



PLANNING COMMISSION STAFF REPORT

DATE: September 9, 2015

PUBLIC HEARING

SUBJECT: 383 SOUTH, LLC. FOR A CONDITIONAL USE PERMIT TO ALLOW A MEETING HALL (EVENT SPACE) OF APPROXIMATELY 8,640-SQUARE FEET IN SIZE WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 383 SOUTH PALM CANYON DRIVE, ZONE CBD (CASE 5.1383 CUP). (DN)

FROM: Department of Planning Services

SUMMARY

The Planning Commission will review a request by 383 South LLC on behalf of LWSC, LLC for a Conditional Use Permit (CUP) to operate a meeting hall / event space of approximately 8,640-square feet in size at a commercial property located at 383 S. Palm Canyon Drive.

RECOMMENDATION:

Approve, subject to conditions.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
Jan 3, 1956	Building permit issued for construction of building.
2004	Building identified in city-wide historic resource survey.

<i>Most Recent Ownership/Business</i>	
Feb 2006	LWSC, LLC purchased property.

<i>Field Check</i>	
Aug 2015	Staff has visited the site to observe existing conditions

DETAILS OF APPLICATION REQUEST:

Site Area	
Lot Area	~18,311-square feet
Building Area	12,200-square feet (according to 1956 building permit) 8,640-square feet (per applicant)

Surrounding Property	Existing Land Use	Existing General Plan Designation	Existing Zoning Designation
Subject Property	Commercial	CBD (Central Business District)	CBD (Central Business District)
North	Multi-tenant Commercial	CBD	CBD
South	Medical Office	CBD	CBD
East	Pharmacy	CBD	CBD
West	Apartments	CBD	CBD



SUBJECT SITE

PROJECT DESCRIPTION:

Originally designed by architect Stewart Williams and built in 1956, the existing commercial building was used by Coachella Valley Savings and Loan as a financial institution. Various office and real estate uses have operated within the building over time.

The applicant is requesting approval to operate an event hall known as “The Bank” for weddings, meetings and other similar assembly events. The primary meeting space occurs on the second floor which floats above a drive-through and lobby / storage area on the first level. The second story contains a mezzanine level where additional bathrooms and storage space are proposed. Events would occur between 6:00 AM and 2:00 AM.

PROJECT ANALYSIS:

General Plan

Element	Request	Compliance
<p><u>Land Use:</u> Central Business District (1.0 FAR; 21–30 dwelling units per acre). Bounded approximately by Ramon Road, Calle Encilia, Alejo Road and Belardo Road, the Central Business District designation allows for a mix of commercial, residential, and office uses at a higher concentration, density, and intensity than in other areas of the City. The CBD serves as the main activity center and cultural core of the community and, as such, theatres, museums, retail, and other entertainment venues are encouraged here. Uses such as grocery stores, hardware stores, and convenience or pharmacy stores that provide services to the Downtown’s residential population are also encouraged. The Central Business District is subdivided into zones or areas that provide for diversity in development standards and land use intensities. These subareas are defined in Appendix A, Downtown Urban Design Plan. Examples include the gateways into Downtown, Downtown Central Core, and the Downtown Outer Core</p>	<p>The proposed request is to operate an event space within an existing commercial building.</p>	<p>Yes</p>

Zoning

Permitted Uses:

The subject property is zoned CBD (Central Business District). Pursuant to Section 92.09.01(D)(12) of the Palm Springs Zoning Code (PSZC), meeting halls are permitted with the approval of a Conditional Use Permit.

Off-street Parking:

An existing parking area below the second floor and around the building serves the parking demand for the facility. There are a total of 34 off-street parking spaces and 2 on-street parking spaces. Pursuant to Section 92.26.00(C)(2) of the PSZC, places of assembly are required to accommodate one parking space per 5 seats if seats are fixed or one parking space per 250-square feet of assembly area which excludes foyers, corridors, restrooms, kitchens, storage and other areas not intended for the assembly of people, if seats are not fixed. The assembly area will occur on the second floor and is roughly 4,000-square feet in size. Based on this area, a total of 16 parking spaces are required. No additional parking is required due to parking standards set forth in the Downtown Parking Combining zone.

Safety and Security:

Staff requested comments and recommendations on the proposal from the Fire and Police Departments. The Fire Department has provided recommended conditions of approval. The Police Department mentioned concerns of noise / music adjacent to a residential neighborhood and parking impacts in relation to the building's occupancy limit. As noted above, the use conforms to Zoning Code parking requirements and isn't expected to require further parking demand. Conditions are included in the draft resolution to prohibit outdoor amplified devices and ensure the operation is compliant with the noise at all times.

