

**CITY COUNCIL
CITY OF PALM SPRINGS, CALIFORNIA**



**MEETING MINUTES
WEDNESDAY, JANUARY 6, 2016
PALM SPRINGS CONVENTION CENTER PRIMROSE ROOM**

CALL TO ORDER: Mayor Moon called the meeting to order at 5:15 p.m.

PLEDGE OF ALLEGIANCE: Mayor Moon led the Pledge.

ROLL CALL:

PRESENT: Councilmember Foat, Councilmember Kors, Councilmember Roberts, Mayor Pro Tem Mills, and Mayor Moon.

ABSENT: None.

ALSO PRESENT: City Manager Ready, City Attorney Holland, City Clerk Thompson.

REPORT OF CLOSED SESSION:

The meeting was called to order at 3:30 p.m., and City Clerk Thompson stated the City had received information after the posting of the agenda and requested the City Council consider adding one item to the Closed Session Agenda pursuant to Cal. Gov. Code Section 54956.8 Conference with Real Property Negotiator, for the property located at 441 S. Calle Encilia, Palm Springs.

ACTION: 1) Find the Item came to the attention of the City after the posting of the Agenda and there is an immediate need to hear and/or take action on the Item; and 2) Add to the Closed Session Agenda one Item pursuant Cal. Gov. Code Section 54956.8 Conference with Real Property Negotiator, for the property located at 441 S. Calle Encilia, Palm Springs, APN 508-094-015, Owner Bureau of Indian Affairs, Negotiating Party Martin Massiello, Chief Operating Officer, for the price and terms of payment for purchase and/or lease. **Motion Councilmember Foat, seconded by Councilmember Roberts and unanimously carried (5-0) on a roll call vote.**

City Attorney Holland stated the City Council recessed into Closed Session to discuss items on the Closed Session Agenda, and reported the City Council authorized the City Attorney to file litigation against Miggy's Cantina to recover grant funds, provided direction to City Staff and the City Attorney, otherwise no reportable actions were taken.

ACCEPTANCE OF THE AGENDA:

ACTION: Accept the Agenda as presented. **Motion Councilmember Foat, seconded by Councilmember Roberts and unanimously carried (5-0) on a roll call vote.**

1. STUDY SESSION:

1.A. MUSEUM MARKET PLAZA SPECIFIC PLAN AMENDMENT ("DOWNTOWN PALM SPRINGS SPECIFIC PLAN") AND FINAL EIR ADDENDUM NO. 2:

Flinn Fagg, Director of Planning Services, provided background information as outlined in the Staff Report dated January 6, 2016.

Councilmember Kors requested Staff address the approved entitlement process and explain why some entitlements were approved by the Planning Commission and some entitlements were approved by the City Council, and requested City Staff note entitled buildings on the model.

Councilmember Roberts requested Staff address the parking structure and if the parking study addressed the Palm Springs Art Museum use of the parking structure.

Councilmember Foat requested Staff address the use of the results of the new traffic study.

The City Council reviewed the plan -- page by page -- and discussed and/or commented on the following: change in the name, the process to establish the maximum number of hotel rooms and the 450 hotel room limit, the reference to allow a potential roadway to Indian Canyon Drive, the calculation for the size of the project pursuant to the parcel map, the vacation of public right-of-way on Palm Canyon Drive and Tahquitz Canyon Way, the parking and loading zones on Palm Canyon, the requirements or triggers that would require a new EIR, the inclusion of Blocks A, B and B-1 on page II-2 line 278 as under construction and/or the underground parking lot on Blocks B and B-1, no mention of bike paths in the Specific Plan and the inclusion of bike paths in the General Plan, explaining bike paths in the Specific Plan, the bike parking areas and the number of bike parking spaces, defining and adding the link for the east-west path to the Convention Center and modifying the verbiage on page II-4, line 338, limit the number of hotels rather than limit the number of hotel rooms, include and/or regulate the type of ownership of the residential units and the inclusion of affordable housing and limit short-term rentals, the deletion of view corridors on page II-10, require City Council approval for non-permitted uses, require auction house or consignment store by CUP, require Similar Uses as approved by the City Council, distance between buildings on Market Street, the height limit in the public park area to remain flexible until a plan is before the City Council, define voided airspace in upper floors with height in feet rather than the number of stories, better define or reword "voids" as "relief from the vertical plain," Development Standards all require final approval by the City Council, the step-back requirement from the property line and if the buildings on Block A meet the requirements, the removal of building mass

in the document, allowing the transfer of square footage from one block to another, keep references to 15% for transfer of square footage, requested Staff fully articulate the parking for the project, City ability to restrict parking, green building standards and energy efficiency, the description of the flagship building on page III-33, public art fees and requirements, the specificity of parking on Indian Canyon Drive, the removal of sidewalks and the reduction in street width, the addition of data lines to infrastructure, requiring City Council approval for the demolition and/or adaptive reuse for the Town and Country Center, and the independent study that is required.

