVEL 2
452' - 0 3/4"

B & C LVL 1 TOP PL
450' - 11"

B LEVEL 1
442' - 8"

5' - 8 15/16"
BREEZEWAY

GATES DECORATIVE WOOD OVER METAL FRAME

**BLDG. B &
TYP.
PRVT.
COURTYARD
X101.3**

Date 08-25-15

Scale 1/4" = 1'-0"

1 BLDG. B PARTIAL ELEVATION
1/4" = 1'-0"

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CURVE HOTEL, PALM SPRINGS, CALIFORNIA

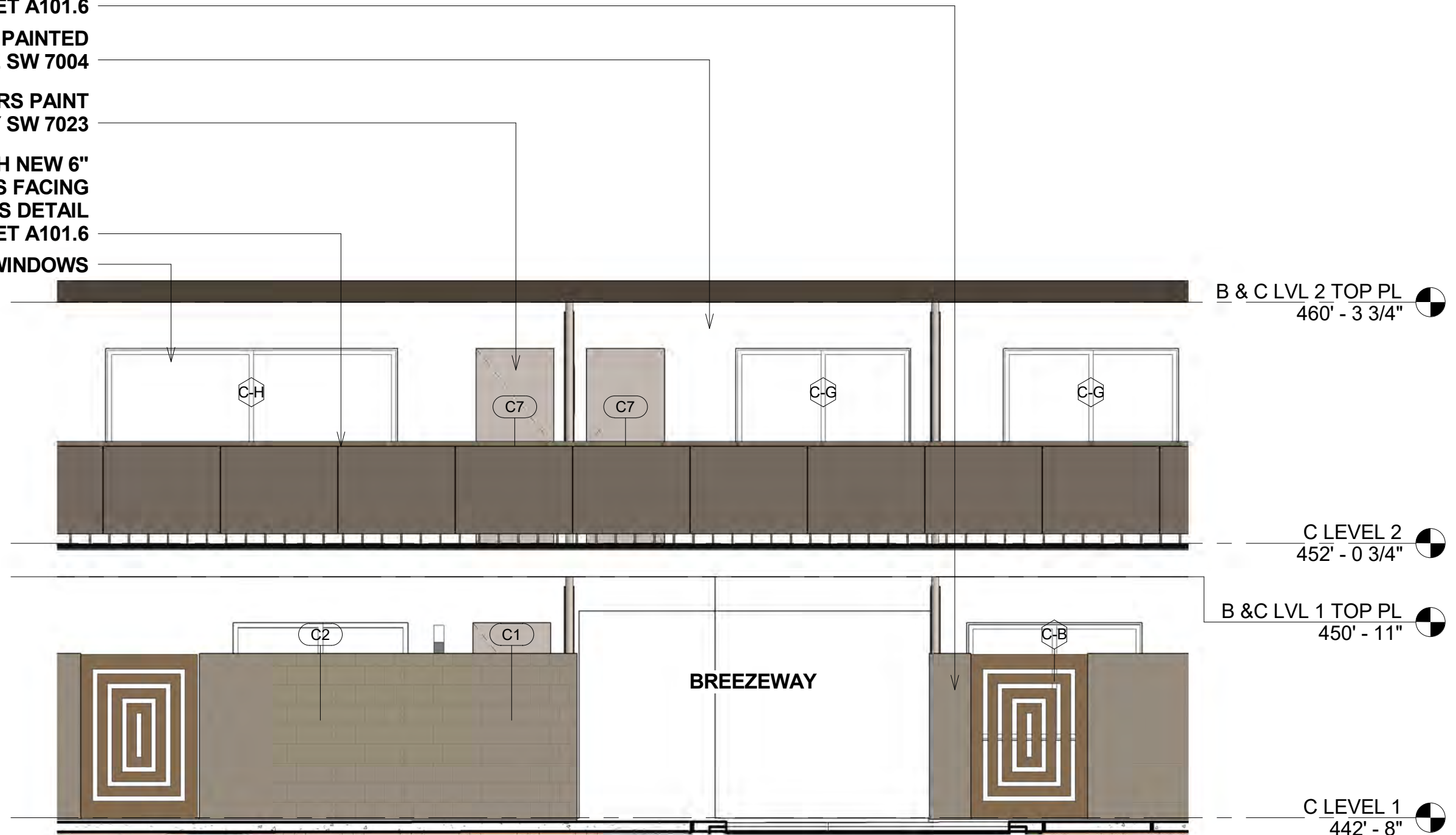
ARCHITECTURAL PRECISION CMU
PER CMU WALL PATTERN DETAIL
SHEET A101.6

EXISTING STUCCO PAINTED
SNOWBOUND WHITE SW 7004

EXISTING DOORS PAINT
REQUISITE GRAY SW 7023

EXISTING GUARDRAIL WITH NEW 6"
EXTENSION AND CANVAS FACING
PER CANVAS AT HANDRAILS DETAIL
SHEET A101.6

NEW WHITE VINYL WINDOWS



B & C LVL 2 TOP PL
460' - 3 3/4"