REQUIRED FINDINGS:

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

- a. *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 92.09.01(D)(12) of the Palm Springs Zoning Code permits a meeting hall in the CBD zone when approved under a Conditional Use Permit.

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

The use will provide entertainment and gathering space within the Central Business District of downtown Palm Springs. The proposed use is desirable for the

development of the community as it adds tourist economy of the City and will be located in the vicinity of downtown. A meeting hall at the proposed location is not anticipated to be detrimental to existing uses or future uses specifically permitted in the CBD zone.

- c. *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 proposed use is within a commercial building with adequate parking as required by the zoning code. The business will operate an event and meeting space of approximately 4,000-square feet in size and no additional square footage is necessary to accommodate the proposed use. Therefore, the site is adequate in size and shape to accommodate the proposed use.

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

The project site is located adjacent to South Palm Canyon Drive, which is designated as a Major Thoroughfare in the General Plan Circulation Element, and is improved with three vehicle lanes. Public transit is also available on Palm Canyon Drive. The assembly space is approximately 4,000-square feet in size and any traffic generated by the proposed use will be insignificant to the streets and highways.

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

The proposal is to operate a meeting hall in an existing building. Conditions of Approval have been included in the attached Exhibit A to ensure that the use operates in a manner which protects the public health, safety and general welfare. These conditions include compliance with the City's noise ordinance and other necessary requirements.

CONCLUSION:

The project is consistent with the land use policies of the General Plan and Zoning Code. Staff is able to recommend findings necessary for approval of the proposed use. On that basis, staff is recommending approval of the proposal.

ENVIRONMENTAL:

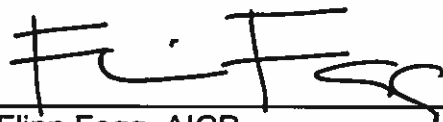
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be categorically exempt from further environmental review pursuant to Section 15301(a) (Existing Facilities).

NOTIFICATION:

A public hearing notice was published in the local newspaper and mailed to all property owners and registered occupants within a 500-foot radius of the subject property. As of the writing of this report, staff has not received any public correspondence.



David A. Newell
Associate Planner



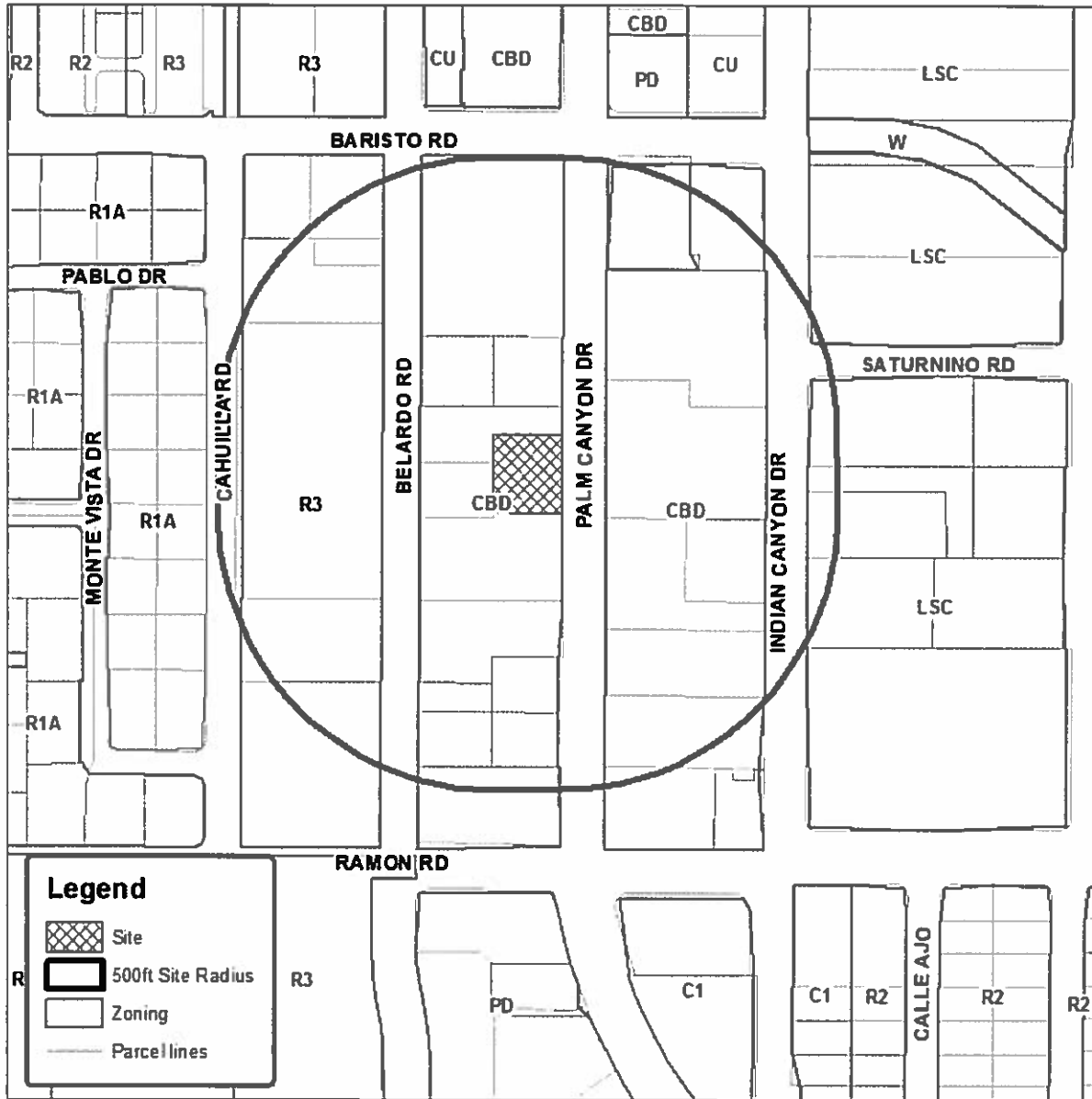
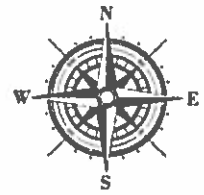
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity map
2. Draft resolution
3. 2004 Historic Resource Survey, Primary Record for Site
4. Applicant's justification letter
5. Plan exhibits



