



PLANNING COMMISSION STAFF REPORT

DATE: APRIL 26, 2017

PUBLIC HEARING

SUBJECT: 1875 NORTH PALM CANYON PARTNERS II, LLC, DBA – TOVA HOTEL AND BEACH CLUB FOR A MAJOR ARCHITECTURAL APPLICATION FOR EXTERIOR BUILDING RENOVATIONS TO AN EXISTING HOTEL (FORMERLY THE GARDEN VISTA HOTEL) LOCATED AT 1875 NORTH PALM CANYON DRIVE (CASE 3.0157 MAJ). (GM)

FROM: Department of Planning Services

SUMMARY

The Tova Hotel and Beach Club (formerly the Garden Vista Hotel) is seeking approval for a Major Architectural Application for the renovation of the existing hotel to include the following:

- Alteration to front driveway entrance for valet drop-off and improved site circulation.
- Renovation of Building A to include:
 - Removal of porte cochere and significant alterations to the building exterior.
 - New hotel lobby lounge area.
 - Conversion of second floor hotel rooms for future day spa.
 - Addition of 2,000-square feet for housekeeping expansion.
- Exterior façade and interior renovation of guestroom Buildings B, C & D.
- New construction of Building E (pool area) equaling 3,700-square feet as fitness/restrooms/storage area.
- Renovation of existing pool and deck area.
- Renovation of site landscaping and site paving/driveways.
- Construction of new trash compactor enclosure.
- Addition of two security gates to guest parking lots.

ISSUES:

- Planning Commission previously reviewed a Variance request for off-site parking and a Conditional Use Permit for a new restaurant and spa. These applications have been withdrawn and are not part of the MAJ application.
- Off-street parking requirement for hotel is being met on site.

RECOMMENDATION:

Recommend approval.

BACKGROUND AND SETTING:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
9/18/1984	Building permit issued (Shiloh Inn)
12/5/2016	AAC reviewed the Major Architectural Application and recommended approval to the Planning Commission with four 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.
3/22/2017	Planning Commission reviews and votes to deny a Variance (6.547 VAR), and Conditional Use Permit (5.1382 CUP) request, and continue a Major Architectural Application (3.0157 MAJ) to a date uncertain.

<i>Most Recent Change of Ownership</i>	
8/1/2014	1875 North Palm Canyon Partners

<i>Sign Posting of Pending Project</i>	
	Not Required

<i>Neighborhood Notification</i>	
4/20/2017	Email sent to the following: Little Tuscany, Racquet Club Estates, Vista Las Palmas, Old Las Palmas, El Mirador Neighborhood Organizations.

<i>Notification</i>	
3/9/2017	Public hearing notices sent to all property owners within 500 feet of property.

DETAILS OF APPLICATION REQUEST:

<i>Site Area</i>	
	4.37-Acres

<i>Surrounding Property</i>	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	TRC (Tourist Resort Commercial)	Hotel	C-1 / R-3 General Commercial / Multi-Family Residential
North	TRC (Tourist Resort Commercial)	Commercial – Rick's Restaurant	C-1 General Commercial

South	TRC (Tourist Resort Commercial)	Hotel - Vacant	C-1 / R-3 General Commercial / Multi-Family Residential
East	TRC (Tourist Resort Commercial)	Commercial – Billy Reed's Restaurant	C-1 General Commercial
West	MDR (Medium Density Residential)	Condominiums – Casa de Oro	RG(6) Multi-Family Residential

DEVELOPMENT STANDARDS:

Pursuant to Section 92.04.03 the following standards apply:

Evaluation of Standards for the C-1 Zone

Standard	Required/Allowed	Provided	Compliance
Lot Area	20,000-square feet	4.37-Acres	Yes
Lot Width	100 feet	322 feet	Yes
Lot Depth	150 feet	548 feet	Yes
Front Yard	5 feet	40 feet	Yes
Side Yard	None	55 feet	Yes
Rear Yard	20 feet when abuts residential	55 feet	Yes
Building Height (max.)	30 feet	30 feet	Yes
Bldg. Coverage	None	21%	Yes
Trash Enclosure	Required	Trash Compactor	Yes
Mech. Equip.	Screened by parapet	Roof Mount / Screened	Yes
Off-Street Parking	See Table Below	See Table Below	Yes

ANALYSIS:

Site Plan:

The site is the former Garden Vista Hotel located in north Palm Springs (on North Palm Canyon Drive North of Vista Chino) across the street from Billy Reed's restaurant. The site is rectangular in shape consisting of a lobby building with attached porte cochere, and three buildings containing hotel rooms in a "U" shape. All buildings face an inner courtyard encompassing two (2) pools and fitness center with perimeter parking lots.

The proposed project will rehabilitate an aging resort hotel on the City's main thoroughfare of North Palm Canyon Drive. Changes include a major renovation and addition to Building A; cosmetic changes to three (3) guestroom Buildings B, C, and D; and the new construction of Building E (a new pool house), as well as rehabilitation of the pool and deck area.

Site access from North Palm Canyon Drive will be redesigned from current conditions to

accommodate a right-in, right-out entrance with two (2) curb cuts allowing for better traffic flow, valet drop-off, and improved site circulation. This entry scheme will result in three (3) access lanes to help facilitate proper traffic flow.

The hotel will utilize a 100% valet parking system in a one-way counter-clockwise direction around the hotel. Guests of the hotel will pull up to a valet station and all cars will be parked on site.

The project includes the rehabilitation of Building A which currently contains the lobby check-in area, a large entry porte cochere, conference room, breakfast room, managers quarters, laundry facilities, and 10 guest rooms on the second floor. Building A total size is currently 10,885-square feet. The first level will contain a new lobby/reception area; and lounge area; storage; and a new 2,000-square foot addition for back of house operations. The renovation will include the elimination of the second floor guestrooms with the anticipation of a new spa which requires a Conditional Use Permit as part of a resort hotel. This review may occur at a future date. The total size of Building A after renovation and the 2,000-square foot back of house addition will be 12,800-square feet.

Changes to the guest rooms in Buildings B, C, and D will include a substantial façade upgrade and interior room renovations. No major structural modifications are proposed.

An existing pool building located within the courtyard area will be razed and a new 3,600-square foot building (Building E) will be constructed and contain locker rooms, storage, and fitness room to support the day pool operations.

The arrival point for the renovated hotel will be a large glass canopy that will overhang the driveway and extend from Buildings A into the renovated pool area. This architectural feature will provide an arrival experience for hotel guests.

Mass and Scale:

The proposed renovations to Building A will result in a structure that is twenty-four (24') feet in height with a building parapet extending to twenty-eight (28') feet. The existing building tile "roof apron" elements will be removed along with the second floor railings, porte cochere, and stairway tower. The front elevation will be substantially altered and replaced with a large glass façade.

The guestroom buildings (Buildings B, C, & D) renovation will include the removal of the tile "roof aprons" and railings, to be replaced with square vertical wall elements and concrete screen accent block. Maximum height of the buildings will remain at twenty-four (24') feet.

Building Design and Detailing:

The renovation of the 1980's motel will require the removal of most of the original building elements to include the tile "roof aprons", wall stucco, second floor railings,

guest room doors, stairway towers, and entry porte cochere. The new design is Modern inspired with the use of smooth stucco painted white for the main portion of all buildings; a gray color for the walls of the guest buildings with dark gray doors, and concrete patterned block for accents. For Building A, the front elevation will utilize extensive glazing systems with gray aluminum frames and tempered glass railings on stairwells and balconies. The pool house building will be similar in design to others on the site.

Landscaping and Buffers:

The landscape plan shows a wide variety of accent palms, trees, citrus and large canopy trees. The use of ground cover, shrubs, cactus, and other accent plants will result in a lush site. The site entry will utilize colored pavers in two shades of brown with gray accents in a symmetrical pattern. The landscaping along North Palm Canyon Drive includes large Palo Verde trees, Date Palms and other ground cover. The parking lot shade trees located in existing islands will be Palo Verde.

Off-Street Parking

The renovation of the existing hotel will reduce the overall number of hotel rooms to 104. Parking for the property will be 100% valet utilizing a combination of standard, compact, and tandem spaces within the lots surrounding the property. A minimum twenty-four (24') foot wide drive aisle will be maintained for emergency vehicle access. The parking tabulation is as follows:

Parking Required

Description	Room or Employee #	Parking Ratio	Parking Required
Buildings B thru D	50	1 per room	50
Buildings B thru D	54	0.75 per room	41
Total Hotel Rooms	104		91
Employees	22	1 per employee	22
Total Required			113

Parking Provided

On-Site Parking	
Standard Spaces	68
Compact Spaces	26
Accessible Spaces	7
Tandem Spaces	15
Total On-Site Provided	116
Total On-Site Required	113
Total Surplus	3

The proposed off-street parking layout per the site plan will meet the standards of the Palm Springs Zoning Code.

REQUIRED FINDINGS:

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed development to determine if it will provide a desirable environment for its occupants, be compatible with the character of the adjacent and surrounding developments, and whether it is good composition, material, textures, and colors. Conformance shall be evaluated based on the following criteria:

1. Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;

The proposed hotel rehabilitation and renovation of the guestroom buildings will freshen this aging property and provide greater amenities to the hotel guests and general public. The project provides good separation of pedestrian and vehicular circulation by re-working the front vehicle entry with a right-in, right-out driveway from North Palm Canyon Drive, with three travel lanes and valet drop-off area. Adequate pedestrian sidewalks are provided within the site and the finding is met.

2. Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;

The renovation of the existing hotel is consistent with adjacent commercial properties along North Palm Canyon Drive. The immediate neighborhood fronting the street consists of similar hotels, restaurants and commercial uses such as the Arrive Hotel, Monroe, and Ivy Palm, and other restaurants including Rick's and Billy Reed's. The architectural design of the renovated hotel will introduce an interesting and unique design element to the northern entry of the City. The use of varied building materials with multi-colored pavers for the front arrival motor court and landscaping will allow the renovated hotel to be distinct from the adjoining and adjacent properties. The proposed project is compatible with the existing development in the vicinity and the finding has been met.

3. Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;

The proposed renovations to Buildings A thru D will result in a structure that is twenty-four (24') feet in height with a building parapet to conceal mechanical equipment extending to twenty-eight (28') feet for Building A. The existing building tile "roof apron" elements will be removed along with the second floor railings, porte cochere, and stairway tower. The Modern design for the newly renovated buildings will conceal all mechanical systems and the finding has been met.

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

The renovation of the 1980's motel will require the removal of most of the original building elements to include the tile "roof aprons", wall stucco, second floor railings, guest room doors, stairway towers, and entry porte cochere. The new design is Modern inspired with the use of smooth stucco painted white for the main portion of all buildings; a gray color for the walls of the guest buildings with dark gray doors, and concrete patterned block for accents. For the renovated Buildings the front elevations will utilize extensive glazing systems with gray aluminum frames and tempered glass railings on stairwells and balconies and the finding has been met.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The landscape plan includes a wide variety of accent palms, trees, citrus, and large canopy trees. The use of ground cover, shrubs, cactus, and other accent plants will result in a lush site. The site entry will utilize colored pavers in two shades of brown with gray accents in a symmetrical pattern. The landscaping along North Palm Canyon Drive includes large Palo Verde trees, Date Palms and other ground cover. The parking lot shade trees located in existing islands will be Palo Verde and the finding has been met.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from environmental review pursuant to Section 15301 (Class 1 – "Existing Facilities") of the California Environmental Quality Act ("CEQA").

CONCLUSION

The project as proposed meets the development standards for the C-1 and R-3 zones. Based upon this determination Staff is recommending approval of the project as designed.



Glenn Mlaker, AICP
Associate Planner



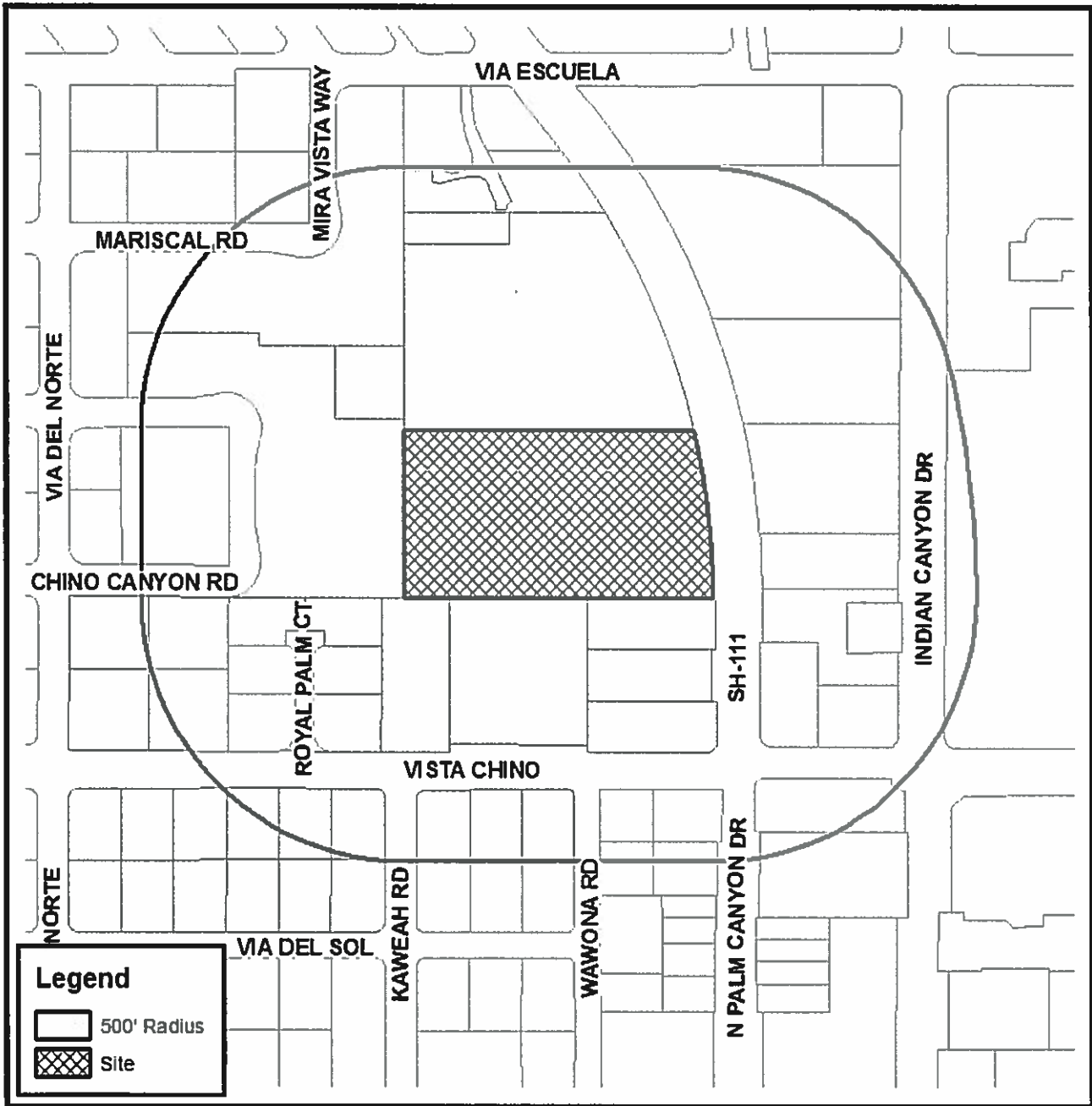
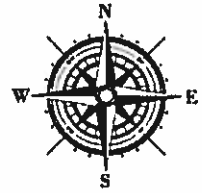
Finn Fagg, AICP
Director of Planning Services

Attachments:

1. 500' Vicinity Map
2. Resolution
3. Conditions of Approval
4. AAC Meeting Minutes of December 5, 2016
5. Site Photos
6. Project Packet includes:
 - Owner Project Narrative
 - Site Plan
 - Site Circulation
 - On-Site Parking Plan
 - Landscape Plan
 - Building Site Sections
 - Photometric Plan
 - Floor Plans
 - 3D Images
 - Building Elevations
 - Material Board



Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

CASE 3.0157 MAJ

1875 NORTH PALM CANYON DRIVE

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION FOR EXTERIOR BUILDING RENOVATIONS TO AN EXISTING HOTEL (FORMERLY THE GARDEN VISTA HOTEL) LOCATED AT 1875 NORTH PALM CANYON DRIVE, ZONE C-1/R-3, SECTION 3, APN 504-310-027.

