



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
MEMORANDUM

Date: March 9, 2016

To: Planning Commission

From: Department of Planning Services *D.N.*

Subject: ITEM 2C – PALM SPRINGS PROMENADE, LLC FOR THE PARK HOTEL LOCATED AT THE NORTHEAST CORNER OF BELARDO ROAD AND MAIN STREET (CASE 3.3908 MAJ).

On October 28, November 12, and December 9, 2015, the Planning Commission held public hearings for a Major Architectural Application to construct a 6-story, 112,862-square foot resort hotel with 142-rooms and ground floor commercial located on Block B-1 of the Museum Market Plaza Specific Plan. The applicant revised the application for a larger hotel (7-stories, 131,-square feet and 175 rooms), but this revision has since been withdrawn and the applicant has requested approval of the original 6-story, 142 room proposal.

During the past few months, the City has also been considering amendments to the governing zoning and land use document – the Museum Market Plaza Specific Plan. After a recommendation was made by the Planning Commission, the Specific Plan was reviewed by the City Council on December 16, 2015, January 13, 2016 February 3, 2016 and March 2, 2016.

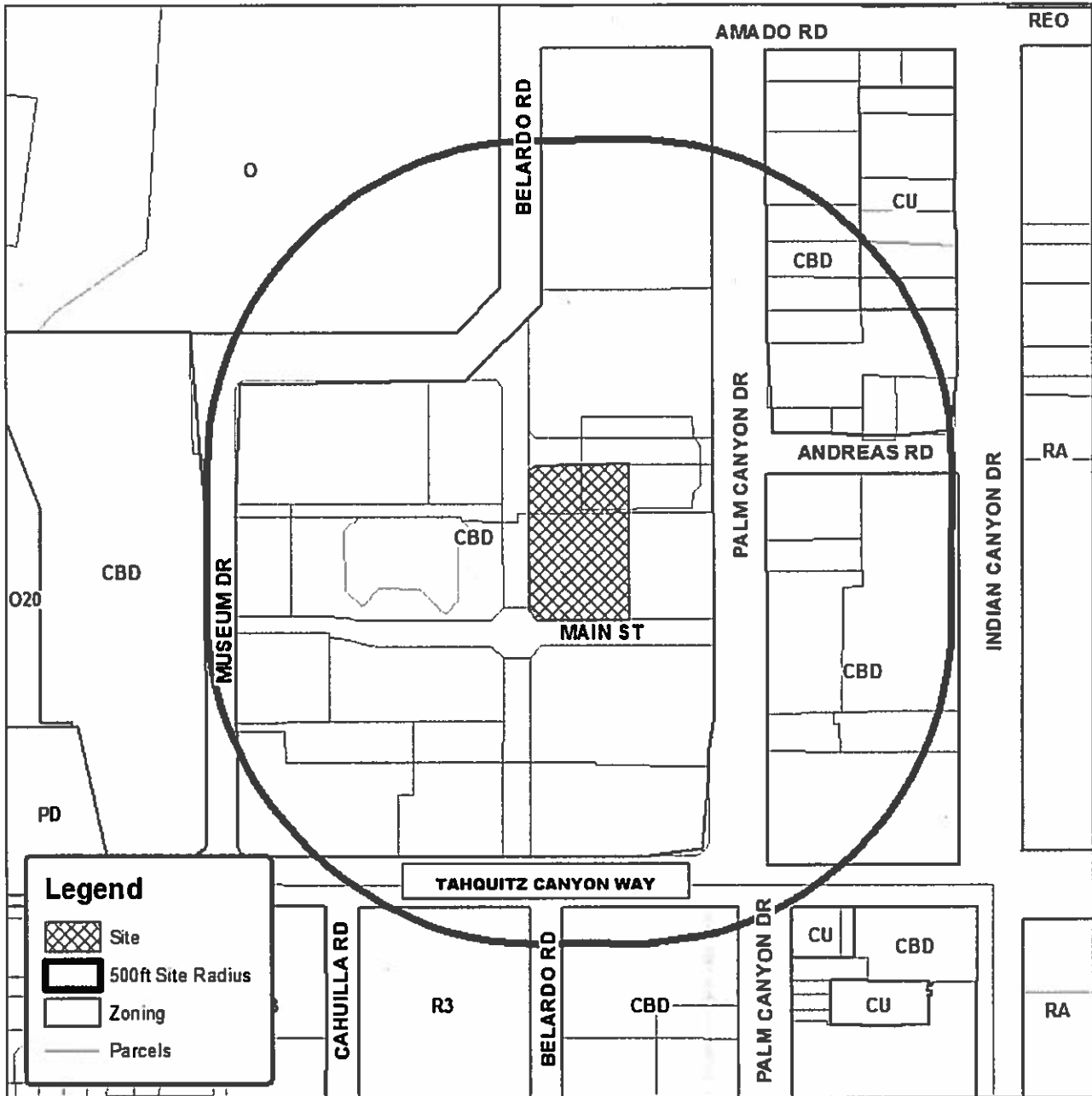
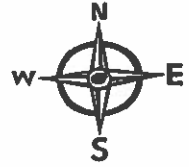
At its last meeting of March 2, 2016, the City Council approved revisions to the Specific Plan that will affect the proposed Park Hotel on Block B-1. Specifically, the Council included revisions limiting building height to 69-feet, increasing building setbacks by six feet on Main Street and requiring stepbacks as a part of a building's design for structures over 35-feet. Based on these approvals, staff recommends the item be continued for two weeks (March 23, 2016) to allow adjustments to the design of the project to meet these requirements.

Attachment:

1. Vicinity Map
2. Planning Commission Staff Memorandum, dated December 9, 2015
3. Planning Commission Staff Report, dated October 28, 2015
4. Exhibits



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
MEMORANDUM

Date: December 9, 2015
To: Planning Commission
From: Department of Planning Services *J.L.*
Subject: ITEM 2C – PALM SPRINGS PROMENADE, LLC FOR THE PARK HOTEL LOCATED AT THE NORTHEAST CORNER OF BELARDO ROAD AND MAIN STREET (CASE 3.3908 MAJ).

On October 28, and November 12, 2015, the Planning Commission held public hearings on the proposed project. The staff reports and exhibits from these meetings remain applicable, except a revised draft resolution has been prepared for Planning Commission consideration. The exhibits from previous Planning Commission meetings are available at the Planning Services department and the City Clerk's office.

~~Attachment:~~

- ~~1. Draft Resolution w/ Conditions of Approval~~
- ~~2. Planning Commission Staff Report, dated November 12, 2015~~



Planning Commission Staff Report

DATE: October 28, 2015

SUBJECT: PALM SPRINGS PROMENADE, LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 6-STORY, 112,862-SQ. FT. RESORT HOTEL CONSISTING OF 142-ROOMS, MEETING SPACE, RESTAURANTS, SPA AND FITNESS CENTER ON BLOCK "B-1" OF THE DOWNTOWN PALM SPRINGS PROJECT LOCATED AT THE NORTHEAST CORNER OF BELARDO ROAD AND MAIN STREET, ZONE CBD (CASE 3.3908 MAJ).

FROM: Department of Planning Services

SUMMARY

The Planning Commission will review a Major Architectural application for the development of block "B-1" of the downtown redevelopment project located at the northeast corner of the newly built Belardo Road extension and the newly constructed Main Street. The applicant proposes a six-story resort hotel of 112,862-square feet in size with 142-rooms and accessory commercial space.

This application is contingent upon a specific plan amendment, which will be reviewed concurrently with this application by the Planning Commission and City Council.

RECOMMENDATION:

1. Evaluate and consider recommendations provided by the Architectural Advisory Committee, and
2. Recommend City Council approve the project, subject to conditions.

ISSUES:

- Landscape limited to second floor pool deck and roof deck. The street landscape and hardscape will be reviewed separately for a unified theme throughout the Specific Plan.
- Architectural Advisory Committee recommended approval of project by a vote of 4-2.
- Height dependent on certain amendments to Specific Plan.