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 5.1383, A CONDITIONAL USE PERMIT (CUP) TO OPERATE A MEETING HALL AT 383 SOUTH PALM CANYON DRIVE.

WHEREAS, 383 South, LLC on behalf of LWSC, LLC ("Applicant") has filed a Conditional Use Permit application with the City pursuant to Section 94.02.00 of the Zoning Code to allow a meeting hall use within an existing commercial building located at 383 South Palm Canyon Drive, Zone CBD, Section 15, APN: 513-030-006; and

WHEREAS, a meeting hall may be permitted in the CBD (Central Business District) Zone with the approval of a Conditional Use Permit, pursuant to Section 92.09.01(D)(12) of the Zoning Code; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case No. 5.1383 – CUP was given in accordance with applicable law; and

WHEREAS, on September 9, 2015, a public hearing on the application was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class I exemption (Existing Facilities) pursuant to Section 15301 of the CEQA Guidelines; and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Section 94.02.00(B)(6) of the Zoning Code requires the Planning Commission not approve a Conditional Use Permit unless it finds as follows:

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

Section 92.09.01(D)(12) of the Palm Springs Zoning Code permits a meeting hall in the CBD zone when approved under a Conditional Use Permit.

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

which the proposed use is to be located.

The use will provide entertainment and gathering space within the Central Business District of downtown Palm Springs. The proposed use is desirable for the development of the community as it adds tourist economy of the City and will be located in the vicinity of downtown. A meeting hall at the proposed location is not anticipated to be detrimental to existing uses or future uses specifically permitted in the CBD zone.

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

The proposed use is within a commercial building with adequate parking as required by the zoning code. The business will operate an event and meeting space of approximately 4,000-square feet in size and no additional square footage is necessary to accommodate the proposed use. Therefore, the site is adequate in size and shape to accommodate the proposed 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 project site is located adjacent to South Palm Canyon Drive, which is designated as a Major Thoroughfares in the General Plan Circulation Element, and is improved with three vehicle lanes. Public transit is also available on Palm Canyon Drive. The assembly space is approximately 4,000-square feet in size and any traffic generated by the proposed use will be insignificant to the streets and highways.