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 3.0157 MAJ, with the City pursuant to Section 94.04 of the Palm Springs Zoning Code (PSZC) for Architectural Review of a hotel renovation located at 1875 North Palm Canyon Drive, Zone C-1/R-3, Section 3.

B. On December 5, 2016, the Architectural Advisory Committee reviewed the proposal and voted 5-0 to recommend approval of the project to the Planning Commission.

C. On April 26, 2017, a public meeting on the application to consider Case 3.0157 MAJ was held by the Planning Commission in accordance with applicable law.

D. The proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class I exemption ("Existing Facilities") pursuant to Section 15301 of the CEQA Guidelines

E. 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, and all written and oral testimony presented.

F. Pursuant to Section 94.04.00(D) of the Palm Springs Zoning Code, the Planning Commission finds:

- 1. Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The proposed hotel rehabilitation and renovation of the guestroom buildings will freshen this aging property and provide greater amenities to the hotel guests and general public. The project provides good separation of pedestrian and vehicular circulation by re-working the front vehicle entry with a right-in, right-out driveway from North Palm Canyon Drive, with three travel lanes and valet drop-off area. Adequate pedestrian sidewalks are provided within the site and the finding is met.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The renovation of the existing hotel is consistent with adjacent commercial properties along North Palm Canyon Drive. The immediate neighborhood fronting the street consists of similar hotels, restaurants and commercial uses such as the Arrive Hotel, Monroe, and Ivy Palm, and other restaurants including Rick's and Billy Reed's. The architectural design of the renovated hotel will introduce an interesting and unique design element to the northern entry of the City. The use of varied building materials with multi-colored pavers for the front arrival motor court and landscaping will allow the renovated hotel to be distinct from the adjoining and adjacent properties. The proposed project is compatible with the existing development in the vicinity and the finding has been met.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The proposed renovations to Buildings A thru D will result in a structure that is twenty-four (24') feet in height with a building parapet to conceal mechanical equipment extending to twenty-eight (28') feet for Building A. The existing building tile "roof apron" elements will be removed along with the second floor railings, porte cochere, and stairway tower. The Modern design for the newly renovated buildings will conceal all mechanical systems and the finding has been met.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*
AND

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*
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6. *Consistency of composition and treatment,*

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7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation*

to insure maintenance of all plant materials;

The landscape plan includes a wide variety of accent palms, trees, citrus, and large canopy trees. The use of ground cover, shrubs, cactus, and other accent plants will result in a lush site. The site entry will utilize colored pavers in two shades of brown with gray accents in a symmetrical pattern. The landscaping along North Palm Canyon Drive includes large Palo Verde trees, Date Palms and other ground cover. The parking lot shade trees located in existing islands will be Palo Verde and the finding has been met.

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission hereby approves Case 3.0157 MAJ for the exterior building renovations to an existing hotel subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 26th day of April, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case No. 3.0157 MAJ

TOVA Hotel and Beach Club
1875 North Palm Canyon Drive

April 26, 2017

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.0157 MAJ, to allow for exterior renovations to an existing hotel per approved site plan and floor plan.
- ADM 2. The site shall be developed and maintained in accordance with the approved plans, date stamped April 13, 2017, which includes the site plan on file in the Planning Division except as modified by conditions below.
- ADM 3. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.0157 MAJ. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City

of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Time Limit on Commencement of Use. The time limit for commencement of the use authorized by this conditional use permit shall be two (2) years from the effective date of approval. A conditional use permit shall become effective after an elapsed period of fifteen (15) days

- ADM 7. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

- ADM 9. Comply with City Noise Ordinance. This use and property shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.

Ordinance Time of Day	Ordinance dBA Limits
7:00 AM to 6:00 PM	60
6:00 PM to 10:00 PM	55
10:00 PM to 7:00 AM	50

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Approval associated with Case 3.0157 MAJ does not include restaurant Building F which would require a Conditional Use Permit and associated parking.
- PLN 2. Approval associated with Case 3.0157 MAJ does not include a spa use open to the general public. A Conditional Use Permit would be required with associated parking.
- PLN 3. Day use of pool to be restricted to guests of hotel. The use of pool by the general public would require a separate parking analysis.
- PLN 4. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 5. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 6. Palm Tree Requirement. In accordance with Planning Commission Resolution No. 1503, dated November 18, 1970, the developer is required to plant Washingtonia Fillifera (California Fan) palm trees (14 feet from ground to fronds in height) 60 feet apart along the entire frontage of Palm Canyon Drive and/or Tahquitz Canyon Way median. (for projects on Palm Canyon or Tahquitz Canyon Way).
- PLN 7. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.
- PLN 8. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.

PLN 9. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

BUILDING DEPARTMENT CONDITIONS

BLD 1. The applicant shall obtain all appropriate building permits.

ENGINEERING DEPARTMENT CONDITIONS

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

All Grading Plans, Improvement Plans, Required Studies and Documents listed below, must be submitted to Public Works and Engineering Department for review and approval.

STREETS

ENG 1. Applicant shall obtain State permits and approval of plans for any work done on State Highway 111. A copy of an approved Caltrans encroachment permit shall be provided to the City Engineer prior to the issuance of any grading or building permits if there is any work being done in the public right-of-way on State Highway 111.

NORTH PALM CANYON DRIVE (HIGHWAY 111)

ENG 2. Existing sidewalk adjacent to existing palm trees along the frontage of the project will need to be modified to provide adequate accessibility to the satisfaction of the City Engineer in accordance with City of Palm Springs Standard Drawing No. 210.

ENG 3. Remove and replace the existing curb ramps on both sides of the existing driveway entrance and construct Type A curb ramps meeting current California State Accessibility standards in accordance with City of Palm Springs Standard Drawing No. 212.

ENG 4. Contact the Director of Facilities and Maintenance to determine if the existing palm trees, irrigation, and street lights along the North Palm Canyon Drive frontage will have to be replaced or upgraded in conjunction with this project. The applicant shall be responsible for installation of a new irrigation and electrical system (and lights) for the palm trees to the satisfaction of the City Engineer.

ENG 5. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

ENG 6. The minimum pavement section for all on-site pavement shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 7. On-site drive aisles or parking lot shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system, in accordance with applicable City standards.

SANITARY SEWER

ENG 8. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities. New laterals shall not be connected at manholes.

GRADING

ENG 9. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control

Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.

b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report.

- ENG 10. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist (a copy of the written approval must be provided to the City). The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aguacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 11. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 12. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 13. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 14. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre (if there is disturbance of 5,000

square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.

- ENG 15. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan (if required) or prior to issuance of any permit.
- ENG 16. The applicant shall provide pad elevation certifications for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Division prior to construction of any building (or structure) foundation.
- ENG 17. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

WATER QUALITY MANAGEMENT PLAN

- ENG 18. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants,

Conditions, and Restrictions (CC&R's) required for the development (if any).

- ENG 19. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the on-site private drive aisles. Direct release of nuisance water to adjacent public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 20. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

- ENG 21. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).

GENERAL

- ENG 22. All proposed utility lines shall be installed underground.
- ENG 23. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 24. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 25. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with

record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 26. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 27. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

TRAFFIC

ENG 28. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement (if necessary) and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the Palm Canyon Drive frontage of the subject property.

ENG 29. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review.

FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined from preliminary plans received April 11, 2016. Additional requirements may be required based on revisions to final plans.

FID 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Three (3) complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal. No deferred submittals

accepted.

FID 3 Plans and Permits (CFC 105.1):

Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals (four sets). All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall include all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supporting data, (calculations and manufacturers technical data sheets) including fire flow data, shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

FID 4 Buildings and Facilities (CFC 503.1.1): Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

FID 5 Surface (CFC 503.2.3): Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

- FID 6 **Turning radius (CFC 503.2.4):** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet. Radius must be concentric.
- FID 7 **Traffic Calming Devices (CFC 503.4.1):** Traffic calming devices shall be prohibited unless approved by the fire code official.
- FID 8 **Security Gates (CFC 503.6):** The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch). Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

- FID 9 **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox

key boxes must be approved by the fire code official.

Key Box Contents (CFC 506.1): The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

FID 10 “Exit Analysis Plan” required (CFC 104.7.2): Prepared, stamped and signed by a state licensed architect in $\frac{1}{4}'' = 1'$ scale. The floor plan shall address the following for all Assembly occupancy locations:

Provide *net* occupant load calculations for interior (restaurant & bar) and outdoor patios. The occupant load determination shall be made by the Fire Marshal

Seating/table diagram with compliant aisle widths

Minimum required egress width to accommodate occupant load

Exit access travel distance

Egress paths to public way

Means of egress illumination locations

Illuminated EXIT sign locations

Compliant exit doors/gates and door/gate hardware (panic hardware)

Note any elevation changes in the exit discharge

Locations of fire extinguishers (minimum rating 2A-10BC).

Project Note – Required for Building A, restaurant & 2nd story

FID 11 Posting of Occupant Load (CFC 1004.3): Every room or space *which is used for assembly, classroom, dining, drinking, or similar purposes having an occupant load of 50 or more* shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

- Occupant load numbers will be determined by the Fire Marshal after the receipt and approval of the Exit Analysis Plan

FID 12 Maintenance of Fire-Resistance-Rated Construction (CFC 703.1): The required fire-resistance rating of fire-resistance-rated construction (including walls, fire-stops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of

resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

- FID 13 **Fire Alarm and Smoke Alarms Group R-1 (CFC 1103.7.5):** A fire alarm system and smoke alarms shall be installed in existing Group R-1 occupancies in accordance with Sections 1103.7.5.1 through 1103.7.5.2.1.
- FID 14 **Manual Fire Alarm System (CFC 1103.7.5.1):** Group R-1 hotel and motel manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-1 hotels and motels more than three stories or with more than 20 sleeping units.
- FID 15 **Residential Smoke and Carbon Monoxide Alarms Installation (CFC 907.2.11.2/3/4; CRC R314 & R315; and California Health & Safety Code 17926):** Provide and install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm will cause all smoke alarms within the dwelling to sound. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.
- FID 16 **Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.
- FID 17 **Hazardous Materials (CFC 5004.1):** Storage of hazardous materials in amounts exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001, 5003 and 5004. Storage of hazardous materials in amounts not exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001 and 5003. Retail and wholesale storage and display of nonflammable solid and nonflammable and noncombustible liquid hazardous materials in Group M occupancies and Group S storage shall be in accordance with Section 5003.11.
Pool Chemicals – dedicated, compliant storage cabinets, rooms, or areas required
Liquid Petroleum Gas (LPG) – dedicated, compliant storage cabinets, rooms, or areas required

FID 18 Project Notes:

Architectural screens proposed for building fronts serve to create "interior corridors" and present certain fire suppression and rescue challenges. Mitigation measures will be considered in order to obtain fire department approval. Measures should include: An automatic fire alarm system with occupant notification and monitored by a central service station; fire-rated separations of the common attic space; hinged, full height access panels integrated into the proposed screens on the second-story to provide firefighter ingress; exit door panels on the first-story screens containing panic hardware to provide occupant egress and firefighter ingress.

Architectural screens shown on this plan submittal are not acceptable. No mitigation measures detailed as previously discussed with representatives from "door-thirteen"

END OF CONDITIONS

**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.*

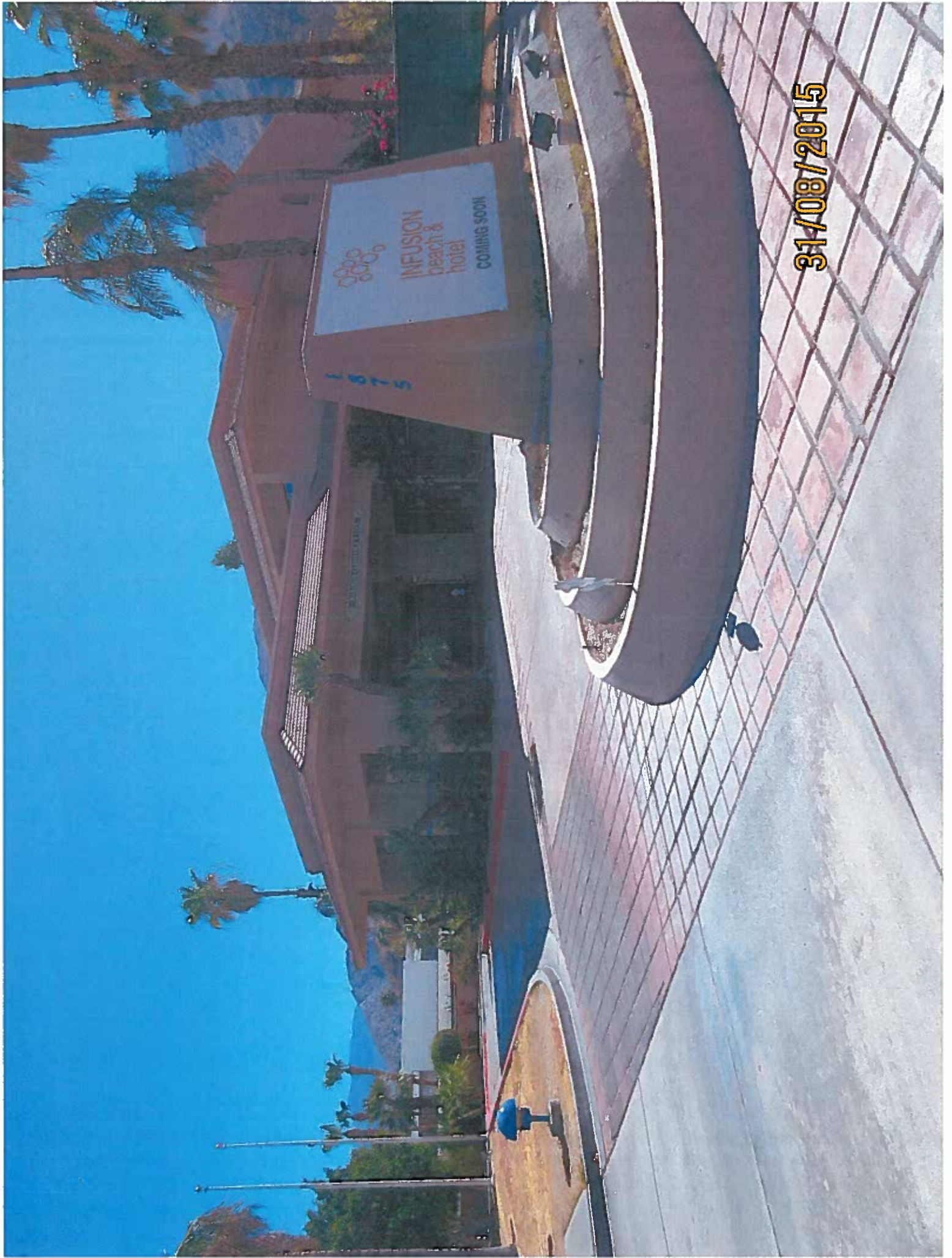
*A recommendation to include the above comments by Chair Song.