BACKGROUND:

Initially adopted in 2009, the Museum Market Plaza Specific Plan provides policy guidance and zoning requirements for a 13.6-acre site formerly known as the Desert Fashion Plaza and area generally located northwest of Tahquitz Canyon Way and Palm Canyon Drive. The Specific Plan seeks to facilitate high-quality development while recognizing the importance of open space for public gatherings.

An amendment to the Specific Plan will be processed concurrently with the proposed project to ensure consistency with the previous project conformity reviews and finance agreements (including subsequent amendments) approved by City Council. Additionally, changes to certain development standards will be reviewed by Planning Commission and City Council.



APPROXIMATE SITE LOCATION

Planning Areas		
Specific Plan	Yes	<i>Museum Market Specific Plan</i>
Design Plan	Yes	<i>Museum Market Specific Plan</i>
Airport Overlay	None	
Indian Land	None	

Related Relevant City Actions to Downtown Palm Springs Redevelopment Project	
	A comprehensive summary of prior actions for the entire downtown redevelopment project is attached to this report.
Sept. 21, 2015	<p>The Architectural Advisory Committee (AAC) continued the proposed hotel on Block "B-1" with direction to the applicant as follows:</p> <ul style="list-style-type: none"> • Provide better context (preferably a model) of the project and its surroundings (adjoining blocks). • Enhance ground floor pedestrian activity and active uses on Market Street. • Step building back or reduce height on Market Street.
Oct. 12, 2015	<p>The AAC voted 4-2 to recommend the Planning Commission approve the project, subject to the following:</p> <ol style="list-style-type: none"> 1. The future proposed building on parcel adjacent to parking structure is no more than half of the height of the Park hotel; and site to the north of subject hotel be no more than 50 feet. 2. AC Marriott remained undeveloped until 2021.

PROJECT DESCRIPTION:

The proposed mixed-use building will be the third resort hotel within the Museum Market Plaza Specific Plan. The 0.8-acre project site is identified as Block "B-1" of the Museum Market Plaza Specific Plan, which is directly east of the proposed downtown park and north of the Kimpton hotel. The hotel site is bounded by Andreas Road to the north, Belardo Road to the west, Main Street to the south and the proposed two-story commercial building approved on Block "B" to the east.

The 112,862-square foot, six-story resort hotel will consist of 142 rooms and accessory commercial uses. The ground floor contains the lobby, restaurant and lounge space, meeting rooms, a ballroom and ancillary hotel operation space. The second floor will have 26-hotel rooms, spa, fitness center and outdoor pool deck with bar area. The third through fifth floors each have 33 hotel rooms. The sixth floor includes 17 hotel rooms, view decks, meeting space and a cocktail lounge.

Hotel check-in will occur on the south side of the building where a drop-off area will be constructed adjacent to Main Street. Off-street parking will be provided within the subterranean parking garage.

ANALYSIS:

General Plan

Land Use Designation and Floor Area Ratio	Request	Compliance
<p align="center">CBD (Central Business District)</p> <p>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. The Downtown Central Core (roughly bounded by Amado Road, Tahquitz Canyon Way, Museum Drive, and Indian Canyon Drive) and the Gateway areas (at roughly the north and south ends of the CBD) may be developed with a maximum FAR of 3.5. If projects in these areas provide substantial public spaces or plazas, an FAR of up to 4.0 may be developed upon approval of a Planned Development District or Specific Plan.</p>	<p>Hotel with accessory commercial ~3.1 FAR</p>	<p align="center">Yes</p>

Specific Plan

Permitted Uses.

Permitted and conditionally permitted uses by the Specific Plan are found in Table III-1 of the Museum Market Specific Plan. Hotel and restaurant uses are permitted by right within the Plan.

In addition, there are "ground floor use limitations" (Section III.E.1) which require that street frontages be reserved for retail and tourist-oriented goods and services. In order to encourage pedestrian traffic along the "Market Street" paseo (east side of the hotel), staff believes additional ground floor commercial activity would be desirable and consistent with the intent and desired mix of uses in the Specific Plan.

Development Standards

Setbacks. The setbacks required by the Specific Plan for these applications may be summarized as follows: For Palm Canyon, 15 feet; for all other streets, 12 feet; and for interior property lines, zero setback. The following table summarizes setbacks and the proposed project conformance:

	Specific Plan Requirement	Proposal	Conforms
Minimum Setbacks: - Street Setback, Andreas - Street Setback, Belardo - Street Setback, Main - Interior Setback (Feet)	12 feet 12 feet 12 feet 0	12 feet 12 feet 15 feet 18 feet	Yes

Building height. The maximum allowed building height for the Specific Plan is generally 60 feet, except hotels may be approved in excess of 60 feet when approved by Planned Development. The proposed amendment to the specific plan would allow a hotel to be 75 feet maximum on Block B-1 if approved under Architectural Review (No PD required). The proposed hotel building will have varying roof heights ranging from 60 to 70 feet with rooftop appurtenances above.

Height Stepbacks and Massing. Stepbacks are intended to provide additional distance from the street for taller building elements to improve long-distance views and reduce any 'canyon effect' for pedestrians. The Specific Plan defines stepbacks as, "...the horizontal distance a building face must be set back from the property line at each given height." The following chart shows the actual and required stepbacks for the proposed project:

	Specific Plan Requirement	Proposal	Conforms
Minimum Building Height Stepbacks - Andreas Rd - 0-30 Feet in Height - Over 30 Feet in Height - Belardo Rd - 0-30 Feet in Height - Over 30 Feet in Height - Main St - 0-30 Feet in Height - Over 30 Feet in Height	0 10 feet 0 15 feet 0 10 feet	12 feet 12 feet 15 feet 15 feet 15 feet 15 feet	Yes

One of the other proposed amendments to the Specific Plan involves modifying the above stepback requirements. This is proposed to reflect the adjustments to property lines as a result of the subdivision maps approved for the downtown project. In addition and as an alternative to stepback compliance, staff is proposing an alternative to reduce permissible floor area in the upper levels of buildings. The intent is to allow variation in upper floor building design and, at the same time, ensure mass and scale reduces as buildings' rise. An analysis of the project against the new standards is provided below:

	Amended Specific Plan Requirement	Proposal	Conforms
Stepbacks - Andreas Rd - 0-30 Feet in Height - Over 30 Feet in Height - Belardo Rd - 0-30 Feet in Height - Over 30 Feet in Height - Main St - 0-30 Feet in Height - Over 30 Feet in Height	12 feet 22 feet 12 feet 27 feet 12 feet 22 feet	12 feet 12 feet 15 feet 15 feet 15 feet 15 feet	No, applicant elects to comply with Building Open Area per Floor (below)
Building Open Area per Floor - Block B-1 - 1-3 floors - 4 and above	Max. 90% Floor Area to Min. 10% Open Area Max. 60% Floor Area to Min. 40% Open Area	Floor 1 st : 72%:28% 2 nd : 51%:49% 3 rd : 53%:47% 4 th : 53%:47% 5 th : 53%:47% 6 th : 43%:57%	Yes

Maximum Allowed Square Footage and Building Mass, and Minimum Open Space. The Specific Plan establishes limits for development intensity using standards for maximum square footage (floor area), maximum building mass (volume) and minimum public / common open space area.

As noted above Block “B” was initially envisioned as the primary public open space for entire Specific Plan and thus had a building size limit of 3,000-square feet and 9,000-cubic feet with 90% open space. However, the proposed amendment to the Specific Plan will address the relocation of open space and other changes related to maximum square footage and building mass within the plan area.

The maximum square footage permitted under the amended specific plan is 155,000-square feet. The proposed hotel with the two-story building located on Block B will be less than this maximum at 129,862-square feet overall.

Building Articulation. Standards for the articulation of building facades are established in the Specific Plan to avoid excessive uniformity / monotony. An articulation may either protrude or recess at least two (2) feet from adjoining wall surfaces, and at intervals of no less than sixty (60) feet across an exterior elevation. Based on the proposed elevations, the project conforms to this requirement.