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. Such conditions may include:*
 - a. *Regulation of use*
 - b. *Special yards, space and buffers*
 - c. *Fences and walls*
 - d. *Surfacing of parking areas subject to city specifications*
 - e. *Requiring street, service road, or alley dedications and improvements or appropriate bonds*
 - f. *Regulation of points of vehicular ingress and egress*
 - g. *Regulation of signs*
 - h. *Requiring landscaping and maintenance thereof*
 - i. *Requiring maintenance of grounds*
 - j. *Regulation of noise, vibrations, odors, etc.*

- k. Regulation of time for certain activities*
- l. Time period within which the proposed use shall be developed*
- m. Duration of use*
- n. Dedication of property for public use*
- o. Any such other conditions as will make possible the development of the city in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Zoning Code, including but not limited to mitigation measures outlined in an environmental assessment.*

The proposal is to operate a meeting hall in an existing building. Conditions of Approval have been included in the attached Exhibit A to ensure that the use operates in a manner which protects the public health, safety and general welfare. These conditions include compliance with the City's noise ordinance and other necessary requirements.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.1383 – CUP, a Conditional Use Permit to allow a meeting hall with assembly area of approximately 4,000-square feet within an existing commercial building located at 383 South Palm Canyon Drive, subject to the conditions set forth in the attached Exhibit A.

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 5.1383 CUP
The Bank (Meeting Hall)

383 South 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 5.1383 CUP, except as modified the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans date stamped August 12, 2015 and 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 5.1383 CUP. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter

and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Commencement of Use. The time limit for commencement of the use authorized by this conditional use permit shall be two (2) years from the effective date of approval. A conditional use permit shall become effective after an elapsed period of fifteen (15) days from the date of the decision by the commission authorizing the permit.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05. Permits will not be issued until the appeal period has concluded.
- ADM 9. 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. The owner and operator shall ensure that at closing time, all customers leave the property promptly and that the property is clean and secure before the owner/operator leaves the premises. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.

- ADM 10. 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 Police 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 the law.
- ADM 11. Comply with City Noise Ordinance. This use and property 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 12. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Alcohol Sales. The Conditional Use Permit authorizes the sale of beer, wine, and distilled spirits in conjunction with scheduled events at 383 S. Palm Canyon Drive.
- PLN 2. Hours of Operation. The operating hours may occur between 6:00 A.M. and 2:00 A.M. daily. Any future modifications to the hours of operation shall require an amendment to this Conditional Use Permit.
- PLN 3. Entertainment and Amplified Noise. Entertainment and amplified music shall be limited to the interior of the building. Bass levels shall be at a reasonable level.
- 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.
- PLN 5. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 6. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

POLICE DEPARTMENT CONDITIONS

- POL 1. The operator shall comply with the noise ordinance (Chapter 11.74 of the Municipal Code) 24-hours a day.
- POL 2. The operator shall work with the Police Department to amicably resolve complaints related to meetings and events at the property.

BUILDING DEPARTMENT CONDITIONS

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

FIRE DEPARTMENT CONDITIONS

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

- FID 1 These preliminary conditions are subject to final plan check and review. Initial fire department conditions have been determined from the CUP application dated August 11, 2015. Additional requirements will be required at the time of Architectural plan submittal.
- FID 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards.
- FID 3 **Plans and Permits (CFC 105.1):**

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

Plans shall be submitted to:

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

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

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

City Council.

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

FID 4 Change of Use or Occupancy (CFC 102.3): No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the *California Building Code*. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the *California Building Code* for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

- Change of use from Group B “Business” to Group A-2 “Assembly”
- Plans shall be submitted to the Palm Springs Building Department. Building Official approval for change of use required

FID 5 NFPA 13 Fire Sprinklers Required: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13, 2013 Edition, as modified by local ordinance.

FID 6 “Exit Analysis Plan” required (CFC 104.7.2): Prepared, stamped and signed by a state licensed architect in ¼” = 1’ scale. The floor plan shall address the following for a Group A-2 occupancy:

- Provide net occupant load calculations for interior and any proposed outdoor patios. The occupant load determination shall be made by the Fire Marshal
- Seating/table diagram with compliant aisle widths
- Minimum required egress width to accommodate occupant load
- Exit access travel distance
- Egress paths to public way
- Means of egress illumination locations
- Illuminated EXIT sign locations
- Compliant exit doors/gates and door/gate hardware (panic hardware)
- Elevation changes in the exit discharge
- Locations of fire extinguishers (minimum rating 2A-10BC).

