



Planning Commission Staff Report

Date: January 28, 2009

Case No.: 5.1160, PD 341 – Final PD

Application Type: Final Planned Development District Plans Approval

Location: Northwest corner of Tahquitz Canyon Way and Hermosa Drive.

Applicant: O & M Tahquitz, LLC (Nexus Development)

General Plan and Zone: Section 14 Master Plan

Zone: PD 341

APNs: 508-070-028 & 508-070-040

From: Craig Ewing, AICP, Director of Planning Services

Project Planner: Edward O. Robertson, Principal Planner

PROJECT DESCRIPTION

The request is an application by Nexus Development (O & M Tahquitz, LLC), for the approval of final development plans of a previously approved 4-story, 126-room Marriott Residence Inn. The hotel is part of an entitled mixed-use development consisting of two hotels of up to 306 rooms; approximately 196,713 square feet in size, and approximately 26,120 square feet of retail/restaurant and office space. The project site is located along East Tahquitz Canyon Way and west of Hermosa Drive.

RECOMMENDATION

That the Planning Commission finds the final development plans for the proposed hotel to be in substantial conformance with the previously approved Preliminary Planned Development District 341 (PD 341).

PRIOR ACTIONS

On August 13, 2008, the Planning Commission adopted a Mitigated Negative Declaration; approved Preliminary Planned Development 341 and recommended approval to the City Council.

On September 17, 2008, the City Council adopted a Mitigated Negative Declaration, approved the Preliminary Planned Development District application and the Tentative Parcel Map for the project.

The Architectural Advisory Committee (AAC) first reviewed the final development plans for the Marriott Residence Inn at its meeting of December 8, 2008. At that time, the AAC continued the review process with these comments:

- The detail is wonderful and overall architectural design is great for the site.
- Applicant encouraged to simplify some portions of the overall design.
- The east elevation appears too bland; walkout patio would be a nice addition.
- Make the elevation less flat.
- Incorporate additional solar control components to the south elevation.
- On the north elevation, the overhangs on top should be broken up, to avoid the appearance of sunglasses.
- The architect should focus attention on the ends of buildings and allow simple massing.
- Some plants around the pool area may not survive the desert weather; some of the plants need protection from the sun.

The AAC reviewed the revised design at its meeting of January 12, 2009, and recommended approval to the Planning Commission with the following comments:

- Pattern idea of orange on sunscreens and balconies is good, but need to be careful with having overly busy patterns.
- The Committee is not in favor of metal crates for the balcony; it could be dangerous during extreme summer temperature.
- Window types should differ between different uses on elevations, e.g. west elevation, below the Porte cochere is same as residential.
- The east elevation is a better and appropriate design.
- 95% of plant palette is fine; however, the pool area needs more attention for inappropriate plants.
- Use appropriate plants especially in the pool area
- The balcony material is metal, the architect is urged to use a different material on the balcony floor.
- Tie AC grills on the elevations into the patterning design.

By a vote of 5-0-1, (Jim Cioffi, absent), the AAC recommended approval of the Final PD plans to the Planning Commission.

BACKGROUND AND SETTING

The previously approved project is a mixed-use development consisting of two hotels; the Hyatt Place Hotel and the Marriott Residence Inn. The approved project also includes retail/commercial buildings and an office space. Required parking spaces, open space and landscaping are included in the project. The subject site is bordered by Tahquitz Canyon Way to the south and Hermosa Drive to the east. The approximately 9.93-acre parcel is currently vacant with some scattered low-growing vegetation. The property which slopes gently from northwest to southeast has been previously disturbed by off road vehicular and pedestrian activities.

At this time, the applicant is proposing to proceed with the construction of the 126-room Marriott Residence Inn; the retail/commercial component consisting of three separate buildings will follow. The Marriott Residence Inn is situated at the northeasterly portion of the site.

Preliminary Planned Development 341 (PDD 341) established new development and design standards that were proposed by the applicants for the mixed-use project. The preliminary approval called for a substantial conformance review prior to final approval by the Planning Commission.

As submitted, the Residence Inn has been designed with the previously approved development standards in terms of its architectural features, height, mass and bulk of the building. These are all consistent with preliminary PD-341. Staff believes that the final plans are in substantial conformance with the previously approved development standards.

REQUIRED FINDINGS:

Although there are no specific findings for a final planned development review, Section 94.03.00(E)(4) of the Palm Springs Zoning Code requires that:

"...the final plan shall be substantially in conformance with the approved preliminary plan and shall incorporate all modifications and conditions to the preliminary planned development plan made by the commission and city council, and shall be submitted with the final development plan checklist provided by the department of planning and building."