COMMITTEE MEMBER COMMENTS: None.

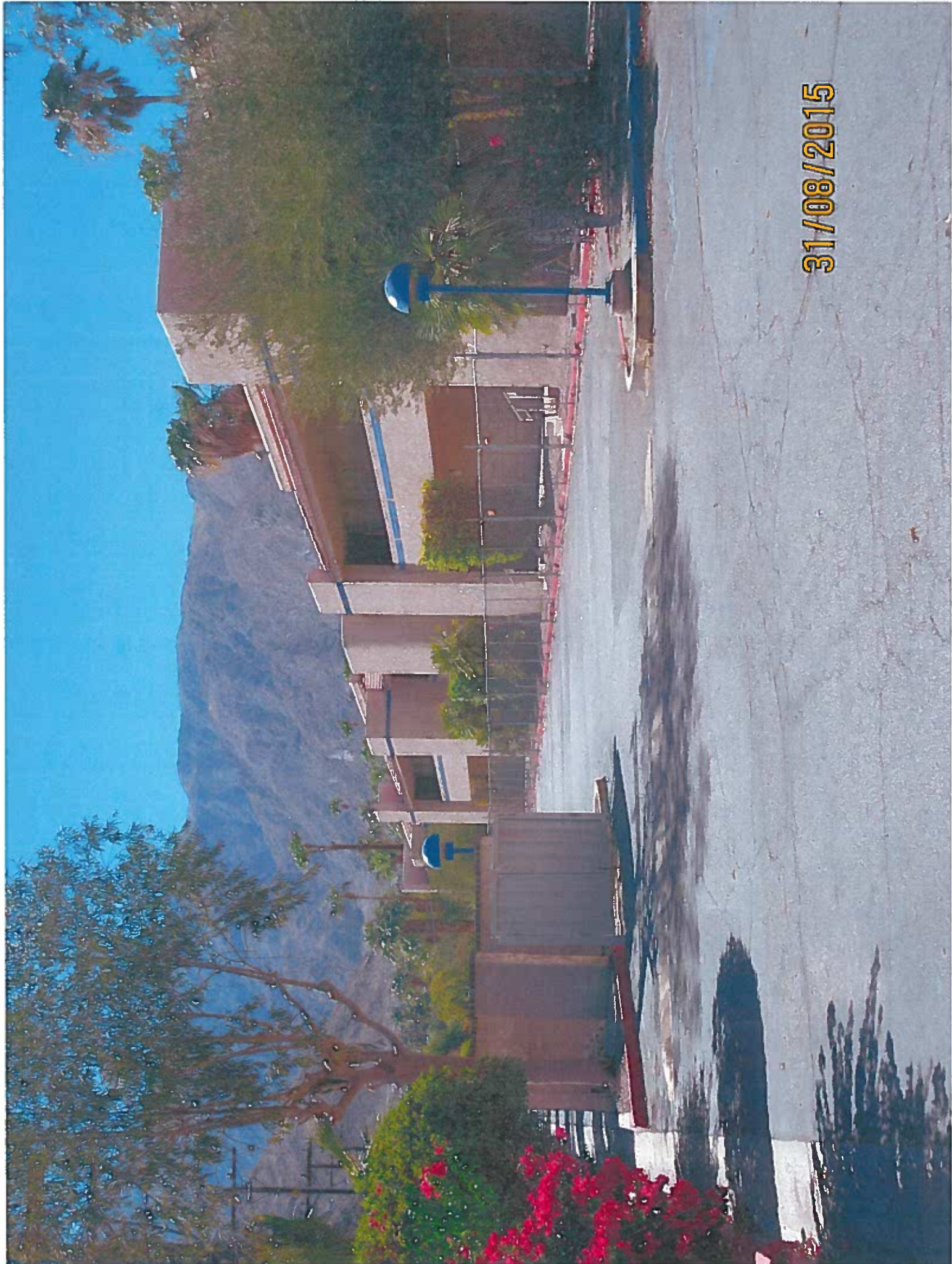
STAFF MEMBER COMMENTS: Planning Director Fagg reported that no additional meetings are scheduled for this month and the next meeting will be held on Tuesday, January 3, 2017.

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.

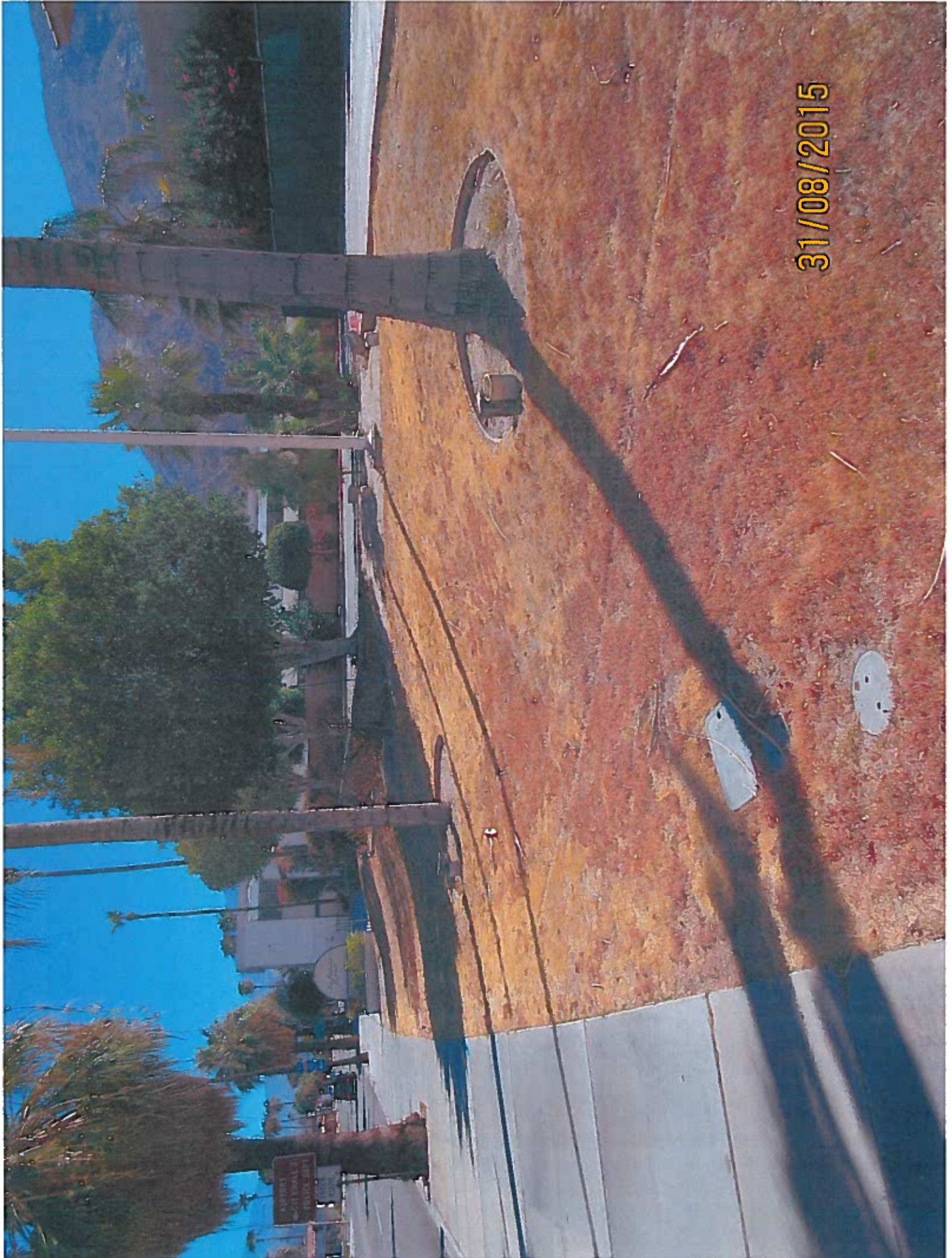
Flinn Fagg, AICP
Director of Planning Services



31/08/2015



31/08/2015



31/08/2015



31/08/2015

TOVA

HOTEL + BEACH CLUB

1875 N Palm Canyon Dr, Palm Springs, CA 92262

Architectural Review Submittal - Case #5.1382 (MAJ)

04.26.17



OWNER PROJECT NARRATIVE

American Gateway Regional Centers is proud to introduce the

TOVA Hotel + Beach Club

From the Hebrew translation "Good Girl" and the Nordic "Beautiful Thunder", TOVA is a study in contrast. Using the intense shadow patterns of the desert and a sophisticated tone on tone approach to color, the architecture will reflect a simplistic but deliberate approach to form, light and shadow. Color will come from a vibrant natural desert landscape planting palette. The project seeks to cater to the international traveler and the discerning desert dweller alike, offering access to what is set to be the premiere restaurant in the area and an exclusive beach club with private cabanas, sunken seating lounges with fire pits and bottle service and multiple on-site bar offerings to meet any situation. The TOVA Hotel + Beach Club will redefine the desert oasis.

TOVA Hotel + Beach Club is a renovation of, and an addition to, the former Shilo Inn property at 1875 N Palm Canyon Drive, Palm Springs, CA. The existing three guest room buildings will undergo a complete renovation and modernization, with a major façade upgrade, including new courtyard glass balcony rails for unrestricted views into the Beach Club pool deck, new stairs/vertical circulation, and a full renovation of the room interiors. The existing lobby building will undergo a dramatic transformation and extensive renovation, opening up a 2 story lobby space facing N Palm Canyon drive. The renovated lobby building will include a lobby café/bar and lounge, two executive meeting rooms (for guests only) and a future day spa offering massage, blowout bar and nails. The project will introduce a new Beach Club poolhouse building serving as access control for guests to the heart of the project. There is also space allocated for a future fine dining restaurant which will be developed at a later date under a separate conditional use permit.

TOVA seeks to create a new standard for the desert luxe resort unlike any other in Palm Springs, CA and we appreciate your consideration and support of this project. Please feel to reach out to me personally with any questions you may have.

James Turco
President & Co-Founder

AGRC | Development

O: 949.535.0287
jturco@agrcusa.com

PROJECT TEAM

OWNER

AMERICAN GATEWAY REGIONAL CENTERS
CONTACT: JIM TURCO

HOTEL OPERATIONS CONSULTANT

PRESTIGE MANAGEMENT
CONTACT: CHARLY ASSALY
305.812.2501

ARCHITECT

GENSLER
CONTACT: JOSHUA TICKENOFF
4675 MACARTHUR COURT, SUITE 100
NEWPORT BEACH, CA 92660
949.260.8631

LANDSCAPE ARCHITECT

TKD ASSOCIATES INC.
CONTACT: TOM DOCZI
41-750 RANCHO LAS PALMAS DR., SUITE K-2
RANCHO MIRAGE, CA 92270
760.776.1751

STRUCTURAL ENGINEER

KPFF
CONTACT: ROB FECAROTTA, SE
18400 VON KARMAN AVENUE, SUITE 600
IRVINE, CA 92616-1029
949.252.1022

CIVIL ENGINEER

THE ALTUM GROUP
CONTACT:
73-710 FRED WARING DRIVE, SUITE 219
PALM DESERT, CA 92260
760.346.44750

MEP ENGINEER

GLUMAC
CONTACT: ROBIN MOSLEY, P.E.
18200 VON KARMAN AVE., SUITE 100
IRVINE, CA 92612-1029
949.833.8190

PROJECT SCOPE/SUMMARY

COMPLETE RENOVATION OF EXISTING EARLY 1970'S 2 STORY HOTEL. RENOVATIONS INCLUDE:

- EXISTING LOBBY BUILDING (BLDG A): COMPLETE RENOVATION/MINOR EXPANSION AND INCLUSION OF A FUTURE SPA AND LOBBY BAR FOR GUEST USE.
- EXISTING GUESTROOMS (BLDG'S B, C & D): COMPLETE EXTERIOR FACADE AND INTERIOR RENOVATION, RELOCATION/ADDITION OF STAIRS, BALCONY MODIFICATION AND BLDG C ELEVATOR ADDITION.
- NEW 1-STORY POOLHOUSE/GYM (BLDG E).
- PAD F FOR A FUTURE RESTAURANT.
- NEW TRASH COMPACTOR AND STORAGE BLDG ENCLOSURES.
- NEW YARD FOR RELOCATED TRANSFORMER AND FUTURE COMPACT GENERATOR (BOTH SCREENED).
- COURTYARD WORK: DEMO OF EXISTING POOL AND POOLHOUSE AND CONSTRUCTION OF NEW 5,000SF MAX POOL W/ SPAS. CONSTRUCTION OF ONE POOL BAR
- MISC SITE WORK: COMPLETE RENOVATION OF LANDSCAPE AND SITE PAVING/DRIVES. MODIFICATION TO DRIVE ENTRY FOR IMPROVED ENTRY AND EXIT CIRCULATION (PLANS TO BE SUBMITTED TO CALTRANS FOR APPROVAL).