FID 7 Posting of Occupant Load (CFC 1004.3): Every room or space *which is used for assembly, classroom, dining, drinking, or similar purposes having an occupant load of 50 or more* shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

- Occupant load numbers will be determined by the Fire Marshal after the receipt and approval of the Exit Analysis Plan

FID 8 Fire Protection

- Fire Sprinkler System – required
- Fire Extinguishers – required
- Fire Alarm Systems – required if occupant load exceeds 300

END OF CONDITIONS

PRIMARY RECORD

Primary # _____
HRI # _____
Triennial _____
NRHP Status Code 7R

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 1

Resource Name or #: (Assigned by recorder) 383 South Palm Canyon Drive

P1. Other Identifier: formerly Coachella Valley Savings Bank Building

P2. Location: Not for Publication Unrestricted a. County Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Palm Springs Date 1996 T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 383 South Palm Canyon Drive City Palm Springs Zip 92262

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

City of Palm Springs Section 15

Parcel No. 513 203 006

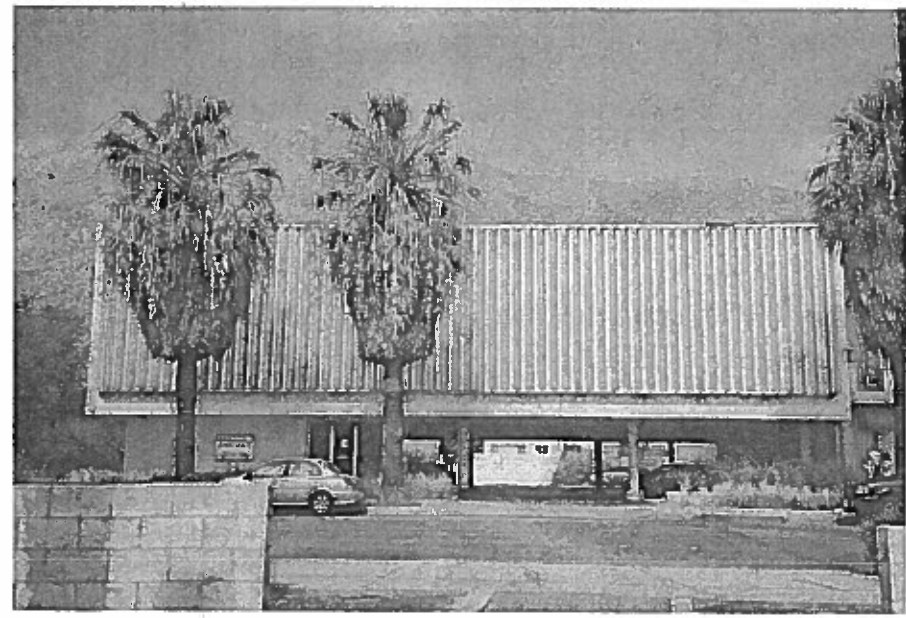
P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Originally designed by noted Modernist architect Stewart Williams and constructed in 1956 for use as the Coachella Valley Savings Bank, this two-story commercial building has a general rectangular-shaped plan with a recessed ground floor space at the south end. This space was originally used as the bank lobby and vault featuring metal-framed window walls and smooth stucco exterior siding. The rest of the ground floor space is utilized as an automobile drive-through and parking area and features six concrete or metal columns that support the double-height second story. A metal screen comprised of a series of vertical aluminum slats covering the metal framed second story windows is attached to the street-facing façade of the building. Exterior building materials consist of stucco and concrete brick for the exterior walls and the prominent metal screen. Though vacant, the building appears to be in good condition.

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

View West
August 2003

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1956

P7. Owner and Address:

Marina Village Medical/Professional Ctr.
615 2nd St. #201
Petaluma CA 94952

P8. Recorded by:

Maley/Petrin/Tinsley/Watson
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

P9. Date Recorded: August 2003

P10. Survey Type (Describe)

Reconnaissance Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Architectural Resources Group, City of Palm Springs Historic Resources Survey Summary Report, 2004.

Attachments:

- None
- Continuation Sheet
- District Record
- Rock Art Record
- Other (List)
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record

383 SOUTH, LLC DBA "THEBANK" JUSTIFICATION LETTER

Conditional Use Permit

RECEIVED
AUG 11 2015
PLANNING SERVICES
DEPARTMENT

PROJECT DESCRIPTION

383 South, LLC is applying for a Conditional Use Permit to convert an unoccupied office building and former bank to an event venue called "TheBank" which will be located at 383 South Palm Canyon Drive. This venue will allow events that are currently being held in residential locations to have an appropriate and compelling alternative in the Central Business District. We believe this project will potentially have a positive effect on the quality of life in the neighborhoods of Palm Springs and will return a significant structure to an appropriate utilization. Furthermore, we believe this project to be in support of the revitalization of the CBD as is the Eisenhower Medical facility located next door. We also expect this project to directly generate tax revenue and indirectly generate tax revenue via tourism generated by the use of the facility.

We expect to have no significant environmental impacts.

