



Planning Commission Staff Report

DATE: MARCH 22, 2017

PUBLIC HEARING

SUBJECT: 1875 NORTH PALM CANYON PARTNERS II, LLC (D/B/A TOVA HOTEL AND BEACH CLUB) REQUESTING A VARIANCE TO CONSTRUCT AN OFF-SITE PARKING LOT APPROXIMATELY 1,340-FEET FROM THE PROPERTY IT IS INTENDED TO SERVE, WHERE THE ZONING CODE WOULD ALLOW A MAXIMUM OF 300 FEET LOCATED AT 1425 NORTH PALM CANYON DRIVE, ZONE C-1/R-2. (Case 6.547 VAR)

FROM: Department of Planning Services

SUMMARY

A Variance request to allow an off-site parking lot 1,340 feet from the Tova Hotel and Beach Club site where 300 feet is the maximum distance allowed per Section 93.06.00(B)(5)(c) the Palm Springs Zoning Code (PSZC).

The Variance request is in conjunction with a development proposal associated with the Tova Hotel and Beach Club located at 1875 North Palm Canyon Drive. The applicant proposes to renovate an existing hotel and construct a new 15,200-square foot restaurant building and spa requiring a Conditional Use Permit. The project as proposed requires 247 off-street parking spaces to accommodate the hotel rooms, spa, restaurant, and staff of which 100 spaces are located on site leaving a deficit of 150 spaces. The Palm Springs Zoning Code allows parking facilities to be located off-site not more than 300 feet from the building or use they are required to serve. The applicant has a contract to purchase a 41,883-square foot vacant lot located a distance of 1,340-feet from the hotel site and will construct a 155 space valet only parking lot. The Variance request is to allow the off-site parking lot to be located more than 300 feet from the hotel site.

RECOMMENDATION: Denial

ISSUES:

- The development proposal associated with Conditional Use Permit (5.1382 CUP), and Major Architectural Application (3.0157 MAJ) is contingent upon the approval of the Variance request.
- Development of a new parking lot will require additional reviews to include a Major Architectural Application, Conditional Use Permit, grading plans and a lot merger.
- A detailed Specific Parking Plan describing the valet parking operations is required to be submitted and reviewed as part of the Conditional Use Permit process.

- Staff believes that the proposed architecture and landscaping for the Tova Hotel project as presented is well designed and will be an asset to the surrounding community, however the denial of the Variance for the off-site parking lot will require a denial of the additional new square footage and uses associated with the hotel site.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Building, etc...

12/5/2016	AAC reviewed Case 3.0157 MAJ the Major Architectural Application for the Tova Hotel and Beach Club site and voted 6-0-2 to recommend approval to the Planning Commission with the following comments: <ul style="list-style-type: none"> • Trash enclosure maneuvering needs to be reworked. • Light poles do not match architecture. • Wavy pattern needs to distinguish curb from the driveway. • Building A needs Brise Soleil (overhang) on east elevation. The AAC has not reviewed a design for the proposed parking lot on 1425 North Palm Canyon Drive.
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Most Recent Ownership

5/27/2014	Richard Meaney / Yokang Zhou
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Neighborhood Notification

3/16/2017	Notification was emailed to the following Neighborhood Organizations: Little Tuscany, Vista Las Palmas, Old Las Palmas, El Mirador, and The Movie Colony.
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Field Check

March 2017	Staff visited site to observe existing conditions
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Notification

3/9/2017	Public hearing notices sent to all property owners within 500 feet of property.
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Details of Application Request

Site Area

Net Area	41,883-square feet.
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ANALYSIS:

<i>Surrounding Property</i>	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	Mixed Use/Multi Use	Vacant	C-1/R-2 Commercial/Multi-Family Residential

North	Mixed Use/Multi Use	Vacant	R-1-C Single-Family Residential
South	Mixed Use/Multi Use	Commercial	C-1/R-2 Commercial/Multi-Family Residential
East	Mixed Use/Multi Use	Commercial	C-1 Commercial
West	Estate Residential	Single-Family Residential	R-1-A Single-Family Residential

DEVELOPMENT STANDARDS:

Zoning – Uses & Lot Standards			
	G-1 Zone	R-2	Compliance
Uses permitted	Parking with CUP	Parking with CUP	Yes
Min. Lot Area	20,000 square feet	20,000 square feet	Yes
Min. Lot Depth	150 feet	175 feet	Yes
Min. Lot Width	100 feet	130 feet	Yes

VARIANCE REQUEST

The Variance request is in conjunction with a development proposal associated with the Tova Hotel and Beach Club located at 1875 North Palm Canyon Drive. The applicant proposes to renovate an existing hotel and construct a new 15,200-square foot restaurant building and spa requiring a Conditional Use Permit. The project as proposed requires 247 off-street parking spaces to accommodate the hotel rooms, spa, restaurant, and staff of which 100 spaces are located on site leaving a deficit of 150 spaces. The Palm Springs Zoning Code (PSZC) allows off-site parking facilities to be located not more than 300 feet from the building or use they are required to serve. The applicant has a contract to purchase a 41,883-square foot vacant lot located a distance of 1,340-feet from the hotel site and construct a 155 space valet only parking lot. The Variance request is to allow the off-site parking lot to be located more than 300 feet from the hotel site. The remote parking lot and the hotel site will be gated with valet only parking.

The development proposal at 1875 North Palm Canyon Drive cannot move forward as designed unless a Variance is granted allowing the off-site parking lot to be more than 300 feet from the use it serves. Staff has been working with the hotel owners to devise a conforming parking plan. Other potential parking sites explored yet deemed unattainable within close proximity to the hotel have included Rick’s Restaurant, the Mojave River School site, and the office building at the corner of Vista Chino and North Palm Canyon Drive. According to the applicant, each of these property owners is not willing to commit to a long term lease of 20 years or more.

Over the past year the applicant has been searching for a suitable vacant parcel to purchase and construct a parking lot to meet the requirements of the PSZC relative to distance and required number of spaces. The subject lot at 1425 North Palm Canyon is located 1,340 feet from the hotel site and beyond the maximum distance of 300 feet. The

applicant has submitted a letter from the property owners Richard Meaney and Yokang Zhou regarding the intended purchase of the lot. The property owner's letter states "as owners of these parcels we can confirm that all the terms are in place conditional on the City's approval to sell the parcels to 1875 North Palm Canyon Partners II, LLC. Once they have received formal approval by the City of Palm Springs for their Variance to convert the parcels to a parking lot we will move forward to complete the sale".

The PSZC limits the distance of off-site parking facilities to 300 feet which reflects a reasonable distance for a pedestrian (self-park or valet) to walk within a few minutes. In the proposed Variance the applicant has developed a sophisticated valet parking scheme that will shuttle cars from the hotel site to the parking lot and back.

The applicant has contracted with a valet company with experience in off-site parking situations. A mobile device reservation and payment system utilizing state of the art software called Flash Valet would be implemented. The valet would work as follows:

- A hotel guest will be given a card with a unique number at time of check-in.
- The valet will drive the car to the remote parking lot.
- A guest of the restaurant or spa will be given a card with a unique number and the car will be parked on site for quick retrieval.
- The hotel guest or restaurant patron will text the unique number to the valet and the valet will text back when their car is ready for pick-up.
- After the restaurant closing time, all hotel guests' cars will be driven back and parked on site for quick retrieval at check-out time.
- A dedicated company car will be used to shuttle the valet attendants from the remote parking lot.

The development of the vacant lots as an off-street parking facility would require a Planning Commission review of a Conditional Use Permit, a Major Architectural Application, and a lot line merger. In addition, studies would need to be conducted for grading, on-site water retention, plus approval of a full set of Conditions of Approval. These items would be presented to the Planning Commission should the Variance be approved.

PROJECT DESIGN

The proposed parking lot site currently consists of two vacant lots totaling 41,833-square feet located between North Palm Canyon Drive and West Camino Norte. Access to the site will be from a gated double driveway off North Palm Canyon Drive with a right turn into the site from the northern entry and south exit onto East Camino Monte Vista. The valet only lot will contain 68 standard spaces and 87 compact spaces for a total of 155 spaces in tandem rows of 2, 3, and 4. The development of the parking lot will meet the parking requirement for the proposed uses on the Tova Hotel site.

The parking lot will be fully landscaped to meet the parking lot shading requirements. A masonry wall constructed around the site will provide security and screening from the

adjacent streets and properties. At this stage of plan review, lighting for the site is not provided, however a fully compliant plan will need to be evaluated.

REQUIRED FINDINGS:

The Variance application requires the property owner to provide a compelling argument indicating how the required findings are applicable to the property. The analysis below states the applicant's argument followed by Staff's response.

Palm Springs Zoning Code requires these four (4) findings be made for the granting of a variance.

- 1) *Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

The applicant states that "special circumstances apply due to the nature of the existing hotel property and the inability to on-site park the required parking based on useable customer/public areas. Ordinance 93.06 places an unreasonable burden to find off-street parking within 300 feet and the function of valet only parking for a renovated property is not explicitly addressed in the Ordinance, thus the Variance has been requested to address this unique condition".

The Variance request is related to a development proposal associated with the Tova Hotel and Beach Club located at 1875 North Palm Canyon Drive. The hotel site is not unique and no special circumstances exist that would prohibit the property from being renovated and run as a hotel. The property was built in 1984 as a hotel conforming to all zoning requirements including off-street parking. The addition of new structures intensifies the use which increases the parking requirement.

The parcel located at 1425 North Palm Canyon Drive does not encompass any unique features and as a standalone parcel has great economic potential as a C-1 Zoned property. The highest and best use based upon good planning principals is not as an off-site parking lot. By itself, the parcel does not have special circumstances that would limit the lots ability to develop as a "by-right" commercial business. The Variance request is a reaction to issues present on the Tova Hotel site. Based upon the evaluation of the request Staff has determined that special circumstances do not apply to the subject vacant lot and the finding cannot be met.

- 2) *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The Variance request to allow an off-site parking facility to be more than the required 300 feet from the use in which it serves would be deemed granting of special privilege inconsistent with other properties. The fact that the proposed development at 1875 North Palm Canyon introduces a new 15,000-square foot building onto a site that can only accommodate 100 off-street parking spaces to meet the existing hotel needs would be a granting of special privilege. The location of the off-site parking lot located 1,340 feet from the property it is intended to serve is not consistent with the limitations to other similar properties. The approval of a Variance will constitute granting a special privilege to this particular property in violation of Section 93.06.00(B)(5)(c) of the Palm Springs Zoning Code and the finding cannot be met.

- 3) *The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

The development of the proposed vacant site into a 155 space parking facility is an allowed use in the C-1/R-2 zones with a Conditional Use Permit. The submitted proposal meets the requirements of the PSZC in terms of parking lot shading and landscaping including a secured perimeter wall and gates. The anticipated valet only parking scheme with vehicles shuttling in a loop from the Tova Hotel/restaurant to the off-site parking lot will cause an increase in the number of vehicle trips and may have a detrimental impact on public health and safety. The use of the parcel as a parking lot developed to the allowable standards of the PSZC may have an adverse impact on the surrounding properties and the finding has not been met.

- 4) *The granting of such variance will not adversely affect the general plan of the city.*

The General Plan addresses parking within the Circulation Element as a necessary component of new development and redevelopment of properties. A specific goal of the Parking Chapter, Goal CR8 supports the development of parking facilities to serve commercial activities while preserving the quality of life in residential neighborhoods. The Chapter continues with a series of Policies which are stated as; Policy CR8.4 encourages the use of a parking district to resolve parking deficiencies; Policy CR8.6 encourages the development of valet parking programs; and Policy CR8.12 encourages the implementation of innovative approaches to employee parking with the development of satellite parking facilities with shuttle service. From these stated goals and policies of the General Plan, Staff has determined that the granting of the Variance will not adversely affect the General Plan for the City and the finding can be met.

ENVIRONMENTAL ASSESSMENT

In this instance, Staff is recommending denial of the application. Approval of the attached Denial Resolution is not subject to the California Environmental Quality Act ("CEQA")

under CEQA Guidelines (14 Cal. Code Regs.) sections 15060(c)(2), 15060(c)(3), and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; and the activity is covered by the general rule that CEQA applies only to activities that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA.

NOTIFICATION

Notification was sent to adjacent property owners within 500 feet from the subject property on March 9, 2017 to inform the neighbors that there has been a Variance application submitted for the subject property. Correspondence from neighbors is attached to the Staff report.

CONCLUSION

Staff has carefully analyzed the Variance request and commends the applicant for developing an architecturally appropriate renovation of the Tova Hotel site. The design of the hotel with unique and attractive architecture along with a fully developed landscape plan would allow a blighted property to redevelop into a viable business that benefits the surrounding neighborhood. The proposed site planning for the new valet only parking lot is also depicted in an appropriate manner, however the off-street parking issues cannot be overlooked and must meet the PSZC requirements. The deviation request for a Variance for a parking facility beyond the required 300 feet warrants a Staff recommendation of denial.