BUILDING AREAS

BUILDING #	EXISTING	PROPOSED
(R) BLDG. A (LOBBY/SPA)	+/- 10,885 SF	+/- 12,800 SF ⁽¹⁾
(R) BLDG B (GUESTROOMS)	+/- 23,513 SF	+/- 23,600 SF ⁽²⁾
(R) BLDG C (GUESTROOMS)	+/- 6,162 SF	+/- 6,500 SF ⁽²⁾
(R) BLDG D (GUESTROOMS)	+/- 23,513 SF	+/- 23,600 SF ⁽²⁾
(N) BLDG E (POOLHOUSE)	+/- 2,200 SF	+/- 3,600 SF ⁽³⁾
(N) POOL BAR # 1		+/- 670 SF
(N) TRASH COMP. ENCLOSURE		+/- 700 SF
(N) STORAGE ENCLOSURE		+/- 500 SF
TOTAL	+/- 66,273 SF	+/- 71,970 SF

BUILDING AREA NOTES

- REFLECTS EXISTING LOBBY BUILDING AREA WITH ADDITION/EXPANSION OF +/- 2,000 SF TO BLDG A BACK OF HOUSE
- REFLECTS 100 TO 400 SF EXPANSION FOR RELOCATED STAIRS/BALCONY/ELEV
- EXISTING POOL HOUSE DEMO'D - NEW POOLHOUSE/GYM ADDED

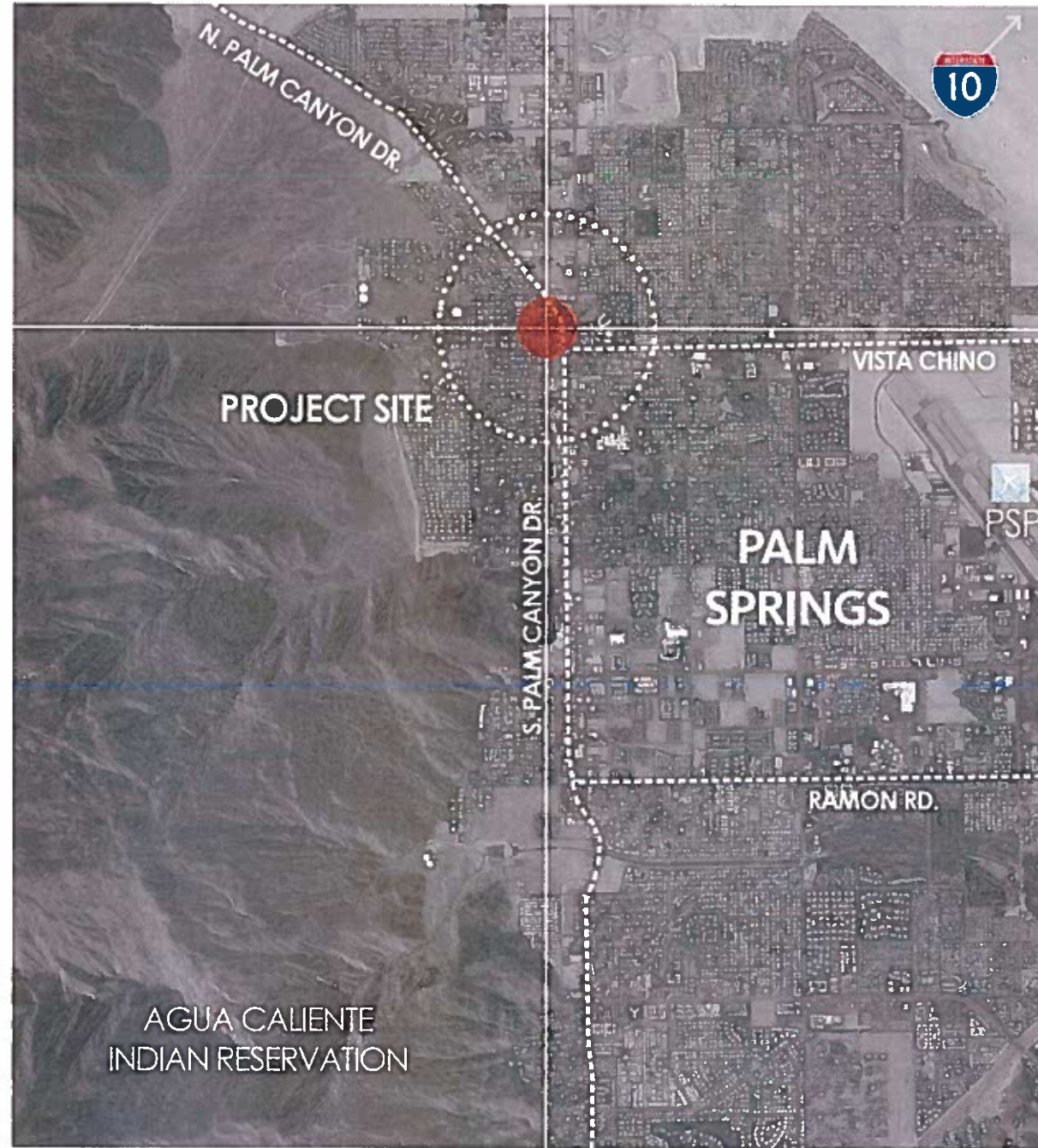
PARKING COUNT

SEE SHEET "B2 & B3" FOR PARKING INFORMATION



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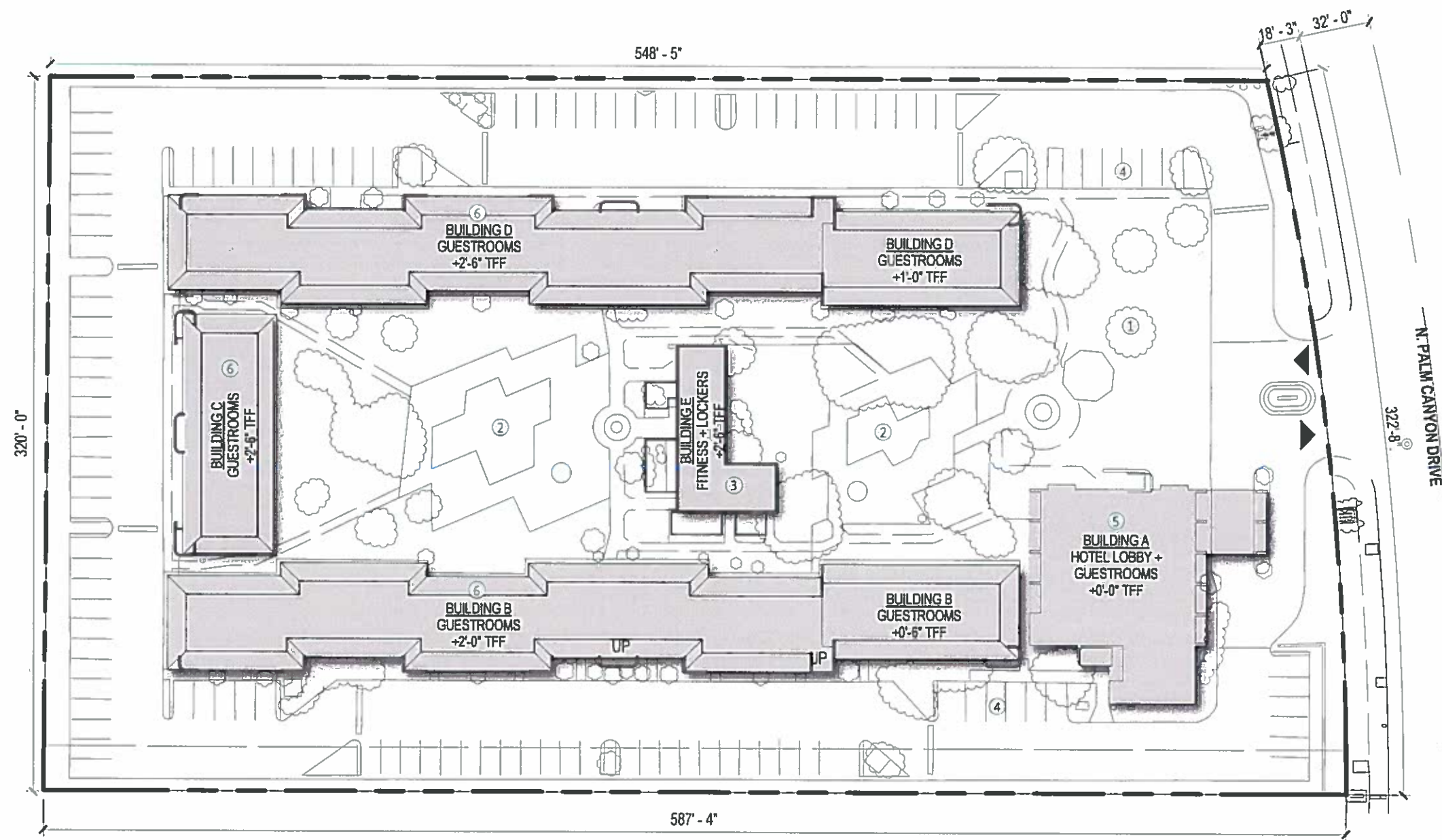
SHEET #	DESCRIPTION	SHEET #	DESCRIPTION
1	COVER	C6	FLOOR PLANS - BLDG E (POOLHOUSE)
2	OWNER NARRATIVE/STATEMENT	C7	OVERALL ROOF PLAN
3	PROJECT TEAM / T.O.C. / PROJECT DATA	D1	PERSPECTIVE VIEW 01 - ARRIVAL
4	REGIONAL + VICINITY MAP	D2	PERSPECTIVE VIEW 02 - CENTER/MONUMENT SIGN
A1	EXISTING SITE PLAN	D3	PERSPECTIVE VIEW 03 - VALET/DROP-OFF
A2	EXISTING ELEVATIONS AND PHOTOS	D4	PERSPECTIVE VIEW 06 - POOL/COURTYARD
A3	PROPOSED EXTERIOR DEMOLITION & EXIST'G PHOTOS	D7	PERSPECTIVE VIEW 06 - TYPICAL GUESTROOM BLDGS
A4	PROPOSED SCOPE OF WORK	D8	SHADOW STUDY @ ENTRY
B1	ARCHITECTURAL SITE PLAN	E1	BUILDING ELEVATIONS - OVERALL
B2	SITE CIRCULATION PLAN	E2	BUILDING ELEVATIONS - BLDG A
B3	PARKING SPECIFIC PLAN - PARKING STALL DIAGRAM	E3	BUILDING ELEVATIONS - BLDG B (BLDG D MIRRORRED)
B4	PARKING SPECIFIC PLAN - ENLARGED PLAN ON-SITE PARKING	E4	BUILDING ELEVATIONS - BLDG B (BLDG D MIRRORRED)
B8	LANDSCAPE SITE PLAN - OVERALL	E5	BUILDING ELEVATIONS - BLDG C
B9	LANDSCAPE SITE PLAN - ENLARGED ENTRY DROP-OFF	E6	BUILDING ELEVATIONS - BLDG E / OUTER BUILDINGS
B10	LANDSCAPE SITE PLAN - ENLARGED POOL DECK	F1	DIGITAL MATERIAL BOARD - EXTERIOR FINISHES
B11	LANDSCAPE LEGEND + PLANT TYPES + QTY		
B12	LANDSCAPE PALETTE - TREES		
B13	LANDSCAPE PALETTE - SHRUBS / GROUND COVER		
B14	LANDSCAPE PALETTE - HARDSCAPE		
B15	GRADING PLAN		
B16	DRAINAGE PLAN		
B17	SITE CROSS-SECTION		
B18	EXTERIOR SITE LIGHTING PLAN + PHOTOMETRICS		
C1	FLOOR PLANS - BLDG A (LEVEL 01) LOBBY		
C2	FLOOR PLANS - BLDG A (LEVEL 02) SPA		
C3	FLOOR PLANS - LEVEL 01 & 02 - BLDG B		
C4	FLOOR PLANS - LEVEL 01 & 02 - BLDG C (SUITES)		
C5	FLOOR PLANS - LEVEL 01 & 02 - BLDG D		
		MISCELLANEOUS	
		1.	AREAS AND DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION
		2.	(E) DENOTES EXISTING
		3.	(R) DENOTES REMODELED EXISTING
		4.	(N) DENOTES NEW CONSTRUCTION



REGIONAL MAP 



VICINITY MAP 



LEGEND

- ① (E) LANDSCAPE AREA
- ② (E) POOL
- ③ (E) POOL HOUSE / FITNESS
- ④ (E) ACCESSIBLE PARKING
- ⑤ (E) LOBBY BUILDING
- ⑥ (E) GUEST ROOM BUILDING

EXISTING BUILDING AREAS

BUILDING #	EXISTING
(E) BLDG A (LOBBY/SPA)	+/- 10,885 SF
(E) BLDG B (GUESTROOMS)	+/- 23,513 SF
(E) BLDG C (GUESTROOMS)	+/- 6,162 SF
(E) BLDG D (GUESTROOMS)	+/- 23,513 SF
(E) BLDG E (POOLHOUSE)	+/- 2,200 SF

TOTAL +/- 66,273 SF

*SEE SHEET # 2 FOR ADDITIONAL INFO

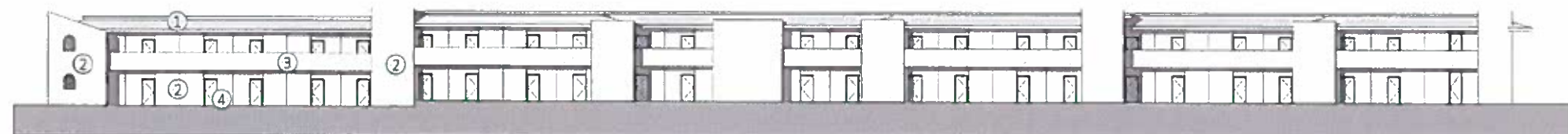
EXISTING SITE PLAN

TOVA HOTEL + BEACH CLUB
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PRESTIGE MANAGEMENT

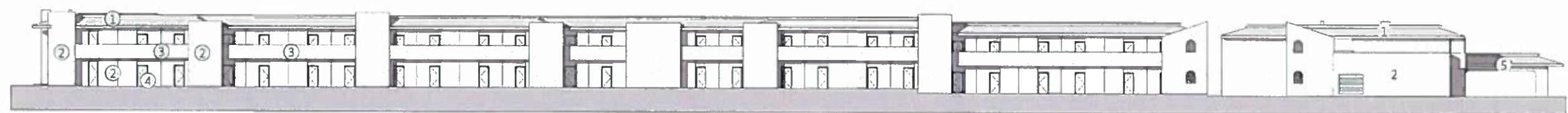
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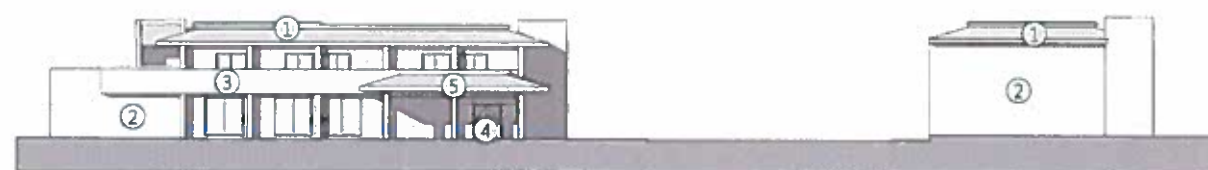
EXISTING OVERALL NORTH ELEVATION

LEGEND

- ① (E) CLAY TILE ROOFING
- ② (E) PLASTER FACADE
- ③ (E) PLASTER HALF WALL/GUARDRAIL
- ④ (E) EXTERIOR DOOR
- ⑤ (E) PORTE COCHERE