This building is very well known in the community and was designed by Williams, Williams, and Williams for Coachella Valley Savings and Loan. The partners in 383 South, LLC chose this building for its architectural prominence and its relatively easy adaptive reuse as an event space. We have no modifications to make to the building exterior other than a good cleaning and some painting to refresh the building. The parking lot will be resurfaced and the current landscaping will be repaired and refreshed as needed to beautify the building. The building currently has a signage monument which will be utilized for "TheBank" so no additional signage will be required or applied for.

INFORMATION

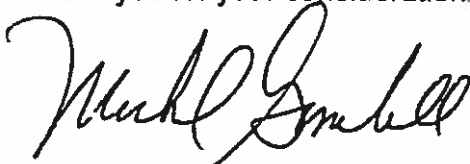
- 383 South, LLC expects to have no more than four employees/managing members when we open. We may hire additional operations staff as needed to manage the venue and ensure proper event management and compliance.
- As this is an event venue, we expect our hours of operation to generally be between 6am and 2am. Events may happen at any time during that window.

- One managing partner currently operates an event design firm in San Francisco and also owned an event venue in support of his event design firm.
- We require no special state licenses at this time however, we will likely apply for an alcoholic beverage permit allowing us to serve alcoholic beverages to event attendees.

FINDINGS

Current land use regulations allow for Meeting Halls and Catering in the Central Business District. We believe our intended use is solidly within those definitions and is encouraged in the CBD.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Michael Gambill". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "Gambill".

Michael Gambill

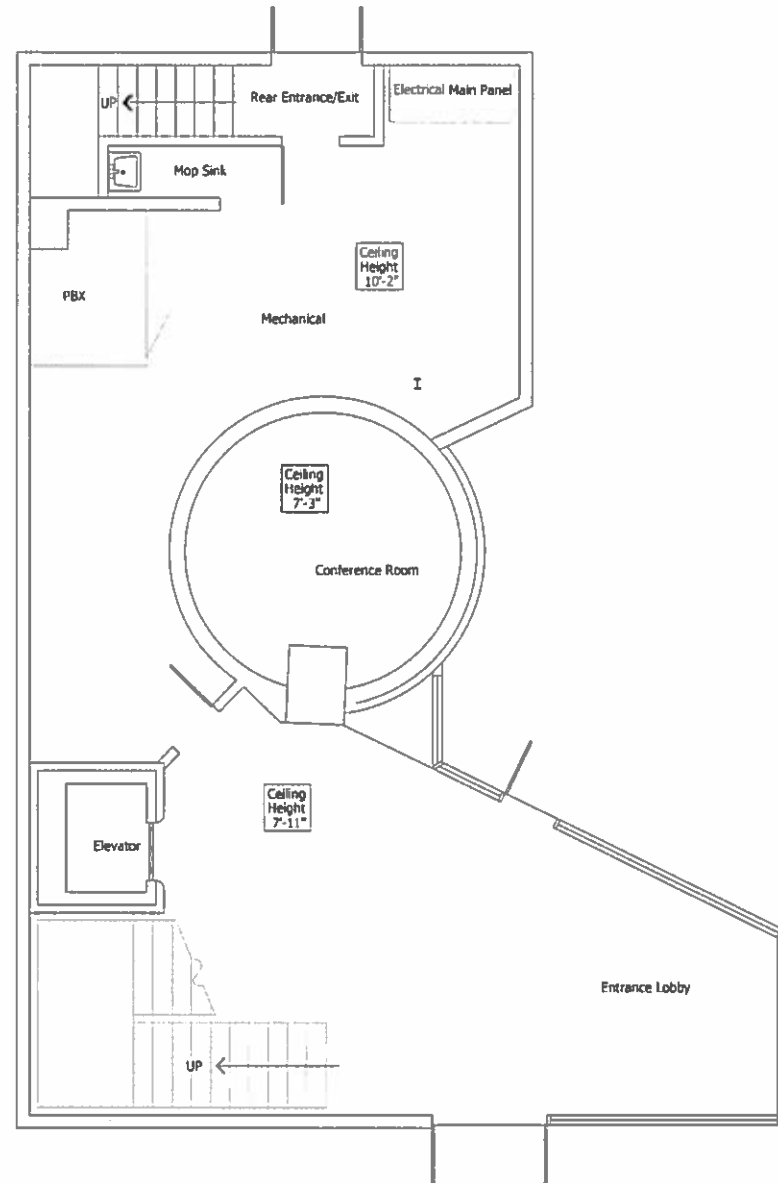
Managing Member and COO

Site Plan

The Bank

383 S Palm Canyon Dr, Palm Springs, CA 92262





Ground Floor 1,675 Sq. Ft.