The Planning Commission is required to make four (4) legal findings relative to the Variance request and finding numbers one (1), two (2), and three (3) cannot be made. Staff has determined that no special circumstances exist in terms of limiting the properties ability to develop as a viable commercial property; the granting of the Variance would constitute a special privilege and would be inconsistent with the limitations set upon other properties in the vicinity and zone; and the valet parking scheme may impact the public health and safety.

After careful consideration of the Variance request, Staff is recommending denial of the application. If the Planning Commission upholds Staff's recommendation and denies the Variance request, the Conditional Use Permit (Case 5.1382 CUP) and Major Architectural Application (3.0157 MAJ) for the Tova Hotel located at 1875 North Palm Canyon Drive cannot move forward in their current form.



Glenn Mlaker, AICP
Associate Planner



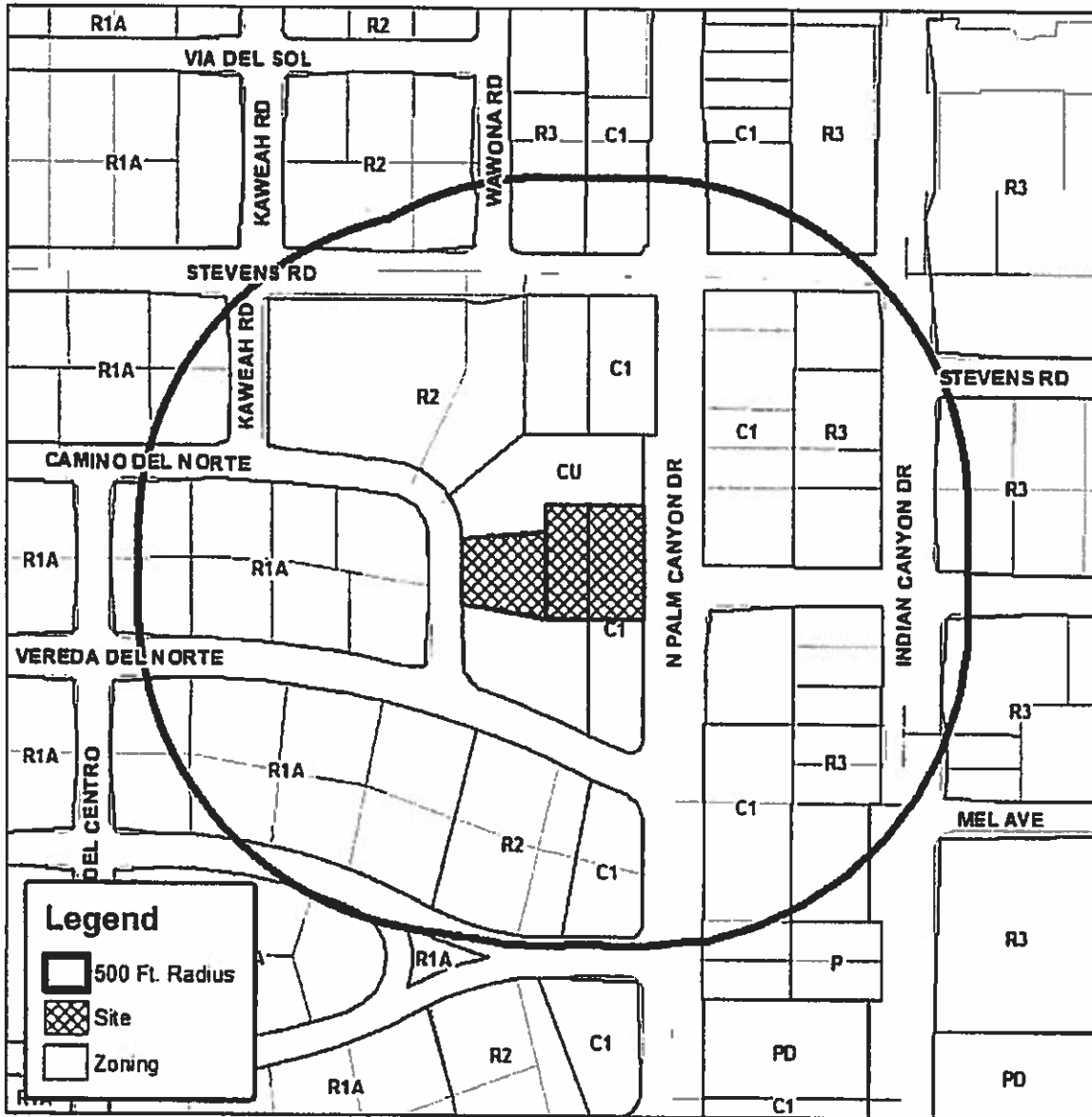
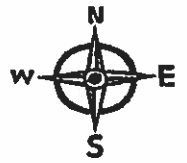
Flihn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Denial Resolution
3. Variance Application
4. Letter from Property Owner
5. Description of Valet Services
6. Minutes from AAC meeting of December 5, 2016
7. Site Photographs
8. Correspondence from neighbors.
9. Site Plan
10. Elevations



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

**CASE 6.547
TOVA HOTEL
1425 NORTH PALM CANYON DRIVE**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, **DENYING** A VARIANCE TO CONSTRUCT AN OFF-SITE PARKING LOT APPROXIMATELY 1,340-FEET FROM THE PROPERTY IT IS INTENDED TO SERVE, WHERE THE ZONING CODE WOULD ALLOW A MAXIMUM OF 300 FEET LOCATED AT 1425 NORTH PALM CANYON DRIVE, ZONE C-1/R-2, SECTION 3, APN 505-182-005/007.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. 1875 North Palm Canyon Partners II, LLC, DBA Tova Hotel and Beach Club (the Applicant), has filed an application, Case 6.547 VAR, with the City pursuant to Section 94.06.00 of the Palm Springs Zoning Code (PSZC) for a Variance request to construct an off-site parking lot approximately 1,340 feet from the property it is intended to serve, where the zoning code would allow a maximum of 300 feet. The vacant site is located at 1425 North Palm Canyon Drive, Zone C-1/R-2, Section 3.

B. The proposed development is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has determined to be Categorically Exempt pursuant to Section 15332 ("In-Fill") of the CEQA Guidelines.

C. On March 22, 2017, a public hearing was held regarding Case No. 6.547 VAR by the Planning Commission in accordance with applicable law.

D. 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, all written and oral testimony presented.

E. Pursuant to the requirements for granting a Variance requiring all four (4) findings be met, Section 94.06.00 (B)(1)-(4) of the Zoning Ordinance, the Planning Commission finds:

- 1) Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

The subject property has been unduly linked to the development of the Tova Hotel site. The parcel located at 1425 North Palm Canyon Drive as a standalone parcel has great economic potential as a C-1 Zoned property. The highest and best use based upon good planning principals is not as an off-site parking lot. By its self, the parcel does not posse special circumstances that would limit the lots ability to develop as a "by-right" commercial business. The Variance request is a

reaction to issues present on the Tova Hotel site. Based upon the evaluation of the request the Planning Commission determines that special circumstances do not apply to the subject vacant lot and the finding cannot be met.

- 2) *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The Variance request to allow an off-site parking facility to be more than the required 300 feet from the use in which it serves would be deemed granting of special privilege inconsistent with other properties. The fact that the proposed development at 1875 North Palm Canyon introduces a new 15,000-square foot building onto a site that can only accommodate 100 off-street parking spaces to meet the existing hotel needs would be a granting of special privilege. The location of the off-site parking lot located 1,340 feet from the property it is intended to serve is not consistent with the limitations to other similar properties. The approval of a Variance will constitute granting a special privilege to this particular property in violation of Section 93.06.00(B)(5)(c) of the Palm Springs Zoning Code and the finding cannot be met.

- 3) *The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

The development of the proposed vacant site into a 155 space parking facility is an allowed use in the C-1/R-2 zones with a Conditional Use Permit application and the submitted proposal meets the requirements of the PSZC in terms of parking lot shading and landscaping secured perimeter wall and gates will not be materially detrimental to the surrounding neighborhood. The use of the parcel as a parking lot developed to the allowable standards of the PSZC will not have an adverse impact on the surrounding properties and the finding has been met.

- 4) *The granting of such variance will not adversely affect the general plan of the city.*

The General Plan addresses parking as a necessary component of new development and redevelopment of properties. Goal CR8 supports the development of parking facilities to serve commercial activities while preserving the quality of life in residential neighborhoods. Policy CR8.4 encourages the use of a parking district to resolve parking deficiencies; CR8.6 encourages the development of valet parking programs; and CR8.12 encourages the implementation of innovative approaches to employee parking with the development of satellite parking facilities with shuttle service. From these stated goals and policies of the General Plan, the Planning Commission determines that

the granting of the Variance will not adversely affect the General Plan for the City and the finding can be met.

THE PLANNING COMMISSION RESOLVES:

- A. Based upon the foregoing, the Planning Commission determines that all of the required findings cannot be met and hereby **DENIES** Variance request 6.547 VAR.

- B. Denial of 6.547 VAR is not subject to the California Environmental Quality Act ("CEQA") under CEQA Guidelines (14 Cal. Code Regs.) sections 15060(c)(2), 15060(c)(3), and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; and the activity is covered by the general rule that CEQA applies only to activities that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA

ADOPTED this 22nd day of March, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services



CITY OF PALM SPRINGS

Department of Planning Services
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Tel 760-323-8245 – FAX 760-322-8360

For Staff Use Only
 Case Number: 6.547 VAD
 In-Take Planner: Gm
 Date: 3/1/17

VARIANCE

5.1382 CUP PLANNING / ZONING GENERAL INFORMATION FORM

PLANNING ENTITLEMENTS REQUESTED:

- Administrative Minor Modification
- HSPB Action
- Parcel Map / Tract Map
- Variance
- Change of Zone
- Major Architectural
- Planned Development District
- Conditional Use Permit
- Minor Architectural
- Single-Family Architectural

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TO THE APPLICANT: Please fill out information requested below and attach the appropriate supplemental application.

Project Site Information:

Project Address: 1875 North Palm Canyon Drive APN: 505-182-005
505-182-007

Project Name: (Name of Condo or HOA) TOVA Hotel & Beach Club

Zone: C-1/R-3 GP: _____ Section/Township/Range: 10, 4, 4

Description of Project:

Full renovation of EXISTING 2 story hotel and const. of NEW 2 story+ mezz Restaurant.
PARKING VARIANCE: Hotel will be 100% valet parking on-site & off-site. This variance is for a off-site parking distance extension to the Palm Springs ordinance. 93.06 (B.5.c)

Property Owner Information:

Property Owner's Name: 1875 North Palm Canyon Partners II, LLC (Contact: James Turco)

Property Owner's Address: 2 Park Plaza, Suite 840
Irvine, CA 92614

Property Owner's Phone #: (949) 535-0287 FAX: _____

Property Owner's Email: jturco@agrcusa.com (please also cc. joshua_tickenoff@gensler.com & cassaly@prestigemgmt.com)

Project Manager, Contractor, Owner's Representative:

Company / Agent's Name: Charly Assaly

Agent's Signature: _____

Agent's Mailing Address: 2 Park Plaza, Suite 840
Irvine, CA 92614

Agent's Owner's Phone #: (305) 812-2501 FAX: _____

Agent's Owner's Email: cassaly@prestigemgmt.com (please also cc. joshua_tickenoff@gensler.com)



CITY OF PALM SPRINGS

Department of Planning Services
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Tel 760-323-8245 – FAX 760-322-8360

PLANNING DEPARTMENT APPLICATION VARIANCE

TO THE APPLICANT: Fill out a General Information Cover Form first and attach this supplemental information sheet.

General Information:

Describe Variance request:

This variance is for an off-site parking distance extension to the Palm Springs ordinance. 93.06 (B.5.c) from 300' to approx 1,000-1,200'

Please reference the attached exhibits and parking plan for backup information.

The Zoning Ordinance Section 94.06.00 requires that the following four (4) conditions be established and considered by the Planning Commission before a Variance can be granted. Please respond to each of them by indicating how they are applicable to the property in question.

1. The special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, and the strict application of the Zoning Ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

Due to the nature of the existing property and the inability to on-site park the required parking (based on useable customer/public areas), Ordinance 93.06 places an unreasonable burden to find off-site parking within 300'. In addition, the function of valet only parking for a renovated property is not explicitly addressed in the ordinance, thus this variance has been requested to address this unique condition.

2. Any Variance granted shall be to conditions that will assure the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitation upon other properties in the vicinity and zone which the subject property is situated.

Agreed. The proposed solution presented for this variance is consistent with measures taken in alternate jurisdictions as a means to address off-site valet parking needs. The proposed-site parking lot is proposed as a right in and right out with a looping circulation pattern that would not negatively impact the use of other properties.

3. The granting of the Variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to the property and improvements in the same vicinity and zone in which the subject property is situated.

Agreed. The parking lot will have minimal impact to the surrounding aesthetic and will be landscaped to meet city required shading standards. In addition, the proposed off-site lot will be secured with a white plaster CMU screen wall and deco entry gates.

4. The granting of such Variance will not adversely affect the General Plan for the City.

Agreed. A parking lot function for retail and hospitality is consistent for this area.