EXISTING OVERALL SOUTH ELEVATION



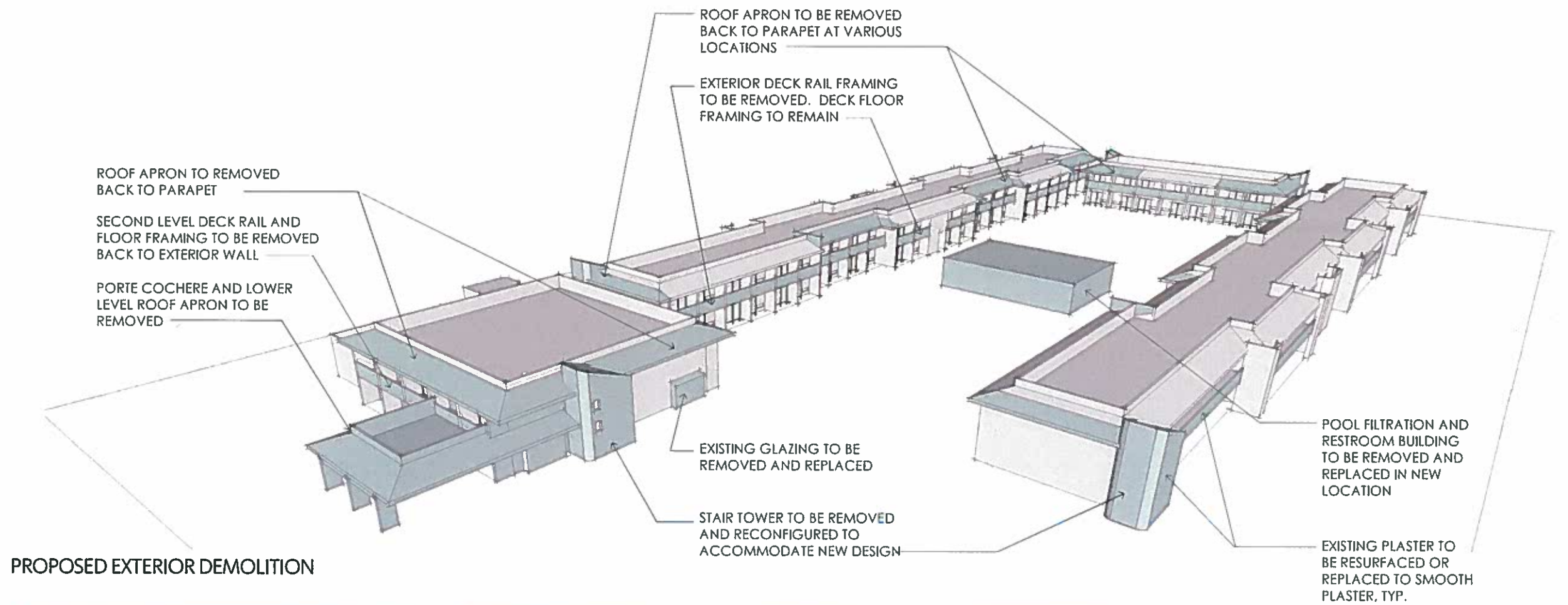
EXISTING OVERALL EAST ELEVATION (FACING STREET)



EXISTING OVERALL WEST ELEVATION



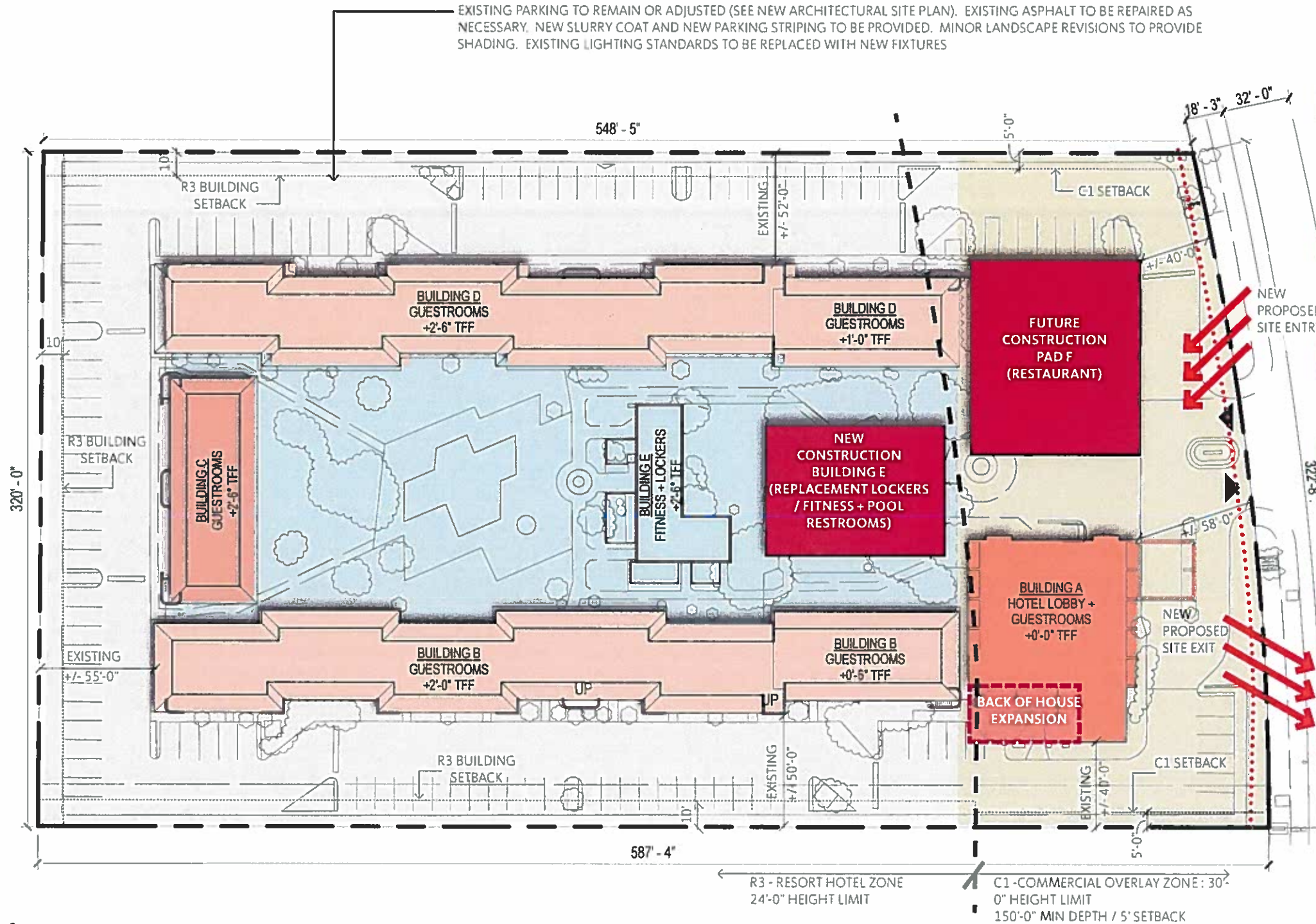
PHOTOS OF EXISTING ELEVATIONS



PROPOSED EXTERIOR DEMOLITION



PHOTOS OF EXISTING ELEVATIONS



SCOPE LEGEND

- FRONT ENTRY AND ARRIVAL EXPERIENCE TO BE REDESIGNED TO ACCOMMODATE A RIGHT-IN, RIGHT-OUT ENTRANCE WITH (2) CURB CUTS ALLOWING FOR BETTER TRAFFIC FLOW, VALET DROP-OFF AND IMPROVED SITE CIRCULATION.
- EXISTING POOL AREA AND COURTYARD TO BE DEMOLISHED AND REPLACED WITH NEW POOL AND RESORT AMENITY LAYOUT. EXISTING FITNESS AND LOCKER ROOM FACILITY TO BE DEMOLISHED.
- EXISTING **BUILDINGS B & D** TO HAVE SUBSTANTIAL FACADE UPGRADE AND GUESTROOM RENOVATION. NO MAJOR STRUCTURAL MODIFICATIONS.
- EXISTING **BUILDING C** TO HAVE SUBSTANTIAL FACADE UPGRADE AND GUESTROOM RENOVATION. MINOR STRUCTURAL MODIFICATION WITH ADDITION OF NEW VERTICAL CIRCULATION
- EXISTING **BUILDING A** TO HAVE MAJOR STRUCTURAL INTERVENTION AND COMPLETE RENOVATION. ADDITION OF NEW HOUSINGKEEPING AREA (APPROX 1,200-2,000SF), NEW HOTEL LOBBY + LOUNGE AREA AND CONVERSION OF EXISTING 2ND LEVEL GUESTROOMS INTO NEW DAY SPA
- NEW CONSTRUCTION

BUILDING AREAS
SEE SHEET NO. 2 FOR TABULATIONS

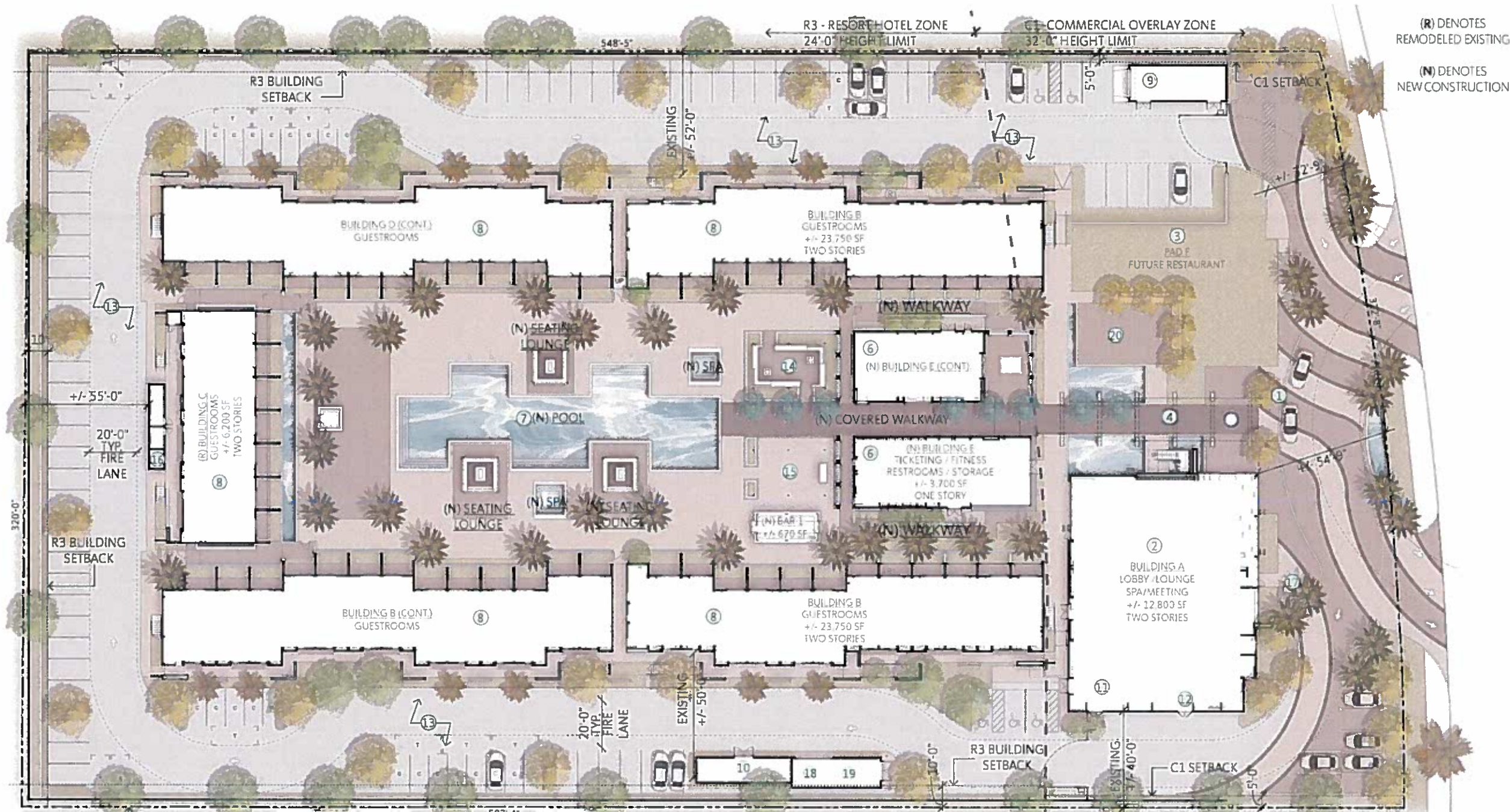
PROPOSED SCOPE OF WORK

TOVA HOTEL + BEACH CLUB
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(R) DENOTES REMODELED EXISTING
 (N) DENOTES NEW CONSTRUCTION

ARCHITECTURAL SITE PLAN
 SEE SHEET NO. 2 FOR TABULATIONS

- LEGEND**
- ① (N) ARRIVAL COURT
 - ② (N) LOBBY & LOBBY BAR
 - ③ FUTURE RESTAURANT
 - ④ (N) COVERED WALKWAY
 - ⑤ (N) POOL HOUSE
 - ⑥ (N) LOCKERS / RESTROOMS
 - ⑦ (N) POOL AREA
 - ⑧ (R) GUEST ROOMS
 - ⑨ (N) TRASH COMPACTOR
 - ⑩ (N) STORAGE
 - ⑪ (N) BACK OF HOUSE
 - ⑫ (N) SERVING DOOR
 - ⑬ (N) FIRE LANE
 - ⑭ (N) FIRE PIT LOUNGE
 - ⑮ (N) BBQ SEATING AREA
 - ⑯ (N) ELEVATOR
 - ⑰ (N) VALET KIOSK
 - ⑱ (N) TRANSFORMER
 - ⑲ FUTURE GENERATOR
 - ⑳ PATIO TERRACE

ARCHITECTURAL SITE PLAN
 0 5 10 20 30

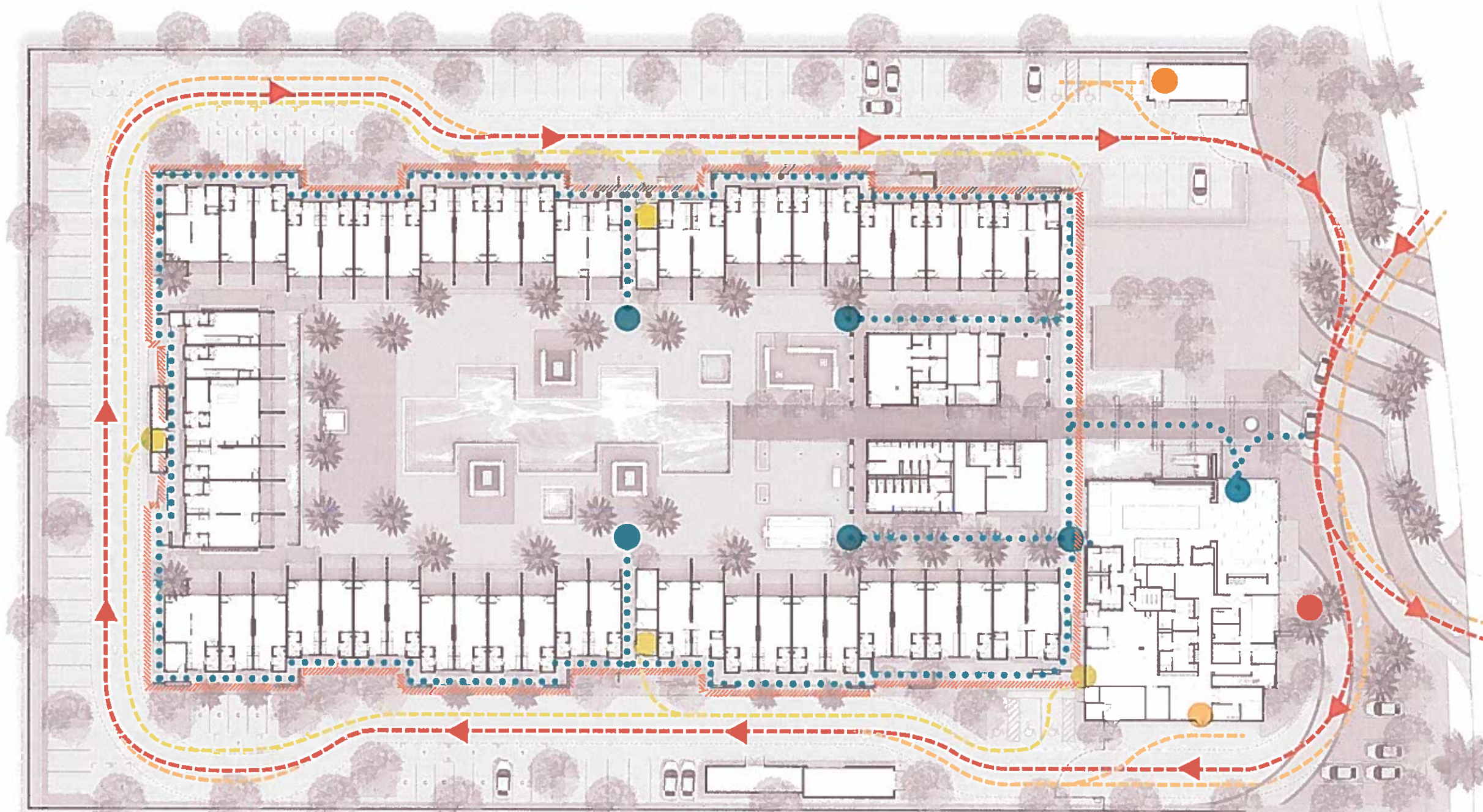
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LEGEND

