

Jay Thompson

From: David Ready
Sent: Tuesday, December 15, 2015 4:32 PM
To: 'Robert Moon'; 'Ginny Foat'; 'Christopher Mills'; J.R. Roberts (jr66@mac.com); Geoff (geoff.kors@gmail.com)
Cc: 'Douglas C. Holland'; Flinn Fagg; Jay Thompson; Lauri Aylaian
Subject: Downtown Specific Plan - Subcommittee Refinements

Dear Council:

Item 1B is a public hearing to begin consideration of an amendment to the Museum Market Plaza Specific Plan. **As noted, I want to remind everyone that no action is required, nor could it be taken, as the Public Hearing is scheduled to be continued. Council certainly can give direction, and or merely discuss after receiving public input. Any direction given will be incorporated into revised documents to be noticed for the next meeting.**

This item follows formal action taken by the City's Planning Commission at is December 9, 2015, meeting where the Commission recommended to the City Council approval of the Specific Plan amendment subject to certain final refinements to a few sections of the Specific Plan. The Commission appointed a sub-committee (Calerdine / Weremuik) following its action on December 9, to meet and resolve the final refinements with staff. Those discussions were concluded on December 14th, which were narrow in scope and related to the following issues:

- Phasing of hotel development
- Clarifying type of uses allowed related to book or consignment stores
- Clarifying minimum distance between buildings (building separation) identified in Table III-2
- Clarifying maximum height of 40 feet for commercial, 60 feet for residential on Blocks D and G
- Adding a requirement for a Planned Development District (PDD) for any development proposed on Blocks K-1 and K-2 (currently, a PDD is only required if a hotel is proposed)
- Revising the Phasing identified in Section V-C of the Specific Plan to address timing of hotel construction, with an allowance for up to 2 hotels with 300 hotel rooms until such time as market conditions warrant a third hotel with up to an additional 150 rooms (450 maximum total hotel rooms)
- Revising the Phasing identified in Section V-C of the Specific Plan to address development on Blocks K-1 and K-2, requiring feasibility study for preservation of the existing Town and Country Center buildings prior to any application for development at that site, and allowing submittal of a PDD application for historic restoration or adaptive reuse of the Town and Country Center at any phase of development (currently the Specific Plan restricts any development on Blocks K-1 and K-2 [including adaptive reuse of the Town and Country Center] until the last and final Phase once all development of the remainder of the Specific Plan Area is entitled, permits issued, and substantial work underway.

These further refinements and changes to the Specific Plan recommended by the Commission's sub-committee affect 16 pages of the Specific Plan Amendment document, and staff will review each of these changes with the City Council during its presentation at the Public Hearing on the item.

Thank you,
David



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12/16/2015
ITEM 1.B.
ADDITIONAL MATERIALS