The following information is required for the City to process your application properly:

Company Name: 1875 North Palm Canyon Partners II, LLC
Address: 2 Park Plaza, Suite 840, Irvine, CA 92614
Phone #: Contact: Charly Assaly, (305) 812-2501 Web Site: _____

OFFICERS

Name: James Turco Title: Managing Member
Address: 2 Park Plaza, Suite 840, Irvine, CA 92614
Phone #: 949-535-0287 Email: jturco@agrcusa.com

Name: Margaret Turco Title: Managing Member
Address: 2 Park Plaza, Suite 840, Irvine, CA 92614
Phone #: 949-535-0282 Email: mcheng@agrcusa.com

Name: _____ Title: _____
Address: _____
Phone #: _____ Email: _____

ARCHITECT

Name: Gensler (Contact: Joshua Tickenoff) Title: Project Manager
Address: 4675 MacArthur Court, Suite 100, Newport Beach, CA 92660
Phone #: 949.260.8631 Email: joshua_tickenoff@gensler.com

ENGINEER

Name: The Altum Group (Contact: James Bazua) Title: Chief (Civil) Engineer
Address: 73-710 Fred Waring Dr, Suite 219, Palm Desert, CA 92260
Phone #: 760-340-4750 Email: james.bazua@thealtumgroup.com

LANDSCAPE ARCHITECT

Name: TKD Associates Inc. (Contact: Tom Doczi) Title: Principal
Address: 41-750 Rancho Las Palmas Dr., Ste. K-2 Rancho Mirage, CA 92270
Phone #: (760) 776-1751 Email: tomd@tkdinc.net

RICHARD MEANEY

6.547
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FEB 01 2017

**PLANNING SERVICES
DEPARTMENT**

February 22, 2017

Michael Kassinger
Realty Trust, Commercial Division
120 W. Arenas Rd.
Palm Springs, CA 92262

Dear Michael -

I'm writing to confirm that James Turco, Managing Member of 1875 N Palm Canyon Partners II, LLC or his assign has the right to conduct due diligence on APNs: 505-182-005 and 505-182-007.

Richard Meaney and Yokang Zhou, as owners of these parcels can confirm that all the terms are in place conditional on the City's approval to sell the parcels to 1875 N Palm Canyon Partners II, LLC. Once they have received formal approval by the City of Palm Springs for their variance to convert the parcels to a parking lot we will move forward to complete the sale.

We appreciate the City's cooperation in 1875:s efforts to secure the Variance.

Respectfully,


Richard Meaney

YAZLI **mo** & PARKING SERVICE

**ON SITE AT TOVA
HOTEL AND BEACH CLUB**

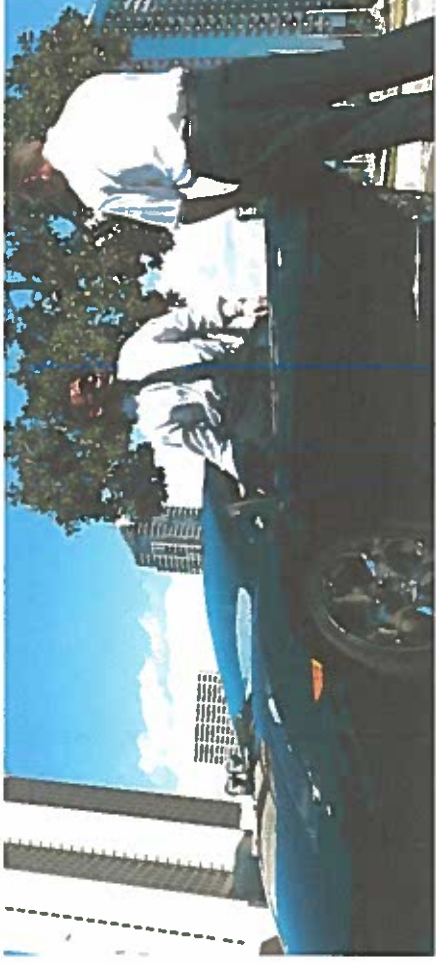
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**PLANNING SERVICES
DEPARTMENT**

Who we are



- Extensive experience managing several luxury properties simultaneously
 - Fig & Olive
 - The Ritz Restaurant & Garden
 - Red O
 - Cannery
 - Three-Thirty-Three
- In business over 20 years
- Licensed and bonded
- Five star service with guest centered business culture

What makes us different

- Professionalism is the staple of our core values
- Courteous polished staff
- Consistent uniformed appearance
- Attendants go through
 - Rigorous background checks
 - Five week training course
 - Random drug tests
 - Verified ticket and accident free



Top technology in the industry

- We utilize a state of the art cloud based payment system
Flash Valet
- Alleviates back up as guests request & pay for vehicles remotely via their mobile device
- Gathers statistical data to optimize job performance and the overall guest experience

27 Feb 2017

Fashion Island
Shift Summary
Star Asst/Man Yashak 2/27/2017 10:45 AM To 2/27/2017 4:24 PM

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Carry Over Transferred Tickets: 0
Average Retrieval Time: 0:07 minutes
Hot Cars (Issued by me + OADR): C
vt. Lic/perm: vt. Income %:

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Price Notes

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Vehicle/Keys On-board

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Fig and Olive

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Sub Totals

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Fig and Olive

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Sub Totals

Code	Type	Vehicle	Fee	Discount	Total
Fig and Olive	SB	11	\$9.00	\$0.00	\$9.00
Fig and Olive	Handicap	1	\$0.00	\$0.00	\$0.00
Totals:		12			\$9.00

Location Logistics

- 90 on site spaces
- 150 off site spaces
- 24 hour remote and on site surveillance
- Both on and off site lots are fully illuminated during evening hours
- Completely gated and secured at all times

Location Logistics

- Restaurant guest vehicles parked on site
- Hotel guest vehicles first to be parked in off site lot
- All overnight vehicles moved to on site lot nightly after restaurant closes at 12:00am

Location Logistics

- Shuttle service to transport drivers between properties
- Both sites are valet attendant access only
- Radio communication between attendants to expedite speed of service



CONTINUED

Contact

949.441.4929

yazlimo@gmail.com

Visit us online @ www.yazlimo.com

**LOCATED AT THE NORTHWEST CORNER OF BELARDO ROAD AND
TAHQUITZ CANYON WAY, ZONE CBD (CASE 3.3992 MAA). (DN)**

Associate Planner Newell presented the proposed one-story elevator structure within Block D of the Downtown Palm Springs Specific Plan.

Member Fredricks asked if signage will be reviewed at a later date.

EMILY WOODS, applicant, provided materials that will be used for the proposed structure.

Member Secoy-Jensen noted that lighting is not shown and asked if there is a reflected ceiling plan. She asked why dark gray was selected for the color of the metal screen.

Member Purnel thinks the design is creative; however, he would like to see landscape design around the building.

Member Fredricks questioned if the location over the parking garage would allow planters. (yes)

Member Lockyer thinks if planters are required they should be a part of the architectural design of this structure and not be deferred to the landscape plan. He agrees that it looks barren without any landscape around it.

Member Song said her concern is because it's a free-standing element, a landscape buffer towards the building will create a secondary layer.

Member Fredricks suggested planters might be better further away from the structure.

M/S/C (Lockyer/Purnel, 6-0-2 absent Cassady/Rotman) Approve subject to Subcommittee review.

1. Review landscape planters at the perimeter of building.
(Subcommittee members: Purnel, Lockyer and Fredricks)

A recess was taken at 4:55 pm. The meeting resumed at 5:00 pm.

9. **1875 NORTH PALM CANYON PARTNERS II, LLC, DBA – TOVA HOTEL AND BEACH CLUB FOR A CONDITIONAL USE PERMIT FOR A FULL SERVICE SPA; AND A 200-SEAT RESTAURANT/LOBBY BAR; AND A MINOR ARCHITECTURAL APPLICATION FOR EXTERIOR BUILDING RENOVATIONS TO EXISTING HOTEL (FORMALLY THE GARDEN VISTA HOTEL) LOCATED AT 1875 NORTH PALM CANYON DRIVE (CASE 5.1382 CUP / 3.0157 MAA). (GM)**

Associate Planner Mlaker provided an overview of the proposed project as outlined in the staff memorandum.

TOM VENTURA, Gensler, project architect, described in greater detail the project concept, renovations, new construction, restaurant, pool house building, colors of the building, street circulation and landscape plan.

TOM DOCZI, TKD & Associates, clarified details about the landscape plan, grade changes and parking lot islands to meet shading requirements.

Member Secoy-Jensen appreciates the professionalism and supports the project as presented.

Members Purnel, Lockyer and Miller spoke in support of the project.

Chair Song made the following comments:

- Trash enclosure maneuvering needs to be reworked.
- Light poles do not match architecture.
- Wavy pattern needs to distinguish curb from the driveway.
- Building A needs Brise Soleil (overhang) on east elevation.

M/S/C (Secoy-Jensen/Lockyer, 6-0-2 absent Cassady/Rotman) Approve as submitted.*

*A recommendation to include the above comments by Chair Song.

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS: Planning Director Fagg reported that no additional meetings are scheduled for this month and the next meeting will be held on Tuesday, January 3, 2017.

ADJOURNMENT: The Architectural Advisory Committee of the City of Palm Springs adjourned at 5:40 pm to the next regular meeting at 3:00 pm on *Tuesday, January 3, 2017*, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

Flinn Fagg, AICP
Director of Planning Services



Realty Trust
FOR SALE
Zoned C1 and R2
41,445 sq ft
MICHAEL KASSINGER
760-668-2322

NO PARKING

02/03/2017



FOR SALE

FOR SALE
Call Mike
at 760-444-1111

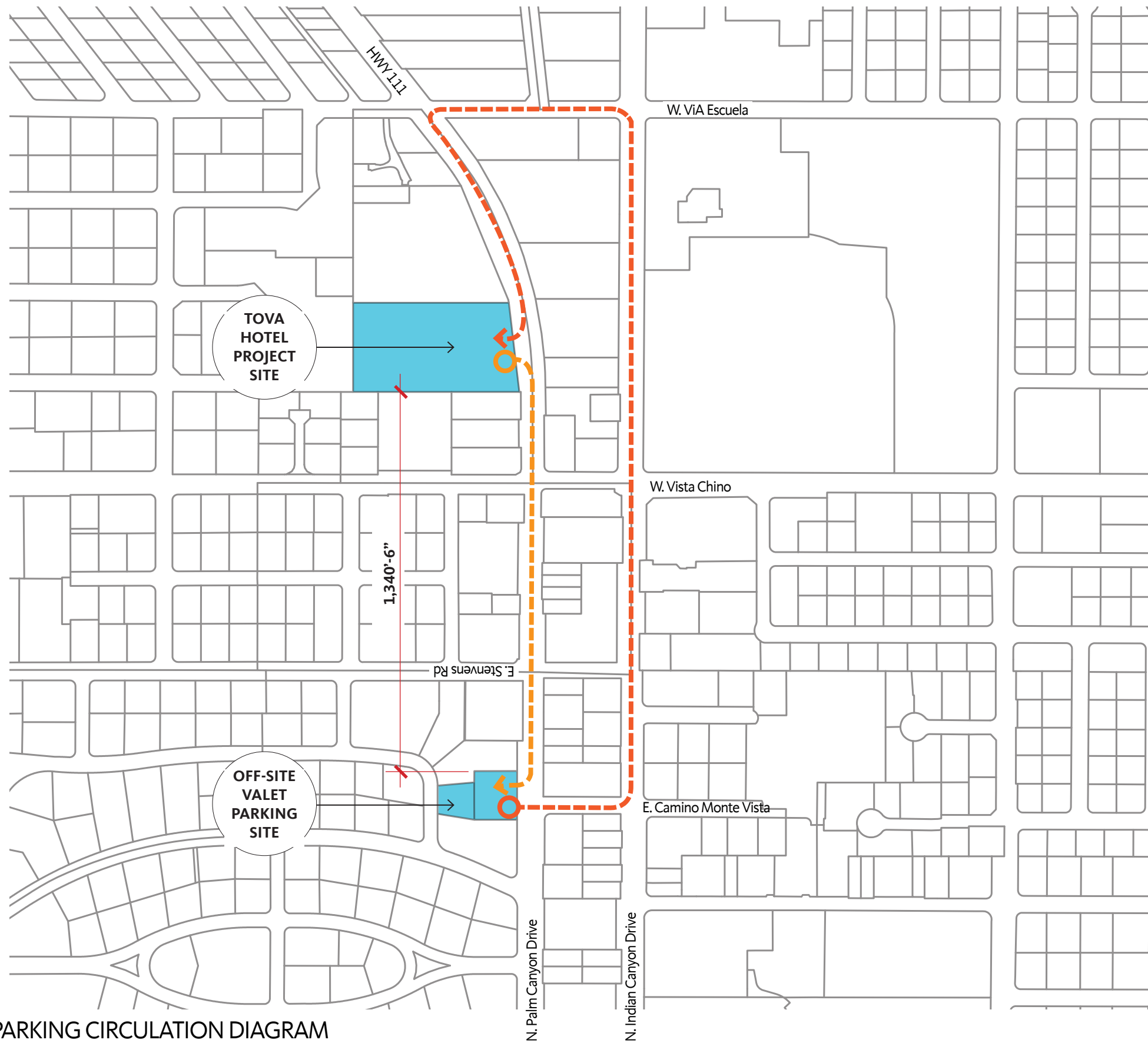
02/03/2017



02/03/2017



02/03/2017



VALET PARKING CIRCULATION DIAGRAM

PARKING SUMMARY

HOTEL ON-SITE PARKING LOT	
• STANDARD SPACES	64
• COMPACT SPACES	22
• ACCESSIBLE SPACES	7
TOTAL PARKING ON-SITE	93

OFF-SITE VALET PARKING LOT	
• STANDARD SPACES (9'-0" X 18'-0")	68
• COMPACT SPACES (8'-0" X 16'-0") min	87
TOTAL PARKING OFF-SITE	155