- - - VALET CIRCULATION
- - - LOADING / TRASH CIRCULATION
- - - SERVICE (CART) CIRCULATION
- //// SERVICE (FOOT) CIRCULATION
- HOTEL GUEST CIRCULATION
- LOADING DROP OFF / TRASH PICK UP
- SECONDARY SERVICE LOCATIONS
- HOTEL GUEST ENTRY AREAS
- RESTAURANT ENTRY
- VALET PICK UP/DROP OFF

CIRCULATION DIAGRAM

TOVA HOTEL + BEACH CLUB
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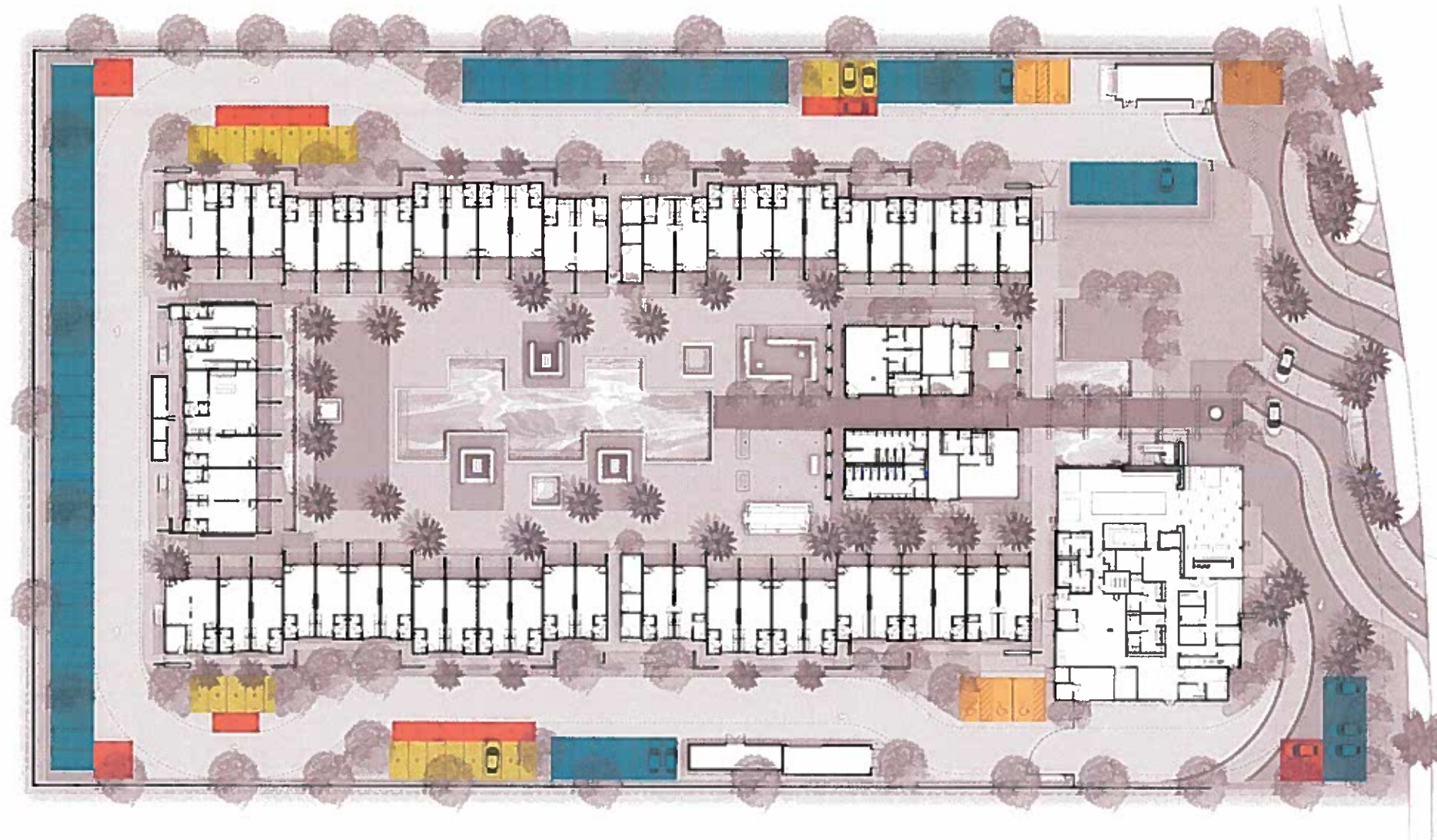


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B2



PARKING SUMMARY

HOTEL ON-SITE PARKING LOT	
• STANDARD SPACES	68
• COMPACT SPACES	26
• ACCESSIBLE SPACES	7
• TANDEM SPACES	15

TOTAL PARKING PROVIDED (ON-SITE) 116

TOTAL PARKING REQUIRED 113

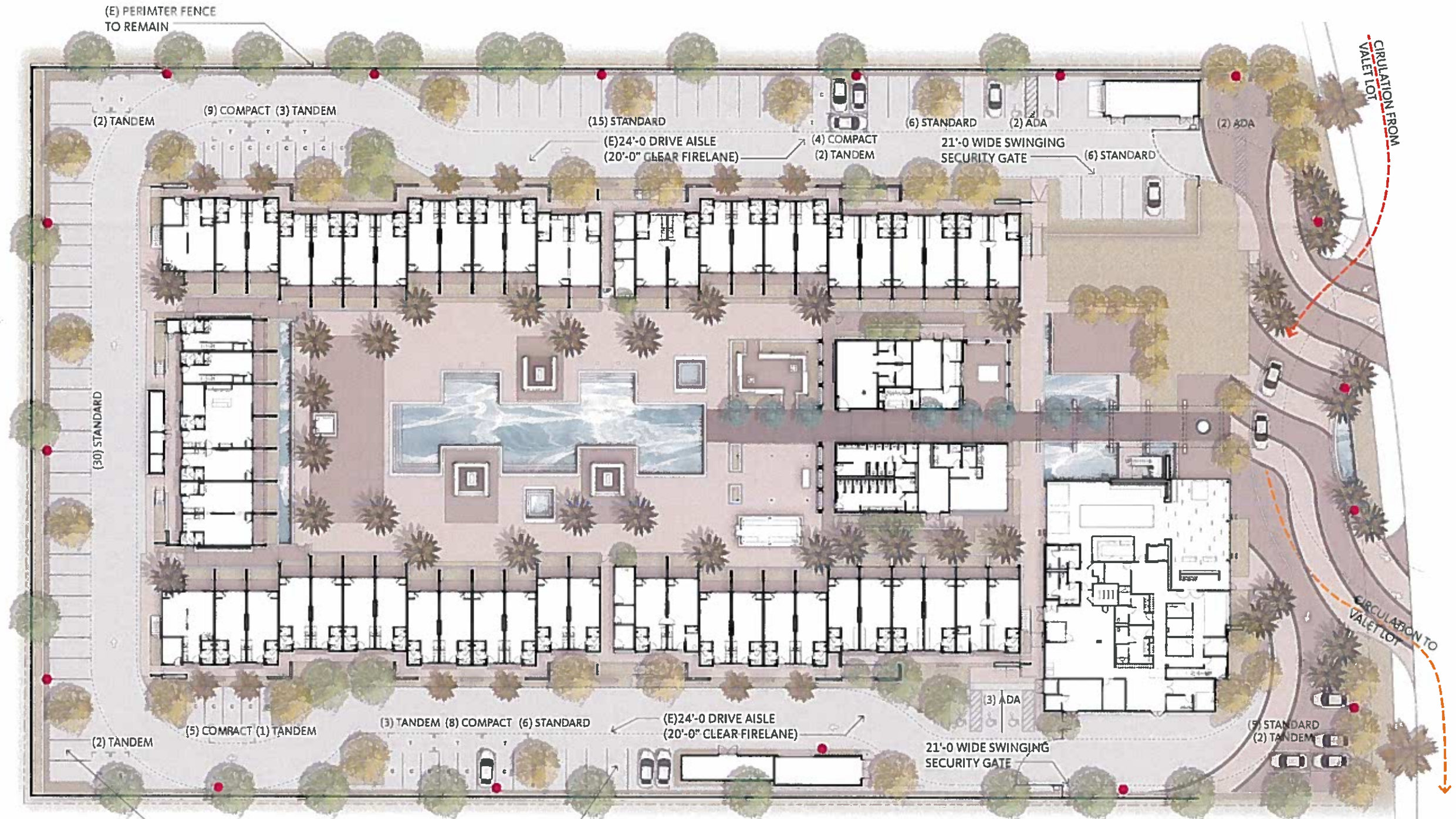
TOVA HOTEL: REQUIRED PARKING STALL COUNT CALCULATIONS

DESCRIPTION	ROOM OR EMPLOYEE COUNT(1)	SF OR RATIO REQ'D (4)	PARKING REQUIRED
BLDG B THRU D: GUESTROOMS	50	1.00	50
BLDG B THRU D: GUESTROOMS EMPLOYEE	54	0.75	41
	22	1.00	22
TOTAL			113

NOTES:
 (1) AREA WHERE "PUBLIC IS SERVED" PER 91.06.000(3)(6)(c)
 (2) LBBY BAR IS FOR GUEST USE ONLY (NO WALK-IN LOAD)
 (3) SPA IS FUTURE, SPA USE IS FOR GUESTS ONLY (NO WALK-IN ADDITIONAL LOAD)
 (4) ONE STALL REQ'D FOR EA. GUESTROOM UP TO 50 ROOMS, THERE AFTER .75 OF ROOM TOTAL PER 91.06.000(3)(6)(c)
 (5) BLDG "E" IS ACCESSORY USE FOR GUESTS

- ADA PARKING SPACES
- COMPACT PARKING SPACES
- STANDARD PARKING SPACES
- TANDEM VALET PARKING SPACES

PARKING PLAN - PARKING STALL DIAGRAM



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

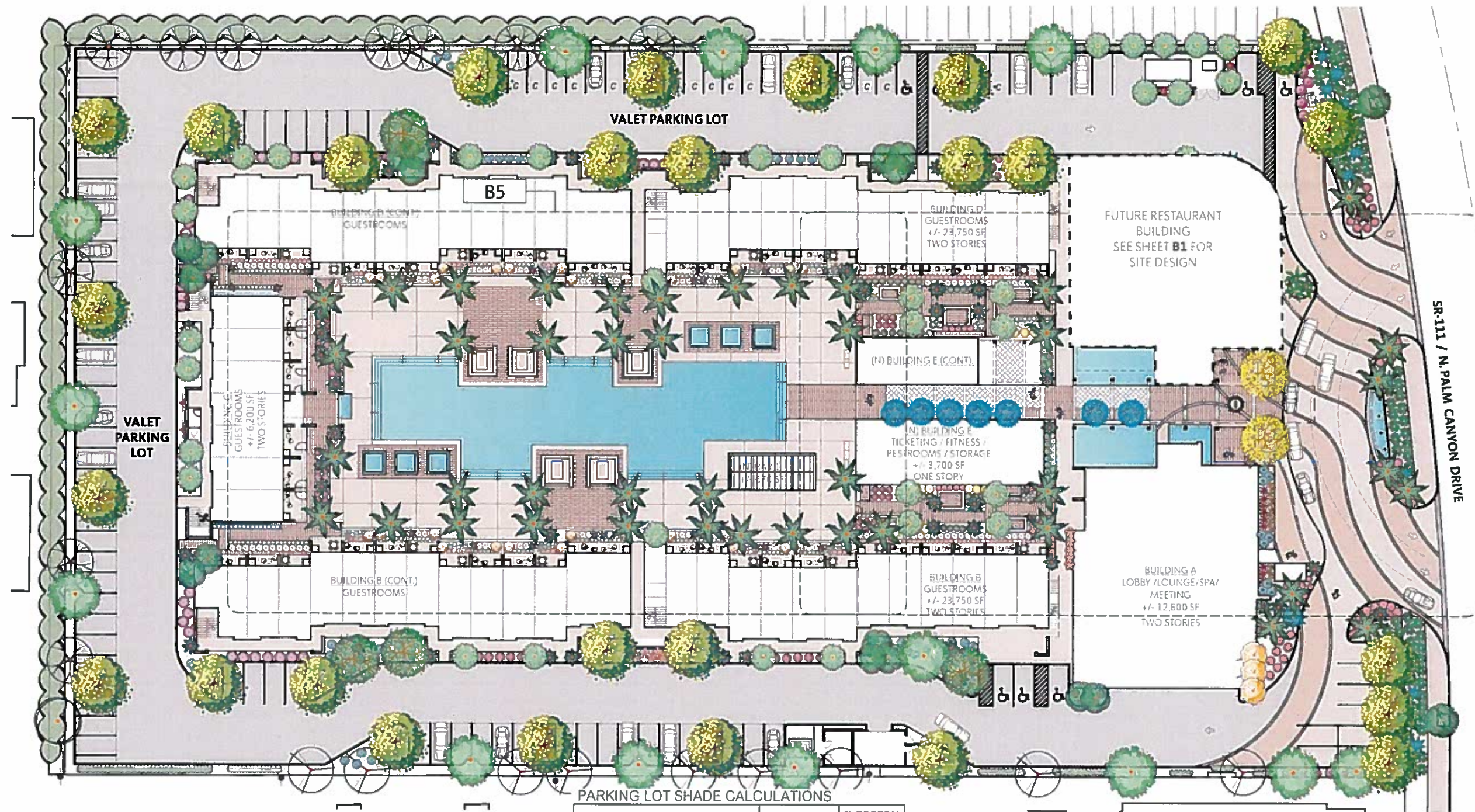
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PARKING LOT SHADE CALCULATIONS