The proposed final development plans have been reviewed by staff and concluded that as submitted, the plans are in substantial conformance to the approved preliminary plans. Therefore, staff recommends that the Planning Commission find the proposal to

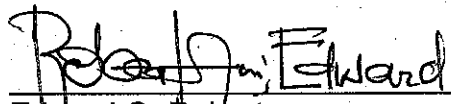
be in substantial conformance with the preliminary planned development and approve the final plans as proposed.

ENVIRONMENTAL ASSESSMENT:

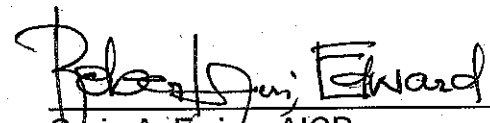
A Mitigated Negative Declaration for this project was previously adopted by the City Council on September 17, 2008. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA), the preparation of further environmental assessment is not necessary since the circumstances surrounding the project have not changed. The present project could not, therefore, result in any new environmental impacts beyond those already identified and assessed in the adopted mitigated negative declaration.

NOTIFICATION:

Review of final development plans is not a public hearing item and therefore does not require public notice.



Edward O. Robertson
Principal Planner

for 

Craig A. Ewing, AICP
Director of Planning Services

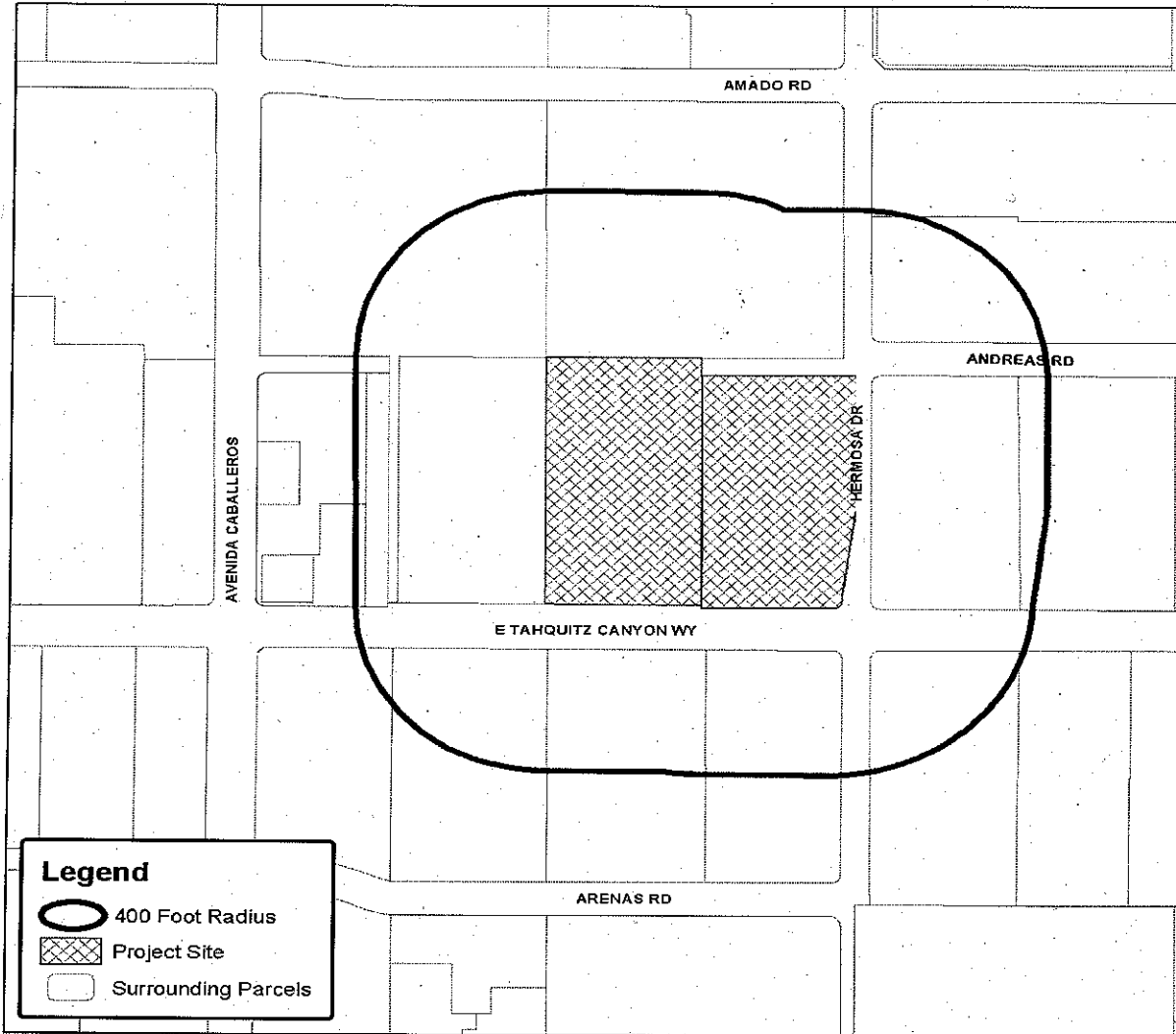
ATTACHMENTS:

1. Vicinity Map
2. Draft Resolution
3. AAC Minutes dated January 12, 2009
4. Exhibits

PLANNED DEVELOPMENT DISTRICT



Department of Planning Services Vicinity Map



Legend

- 400 Foot Radius
- Project Site
- Surrounding Parcels

CITY OF PALM SPRINGS

CASE NO: 5.1160 PD 341
FINAL PD

APPLICANT: O & M Tahquitz, LLC
Tahquitz/Hermosa
Hotels

DESCRIPTION: To consider an application by O & M Tahquitz, LLC, for final development plans of a 4-story, 126-room Marriott Residence Inn. The Marriott is part of a mixed-use development consisting of two hotels of up to 306 rooms; approximately 196,713 square feet in size, and approximately 26,120 square feet of retail/restaurant and office space. The project is proposed on a site totaling approximately 9.93 acres.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, FINDING THAT THE FINAL DEVELOPMENT PLANS FOR THE PROPOSED 4-STORY, 126-ROOM MARRIOTT RESIDENCE INN ARE IN SUBSTANTIAL CONFORMANCE, WITH THE PREVIOUSLY APPROVED PRELIMINARY PLANNED DEVELOPMENT DISTRICT 341, LOCATED ALONG EAST TAHQUITZ CANYON WAY AND WEST OF HERMOSA DRIVE, ZONE PD-341, SECTION 14.

WHEREAS, on August 13, 2008, the Planning Commission voted to recommend that the City Council approve Case No 5.1160 PD 341, a Planned Development District (PD-341) and Tentative Tract Map (TTM 35989); and

WHEREAS, on September 17, 2008, the City Council voted to approve Case No 5.1160-PD-341 for a Planned Development District (PD-341) and Tentative Tract Map (TTM 35989); and

WHEREAS, on January 28, 2009, the Planning Commission held a public meeting to review the final development plans for the project; and

WHEREAS, a Mitigated Negative Declaration for the project was previously adopted by the City Council on September 17, 2008, in conjunction with the approval of Case No 5.1160-PD-341, Planned Development District (PD-341) and Tentative Tract Map (TTM 35989); and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration of environmental impact was previously adopted by the City Council on September 17, 2008, in conjunction with the approval of Case No. 5.1160 - PD 341. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of further environmental assessment is not necessary since the circumstances of the project have not changed. The present project could not therefore, result in any new environmental impacts beyond those already assessed in the adopted mitigated negative declaration.

Section 2: The final development plans are in substantial conformance with the Preliminary Planned Development District 341 (Case No 5.1160 PD-341).

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission finds that the final development plans for the proposed 4-story, 126-room Marriott Residence Inn are in substantial conformance with the previously approved preliminary planned development district 341 for Case No. 5.1160 PD-341, subject to the conditions already adopted by City Council on September 17, 2008.

ADOPTED this 28th day of January, 2009.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

CITY OF PALM SPRINGS
ARCHITECTURAL ADVISORY COMMITTEE

MINUTES OF JANUARY 12, 2009

Council Chamber, City Hall
 3200 East Tahquitz Canyon Way, Palm Springs, CA 92262

CALL TO ORDER: The meeting was called to order at 3:05 pm by the acting Chair Chris Sahlin.

ATTENDANCE:	Present:	Absent:
Jim Cioffi		X
Chris Sahlin, Vice Chair	X	
Doug Hudson	X	
Lance O'Donnell	X	
Donald Wexler		X
Jeffrey Jurasky		X
Michael King	X	
Paul Ortega	X	

REPORT OF POSTING OF AGENDA:

The Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chambers) and the Planning Department counter by noon Thursday, January 8, 2009.