The concepts represented in this document are meant for design purposes only. Nothing herein shall be deemed to mean that Designer is a licensed Architect or has a contractor's license or has agreed, or is obligated in any way to render any services that require a contractor's license. Nor is Designer familiar with or has any knowledge with regard to building codes, construction techniques or any type of structural engineering. All drawings submitted are subject to authorization by a licensed Architect or Structural Engineer as necessary relevant to State and Local code requirements where the project is to take place.

Ground Floor Plan The Bank

383 S. Palm Canyon Dr. Palm Springs, CA 92262

DRAWING CLIENT

Contractor: _____

Draftsman: _____

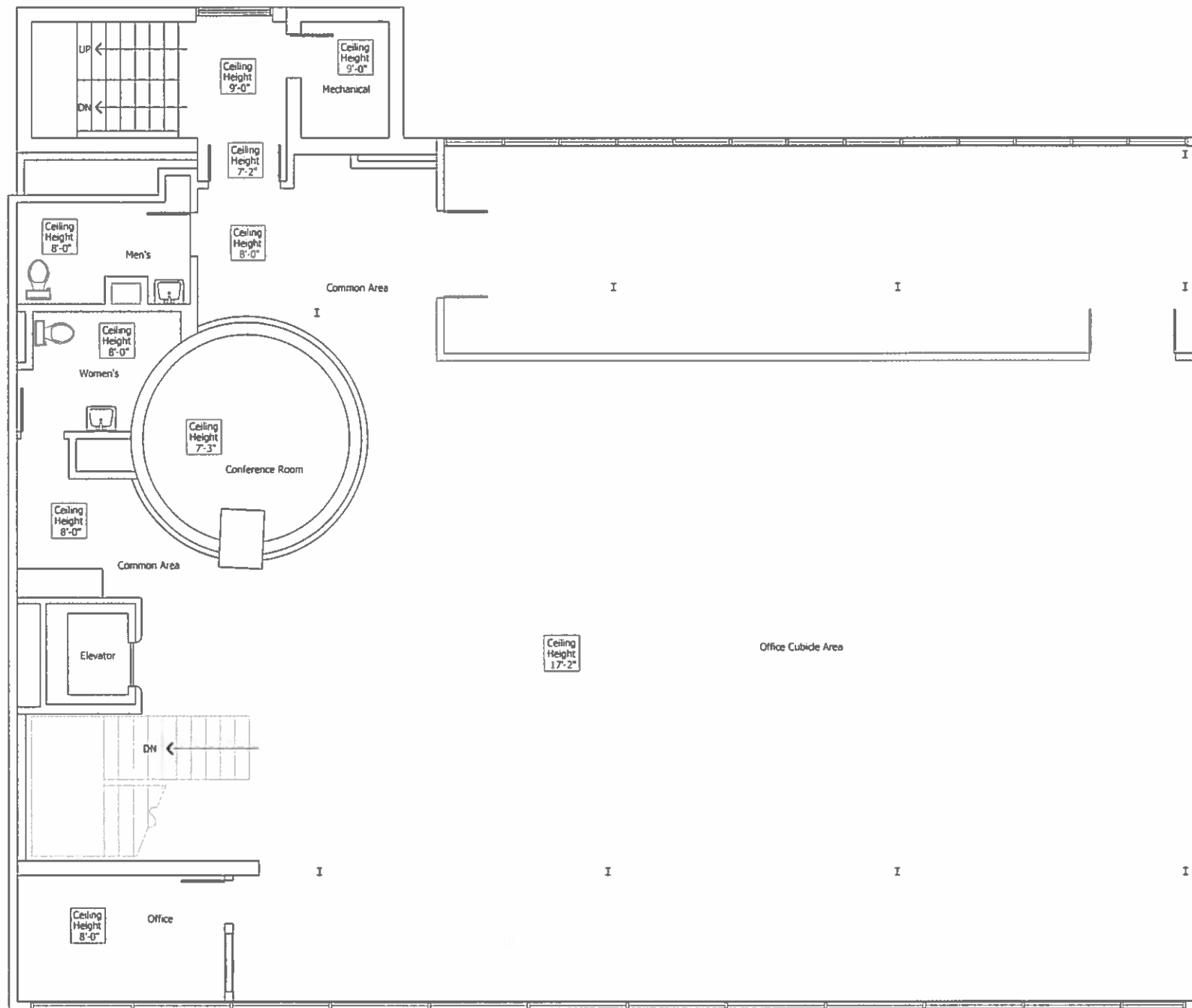
DATE: _____

REVISIONS _____

SCALE: 1/4"=1'-0"

SHEET #

1



Main Floor 5,250 Sq. Ft.