TOTAL COMBINED PARKING 248

HOTEL PARKING REQUIRED

BLDG A	
• LOBBY BAR (GUESTS)	18
• LOBBY BAR (STAFF)	4
• HOTEL & SPA (STAFF)	10
BLDG B+C+D GUESTROOMS	95
TOTAL HOTEL REQ'D PARKING	127

RESTAURANT PARKING REQUIRED

• RESTAURANT (GUESTS)	100
• RESTAURANT (STAFF)	20
TOTAL RESTAURANT REQ'D PARKING	120

TOTAL REQUIRED PARKING 247

- VALET TRAFFIC TO OFF-SITE PARKING
- VALET RETURN TRAFFIC TO HOTEL / RESTAURANT



PARKING SUMMARY

HOTEL ON-SITE PARKING LOT	
• STANDARD SPACES	64
• COMPACT SPACES	22
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TOTAL COMBINED PARKING 248

HOTEL PARKING REQUIRED

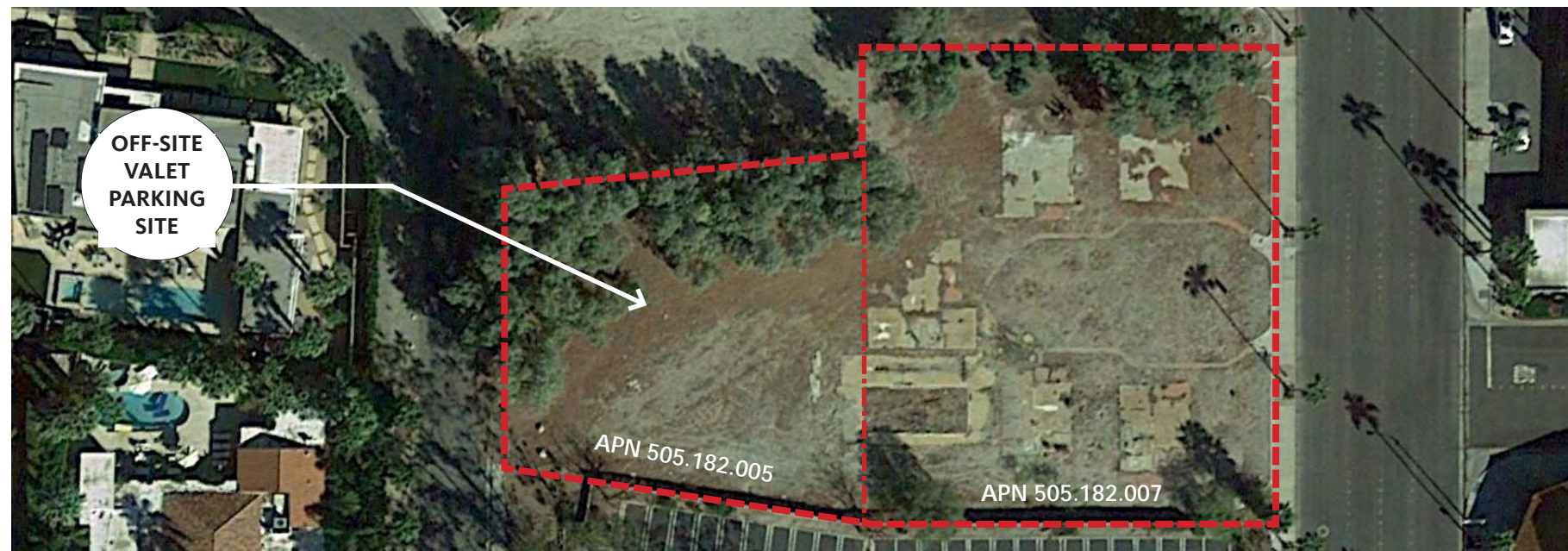
BLDG A	
• LOBBY BAR (GUESTS)	18
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• HOTEL & SPA (STAFF)	10
BLDG B+C+D GUESTROOMS	95
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RESTAURANT PARKING REQUIRED

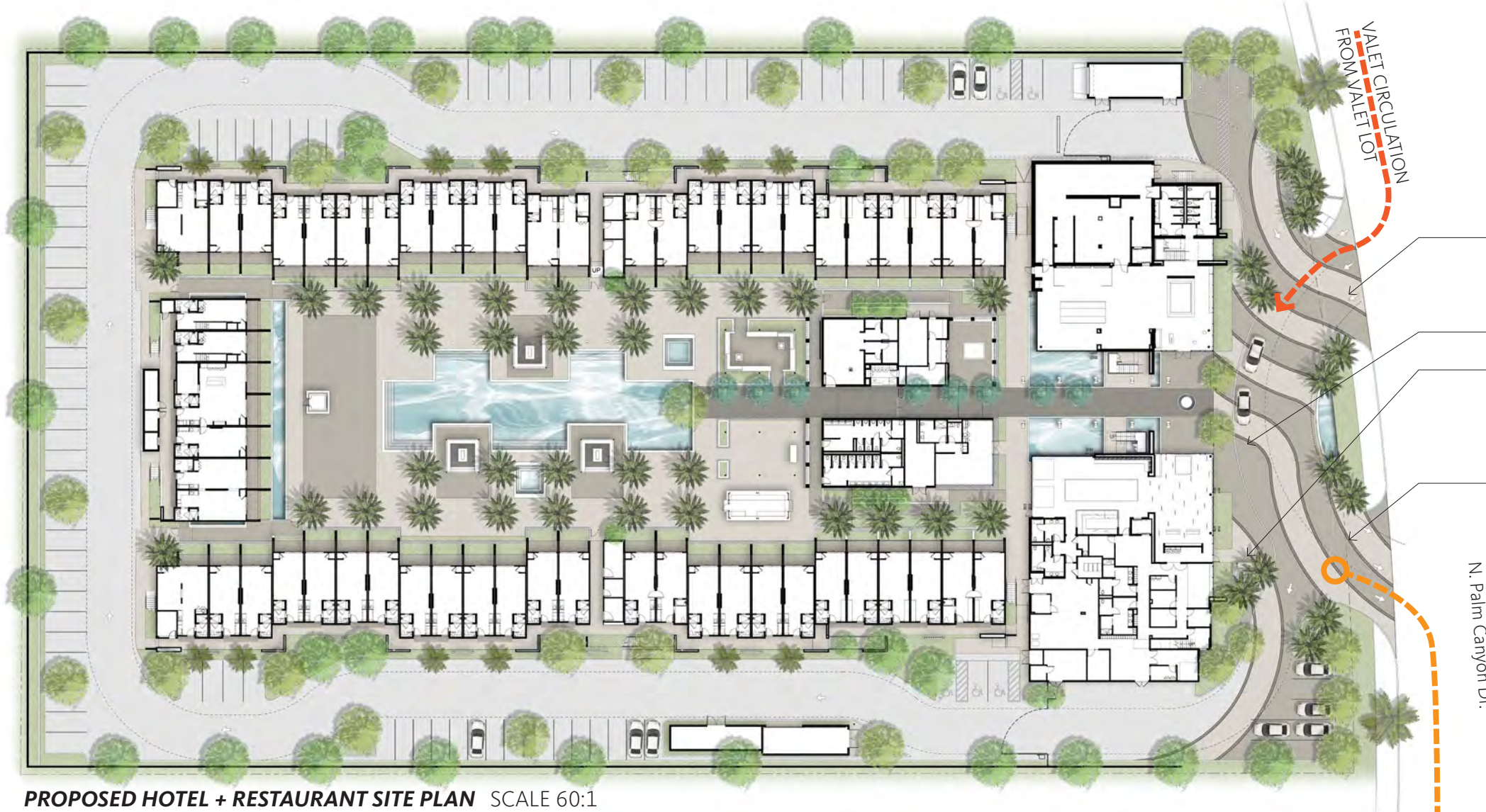
• RESTAURANT (GUESTS)	100
• RESTAURANT (STAFF)	20
TOTAL RESTAURANT REQ'D PARKING	120