Parking, Loading and Trash Enclosures. The off-street parking will be accommodated via the existing parking structure and via underground structure below

the hotel. Based on prior approvals and the proposed project, the following analysis has been prepared:

Block and Floor Area (Sq. Ft.) / Rooms	Required (No. of Spaces)
A 51,484 + 325	158
A-1 TBD	
B 31,800 + 325	98
B-1 142 Hotel Rooms	142
C-1 155 Hotel Rooms	155
C 101,538 + 325	312
F 135 Hotel Rooms	135
F 5,064 + 325	16
Required Parking TOTAL	1016+

According to the applicant, there will be approximately 919 public parking spaces and 300 private spaces for the entire Specific Plan area. The public spaces are provided throughout the parking structure and subterranean garage. The private spaces are proposed under Blocks "B" and "F". Further, the project is deemed by the City Council to be sufficiently supplied with parking via these public parking facilities. Consequently, the parking demand is considered to be met.

Loading will occur at the north side of the hotel on Andreas Road in a dedicated loading area. Trash enclosures are located within the building on the north side of the project.

Design Guidelines

Architecture – Building Height, Scale and Massing. The Specific Plan recognizes that the site is intended for "...an intensive level of development...", but that the pedestrian experience requires buildings to be "...designed to the human scale with active, pedestrian friendly frontages." View corridors and public and private open spaces are to be provided throughout. An average maximum height of 60 feet is to be maintained, although hotels may exceed 60 feet. Most significantly, building elements must be varied to reduce the appearance of mass and avoid "cliff-face" frontages.

The proposed building incorporates a large void above the second floor pool deck which reduces the overall bulk and massing of the structure. Building articulation is provided on all four sides and avoids "cliff-face" frontages.

Landscaping. The Specific Plan describes landscape design themes and concepts for streetscape, transition and open space zones throughout the overall area of Specific Plan. The applicant has provided a conceptual landscape plan with both streetscape and private open space tree and plant materials. An analysis of the private open space (pool and roof deck areas) tree / plant materials shows the following:

Common Name / Botanical Name	Size	Conformance
- Sonoran Palo Verde / <i>Cercidium praecox</i>	36"-box	Similar species
- Australian Willow / <i>Geijera parviflora</i>	36"-box	No
- Mediterranean Fan Palm / <i>Cahmaerops humilis</i>	24"-box	Yes
- Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	5-gallon	Yes

Staff believes the tree and plant materials are acceptable for the private open space. The street landscape/hardscape will be reviewed separately.

Architectural Review

On October 12, 2015, the AAC voted 4-2 to recommend the Planning Commission approve the project, subject to the following:

1. The future proposed building on parcel adjacent to parking structure is no more than half of the height of the Park hotel; and site to the north of subject hotel be no more than 50 feet.
2. AC Marriott remained undeveloped until 2021.

The conditions recommended by AAC will prove difficult to administer. Height limitations are defined by the Specific Plan, which would need to be amended to ensure compliance with the AAC's first recommendation. The AC Marriott entitlement is set to expire next year. The applicant would have to request a time extension and the Planning Commission would have to amend their approval resolution and modify the entitlement period.

Staff recommends the Planning Commission evaluate the above recommendations prior to acting on the proposed project.

Evaluation of Architecture: The Palm Springs Zoning Code Section 94.04.00(D) provides guidelines for the architectural review of development projects, with conformance evaluated based on the following guidelines:

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 project proposes a new six-story building with pedestrian circulation around all sides. Pedestrian pathways will be separated from vehicular streets with curbs and landscape treatment. Pavers, landscaping and sidewalk furniture will provide an enhanced experience on the site. Sidewalks and other walkways are provided to accommodate the change in topography across the site. Pedestrian access is provided to the underground parking via stairways and elevators.

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 proposed structure is an L-shaped configuration surrounding a second floor pool deck. The height is lower than the hotel to the south. The proposed architecture is of a contemporary style consistent with surrounding development, but introduces design elements, colors and materials of a higher quality than the existing development in the vicinity. The selection of design elements differs from those of the adjacent blocks within the Museum Market Plaza Specific Plan area, yet they contribute to the overall identity of an up-scale contemporary center.

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 proposed building's overall height will be seventy (70) feet. Exterior elevations show projections at building edges. Mass is divided with exterior building articulation. A large void above the second floor pool deck reduces overall building bulk. Rooftop mechanical will be concealed from view.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;*

The building architecture is contemporary in style, with a color and material palette that introduces muted color tones, with limited use of accent colors via metal, concrete and glass. Covered walkways for outdoor seating, pedestrian circulation and solar control are integrated into the building design.

6. *Consistency of composition and treatment;*

The building design uses consistent forms and treatments across each elevation. The contemporary elements interact with each other in a consistent and rhythmic manner.

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;*

A landscape plan has been submitted and includes a mix of common tree and plant materials used in drought tolerant environments, as well as some identified by Table III-5, *Landscape Palette*, of the Specific Plan.

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

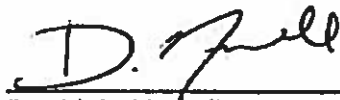
A sign program has not been submitted to evaluate against this guideline.

ENVIRONMENTAL DETERMINATION:

The proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA") and EIR Addendum No. 2 has been prepared to analyze impacts related to the project. The analysis shows that the project is within the scope of the original Specific Plan EIR adopted and none of the circumstances triggering further environmental review have occurred since the adoption of the EIR and subsequent Addenda.

CONCLUSION:

The proposed resort hotel is a quality-designed building that is consistent with the Specific Plan as amended. The Planning Commission should evaluate and consider the recommendations by the AAC, which would limit other block heights and lessen building mass downtown. Should the Commission agree with AAC recommendations, the attached resolution can be adopted and a favorable recommendation will be forwarded to the City Council for consideration.