		% OF TOTAL
TOTAL AREA OF PARKING STALLS	15,870 SQ. FT.	100%
SHADE COVERAGE BY TREES	7,960 SQ. FT.	50%

LANDSCAPE SITE PLAN - OVERALL

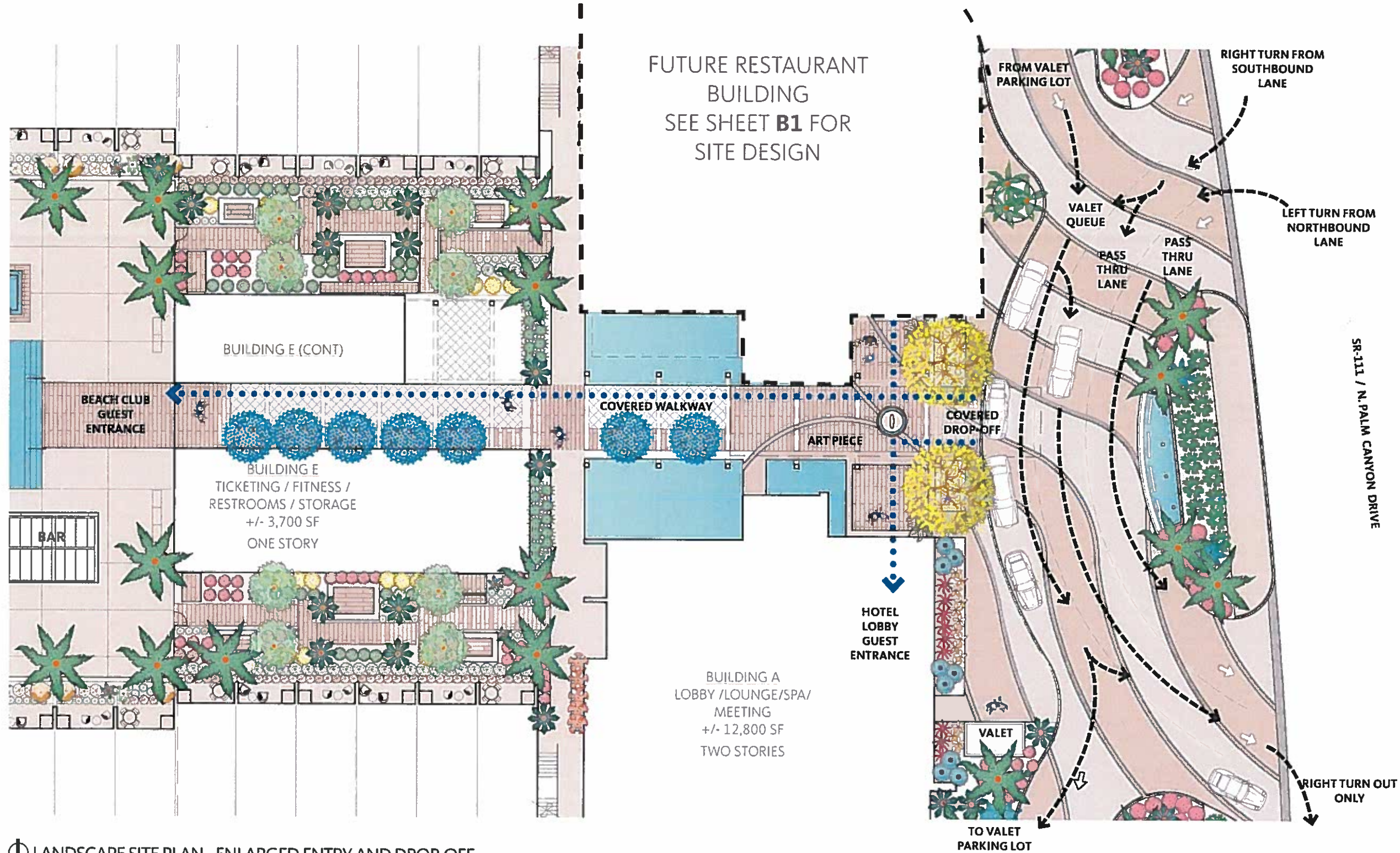
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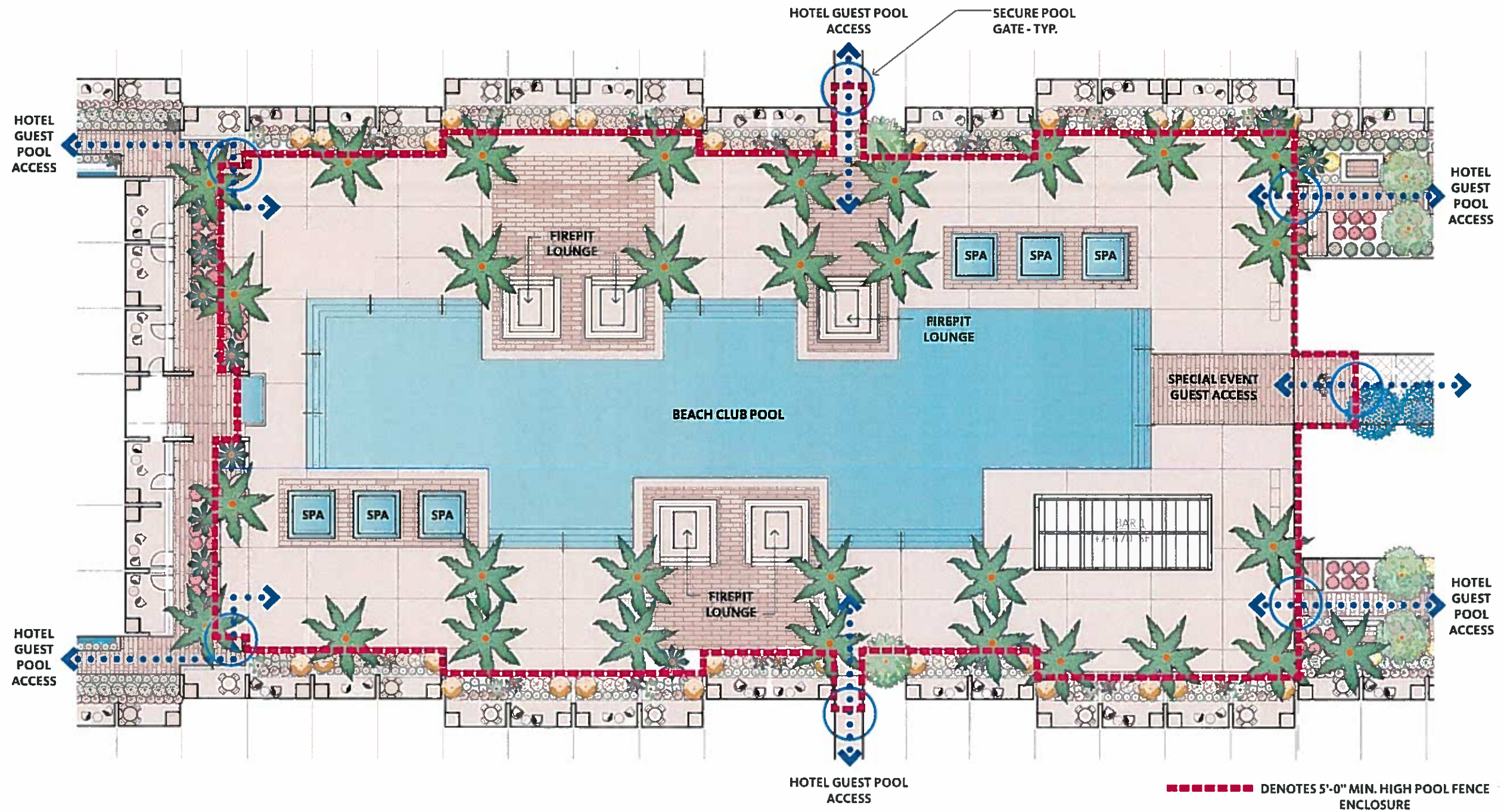
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LANDSCAPE SITE PLAN - ENLARGED ENTRY AND DROP-OFF



LANDSCAPE SITE PLAN - ENLARGED POOL DECK

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
	7	Acacia farnesiana small / Sweet Acacia	36" box
	26	Acacia salicina / Weeping Acacia	36" box
	2	Bismarckia nobilis 'Silver' / Silver Bismarck Palm	48" box
	4	Ceratonia siliqua / Carob Tree	Existing to Remain
	27	Cercidium praecox / Sonoran Palo Verde	36" box
	2	Cercidium praecox / Sonoran Palo Verde	48" box
	30	Citrus kumquat 'Nagami' / Nagami Kumquat	15 gal
	8	Citrus spp. / Citrus	36" box
	1	Eucalyptus spp. / Eucalyptus	Existing to Remain
	11	Ficus microcarpa / Chinese Banyan	Existing to Remain
	4	Olea europaea / Olive Multi-Trunk	Existing to Remain
	3	Thevetia peruviana / Yellow Oleander Multi-Trunk	24" box
	13	Tipuana tipu / Tipu Tree	36" box
	2	Washingtonia filifera / California Fan Palm	Relocated Existing
	6	Yucca rostrata / Beaked Yucca	15 gal
PALM TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
	59	Chamaerops humilis / Mediterranean Fan Palm	24" box
	45	Phoenix dactylifera / Date Palm	16" BTH
	3	Phoenix reclinata / Senegal Date Palm	Specimen 48" Box Multi
	31	Phoenix roebelenii / Pigmy Date Palm Multi-Trunk	24" box
	16	Washingtonia Hybrid / Hybrid Fan Palm	12, 14, 16" BTH

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	17	Aloe barbadensis / Barbados Aloe	5 gal
	23	Anigozanthos x 'Bush Down' / Bush Down Kangaroo Paw	5 gal
	29	Anigozanthos x 'Orange Cross' / Orange Cross Kangaroo Paw	5 gal
	70	Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	5 gal
	50	Carissa macrocarpa 'Boxwood Beauty' / Beauty Natal Plum	5 gal
	83	Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum	5 gal
	0	Cycas revoluta / Sago Palm	15 gal
	248	Dianella tasmanica 'Silver Streak' / Flax Lily	5 gal
	92	Eremophila x 'Summertime Blue' / Emu Bush	5 gal
	60	Gardenia augusta 'Veitchii' / Veitchii Gardenia	5 gal
	209	Ixora x 'Dwarf Pink' / Dwarf Pink Ixora	5 gal
	37	Leucophyllum laevigatum / Chihuahuan Sage	15 gal
	27	Leucophyllum langmaniae 'Lynn's Everblooming' / Barometerbush	15 gal
	75	Murraya paniculata 'Min-a-Min' / Dwarf Murraya	5 gal
	14	Phormium tenax 'Atropurpureum Compactum' / Bronze New Zealand Flax	15 gal
	45	Rosa x 'Knockout' TM / Rose	5 gal
	86	Russelia equisetiformis / Firecracker Plant	5 gal
	20	Tecoma x 'Sunrise' / Yellow Bells	15 gal
	84	Trachelospermum jasminoides 'Star' / Star Jasmine	5 gal
CACTI	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	14	Agave americana / Century Plant	24" box
	28	Agave desmettiana / Dwarf Century Plant	15 gal
	12	Yucca rostrata / Beaked Yucca	6' Ht Trunk Multi
VINE/ESPALIER	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	5	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	15 Gal Esp.

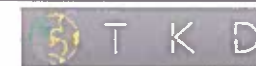
LANDSCAPE LEGEND + QUANTITIES

TOVA HOTEL + BEACH CLUB
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PHOENIX RECLINATA



PHOENIX ROEBELENI



PHOENIX DACTYLIFERA



CHAMEROPS HUMILUS

ACCENT
PALMS



WASHINGTONIA HYBRID



ACACIA SMALLII



'CITRUS KUMQUAT' NAGAMI



CERCIDIUM PRAECOX

ACCENT
TREES



ACACIA SALICINA



THEVETIA PERUVIANA



OLEA EUROPAEA



TIPUANA TIPU

CANOPY
TREES

LANDSCAPE PALETTE - TREES



● CARISSA 'GREEN CARPET' ● TRACHELOSPERMUM JASMINOIDES ● DIANELLA 'SILVER STREAK' ● GARDENIA 'VEITCHII' ● IXORA 'DWARF PINK' ● ROSA 'ICEBERG'

GROUND COVER



● TECOMA STANS ● ANIGOZANTHOS ● ANIGOZANTHOS ● BOUGAINVILLEA ● CARISSA ● LEUCOPHYLLUM ● RUSSELIA

SHRUBS



● TECOMA STANS ● ANIGOZANTHOS ● BOUGAINVILLEA ● CARISSA ● LEUCOPHYLLUM ● RUSSELIA

ACCENTS

LANDSCAPE PALETTE - SHRUBS / GROUND COVER



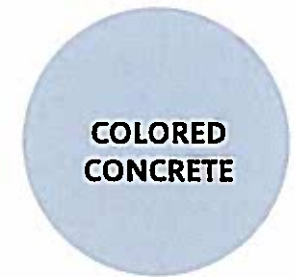
MIRAGE SUNDECK | COLOR : SD 03



DAVIS COLORS | SIERRA 61078

DAVIS COLORS | COBBLESTONE 860

DAVIS COLORS | SANDSTONE 5237



LANDSCAPE PALETTE - HARDSCAPE

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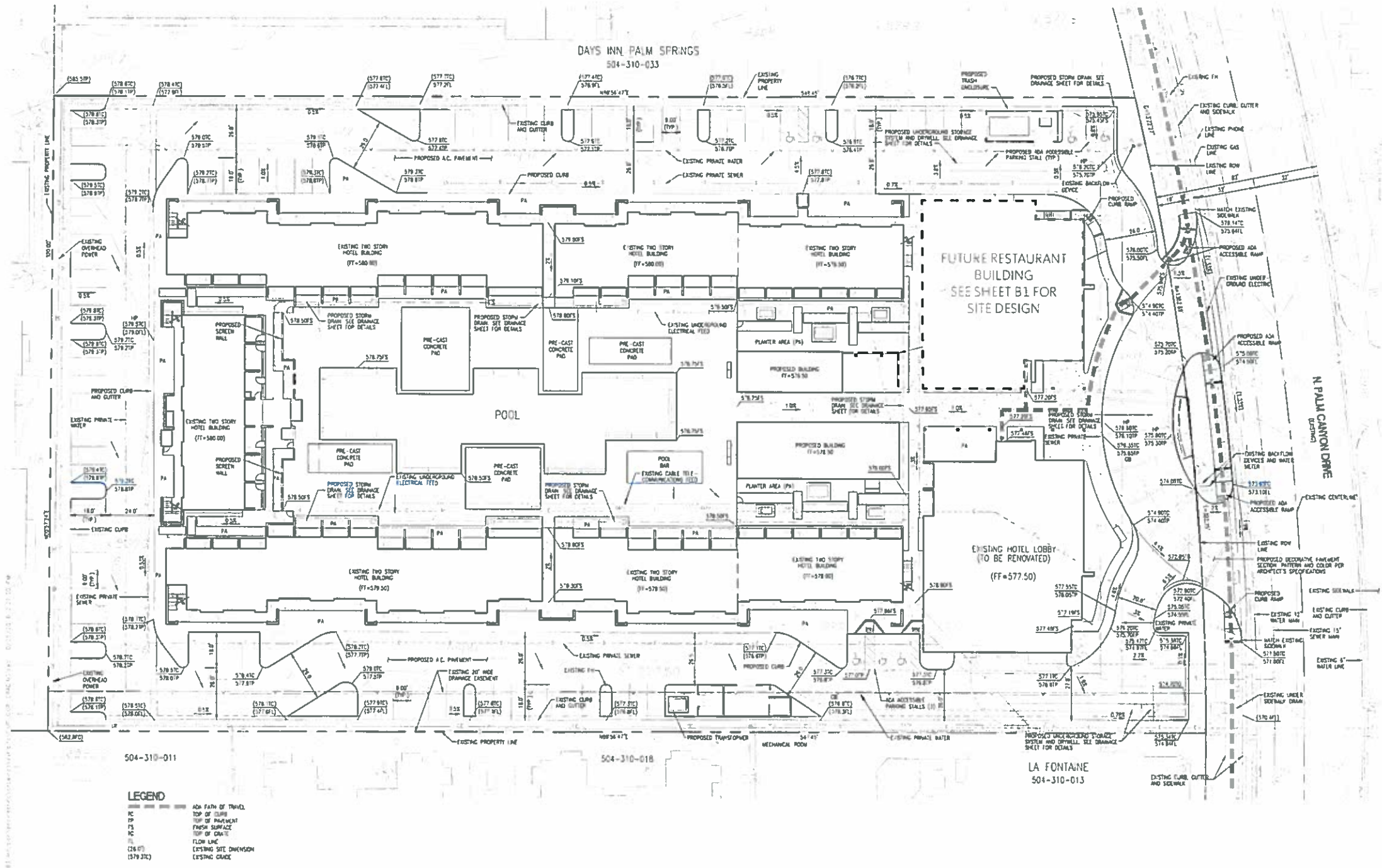