PUBLIC COMMENTS: - Three (3) minute time limit per person on matters within the jurisdiction of the Architectural Advisory Committee.

Acting Chair Sahlin opened Public Comments: There were no Public Comments.

1. **Case 5.1203 CUP & 6.507 VAR - RESTUDY** - T-Mobile to construct a 60-foot tall commercial communication antenna designed as a slim-line monopole and four radio cabinets enclosed behind a seven-foot tall CMU wall at 1900 East Palm Canyon Drive (Club Trinidad), Zone R-3, Section.24. (DN)

AAC members offered the following comments and recommendations:

- 1.a Relocate monopole further away from East Palm Canyon Drive
- 1.b Ensure that the monopole's shadow will not interfere with existing photovoltaic panels on roof
- 1.c Provide a sample of the monopole color – Committee prefers a desert tan

Action: M/S/C (King/O'Donnell) 4-1 (Hudson), 1 absent (Cioffi) To Restudy based on the above comments 1.a thru 1.c.

Architectural Advisory Committee Meeting
Minutes of January 12, 2009

2. **5.1128 CUP & 6.501 VAR - RESTUDY** - Endure Investments, LLC, to review landscape plans for an oil-change facility at the southeast corner of Gene Autry Trail and Mission Road (250 South Gene Autry Trail), Zone M-1-P, Section 18. (DN)

AAC members offered the following comments and recommendations:

- 2.a Ocotillo plant should be 15 gallon
- 2.b Increase shade trees to provide shading for at least 30 percent of the parking spaces
- 2.c Decrease concrete around handicap parking spaces at northwest corner of site
- 2.d Wall along San Joaquin Drive should be higher and further away from street to allow for vine plantings
- 2.e Consider relocating trash enclosure further away from streets, particularly Gene Autry Trail
- 2.f Include outdoor seating on north side of building, under palm trees

Action: M/S/C (King/O'Donnell, 5-0, 1 absent/Cioffi) - To Restudy based on the above comments and recommendations 2.a thru 2.f

3. **5.1160-PD 341 – RESTUDY** - Final development plans of a previously approved 4-story, 126-room Marriott Residence Inn to be located along East Tahquitz Canyon Way and west of Hermosa Drive. The Marriott Residence Inn is part of a mixed-use development by Nexus that will consist of two hotels and retail commercial uses to be built in phases. Edward O. Robertson, Principal Planner made the staff presentation.

The Committee unanimously thanked the applicant and its team of architects for the quick turn around. The Committee also recognized the architect for working with comments and recommendations from the previous AAC meeting. The Committee was particularly impressed with the changes made to the East elevation, but felt that there was a lack of connection to the north elevation. Additional comments from the Committee are as follows:

- 3.a Pattern idea of orange on sunscreens and balconies is good, but need to be careful with having overly busy patterns.
- 3.b The Committee is not in favor of metal crates for the balcony; it could be dangerous.
- 3.c Window types should differ between different uses on elevations, e.g. west elevation, below the Porte cochere is same as residential.
- 3.d The east elevation is a better and approvable design.

Architectural Advisory Committee Meeting
Minutes of January 12, 2009

- 3.e That 95% of plant palette is fine; however, the pool area needs more attention for inappropriate plants.
- 3.f Use appropriate plants especially in the pool area
- 3.g That the balcony material is metal, the architect is urged to use a different material on the balcony floor.
- 3.h Tie AC grills into the patterning design.

Action: M/S/C (King / O'Donnell, 5-0) - The AAC recommended approval of the Final Development Plans to the Planning Commission with all of the above comments.

CHAIRMAN / COMMITTEE / STAFF COMMENTS:

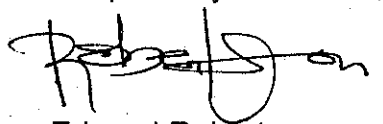
The Committee commented on the quality and completeness of exhibits and materials that are presented to them. The Committee expressed concerns on the incompleteness of exhibits that lacked adequate information, such as legends, plant types and sizes. Staff reiterated that more efforts will be made to work with applicants in order to make sure that only complete exhibits will be presented to the AAC.

Staff also informed the AAC that the Planning Department has made a decision to make minutes, staff memos and exhibits available to the AAC prior to meeting dates.

ADJOURNMENT:

There being no further comments, the meeting adjourned at 5:15 pm.

Respectfully submitted,



Edward Robertson
Principal Planner