David A. Newell
Associate Planner



Finn Fagg, AICP
Director of Planning Services

~~Attachments:~~

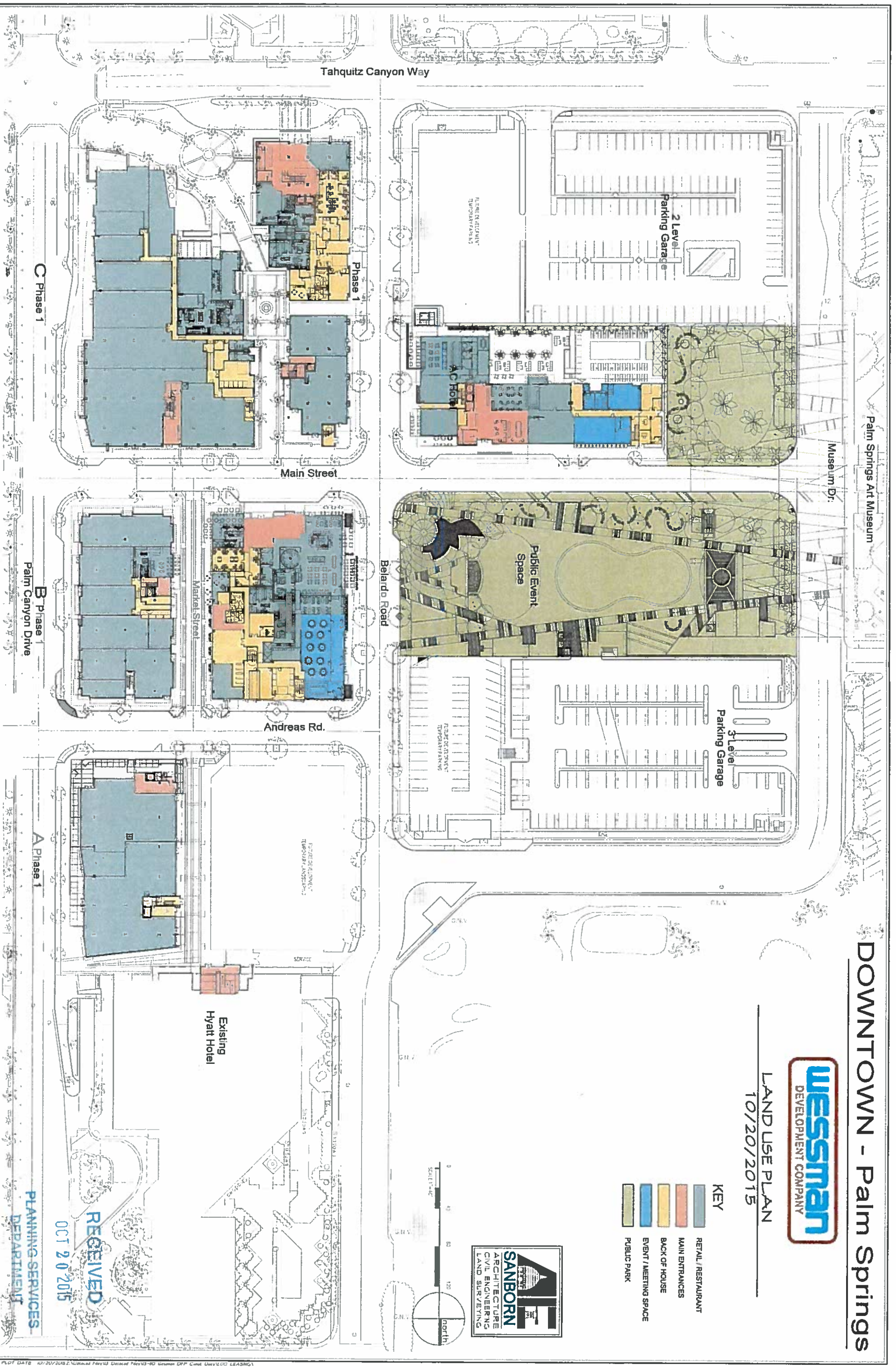
- ~~1. Vicinity Map~~
- ~~2. Timelines of Museum Market Plaza Specific Plan and Project Approvals~~
- ~~3. Draft Resolution~~
- ~~4. 09/21/2015 AAC Meeting Minutes (excerpt)~~
- ~~5. 10/12/2015 AAC Meeting Minutes (excerpt)~~
- ~~6. Public Correspondence~~
- ~~7. Plans~~

DOWNTOWN - Palm Springs



LAND USE PLAN
10/20/2015

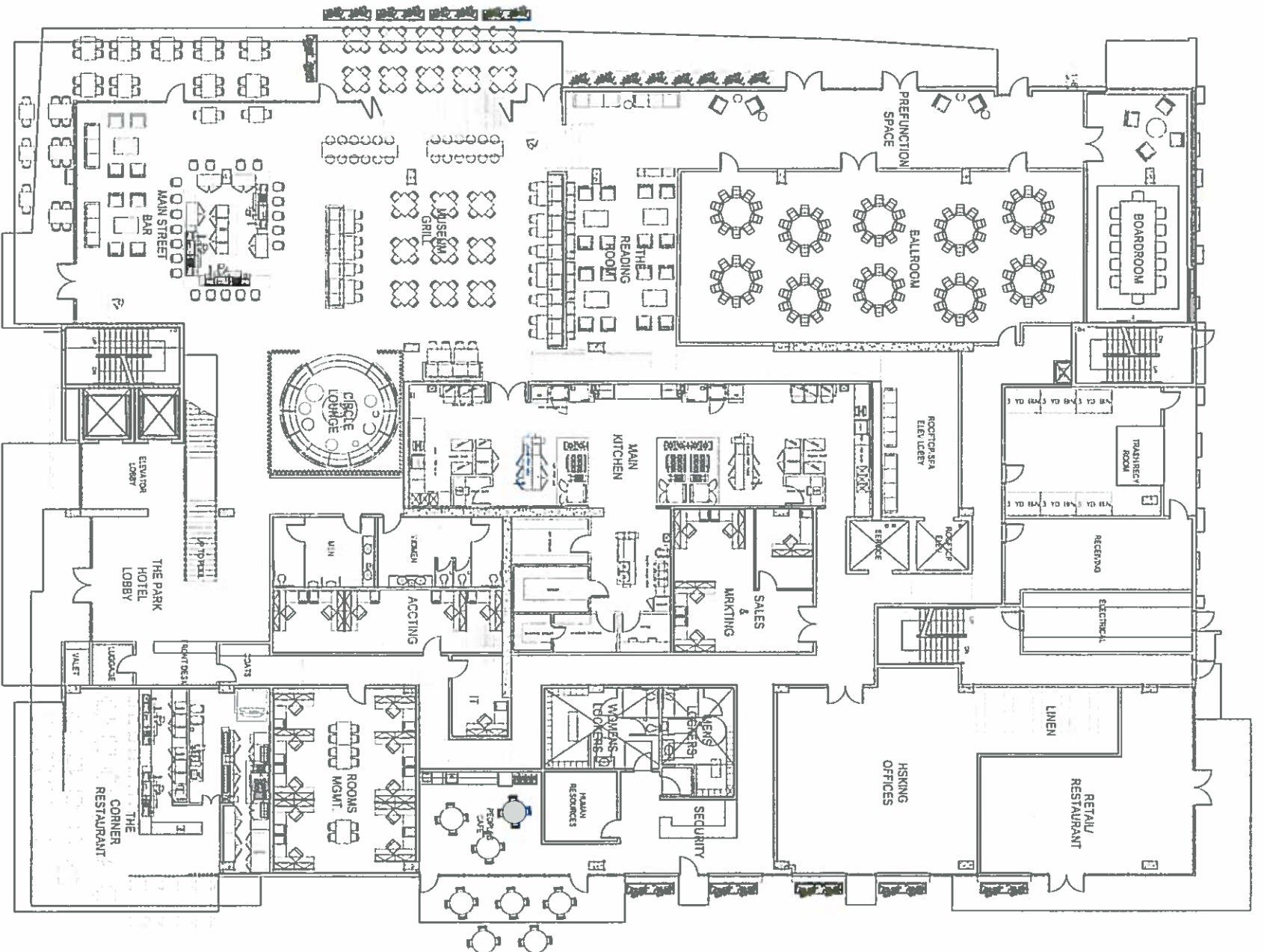
- KEY**
- RETAIL / RESTAURANT
 - MAIN ENTRANCES
 - BACK OF HOUSE
 - EVENT / MEETING SPACE
 - PUBLIC PARK