TOTAL REQUIRED PARKING 247

- VALET TRAFFIC TO OFF-SITE PARKING
- VALET RETURN TRAFFIC TO HOTEL / RESTAURANT



EXISTING SITE AERIALS



PROPOSED HOTEL + RESTAURANT SITE PLAN SCALE 60:1



PROPOSED OFF-SITE VALET PARKING LOT SITE PLAN

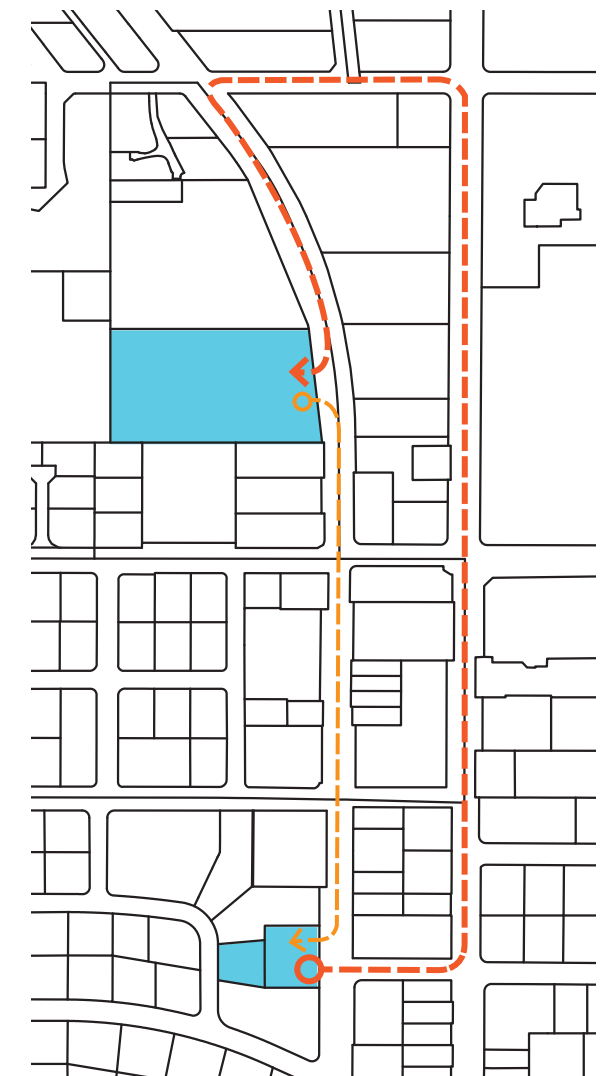
PARKING SUMMARY

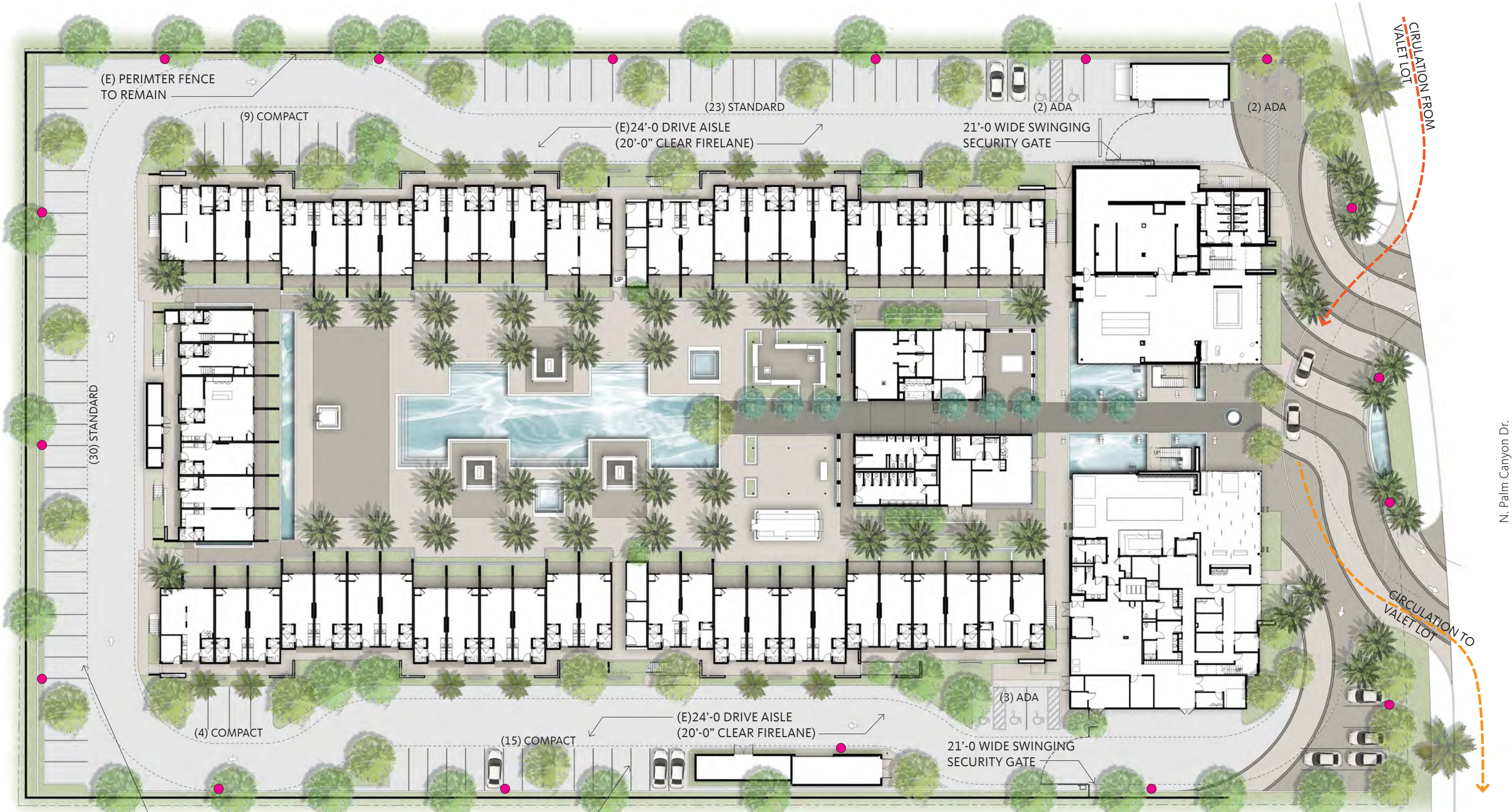
HOTEL ON-SITE PARKING LOT		
• (E) STANDARD SPACES (9'-0" X 18'-0")	64	
• COMPACT SPACES (8'-0" X 16'-0") min	22	
• ACCESSIBLE SPACES (9'-0" X 18'-0")	7	
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TOTAL COMBINED PARKING 248

- VALET TRAFFIC TO OFF-SITE PARKING
- VALET RETURN TRAFFIC TO HOTEL / RESTAURANT





PROPOSED HOTEL SITE PLAN
SCALE 40:1

TYPICAL STANDARD PARKING SPACE
(9'-0" X 18'-0")
MINIMUM COMPACT PARKING SPACE
(8'-0" X 16'-0")

PARKING SHADE CALCULATIONS

TOTAL AREA OF PARKING AREA	15,870 SF	100%
SHADE COVERAGE BY TREES	7,960 SF	50%

- VALET TRAFFIC FROM HOTEL SITE
- VALET RETURN TRAFFIC TO HOTEL / RESTAURANT
- FULL CUTOFF PARKING LOT FIXTURE



CONCEPT STREET VIEW



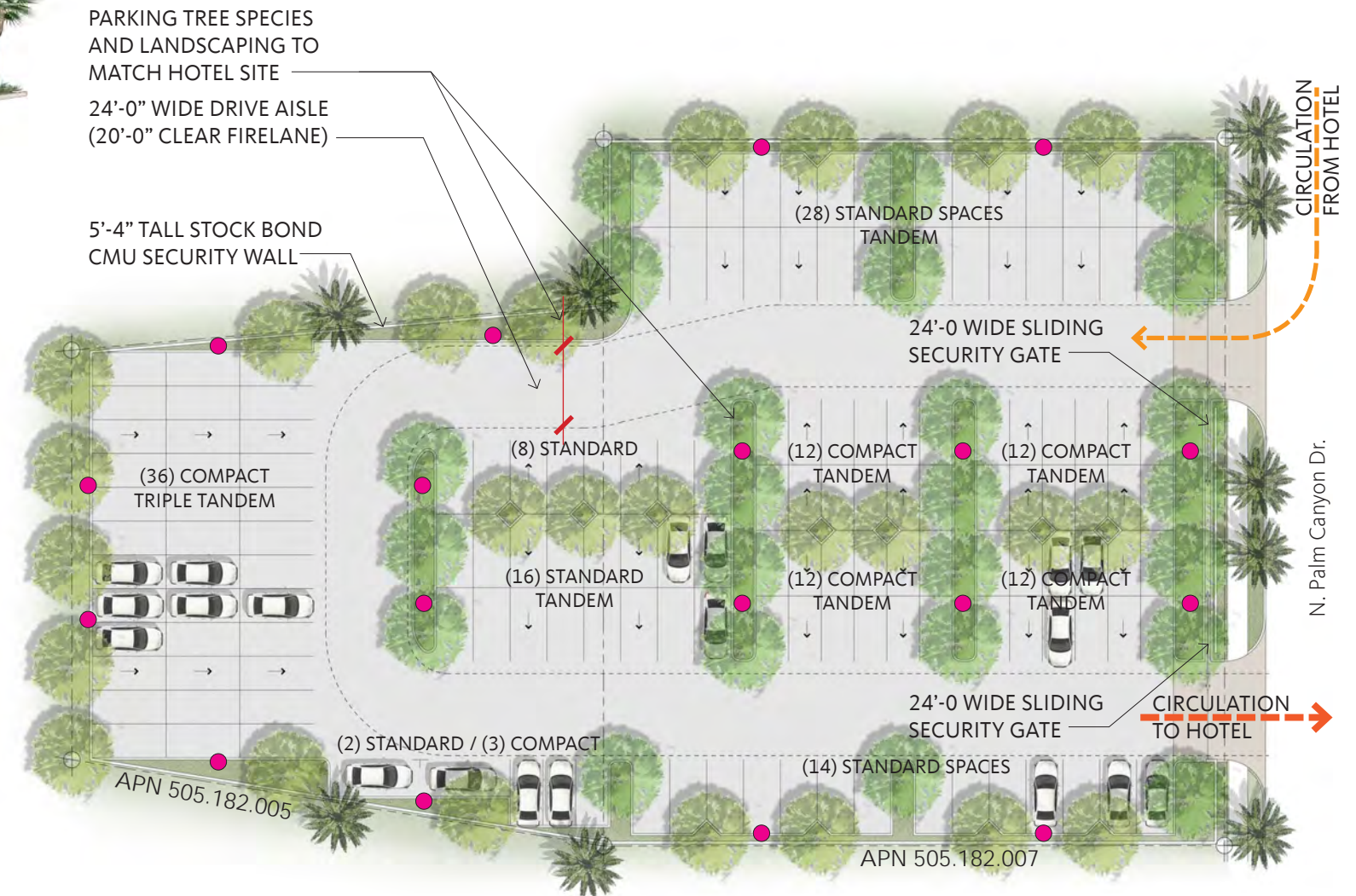
CONCEPT AERIAL VIEW

PARKING SUMMARY

HOTEL ON-SITE PARKING LOT		
• (E) STANDARD SPACES (9'-0" x 18")		64
• COMPACT SPACES (8'-0" x 16'-0") min		22
• ACCESSIBLE SPACES (9'-0" x 18'-0")		7
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OFF-SITE VALET PARKING LOT		
• STANDARD SPACES (9'-0" X 18'-0")		68
• COMPACT SPACES (8'-0" X 16'-0") min		87
TOTAL PARKING OFF-SITE		155

TOTAL COMBINED PARKING 248



PARKING SHADE CALCULATIONS

TOTAL AREA OF PARKING AREA	34,559 SF	100%
SHADE COVERAGE BY TREES	17,279 SF	50%

PROPOSED OFF-SITE PARKING SITE PLAN
SCALE 40:1

- VALET TRAFFIC FROM HOTEL SITE
- VALET RETURN TRAFFIC TO HOTEL / RESTAURANT
- FULL CUTOFF PARKING LOT FIXTURE

LUMINAIRE SCHEDULE									
TYPE	IMAGE	MANUFACTURER, MODEL & CATALOG NUMBER	DESCRIPTION	MOUNTING	VOLTS	LAMPS			REMARKS
						TYPE	LUMENS, COLOR, CRI	WATTS	
A3B		PHILIPS GUARDCO PUREFORM #P21-APD-MRI-A1-1-3-90LA-NW-277-BRP-EHHS	SITE AREA POLE LIGHT WITH BACKLIGHT SHIELD BUG RATING: B1-U0-G2	12' POLE	277	LED	9375 LM 4000K 70 CRI	89	CONNECTED TO ASTRONOMICAL TIMECLOCK, LUMINAIRE MOUNTED MOTION SENSOR FOR DIMMING

- NOTES:**
- COORDINATE ALL COLORS AND FINISHES WITH ARCHITECT.
 - PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION WITH OPTIONS AS INDICATED IN LUMINAIRE SCHEDULE.
 - CONTRACTOR TO VERIFY CEILING TYPES ON PROJECT AND ORDER ABOVE LUMINAIRES WITH APPROPRIATE TRIM AND MOUNTING HARDWARE.

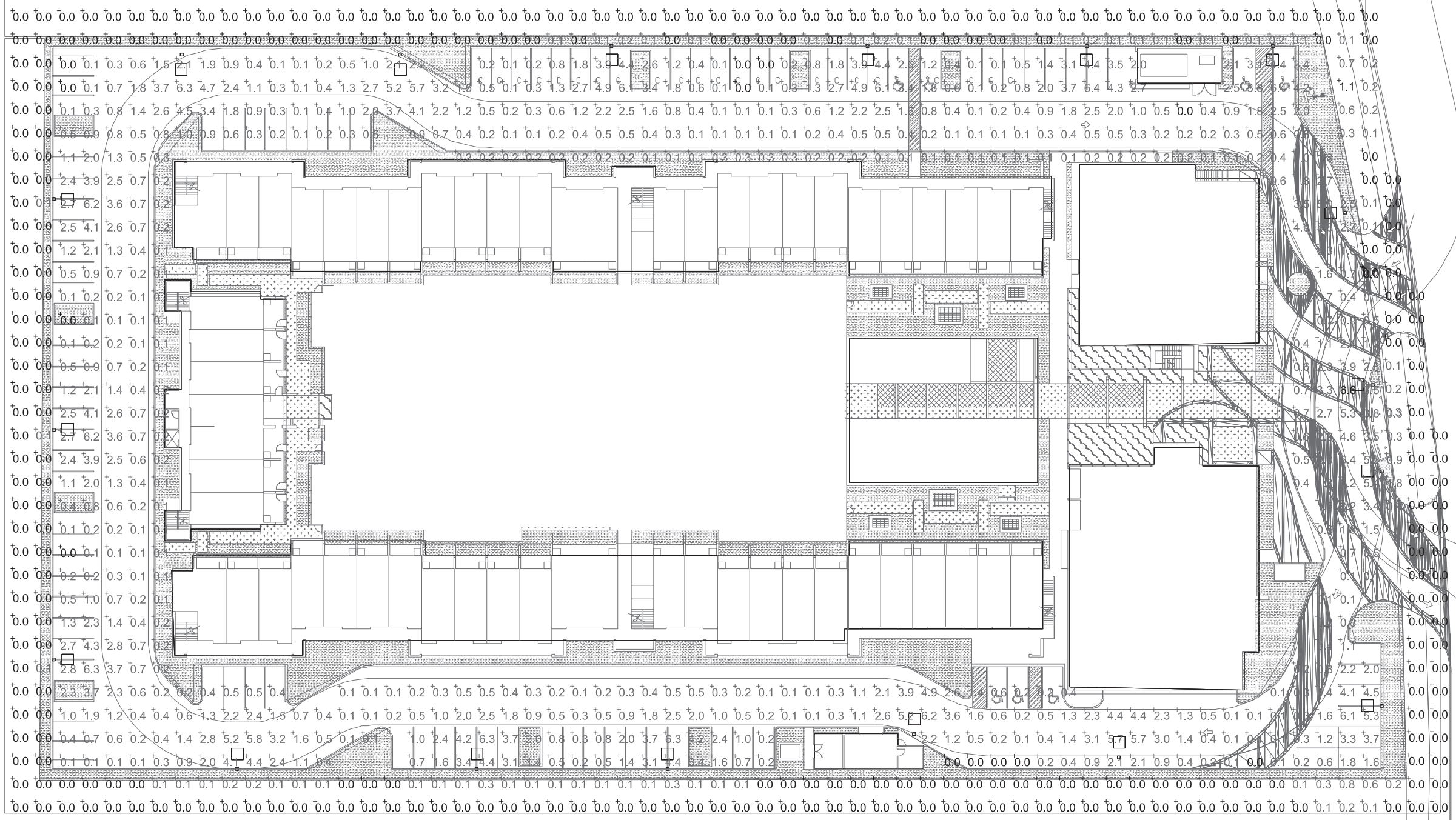
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE	+	1.3 fc	6.6 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	1.1 fc	0.0 fc	N/A	N/A



FIXTURE TYPE A3B
PHILIPS GUARDCO PUREFORM
#P21-APD-MRI-A1-1-3-90LA-
NW-277-BRP-EHHS

LEGEND

□ DENOTES 12' HIGH POLE
 □ LIGHT PER LUMINAIRE SCHEDULE



EXTERIOR LIGHTING PLAN + PHOTOMETRICS (ON-SITE HOTEL PARKING LOT AND DROP-OFF ONLY)

SITE PHOTOMETRIC PLAN

Terri Hintz

From: Terri Milton
Sent: Monday, March 13, 2017 1:32 PM
To: Terri Hintz
Subject: FW: Case No.6.547 VAR
Attachments: 20170313122058164.pdf

RECEIVED

MAR 13 2017

PLANNING SERVICES
DEPARTMENT

FYI

From: Holmes, Amy [<mailto:HolmesA@stifel.com>]
Sent: Monday, March 13, 2017 12:47 PM
To: CityClerk
Cc: Metcalf, Timothy (Newport Beach)
Subject: Case No.6.547 VAR

Dear Kathleen D Hart, MMC

I am the property owner of: 246 W. Vereda Norte, Palm Springs, CA 92262 (marked on the attached map).