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Second Floor Plan The Bank

383 S. Palm Canyon Dr. Palm Springs, CA 92262

DRAWING CLIENT

Contractor: _____

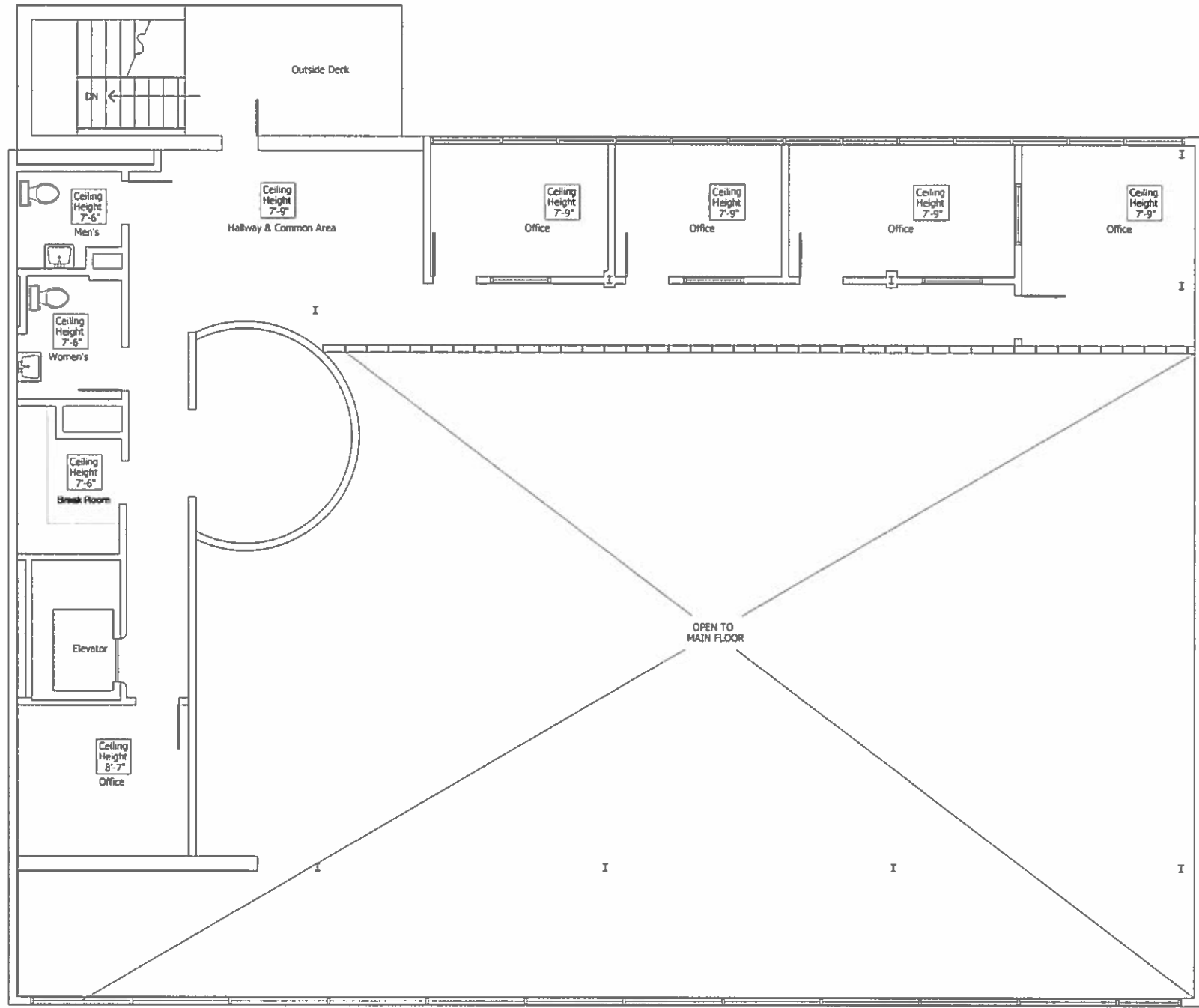
Draftsman: _____

DATE: _____

REVISIONS: _____

SCALE: 1/4"=1'-0"

SHEET #



Mezzanine 1,710 Sq. Ft.

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**Mezzanine Floor Plan
The Bank**

383 S. Palm Canyon Dr. Palm Springs, CA 92262

DRAWING CLIENT

Contractor: _____

Draftsman: _____

DATE: _____

REVISIONS: _____

SCALE: 1/4" = 1'-0"

SHEET #