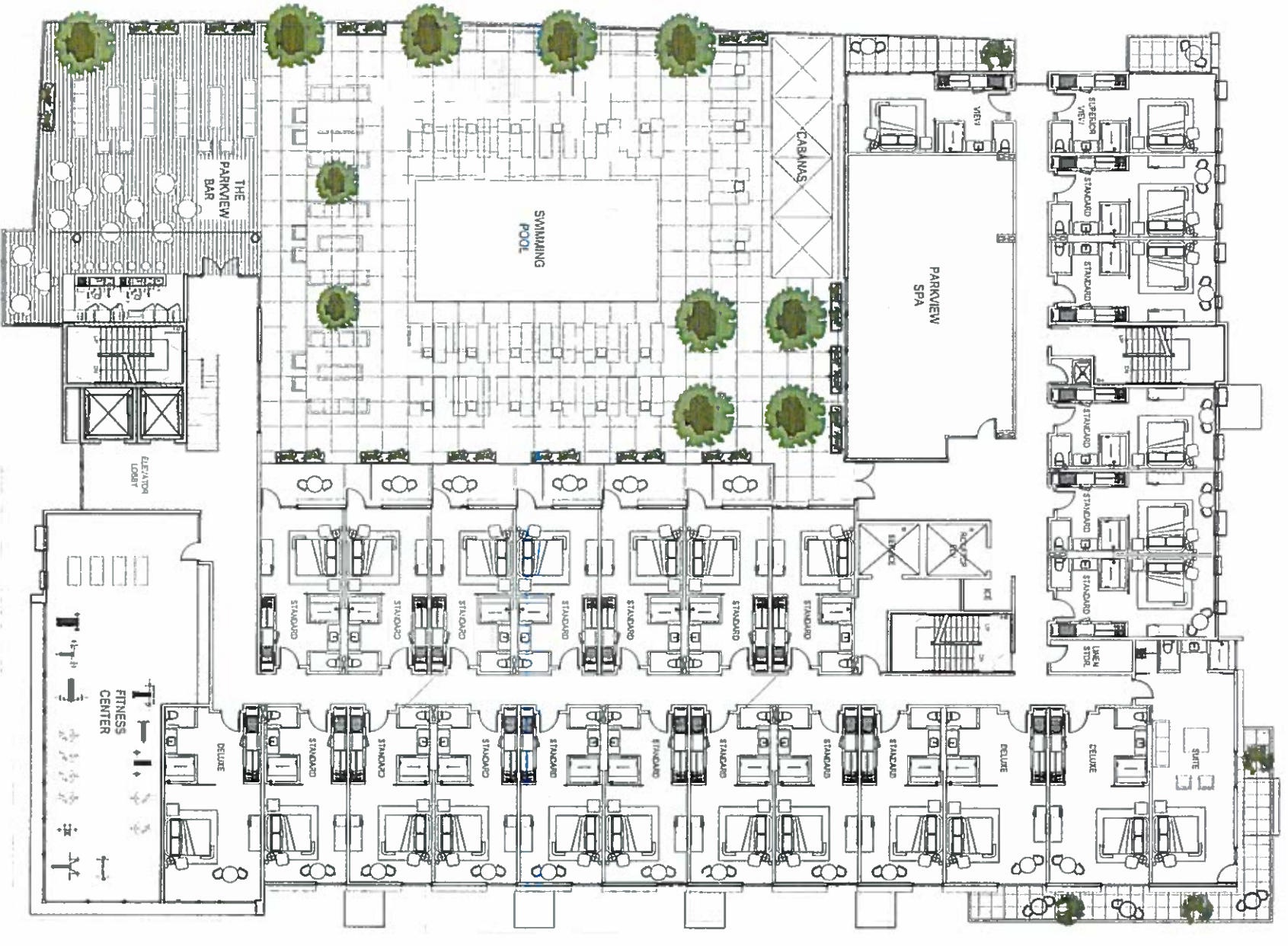
RECEIVED
OCT 20 2015

PLANNING SERVICES
DEPARTMENT

PLANT SPACE AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AS THE PROJECT PROCEEDS



THE PARK HOTEL - groundfloor
 24,986 sqft



THE PARK HOTEL - Second Floor
 SCALE: 3/32"=1'-0"
 26 Keys
 18,020 SQFT



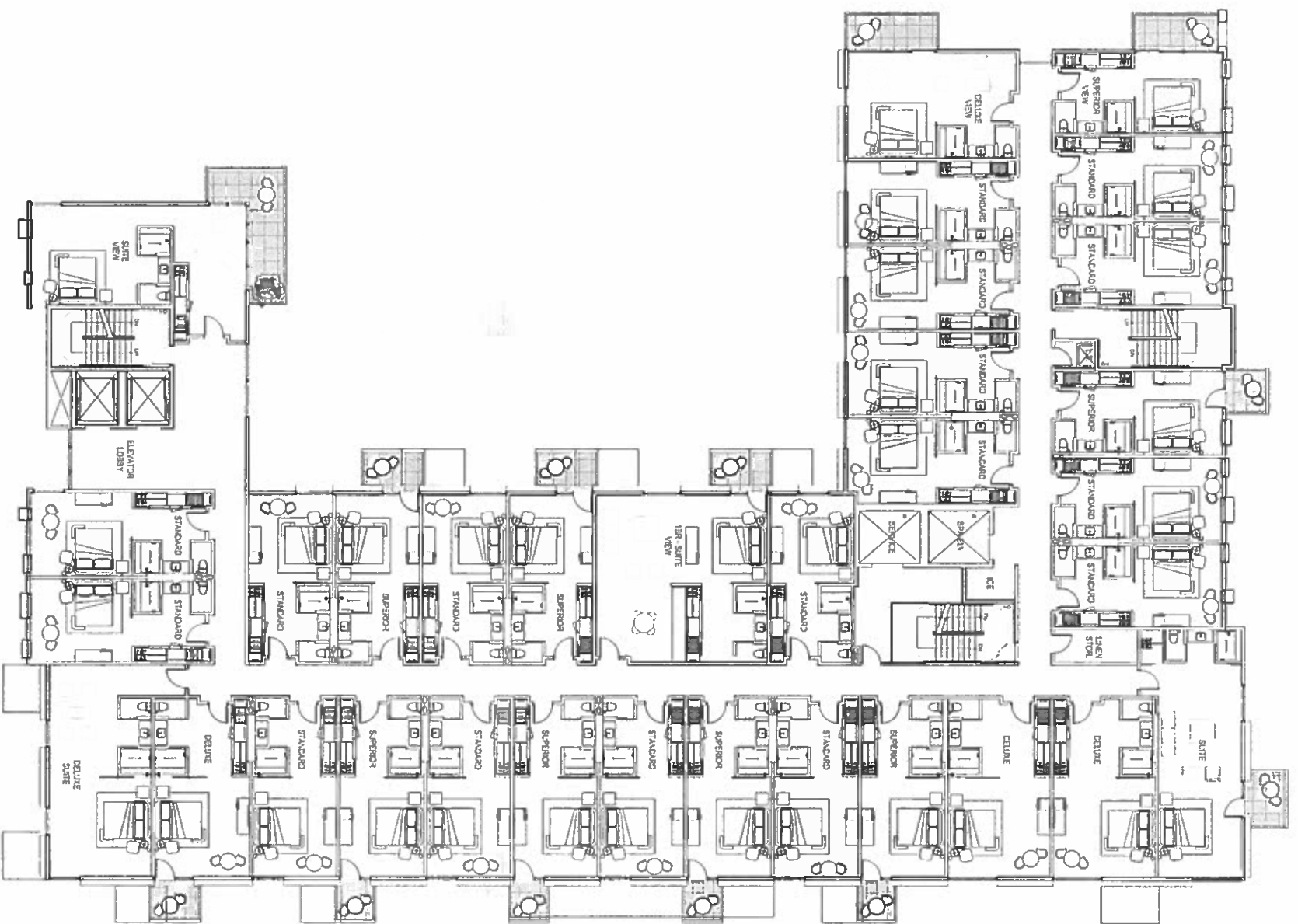
CHRIS PARO DESIGN
 121 PIERCEMAN PI S
 SAULT WA 98174
 TEL: 206-1651
 1241 N. RAINIER BLVD
 PORTLAND, OR 97201