C LEVEL 2
452' - 0 3/4"

B & C LVL 1 TOP PL
450' - 11"

C LEVEL 1
442' - 8"

**BLDG. C
PARTIAL
ELEV.**

Date 08-25-15

X101.4

Scale 1/4" = 1'-0"

1 BLDG. C PARTIAL ELEVATION
1/4" = 1'-0"

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CURVE HOTEL, PALM SPRINGS, CALIFORNIA

EXISTING GUARDRAIL WITH NEW 6" EXTENSION AND CANVAS FACING

EXISTING MASONRY SCREEN WALLS PAINT INSETS HOMESTEAD BROWN SW 7515

EXISTING STUCCO PAINTED SNOWBOUND WHITE SW7004

EXISTING STONE VENEER NO CHANGE

NEW WHITE VINYL WINDOWS

EXISTING DOORS PAINT REQUISITE GRAY SW 7023

EXISTING STAIRS PAINT HOMESTEAD BROWN SW 7515

D LVL 2 TOP PL 461' - 0 3/4"

D LEVEL 2 452' - 9 3/4"

D LVL 1 TOP PL 451' - 8"

BLDG D PARTIAL ELEV.
Date 08-25-15

2 BLDG. D PARTIAL ELEVATION
1/4" = 1'-0"

X101.5

Scale 1/4" = 1'-0"

CURVE HOTEL, PALM SPRINGS, CALIFORNIA



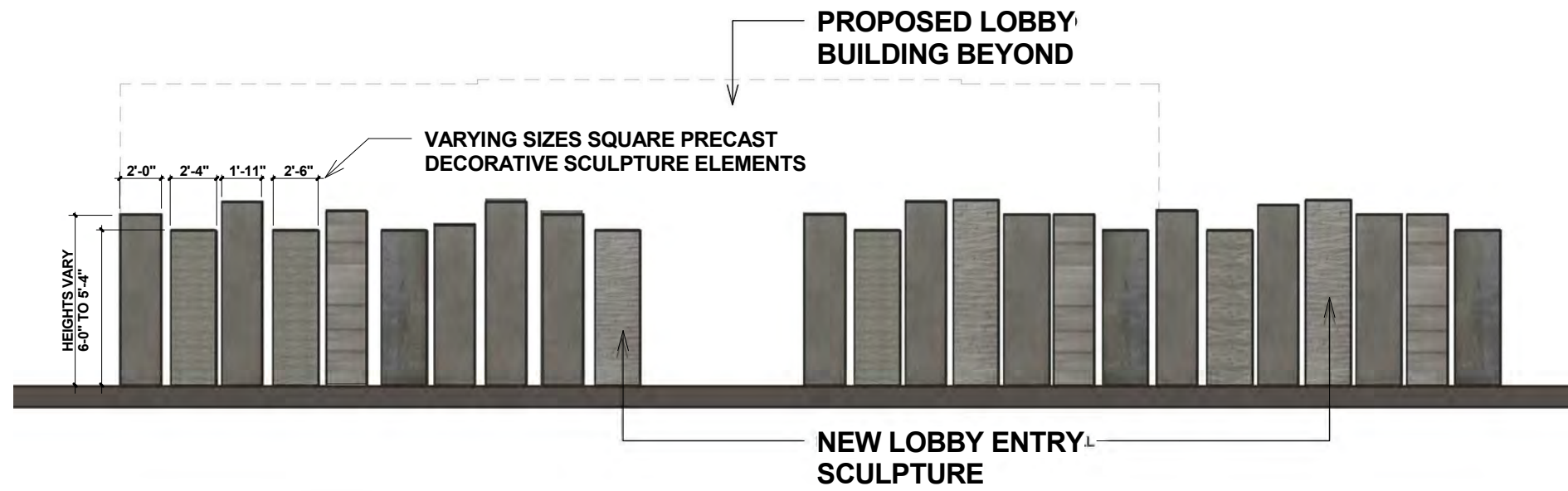
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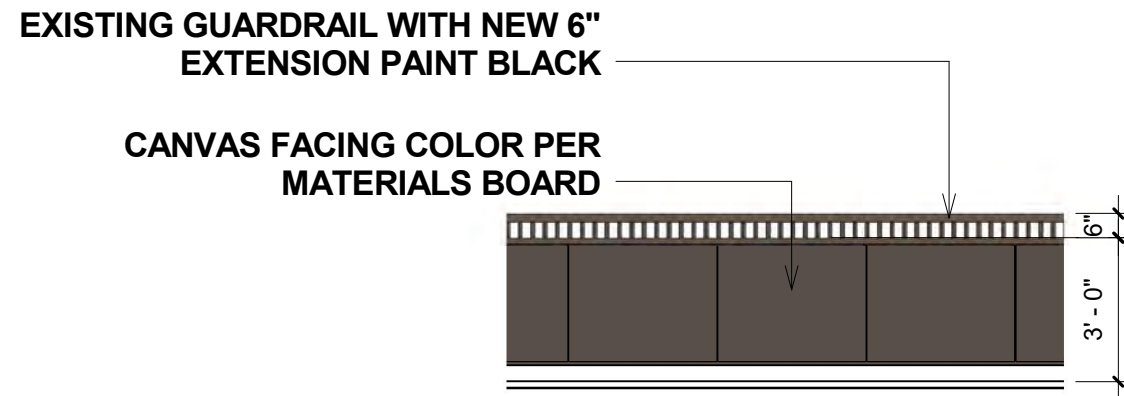
760-805-4640 tel