Councilmember Roberts commented on specific areas for the City Council to consider during the public hearing: recommended the City Council adopt the Planning Commission recommendations, the need for additional discussion for parking, the reduction of height and setbacks in those areas that are not entitled, the balance between hotel and residential use, and the lack of a residential component as a part of the project.

The City Council recessed at 8:17 p.m.

The City Council reconvened at 8:31 p.m.

PUBLIC COMMENT:

ROBERT FINDLEY, commented on the hotel use and the height of the building.

TRAE DANIEL, commented on the number of proposed hotels and urbanization.

LAURENCE LUCKINBILL, stated the plan is ordinary and commented on the number of proposed hotel rooms, requested the City Council amend the plan.

LIZ ARMSTRONG, Palm Springs Art Museum, stated the Museum has been working with the City and the Developer on visibility of the Museum and the Downtown Park.

CHUCK STEINMAN, Palm Springs, commented on the mountain views, and the need for wider sidewalks and lower hotels.

ALLEN WORTHY, Palm Springs, stated the Town and County Center should not be torn down.

PAUL ZAK, stated the City Council is asking the correct questions and is providing encouragement, and stated the buildings should not be like Orange County.

JUDY DEERTRACK, commented on the former Mayor's employment with developers and the Palm Springs International Film Festival.

ROBIN ABRAHAMS, Palm Springs, expressed her concerns with the Museum Market Plaza Specific Plan and the Downtown Urban Design Guidelines.

ROBERT BRUGEMAN, Palm Springs, stated hotels in the Downtown area will assist the retailers and more people are needed Downtown, and requested the City Council approve the Park Hotel.

KELLY McLEAN, stated her support for the Downtown project, and stated her support for the height and the urban density.

RON MARSHALL, commented on the Town and County Center and requested Blocks K and K-1 be removed from the Specific Plan and be a Class 1 Historic Site.

CHRIS MENRAD, stated his support for the revisions that eliminate the roadway in Block K, and the extra provisions for the Town and County Center, and for the Historic review of the Town and Country Center.

STEVEN SIMMS, Palm Springs, commented on the lack of bike lanes in the proposed development and the Specific Plan.

JEFF PLUTH, Palm Springs, commented on the lack of a feasibility study and the need for additional hotel rooms.

BARBARA MARSHALL, commented on the loss of public trust and accountability, stated the City Council must restore the public trust, and requested the City Council Subcommittee members be changed.

BOB HELBLING, commented on the free public parking and outlined the history of the development and the City Council participation, and requested the public take a more civil tone.

MINDY REED, thanked the City Council for their support of the Downtown, commented on the lack of parking, and the lack of views, support of bike lanes, the changing of the name and the street name change.

ADAM ALCANTAR, stated the businesses need to be able to continue to work and the surrounding businesses be made aware of the utility outages and other items that impact the surrounding businesses.

LANCE O'DONNELL, stated the Specific Plan is a tool, and what is lacking are the tools for appropriate steps, and for the City to hire an urban planner.

JOY BROWN MEREDITH, commented on the Urban Design Guidelines, the height of the site and thanked the City Council for reviewing the changes.

FRANK TYSEN, commented on the number of hotel rooms and vacation rentals, the format of the meeting and the timing for public comment, and stated we need additional public workshops.

JIM KINGSMAN, commented on the density of the project and urbanization.

DENISE HOETKER, stated the project is mediocre and stated the project can be improved.

COUNCILMEMBER COMMENTS:

Councilmember Kors thanked Staff and the public who shared their views and participated.

Councilmember Foat stated the City Council accomplished a lot, requested Staff prepare a detailed analysis of what is publicly funded along with the funds spent by Wessman Development, stated her concern with a third hotel, and concern with Block A.

Councilmember Mills commented on the Downtown Urban Design Guidelines, commented on the City Council choices at the beginning of the project, the unanimous consent of the City Council throughout the project, commented on the drastic changes at the site, and the free public parking.

Councilmember Roberts stated the Study Session was very helpful, and the City Council has the opportunity to improve the project.

Mayor Moon thanked the Convention Center and City Staff for the accommodations, the importance of the Study Session, commented on parking and narrow streets, the cost for ongoing maintenance, and impact to Fire and Police Department.

Councilmember Foat requested City Staff prepare additional financial analysis regarding the project, including potential revenue projections.

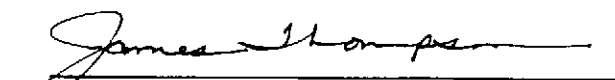
ADJOURNMENT: The City Council adjourned at 9:59 p.m. to an Adjourned Regular Meeting, Wednesday, January 13, 2016, at 6:00 p.m. in the Council Chamber, City Hall, preceded by Closed Session in the Small Conference Room, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

APPROVED BY A MOTION OF THE PALM SPRINGS CITY COUNCIL THIS 13TH DAY OF JANUARY, 2016.



ROBERT MOON, MAYOR

ATTEST:


JAMES THOMPSON, CITY CLERK