The Park Hotel
 PORTLAND, OR

No. Date Issue
 1 07/03/15 A.A.2

A2.0

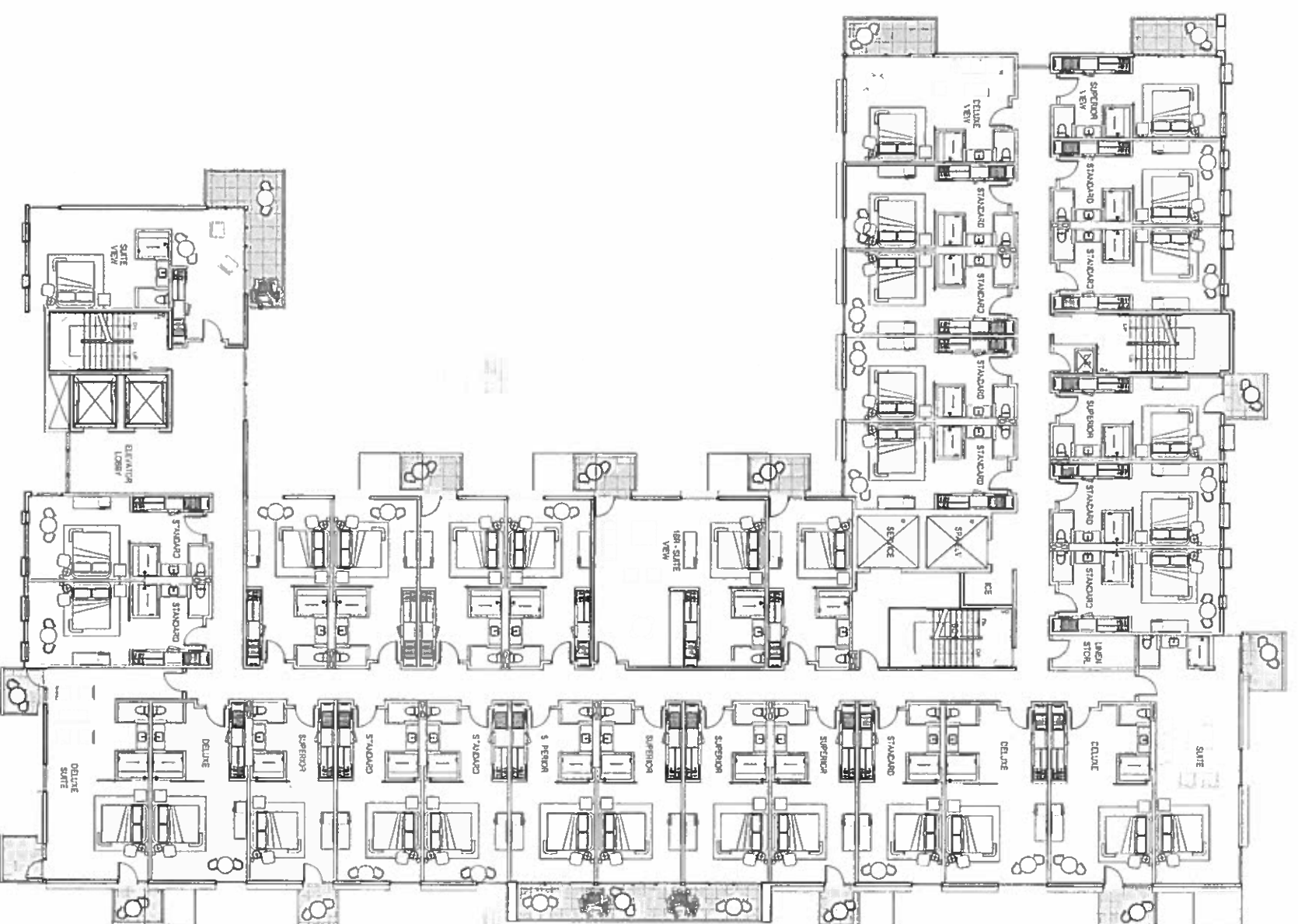
Ground Floor
 &
 Second Floor



THE PARK HOTEL - Third Floor

SCALE: 3/32"=1'-0"

33 Keys
18,312 SQFT



THE PARK HOTEL - Fourth Floor

SCALE: 3/32"=1'-0"

33 Keys
18,312 SQFT



CHRIS PARO DESIGN
 ITEM #114 ARCHITECTURE
 121 Piedmonte Pl. S.
 Suite 10A 98104
 (208) 339-1664
 1556 N. Palm Canyon Drive
 Palm Springs, CA
 408.676.0202
 www.chrisparodesign.com