760-837-1049 fax

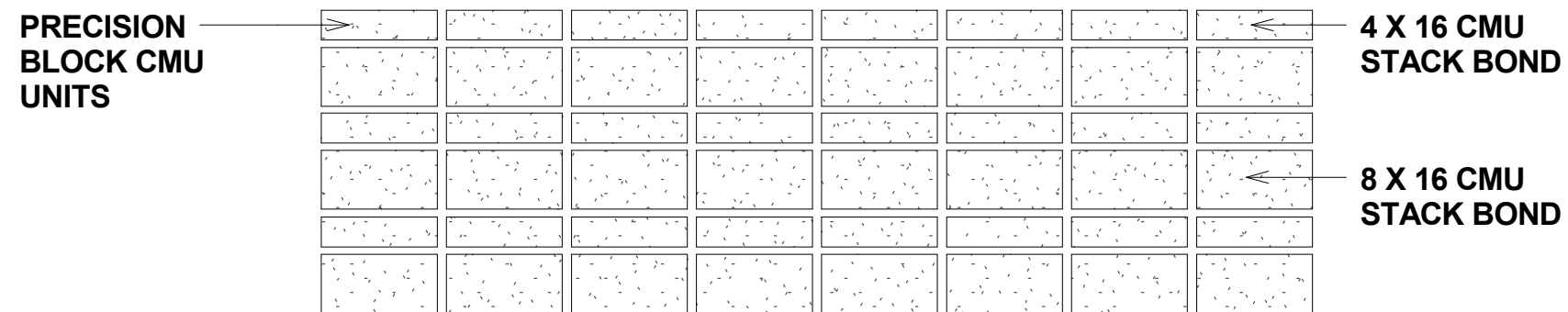
royasaroarchitect@gmail.com



NEW LOBBY SCULPTURE WALL



CANVAS AT HANDRAILS



TYPICAL CMU WALL PATTERN

CURVE HOTEL, PALM SPRINGS, CALIFORNIA

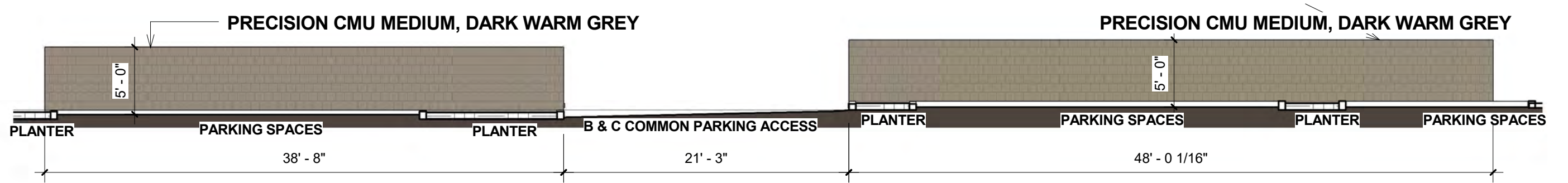
DETAILS

Date 08-25-15

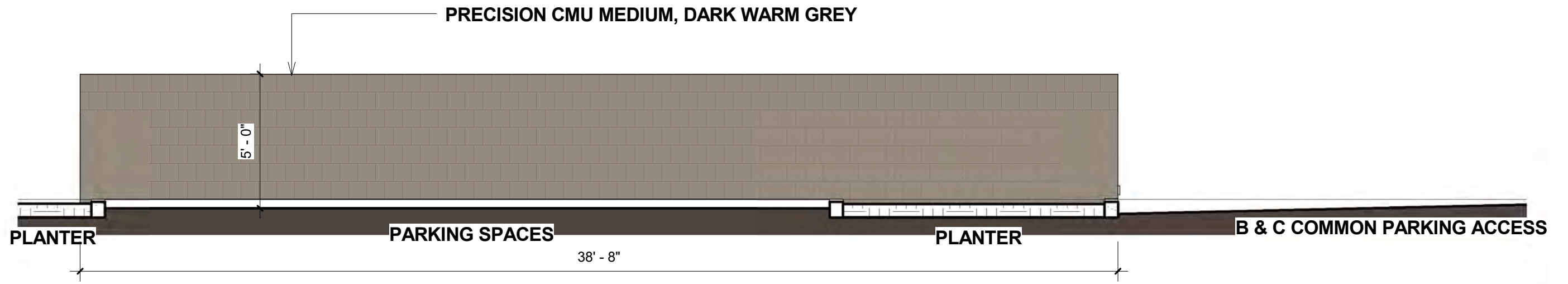
X101.6

Scale As indicated

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② PARKING SCREEN WALLS ELEVATION
1/8" = 1'-0"



① PARKING SCREEN WALL DETAIL
1/4" = 1'-0"

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CURVE HOTEL, PALM SPRINGS, CALIFORNIA

**PARKING
 SCREEN
 WALLS**
 Date 08-25-15

X101.7
 Scale As indicated



PROJECT ENTRY VIEW

ENTRY PERSPECTIVE

RA

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Date

08-25-15

X101.8

Scale

CURVE HOTEL, PALM SPRINGS, CALIFORNIA



PERSPECTIVE VIEW 01

**A 3d PERSPECTIVE
01**