I am not in favor of the variance for a parking lot. I guess it is better that what is currently there, as some homeless people live there. If the planning commission decides to provide the variance we ask that you build a wall with a green plant hedge so neighbors don't have to look at a parking lot.

Thank you for your consideration. Please call or email with any questions.

Tim Metcalf
949-395-7517

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Terri Hintz

RECEIVED

From: Terri Milton
Sent: Monday, March 13, 2017 2:13 PM
To: Terri Hintz; Flinn Fagg
Subject: FW: Planning Commission Case No. 6.547 VAR - Tova Hotel ...off site parking

MAR 13 2017

PLANNING SERVICES
DEPARTMENT

FYI...

From: Brad [mailto:brad_zylstra@yahoo.com]

Sent: Monday, March 13, 2017 2:05 PM

To: CityClerk

Cc: Sherrie Kilman; Lauren Adamski; Richard Walton; Susan Teitel; Bart Miller; Corinne Kerr; David & Ruth Silver; Jane and John Sweeney; Henry & Kay Benson; Les & Joan Friedman; louisealbion@aol.com; Rick Lovrovich; Bob Nunes; Paul Popowich; Ron & Linda Daniels

Subject: Planning Commission Case No. 6.547 VAR - Tova Hotel ...off site parking

As a neighbor of the property at 1425 North Palm Canyon I want to state my opposition to this proposed variance application for a parking lot 1340 feet from the property it is intended to serve.

I would welcome development of this property that would enhance the neighborhood with shops, restaurants or residences as the property has long been vacant and a place for homeless encampments, but a parking lot will not enhance the neighborhood - only increase the traffic on the side streets.

The Arrive Hotel with the Reservoir restaurant and shops plus the Draughtsman, have added to the existing street parking on West Stevens and Winona Road, as they do not have adequate off street parking for their businesses, but the development that they brought to an empty lot and closed Pizza Hut far surpasses the part time additional street parking.

North Palm Canyon is growing with new businesses, which I believe is great for Palm Springs and our Neighborhood, but let the parking follow the growth of the immediate area, not the re-development of a hotel 1340 feet or several blocks away.

Please have the members of the Palm Springs Planning Commission consider my comments.

Thank you

Brad Zylstra
247 West Stevens
Palm Springs, CA 92262

Glenn Mlaker

From: david <davidl819@yahoo.com>
Sent: Monday, March 13, 2017 1:49 PM
To: Glenn Mlaker
Subject: "THE DAILY SERF REPORT"

RECEIVED

MAR 13 2017

PLANNING SERVICES
DEPARTMENT

How can the city get involved in property that is tied up in an on going permit by people on the Planning Commission and City Council are not in the clear yet AND why is every thing named stupidly?
Come on "Tova Spa Hotel!!!"

Glenn Mlaker

From: david <davidl819@yahoo.com>
Sent: Monday, March 13, 2017 4:15 PM
To: Glenn Mlaker
Subject: Re: "THE DAILY SERF REPORT"

RECEIVED

MAR 13 2017

PLANNING SERVICES
DEPARTMENT

That's nice, but I actually expected an answer! AND believe me the people you forward it to will have heard from me before they get your message!

Meaney is a crook! He shouldn't be doing business while caught up in the mess he is in. And where is our \$250,000 from Hacienda! Before he makes a nickle from that lot the "real residents" of Palm Springs better be paid back!

I consider this entire case still an open sore and there are people still who are going down! I will be there cheering loudly when they do!

foat mills roberts middleton ready and fagg

On Monday, March 13, 2017 3:59 PM, Glenn Mlaker <Glenn.Mlaker@palm Springs-ca.gov> wrote:

David, thank you for your comments. I will add them to the case file correspondence and forward to the Planning Commission for consideration.
Glenn

Glenn Mlaker, AICP
Associate Planner
City of Palm Springs
Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
760-323-8245

From: david [<mailto:davidl819@yahoo.com>]
Sent: Monday, March 13, 2017 1:49 PM
To: Glenn Mlaker
Subject: "THE DAILY SERF REPORT"

How can the city get involved in property that is tied up in an on going crime! By people on the Planning Commission and City Council are not in the clear yet AND why is every thing named stupidly?

Come on "Tova Spa Hotel!!!"

Glenn Mlaker

From: Flinn Fagg
Sent: Monday, March 13, 2017 4:53 PM
To: Glenn Mlaker
Subject: FW: 5.1382 CUP

Please include in public comment

-----Original Message-----

From: Terri Milton
Sent: Monday, March 13, 2017 4:28 PM
To: Flinn Fagg; Terri Hintz
Cc: Joanne Bruggemans
Subject: FW: 5.1382 CUP

FYI

-----Original Message-----

From: Ira Shadrow [<mailto:ira323@aol.com>]
Sent: Monday, March 13, 2017 4:22 PM
To: CityClerk; Future Alloys
Subject: 5.1382 CUP

RE: 5.1382 CUP

I am a property owner that received a notice of public hearing concerning the above case.

I STRONGLY SUPPORT the granting of this permit.

It will continue the revitalization of the North Palm Canyon corridor, and bring in needed jobs and tourist revenue to surrounding businesses.

Please make my support known at the hearing.

Regards,

Ira Shadrow

Trustee, The Shadrow Family Trust.

RECEIVED

MAR 13 2017

PLANNING SERVICES
DEPARTMENT

Glenn Mlaker

From: robert@robertjulianstone.com <rjuliansf@aol.com>
Sent: Tuesday, March 14, 2017 3:58 AM
To: Glenn Mlaker
Subject: Case No. 6.547 VAR - Planning Commission meeting of March 22, 2017

Mr. Mlaker

I own a property in the notice area for this requested variance. I urge you to clarify whether or not the specific criteria for a variance are met in this proposal. Turning a prime piece of commercial property on N. Palm Canyon into a privately owned parking lot does not seem like a good idea. This project also combines an adjacent lot that is zoned R-2; a parking lot there also seems inappropriate.

More importantly, I ask that you determine the current legal ownership of these parcels. The parcels that are the subject of this proposal were acquired by Rich Meaney and Yokang Zhao for \$1 million on May 27, 2014. They were acquired at a time when, according to the Riverside County District Attorney, Mr. Meaney was actively involved in bribing our former Mayor. They currently have For Sale signs on the properties and are listed with Heidi Meaney. I ask you to determine the current legal ownership of the parcels, i.e. are they in escrow pending approval of this variance or has the project sponsor already closed escrow on these lots? I believe that facilitating a variance that will enrich a person currently under criminal indictment is not a position any planning commissioner or Council member would choose to adopt. And it would undoubtedly be an embarrassment to the Planning Department if the ownership issue is not clarified in the Staff Report.

Robert Julian Stone
robert@robertjulianstone.com

RECEIVED

MAR 13 2017

**PLANNING SERVICES
DEPARTMENT**

Glenn Mlaker

From: Roxann Ploss <riploss@gmail.com>
Sent: Monday, March 13, 2017 8:30 PM
To: Glenn Mlaker
Subject: Re: Tova Variance

RECEIVED

MAR 14 2017

**PLANNING SERVICES
DEPARTMENT**

Hi, Glenn

I appreciate the detailed quality of your reply....tho' I admit it worries me greatly. That little stretch of Palm Canyon, particularly as one approaches Rick's Restaurant going south, is arguably one of the most dangerous in town. I didn't see an accompanying report of proposed, lighted crossing walks and can only foresee a disaster waiting to happen. (Sit in Billy Reed's during high season and listen to the brakes screeching!)

Again, thank you. I will try to make that meeting.

roxann (no "e"....☐)

On Mon, Mar 13, 2017 at 10:23 AM, Glenn Mlaker <Glenn.Mlaker@palmsprings-ca.gov> wrote:

Hello Roxanne, I am the Planner assigned to this project. Let me try and explain the multiple applications.

The Variance request is in conjunction with a development proposal associated with the Tova Hotel and Beach Club located at 1875 North Palm Canyon Drive. The applicant proposes to renovate an existing hotel (the old Shilo Inn) and construct a new 15,200-square foot restaurant building and spa requiring a Conditional Use Permit. The project as proposed requires 250 off-street parking spaces to accommodate the hotel rooms, spa, restaurant, and staff of which 100 spaces are located on site leaving a deficit of 150 spaces. The Palm Springs Zoning Code allows off-site parking facilities to be located not more than 300 feet from the building or use they are required to serve. The applicant will purchase a 41,883-square foot vacant lot located a distance of 1,340-feet from the hotel site and construct a 155 space valet only parking lot. The Variance request is to allow the off-site parking lot to be located more than 300 feet from the hotel site.

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 9:09 AM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Opposed to Off-Site Parking facility

RECEIVED

MAR 15 2017

**PLANNING SERVICES
DEPARTMENT**

From: Brian Becker [<mailto:beckerokc@gmail.com>]
Sent: Wednesday, March 15, 2017 8:07 AM
To: CityClerk
Subject: Opposed to Off-Site Parking facility

RE: Case #6.547 VAR - Tova Hotel & Beach Club

Please consider our opposition to the proposed off-site parking facility for the Tova Hotel & Beach Club. We are opposed to this for several reasons.

- The distance (1,340ft) of the parking area from the hotel/restaurant will create unnecessary traffic and disruption in the area. Valets may well elect to use residential streets (Kaweah, Camino Norte, etc) to avoid traffic lights and vehicular traffic on N. Palm Canyon. This would create unwarranted risk to pedestrians and residents in the area.
- There is also safety concerns for the employees having to travel the distance on foot after parking, or while retrieving vehicles.

We request this application be denied..

Brian Becker
1510 N. Kaweah Rd.
Palm Springs, CA 92262

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 9:12 AM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Case No. 6.547

RECEIVED

MAR 15 2017

PLANNING SERVICES
DEPARTMENT

From: Robert Nunes [<mailto:robertfnunes@gmail.com>]
Sent: Tuesday, March 14, 2017 10:04 PM
To: CityClerk
Subject: Case No. 6.547

Members of the City Clerk's Office,

As a neighbor of the property at 1425 North Palm Canyon I want to state my opposition to the proposed variance application for a parking lot 1340 feet from the property it is intended to serve.

The Arrive Hotel with the Reservoir restaurant and shops plus the Draughtsman, have added to and in fact exceed the available part-time street parking on W Stevens Road and N Wawona Road, as these businesses do not have adequate off street parking for their customers and employees. This part-time street parking will be further impacted by the business set to open on the Palm Canyon property between the Arrive Hotel and Draughtsman.

Since the Arrive Hotel and Draughtsman have opened, we have more cars travelling on W Stevens Road through the N Wawona Road and N Kaweah Road intersections, primarily driving at speeds well above the speed limit, posing more risk to pedestrians and vehicles in this immediate area. The additional traffic and congestion from the proposed parking lot in this area for a business 1340 feet away would exacerbate these problems, posing additional risks to customers, employees, and neighbors.

Please forward my comments and respectful request that the variance be denied to the members of the Palm Springs Planning Commission.

Sincerely yours,

Robert F. Nunes
247 W. Stevens Road, Unit 2

--

Robert F. Nunes
(760) 333-8106 mobile
robertfnunes@gmail.com

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 9:13 AM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Planning Commission Case No. 6.547 VAR - Tova Hotel... off site parking

-----Original Message-----

From: Sherrie Kilman [<mailto:sherriepick@aol.com>]
Sent: Tuesday, March 14, 2017 10:02 PM
To: CityClerk
Cc: Brad; Lauren Davee
Subject: Planning Commission Case No. 6.547 VAR - Tova Hotel... off site parking

RECEIVED

MAR 15 2017

PLANNING SERVICES
DEPARTMENT

As a close neighbor of the property at 1425 No. Palm Canyon Drive, I would like to express my objection to the proposed off site parking lot for the Tova Hotel. I believe the construction of the proposed parking lot will adversely affect the overall north end plan and the welfare of the Las Palmas neighborhood. Safety and aesthetics will be diminished to such a degree that the Las Palmas Neighborhood will be permanently harmed.

Due to the development of the Arrive Hotel and the Draughtsman Bar and Grill, our neighborhood is at capacity for noise and traffic congestion. Due to inadequate off street parking, patrons of the two establishments are now using Stevens and Kaweah roads for overflow.