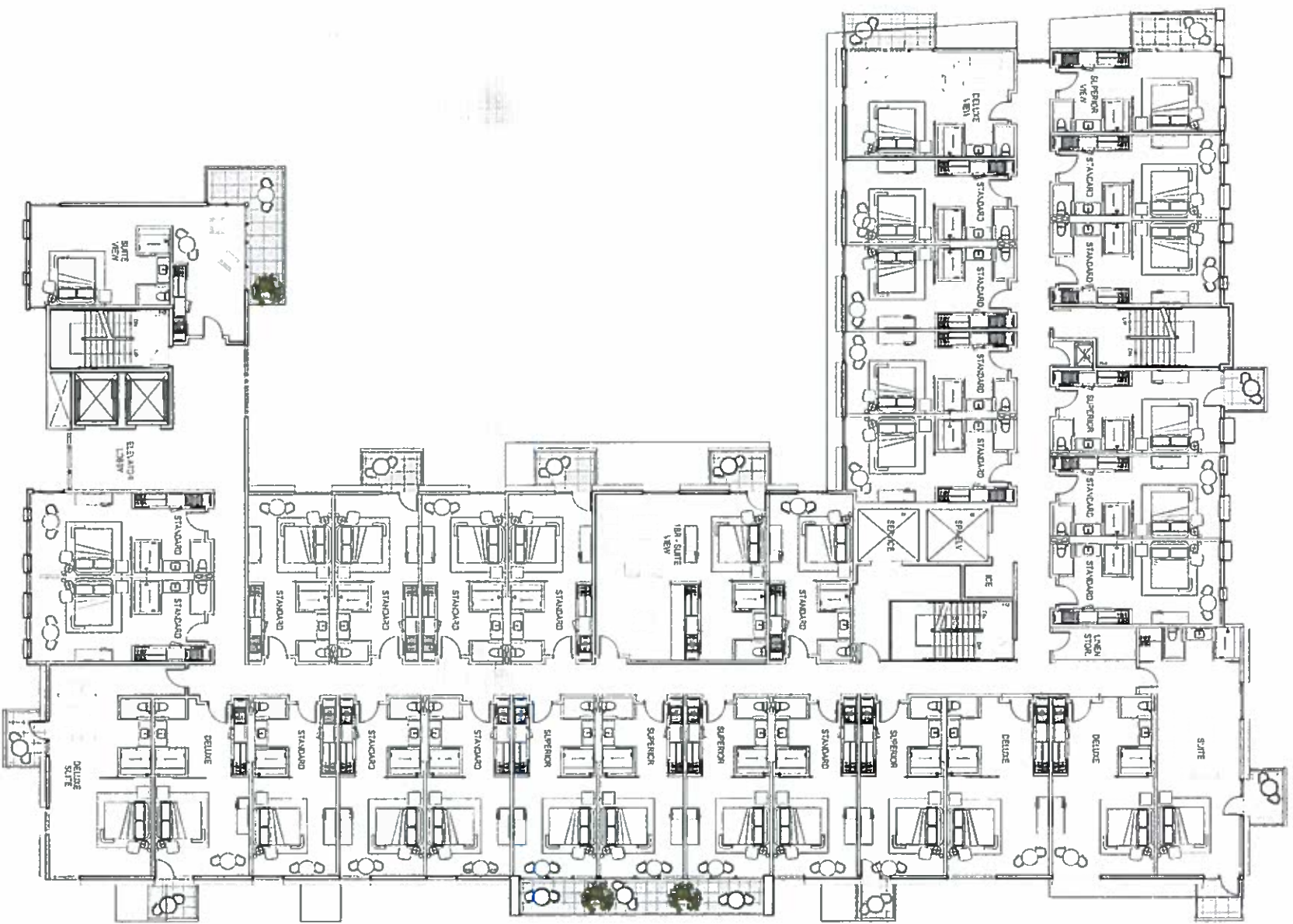
The Park Hotel
 Palm Springs, CA

No.	Date	Issue
1	03.08.15	AAC

Fourth Floor
 Fifth Floor
 &
 Six Floor
 No. 172

A2.1

SHEET

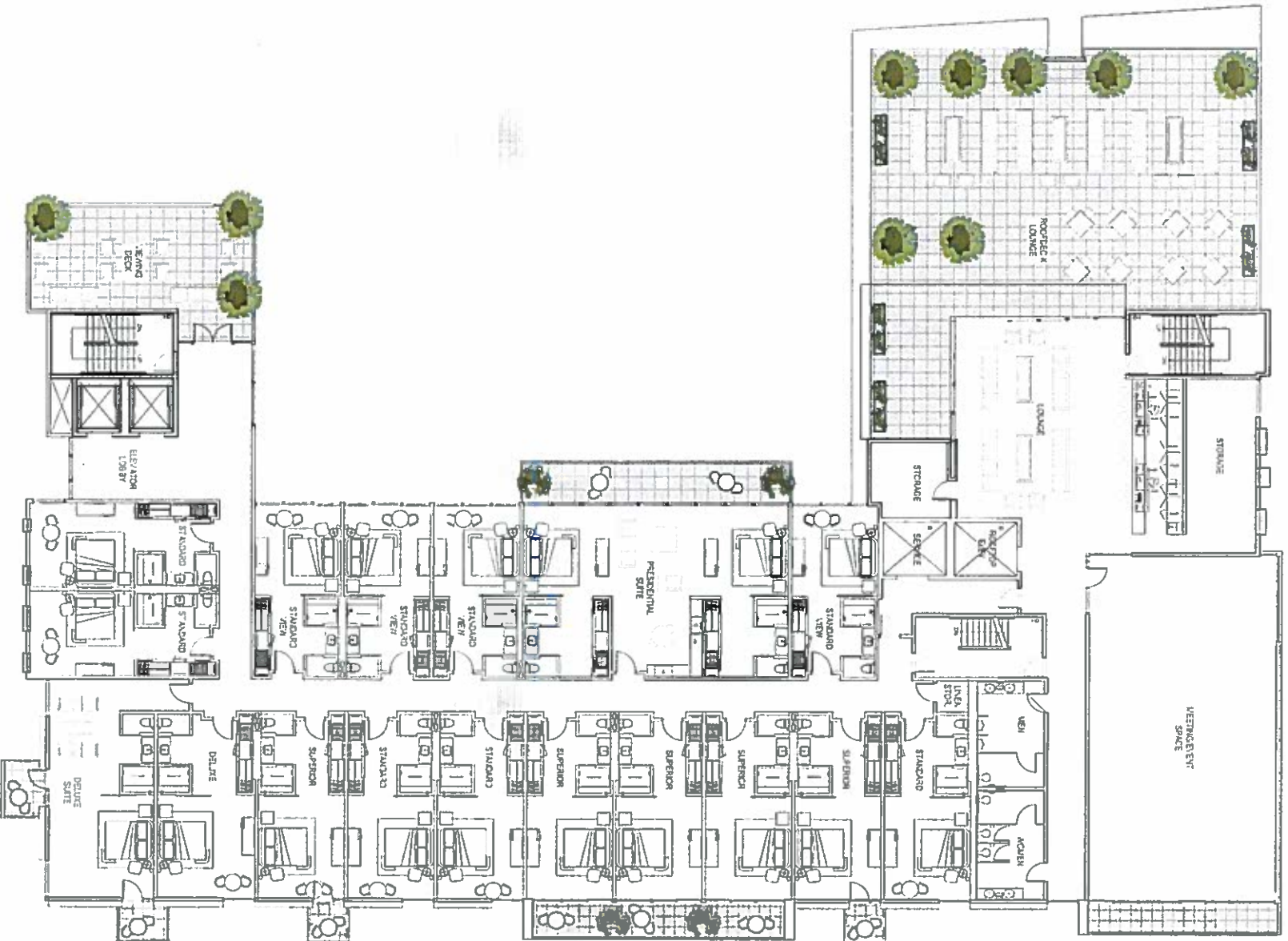


THE PARK HOTEL - Fifth Floor

SCALE: 3/32"=1'-0"



33 Keys
18,312 SQFT



THE PARK HOTEL - Sixth Floor

SCALE: 3/32"=1'-0"



17 Keys
14,920 SQFT



CHRIS PARDO DESIGN
121 Piedmonte St., S.
Falls Church, VA 22044
(703) 293-1664
1560 H. Park Canyon Drive
Falls Church, VA

121 Piedmonte St., S.
Falls Church, VA 22044
(703) 293-1664
1560 H. Park Canyon Drive
Falls Church, VA

The Park Hotel
Falls Church, VA

10/20/2015 Issue
1 09/08/15 A.A.2

Third Floor & Fourth Floor

A.2.2

\$10.00



CHRIS PARADO DESIGN
121 FREDERICK BL S
SUITE WA 80104
[202] 339-1854
1589 N. Park Canyon Drive
Park Springs, CA

2/28/2018 10:47 AM
The Park Hotel Height Plan
1/15/18 10:47 AM
Date: 1/15/18 10:47 AM
User: [Name]

The Park Hotel
Palm Springs, CA

No. Des: 1004
1/29/18 15:44:00

Height Plan

A2.3

HEIGHT KEY

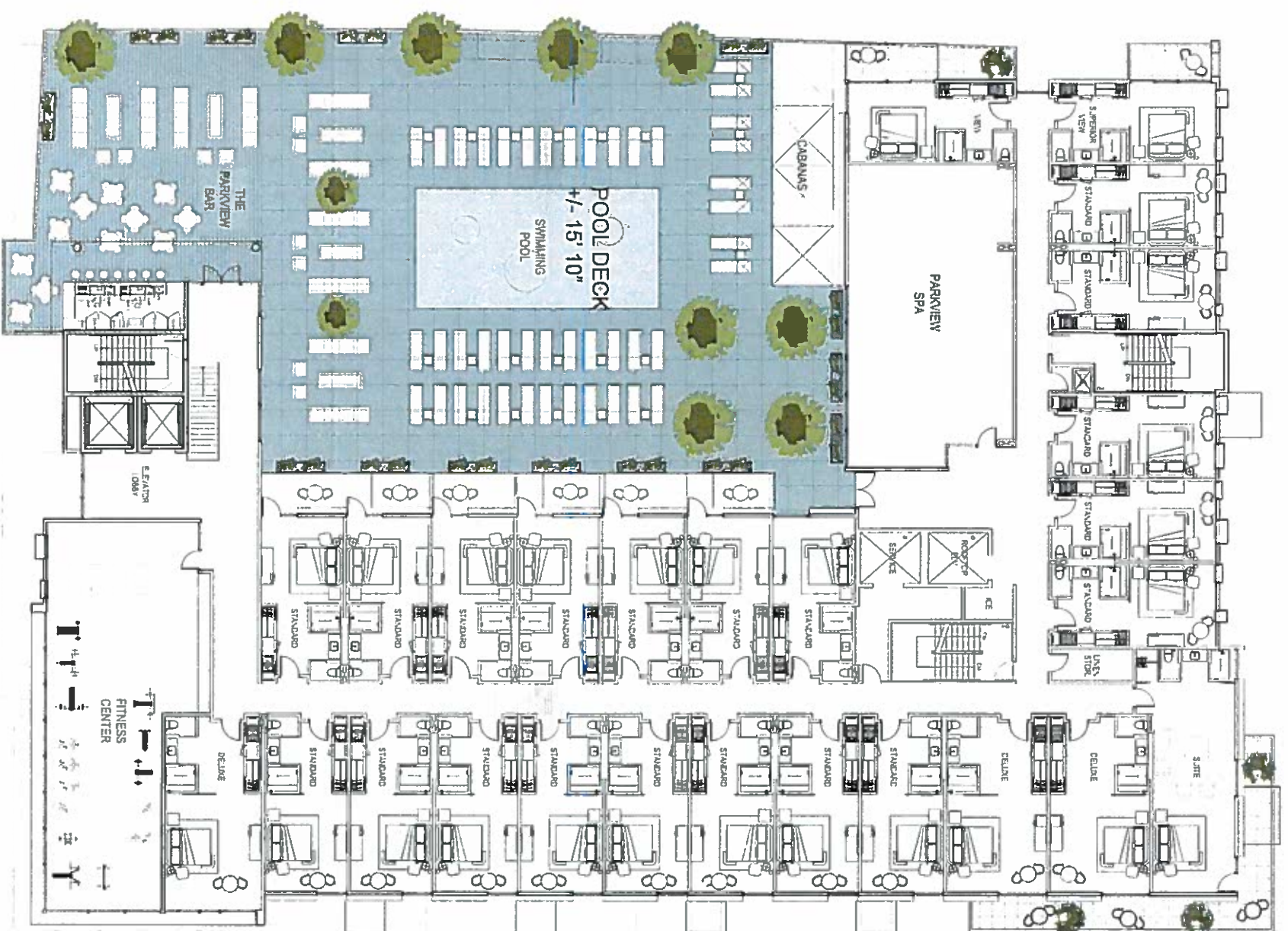
- MAX ROOF HEIGHT 69'-11"
- MECH. SCREENING
6' +/- PER CODE REQ
- ELEVATOR + STAIR PENTHOUSES
PER CODE/MANUFACTURERS REQ
- ROOF TERRACE 60'



THE PARK HOTEL - HEIGHT PLAN

SCALE: 3/32" = 1'-0"





HEIGHT KEY
 POOL AREA
 +/- 15' 10"
 9284 S.F.