Date 08-25-15

X101.9

Scale

RA

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CURVE HOTEL, PALM SPRINGS, CALIFORNIA



PERSPECTIVE VIEW 02

**A 3d PERSPECTIVE
02**

Date 08-25-15

X101.10

Scale

RA

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CURVE HOTEL, PALM SPRINGS, CALIFORNIA

CRUSHED STONE A



Red Lava Cinders, 3/4"
Southwest Boulder

STABILIZED DECOMPOSED GRANITE



Palm Springs Gold Fines
Southwest Boulder

CRUSHED STONE B



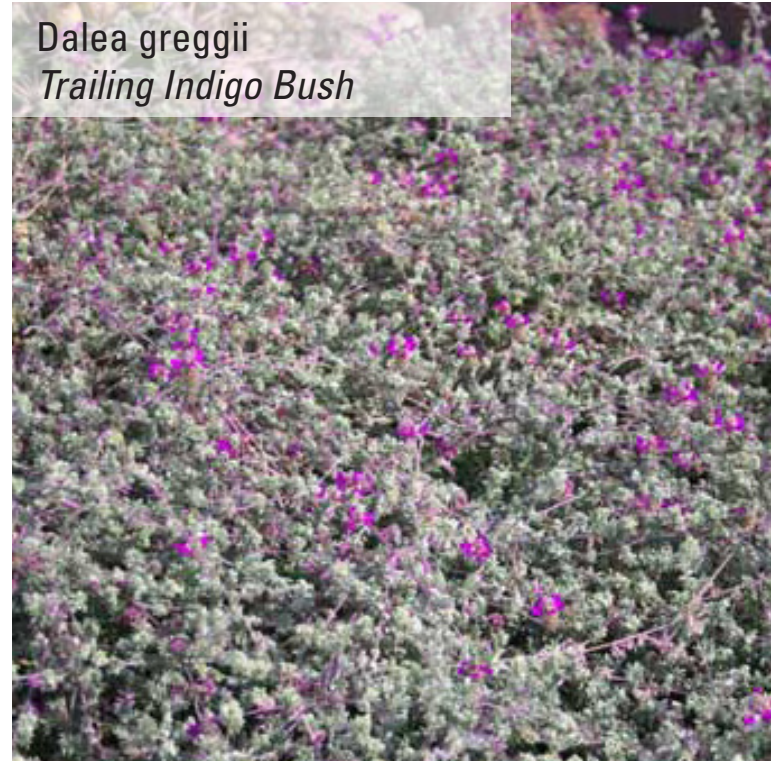
Red Iron Spot Brick, 3/4"
Southwest Boulder

BOULDERS



Navajo,
Southwest Boulder

Dalea greggii
Trailing Indigo Bush



Euphorbia 'Blue Haze'
Blue Haze Spurge



Euphorbia tirucalli
Firesticks



Aloe striata
Coral Aloe



Larrea tridentata
Creosote Bush



Yucca rostrata
Beaked Yucca



Acacia smalii
Sweet Acacia



Washingtonia robusta
Mexican Fan Palm