I would welcome a more balanced development on the vacant sections in and around the proposed parking lot. This would enhance aesthetics, reduce traffic congestion for our pedestrian oriented area, and provide a better tax base for our city.

Vehicular safety is a major concern...cars cannot exit onto Palm Canyon and turn north without endangering everyone using Palm Canyon. This is due to the constant flow of southbound traffic and visual obstruction caused by the presence of a bus stop just north of the proposed driveway. The valet drivers will have to exit to the south and drive through the streets of Camino Norte, Kaweah, and Vista Chino to reach a stop light on Palm Canyon. This will bring danger to our pedestrians.

I thank you for considering my concerns. I care deeply about my Las Palmas neighborhood, and would hate to see it's quality and welfare down graded in any way.

Sherrie Kilman

Sent from my iPhone

FORWARD TO THE PLANNING COMMISSION
CASE NO. 6.547 VAR

March 16, 2017

Ms. Kathleen M. Hart, MMC
Interim City Clerk
3200 E. Yakowitz Canyon Way
Palm Springs, CA 92262.

RECEIVED
CITY OF PALM SPRINGS
2017 MAR 15 AM 9:22
OFFICE OF THE CITY CLERK

RECEIVED

MAR 15 2017

PLANNING SERVICES
DEPARTMENT

Dear Ms. Hart,

The following is in response to the application for a Variance by 1875 North Palm Canyon Partners II, LLC.

We live on the north side of Camino Norte next to the property in question. This is a residential neighborhood in Old Las Palmas and they are asking for a Variance to put a 155 car parking lot adjacent to it (1340 feet south from their hotel).

Over the last two years we have had the Arrive Hotel (which does not have adequate parking) and the Braughtman Restaurant and bar both open increasing the parking on Wilton and Stevens Road.

Aside from the visual and physical downgrade of the neighborhood, there are safety issues to be considered.

1 OF 3

The space they want to build on at Palm Canyon and Stevens Road is adjacent to the starting and ending points for lines 24 and 111 of the Sunline Transit Agency.

If they enter the lots from Palm Canyon, they would have to pull onto the outside of the buses and in front to turn onto the lot causing a disruption of the bus schedule and to traffic heading South.

If they enter on the backside they would also exit on Camino Norte and through the neighborhood streets.

We have many short-term rentals in the area and people jog, hike and walk on these streets. There is a 180° turn on Camino Norte coming from and leading to Vereda Norte. Many landscaping trucks, cars and mail and delivery trucks are using that route.

Residents would like to have development that fits with the area.

Don & Leslie Friedman

LDF

Are we to leave a legacy of this time in
Palm Springs of catering to developers and
hotel owners without concern for the safety and
quality of life for the citizens/homeowners?
Or change can ^{help to} change the past!

Glenn Mlaker

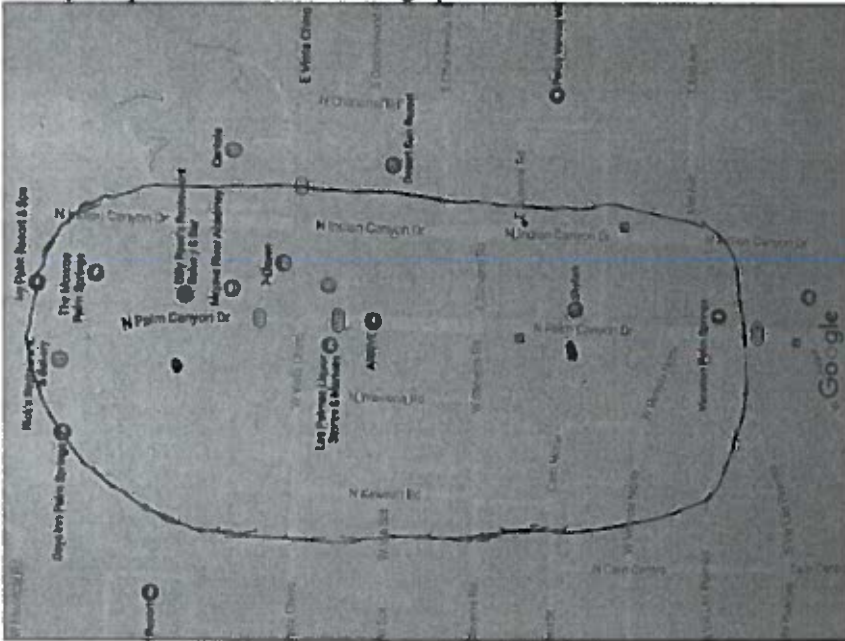
From: ggilpin <gggilpin@sbcglobal.net>
Sent: Wednesday, March 15, 2017 11:05 AM
To: CityClerk; Glenn Mlaker
Cc: Stephen Edelstein; terri9490@sbcglobal.net; Lauren Davee; Dennis & Carol Ortiz; stephen@stephenmoses.com; scotts355@gmail.com; suzanneps355@gmail.com; robin@abrahamsarchitects.com; palmsprings@arrivehotels.com; ricks_grill@verizon.net; Ed Schroeder; AlieceP@outlook.com; Susan Muir Robinson; billyreeds75@gmail.com
Subject: Case No. 6.547 Tova Hotel Variance

Dear Kathleen Hart:(Please acknowledge receipt of this communication)

This message is in response to the city program that if issues are not raised by the first meeting on a variance request they are barred from future discussion.

The 500 foot radius on your notice does not include all affected parties by this variance request. A line between 1875 N. Palm Canyon and 1425 N. Palm Canyon should be drawn and any business or residence in that area should be notified of the variance hearing. See below.

Traffic will affect everyone in this area as speeding valets will take circuitous routes to avoid signal lights, stop signs and traffic snarls so they can provide fast service for big tips.



RECEIVED
MAR 15 2017
PLANNING SERVICES
DEPARTMENT

Please acknowledge receipt of this e-mail so this issue can be discussed at any or all meetings on this variance.
Regards,

Garth Gilpin and Elizabeth Smalley
Owners 1441N. Kaweah Road

Glenn Mlaker

From: Terri Milton
Sent: Tuesday, March 14, 2017 10:22 AM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Case No. 6.547 VAR

RECEIVED

MAR 15 2017

**PLANNING SERVICES
DEPARTMENT**

Fyi...

From: jane sweeney [<mailto:jams81972@gmail.com>]
Sent: Tuesday, March 14, 2017 9:37 AM
To: CityClerk
Cc: Brad Zylstra- PS; Joan and Les Friedman; David and Ruth Silver; Rick Lovrovich, #1; Sherrie Kilman- PS; Louise Passy, #12; Jim and Mary Harris; Lauren Davee
Subject: Case No. 6.547 VAR

My husband and I are new residents of Palm Springs. We purchased our home a year ago in LA Siesta Villas, 247 West Stevens Rd. The appeal was its location in an area showing business growth yet being a wonderful residential neighborhood. We are on the Camino Norte side of the complex so we drive by the property proposed for the Tova Hotel off-site parking several times per day. Using the property to move up to 155 cars in and out for valet parking is a TERRIBLE idea. It would do nothing to enhance the area, only add traffic in and area that does not benefit the neighborhood. Why was the Tova Hotel allowed to develop if it did not have sufficient parking for their business? Why should our neighborhood have to pay for their shortsighted planning? The zoning code of 300 ft. should be followed.

Please do not allow this variance.

Jane Sweeney
247 West Stevens Rd., #15
Palm Springs, CA 92262

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 12:27 PM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Reference Case # 6.547 Var

RECEIVED

MAR 15 2017

PLANNING SERVICES
DEPARTMENT

From: Stephen Edelstein [<mailto:sgedelstein@gmail.com>]
Sent: Wednesday, March 15, 2017 12:16 PM
To: CityClerk
Subject: Reference Case # 6.547 Var

Dear Kathleen:

We are full time residents of Palm Springs at 201 Camino Norte. The variance, if granted, will have a severe detrimental effect on the safety of all residents, visitors, and businesses within the 500 foot radius and beyond. Assuming that the ingress and egress for the parking lot will be on Palm Canyon, the parking attendants will have to make a left turn from the lot onto Palm Canyon (at that location it is two ways), in order to travel back the 1340 feet to the hotel. There is a red curb, where the city buses gather. Making that turn is difficult, because of the traffic in both directions, and because it is difficult to get a clear look to the left when the buses are parked at the curb. The attendants, who must hustle, to provide service that will result in big tips, may very well instead make a right turn out of the lot, make a right turn on Vereda Norte, right turn on Camino Norte. right turn on N. Kaweah, right turn on Vista Chino to the traffic light, to make a left on Palm Canyon to get back to the hotel. This would be disastrous for our neighborhood and would turn our quiet safe streets into thoroughfares.

With the opening of the Arrive Hotel and the Draughtsmen Restaurant, and the additional plans for a Sushi/Whiskey Bar and other developments on both sides of the streets, not only has the car traffic increased, but the pedestrian traffic has increased. People going to the Arrive or to the restaurant are parking on the east side of Palm Canyon and crossing the street. The increase in traffic due to the granting of this variance will be detrimental to the public health and safety of all.

It seems to us that this proposed variance simply does not make sense. The parking lot is just too far away from the hotel. We hope that this variance will be denied.

Thank you,

Stephen & Roberta Edelstein

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 12:58 PM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Case No. 6.547 VAR

RECEIVED

MAR 15 2017

**PLANNING SERVICES
DEPARTMENT**

From: Stephen Edelstein [<mailto:sgedelstein@gmail.com>]
Sent: Wednesday, March 15, 2017 12:50 PM
To: CityClerk
Subject: Ref: Case No. 6.547 VAR

Dear Kathleen Hart:

I am Vice President of the HOA at DS111. We are located at 100 E. Stevens at the corner of Palm Canyon, and Indian Canyon.

The full Board has authorized me to respond to you in regard to the proposed variance requested by the Tova Hotel.

It is the Boards contention that to grant the variance would be detrimental to the public health and safety. The auto and pedestrian traffic on Palm Canyon has greatly increased with the Arrive and the new restaurant. People are parking on the east side of the street and crossing to get to the hotel. There is no traffic light or any crossing path except at Vista Chino. This variance if granted will increase the traffic on Palm Canyon. The parking attendants will not be casually driving up and down the street but will be racing up and down the street to get the cars to and from the parking area and the hotel. The hotel is so far away that the attendants will have to really drive fast to provide good service. We are also afraid that there will be an increase of traffic on the side streets. We have already seen this due to the Draughtsman Restaurant.

We thank you for your attention and hope that this variance will not be granted.

Stephen Edelstein
Vice President
DS 111 HOA
100 E. Stevens
Palm Springs

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 12:59 PM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Case No. 6.547 VAR

RECEIVED

MAR 15 2017

PLANNING SERVICES
DEPARTMENT

From: jane sweeney [<mailto:jams81972@gmail.com>]

Sent: Tuesday, March 14, 2017 9:37 AM

To: CityClerk

Cc: Brad Zylstra- PS; Joan and Les Friedman; David and Ruth Silver; Rick Lovrovich, #1; Sherrie Kilman- PS; Louise Passy, #12; Jim and Mary Harris; Lauren Davee

Subject: Case No. 6.547 VAR

My husband and I are new residents of Palm Springs. We purchased our home a year ago in LA Siesta Villas, 247 West Stevens Rd. The appeal was its location in an area showing business growth yet being a wonderful residential neighborhood. We are on the Camino Norte side of the complex so we drive by the property proposed for the Tova Hotel off-site parking several times per day. Using the property to move up to 155 cars in and out for valet parking is a TERRIBLE idea. It would do nothing to enhance the area, only add traffic in and area that does not benefit the neighborhood. Why was the Tova Hotel allowed to develop if it did not have sufficient parking for their business? Why should our neighborhood have to pay for their shortsighted planning? The zoning code of 300 ft. should be followed.

Please do not allow this variance.

Jane Sweeney

247 West Stevens Rd., #15

Palm Springs, CA 92262

Glenn Mlaker

From: Lauren Davee <lauren@davee.com>
Sent: Wednesday, March 15, 2017 1:10 PM
To: CityClerk; Glenn Mlaker
Cc: 'Sherrie Kilman'; 'Brad Zylstra'
Subject: Case No. 6.547 VAR, off-site parking lot, Tova Hotel and Beach Club

RECEIVED

MAR 15 2017

PLANNING SERVICES

As a close neighbor to the property at 1425 No. Palm Canyon Drive, I strongly object and respectfully request that members of the Planning Commission decline the Tova Hotel and Beach Club's variance request for an off-site parking lot.

The granting of this variance would detrimentally and adversely affect the aesthetics, safety and add noise concerns within our historic Old Las Palmas community. The ingress/egress and travel distance to and from the lot and hotel, would not only add congestion to already busy arterial roads, but also to our neighborhood surface streets; thus adding to safety and noise concerns in our neighborhood.

I am hopeful that 'future' development of the 4 vacant lots at the 1400 block of Palm Canyon (currently a blank canvas) will have the following components: thoughtfully congruent, aesthetically pleasing, consideration for adjoining properties and neighborhoods, and an enhancement/attribute to our Community and City.