THE PARK HOTEL - POOL DECK CALCULATIONS
 SCALE: 3/32"=1'-0"



CHRIS PARDO DESIGN

121 PIEDMONT BL. S.
 SAN JOSE, CA 95128
 (408) 298-4844
 1536 N. PAIN CANYON DRIVE
 PALM SPRINGS, CA

The Park Hotel
 Palm Springs, CA

No. 024 Issue
 1 09 08 15 AAC

Pool Deck
 Calculations

A2.4



E. ANDREAS RD.

PARK HOTEL: WEST ELEVATION

SCALE: 1/8" = 1'-0"



BELARDO ROAD (FACING EAST)

MAIN ST.



MAIN ST.

PARK HOTEL: EAST ELEVATION

SCALE: 1/8" = 1'-0"



MARKET STREET (FACING WEST)

E. ANDREAS RD.



CHRIS PARO DE SIAM

121 Proctoria Pl. S.
Seattle WA 98104
(206) 251-1854
1556 N. Palm Canyon Drive
Palm Springs, CA

408 W. 9th Ave. 4th Fl. Seattle, WA 98104
Phone: (206) 467-1127
Fax: (206) 467-1128
www.chrisparodesiam.com

The Park Hotel
Palm Springs, CA

No. Date: 03/20
1 09/08/15 AAC

Elevations

A3.0

SHEET



CHRIS PARDO DESIGN

121 Park Avenue, 2nd Fl.
Scottsdale, AZ 85260
(480) 333-1854

15560 N. Palm Canyon Drive
Palm Springs, CA
www.chrispardo.com

The Park Hotel
Palm Springs, CA

Elevations
No. 123
A3.1



PARK HOTEL: NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PARK HOTEL: SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



CHRIS PARO DESIGN

121 Sandstone Pk E
Palo Alto, CA 94301
(650) 329-6534
1568 N. Rye Canyon Blvd
Falmouth, CA

APR 2012
121 SANDSTONE PK E
PALO ALTO, CA 94301
1568 N. RYE CANYON BLVD
FALMOUTH, CA 94920
201202001-001-001-001-001

The Park Hotel
Palo Alto, CA

13 0.250 15 2.0
1 0.000 15 4.4C

Section Elevations

A3.2



PARK HOTEL: NORTH SECTION / ELEVATION

SCALE: 1/8" = 1'-0"



PARK HOTEL: SOUTH SECTION / ELEVATION

SCALE: 1/8" = 1'-0"





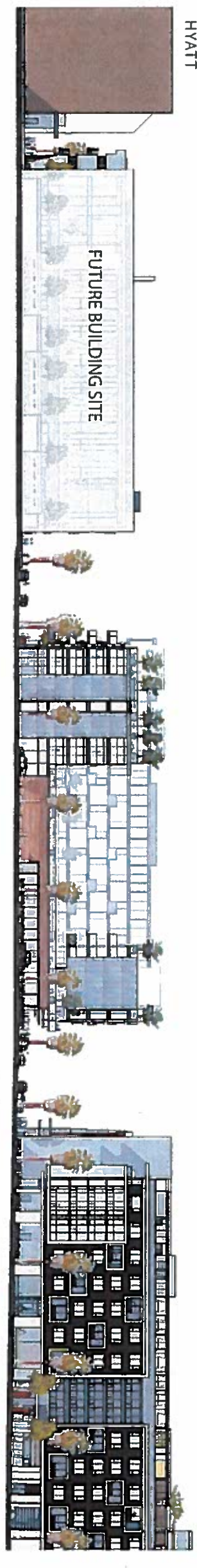
PALM CANYON DR. MARKET ST. BELARDO RD. AUUSEM WAY
Park Hotel: NORTH - SITE SECTION
 Not to Scale
ANDREAS STREET (FACING SOUTH)



MUSEUM WAY BELARDO RD. MARKET ST. PALM CANYON DR.
Park Hotel: SOUTH - SITE SECTION
 Not to Scale
MAIN STREET (FACING NORTH)



MAIN ST. PASSEO
Park Hotel: EAST - SITE SECTION
 Not to Scale
MARKET STREET AND DINING PLAZA (FACING WEST)



PASSEO ANDREAS ST. MAIN ST.
Park Hotel: WEST - SITE SECTION
 Not to Scale
BELARDO STREET (FACING EAST)



CHRIS PARODI DESIGN

121 Procter St. S.
 Seattle, WA 98104
 (206) 329-6541
 1400 N. Palm Canyon Drive
 Palm Springs, CA
 (760) 862-9999
 www.chrisparodi.com

The Park Hotel
 Palm Springs, CA

1/10 Date Issued
 1/09/08 15 A4C

Site Sections

A4.0

Sheet

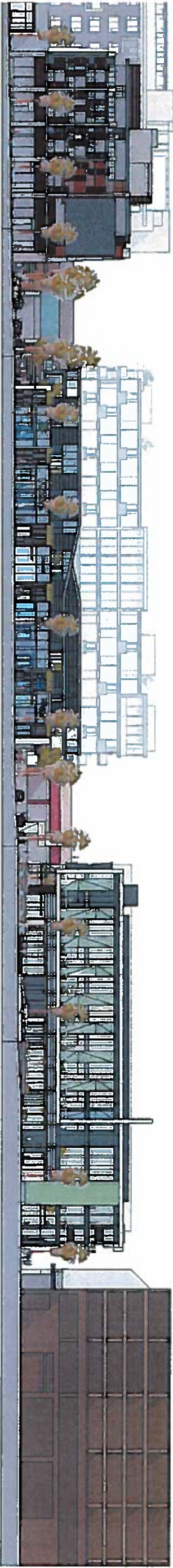


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The Park Hotel
Palm Springs, CA



Park Hotel: EAST - SITE SECTION 1 OF 2
Not to Scale



Park Hotel: EAST - SITE SECTION 2 OF 2
Not to Scale

3/4	23.1	1/8" = 1'-0"
1	03/28/15	AAC

Site Sections

A4.1



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No. 12514

The Park Hotel
Palm Springs, CA



Looking Northeast from AC Marriott along Main St. and Belardo Rd.

Rendering

R1.9

SHEET



Pedestrian Paseo Between Kimpton and The Annex - Looking North Toward The Park Hotel



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The Park Hotel
Palm Springs, CA

No. Date Issued
1 08/28/15 AAC

Rendering

R1.10

5/8/15



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The Park Hotel
 Palm Springs, CA

No Date Issue
 1 07/08/13 AAC

Rendering

Looking Northwest along Main St. at The Park Hotel and Block B

R1.11

3/2/2013



CHRIS PARDO DESIGN
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The Park Hotel
Pasadena, CA



Rendering

No. Date Issue
1 2018.05 AAC

Looking Southeast down Belardo Rd. from Future Building Pad

R1.12