What is being proposed, an off-site parking lot at the 1425 location location, would serve to benefit 'only' the Tova Hotel and Beach Club 4 blocks to the north. It would do nothing to benefit local area residents, the Community and the City.

Please confirm your receipt of this email.

Thank you,

Lorraine Adamski
Aka. Lauren Davee

Terri Hintz

From: Terri Milton
Sent: Tuesday, March 14, 2017 8:58 AM
To: Flinn Fagg; Terri Hintz
Subject: FW: Planning Commission Case No. 6.547 VAR - Tova Hotel ...off site parking

FYI...

-----Original Message-----

From: Bart Miller [<mailto:bmiller40@aol.com>]

Sent: Monday, March 13, 2017 11:04 PM

To: Paul Popowich

Cc: Brad; CityClerk; Sherrie Kilman; Lauren Adamski; Richard Walton; Susan Teitel; Corinne Kerr; David & Ruth Silver; Jane and John Sweeney; Henry & Kay Benson; Les & Joan Friedman; louisealbion@aol.com; Rick Lovrovich; Bob Nunes; Ron & Linda Daniels

Subject: Re: Planning Commission Case No. 6.547 VAR - Tova Hotel ...off site parking

Agree and support - please let me know what else can be done....thanks Brad

Sent from my iPhone

> On Mar 13, 2017, at 4:46 PM, Paul Popowich <paul7285@aol.com> wrote:

>

> I agree and support your comments Brad.

>

> City Clerk;

>

> I do not support the off-site parking garage. In addition to Brad's comments, please note that since the Arrive Hotel and most recently the opening of Draughtsman, we have a much greater problem with many more cars driving beyond the speed limit on W Stevens Road posing more risk to people and vehicles in this immediate area.

>

> Paul Popowich

> 247 W Stevens Road, Unit 10

>

> Sent from my iPhone

>

>> On Mar 13, 2017, at 2:04 PM, Brad <brad_zylstra@yahoo.com> wrote:

>>

>> the

>

Glenn Mlaker

From: Margret Benson <chezkay2@gmail.com>
Sent: Wednesday, March 15, 2017 2:05 PM
To: Glenn Mlaker
Subject: 6.547 Var Tova Hotel remote parking lot

RECEIVED

MAR 15 2017

PLANNING SERVICES

DEPARTMENT

Dear planning commission,

We would like to add our objection along with our neighbors to the proposed use of the vacant lots for a remote shuttle parking lot for a hotel 4 blocks away. The hotel benefits but those of us who bought into historic Las Palmas area, pay property taxes, shop and dine out here, and enjoy the quiet living will be dramatically affected by the increased car traffic and noise.

Thank you for considering this neighborhood and the whole plan/feel of lovely Palm Springs.

The Benson family,
Henry, Margret and Sarah
247 W. Stevens Rd. #17

Sent from my iPhone

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 2:49 PM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Case 6.547, Tova Hotel

RECEIVED

MAR 15 2017

PLANNING SERVICES
DEPARTMENT

From: John Sweeney [<mailto:jes81972@gmail.com>]

Sent: Wednesday, March 15, 2017 2:30 PM

To: CityClerk

Cc: Brad Zylstra- PS; Lauren Davee; Sherrie Kilman; Joan and Les Friedman; Louise Passy, #12; Rick Lovrovich, #1

Subject: Case 6.547, Tova Hotel

As a neighboring property owner of the proposed parking lot variance at 1425 N. Palm Canyon I state my opposition to this application. For so many reasons this variance should be denied.

First is safety. The site proposed is at a 90° curve on Camino Del Norte with no sidewalks, curb or lighting. The street is used 24/7 by bicyclists, hiking pedestrians and pet walkers, all using the street for safe passage. Adding speeding valets is an accident waiting to happen.

Second is monitoring the proposed 155 car parking lot. Being 1340 feet (over 1/4 mile) away from the primary business site does not lend itself to quick response surveillance. When break-ins and auto alarms go off at 3 am, the image and value of the area decreases. Who is going to respond?

Third, the Las Palmas neighborhood is one of the great historic Palm Springs neighborhoods. The city recently dedicated and celebrated (in December) the E. Stewart Williams building at 1345 N. Palm Canyon as an historic site. I listened to the officials, including the mayor, at the ceremony praise the area and vow to preserve more of iconic Palm Springs. Let's keep Palm Springs great. Preserve these valuable residential areas. There's enough confusion and controversy with rental units and downtown development. Don't add to it.

As the entrance to the city hall states, "The people are the city."

John Sweeney

247 West Stevens Rd.

Palm Springs

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 3:10 PM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Planning Commission Case No. 6.547 VAR - Tova Hotel ...off site parking

RECEIVED
MAR 15 2017
PLANNING SERVICE
DEPARTMENT

From: Brad Zylstra [mailto:brad_zylstra@yahoo.com]
Sent: Wednesday, March 15, 2017 3:07 PM
To: CityClerk
Cc: Sherrie Kilman; Lauren Adamski; Paul Popowich; louisealbion@aol.com; Les & Joan Friedman; Bob Nunes; Rick Lovrovich; Jane and John Sweeney; Corinne Kerr
Subject: Planning Commission Case No. 6.547 VAR - Tova Hotel ...off site parking

As a neighbor of the property at 1425 North Palm Canyon and having now viewed the plans for the proposed variance application for a parking lot 1340 feet from the property it is intended to serve, I reiterate my continued opposition for the following reasons:

1. I appreciate that the plan indicates no added traffic to the neighboring streets, Camino Norte and West Stevens, **however** it indicates traffic exiting from the parking lot across N Palm Canyon onto E Camino Amapolathen turning left onto North Indian. Neither of these streets have stop lights which indicates to me that the the valet drivers will choose instead to turn right when exiting onto N. Palm Canyon then right onto Verde Norte thus bringing more traffic onto Camino Norte and the other neighboring streets and even with stop lights there is no guarantee the drivers would not take alternate routes.
2. In addition, adding more traffic on N Palm Canyon between the proposed hotel and parking lot increases potential accidents with pedestrians or cars attempting to cross N. Palm Canyon at W Stevens.
3. Lastly, in my opinion, parking would only be acceptable if it adjoined and served adjacent commercial development on N. Palm Canyon (which I believe is zoned for commercial) and not solely for the use of a hotel over several blocks away.

Thank you

Brad Zylstra
247 West Stevens
Palm Springs, CA 92262

Sent from my iPhone

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 1:34 PM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: CASE No.6.547 VAR, TOVA HOTEL AND BEACH CLUB

RECEIVED
MAR 15 2017
PLANNING SERVICES
DEPARTMENT

From: David and Ruth Silver [<mailto:darusilver@gmail.com>]
Sent: Wednesday, March 15, 2017 1:17 PM
To: CityClerk
Subject: CASE No.6.547 VAR, TOVA HOTEL AND BEACH CLUB

Hello Ms. Hart and members of the Palm Springs Planning Commission,

We are neighbors to 1425 North Palm Canyon Drive, where Tova Hotel and Beach Club plans to create an off-site parking lot. We oppose granting a variance to enable this construction, and ask the Planning Commission to vote against granting one.

In the six years we have owned our condo, we have seen the development of new shops, restaurants and a hotel which have enhanced the livability of this area of North Palm Canyon Drive. The transformation of the former Pizza Hut into the Draughtsman, the Arrive Hotel, its Reservoir Restaurant and the ice cream shop have been welcome additions to this area.

However, a valet parking lot more than a 1/4 mile from the Tova Hotel and Beach Club would only increase traffic on Camino Norte and Kaweah, as it is difficult and often dangerous to make a left turn from the proposed parking lot onto North Palm Canyon Drive, due both to traffic and the speed of the cars. Construction of this parking lot would increase vehicle traffic in our neighborhood. In addition, it would limit the possibilities of development, at this proposed site, of businesses or residences that would improve our neighborhood.

The granting of this variance has potential detriments to the safety and welfare of properties adjacent to it, as traffic in and out of this valet parking area could/would occur at all hours. Finally, the granting of this variance appears to be a special privilege inconsistent with the limitations upon other properties in the same vicinity. The granting of the variance appears to violate Zoning Code 94.06.00, B(2) and B(3) of the Palm Springs Municipal Code.

Thank you for considering the opposition of those residents who would have to bear the detriments of creating a valet parking lot 1/4 mile from the hotel it would serve.

Thank you,

David and Ruth Silver

247 West Stevens Road, Unit 18

Palm Springs, CA 92262

Glenn Mlaker

From: Terri Milton
Sent: Wednesday, March 15, 2017 1:56 PM
To: Glenn Mlaker
Cc: Terri Hintz
Subject: FW: Case No. 6.547 VAR, off-site parking lot, Tova Hotel and Beach Club

RECEIVED
MAR 15 2017
PLANNING SERVICES
CITY OF PALM SPRINGS

From: James Murphy [<mailto:Jim@modmansions.com>]
Sent: Wednesday, March 15, 2017 1:55 PM
To: 'cityclerk@palmspringsca.gov'
Cc: 'halkps@gmail.com'
Subject: Case No. 6.547 VAR, off-site parking lot, Tova Hotel and Beach Club

Dear Ms. Hart, Interim City Clerk, City of Palm Springs;

We are in receipt of the recent Notice of Public Hearing of the Planning Commission letter, City of Palm Springs, Case No. 60547 Variance for the Tova Hotel and Beach Club. My partner and I are homeowners on Camino Norte and therefore very close neighbors to the referenced property at 1425 No. Palm Canyon Drive. We strongly object and respectfully request that members of the Planning Commission decline the Tova Hotel and Beach Club's variance request for an off-site parking lot.

The granting of this variance would detrimentally and adversely affect the aesthetics, safety and added noise concerns within our historic Old Las Palmas community. The ingress/egress and travel distance to and from the lot and hotel, would not only add congestion to already busy arterial roads, but also to our neighborhood surface streets; thus adding to safety and noise concerns in our neighborhood.

We are hopeful that 'future' development of the 4 vacant lots at the 1400 block of Palm Canyon (currently a blank canvas) will have the following components: thoughtfully congruent, aesthetically pleasing, consideration for adjoining properties and neighborhoods, and an enhancement/attribute to our Community and City.

What is being proposed, an off-site parking lot at the 1425 location, would serve to benefit 'only' the Tova Hotel and Beach Club 4 blocks to the north. It would do nothing to benefit local area residents, the Community and the City.

Please confirm your receipt of this email.

Thank you,

Hal Keasler and James Murphy
halkps@gmail.com
jim@modmansions.com

3/13/17
D R McClurg
245 Vereda Norte
PS 92262

RECEIVED
CITY OF PALM SPRINGS
2017 MAR 16 AM 8:16
OFFICE OF THE CITY CLERK

RECEIVED
MAR 16 2017
PLANNING SERVICES
DEPARTMENT

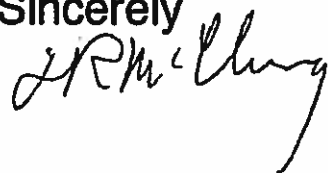
To: Kathleen D Hart, MMC
Interim City Clerk
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

Dear Ms Hart:

As a concerned neighbor to this proposed parking lot, I strenuously object to this use of the property. As an off-site parking lot, there will be no supervision of the site and this will invite vagrants to remain or move in, as is already the case with the property.

The best use would be as a commercial building site with owners more concerned about what happens on that land. I'd rather it remain vacant for now in hopes a real user/owner will purchase it. With the expansion of Uptown shopping from the south and the uptick in traffic from Arrive hotel and the Draughtsman restaurant, it would be sooner rather than later that this will happen.

Sincerely



March 16, 2017

To: Glen Mlaker
Associate Planner – City of Palm Springs
Fax No. 360-22-8360
760

From: Robert Gilmore

Re: Case No. 6.547VAR – Tova Hotel and Beach Club

RECEIVED

MAR 16 2017

PLANNING SERVICES
DEPARTMENT

This is in response to Case No. 6.547 VAR which would allow the occupant to develop the property at 1425 North Palm Canyon Drive. Pursuant to section 15300.2 the California Environmental Quality Act, this project would be exempt from those requirements. I would like to expand the definition of requirement to include the quality and safety of life to those living in RIA and RS residential areas.

I am against the proposed development plan as it will negatively impact our quiet residential neighborhood and disrupt our quality of life. The Additional traffic both in terms of people and guest driving through residential areas from the hotel to the parking lot and back will overwhelm our community.

I would like to propose an amendment to this application which would restrict both foot (including Valets) and vehicle traffic to and from the hotel to be on North Palm Canyon drive only.

As a 30+ year resident of 247 West Stevens, I'm very sensitive to the environment for those of us who are both occupiers and landlords. While growth and development in any community is important it is equally important that we maintain the sense of community that makes Old Las Palmas a unique and special place to live and that the quality of life not be impaired.

I believe restricting use to just Palm Canyon Drive by the hotel will satisfy both the desires of the developer while maintaining the environmental quality of the residential area.

Please feel free to call me if you have any questions or need clarification on my position.

Sincerely,



Robert Gilmore

Resident and Advocate for the Old Las Palmas Neighborhood
206-919-0711