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PROPOSED SITE GRADING PLAN 0 25 50 100

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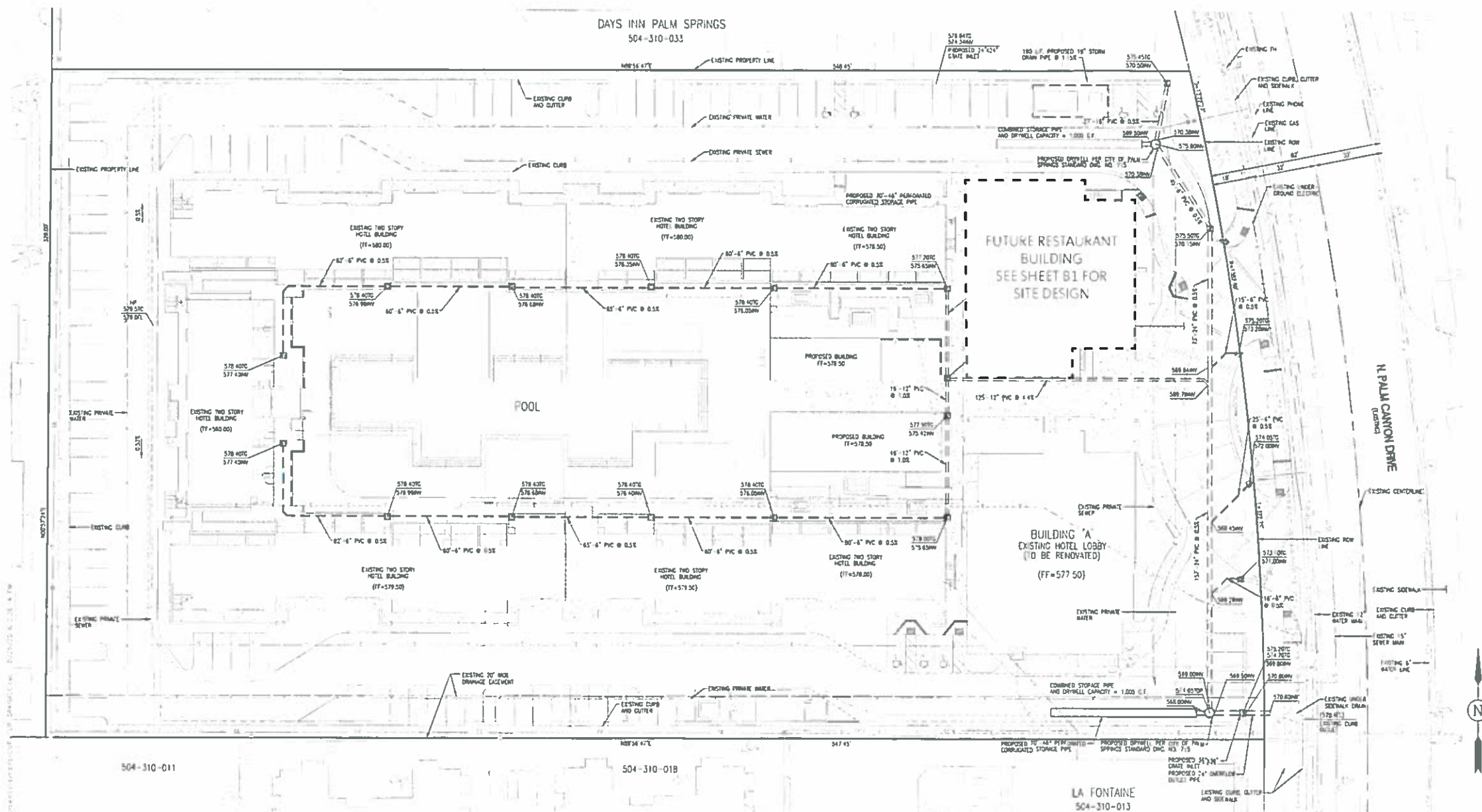


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LEGEND

LT LINEAL FEET
 MW METER ELEVATION
 FF FLOOR FLOOR ELEVATION
 TC TOP OF CURB
 FL FLOW LINE
 S78.127C PROPOSED GRADE
 (S78.31C) EXISTING GRADE

PROPOSED SITE DRAINAGE PLAN 0 12.5 25 50 100

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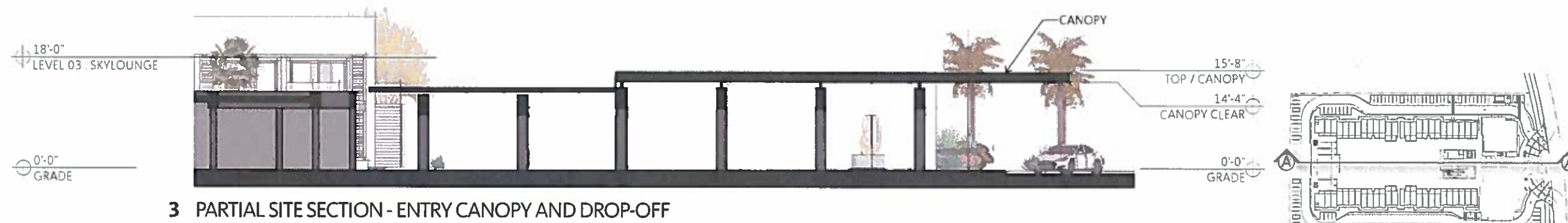


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SITE + BUILDING SECTIONS 0 4 8 16 24

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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-Q2	12' POLE	277	LED	8375 LM 4000K 70 CRI	88	CONNECTED TO ASTRONOMICAL TIME CLOCK. 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 LUMINAIRE WITH APPROPRIATE TRIM AND MOUNTING HARDWARE.

Statistics

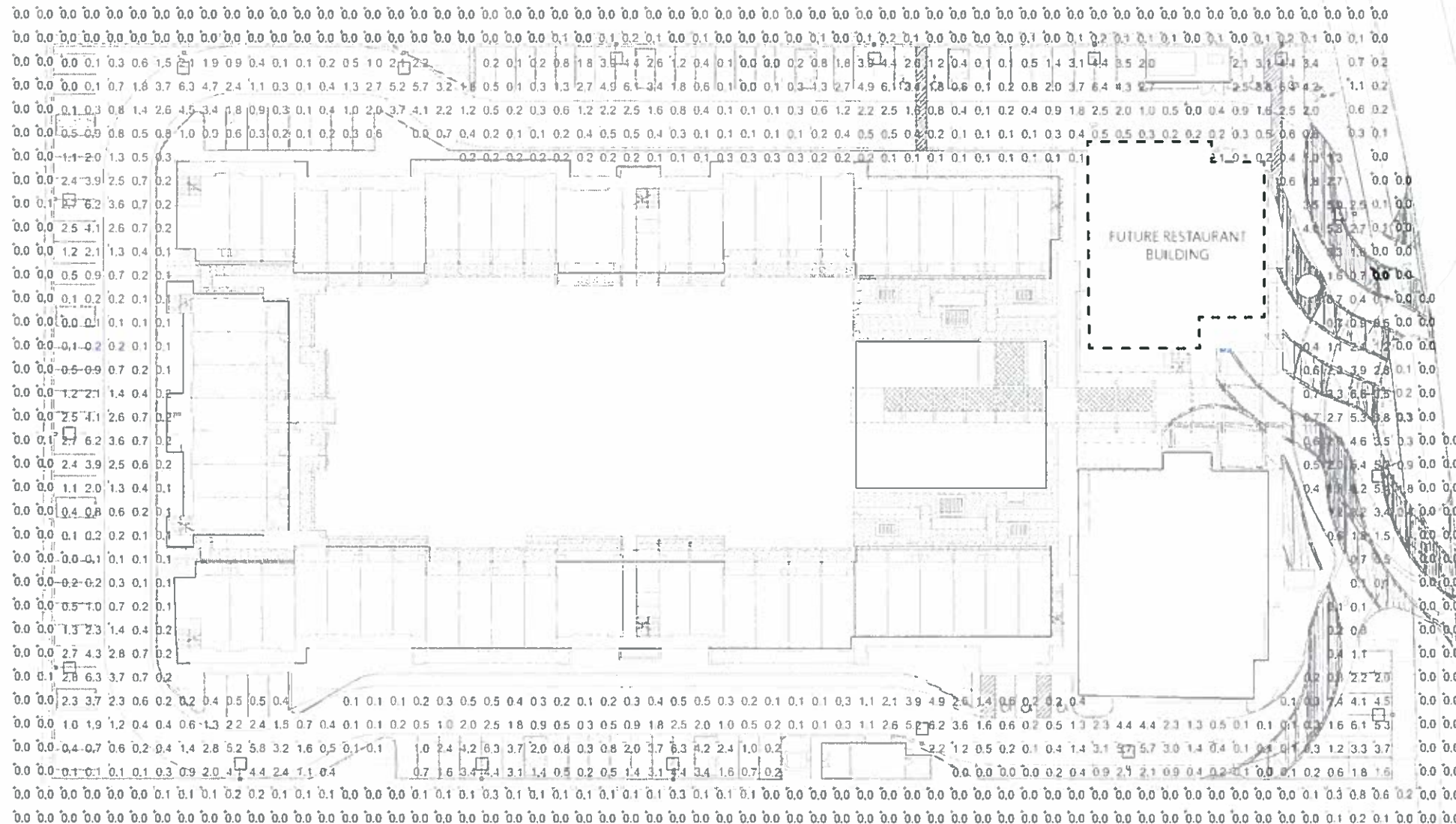
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE		1.3 fc	6.6 fc	0.0 fc	N/A	N/A
PROPERTY LINE		0.0 fc	1.1 fc	0.0 fc	N/A	N/A



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

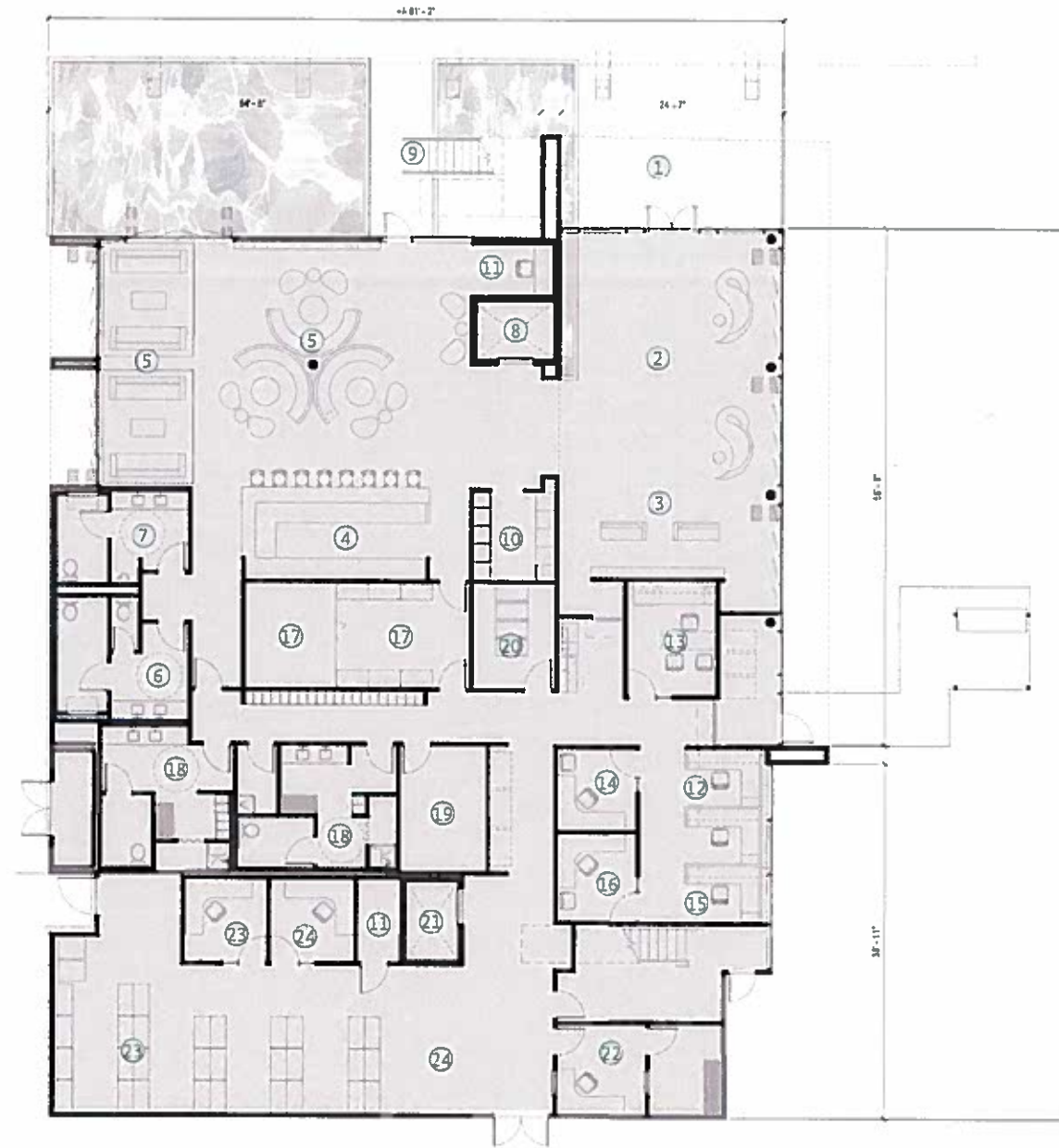
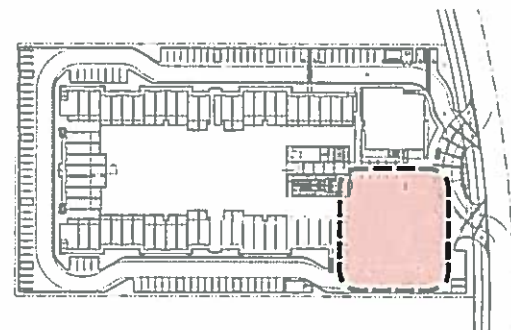
LEGEND

- DENOTES 12' HIGH POLE LIGHT PER LUMINAIRE SCHEDULE



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

SITE PHOTOMETRIC PLAN

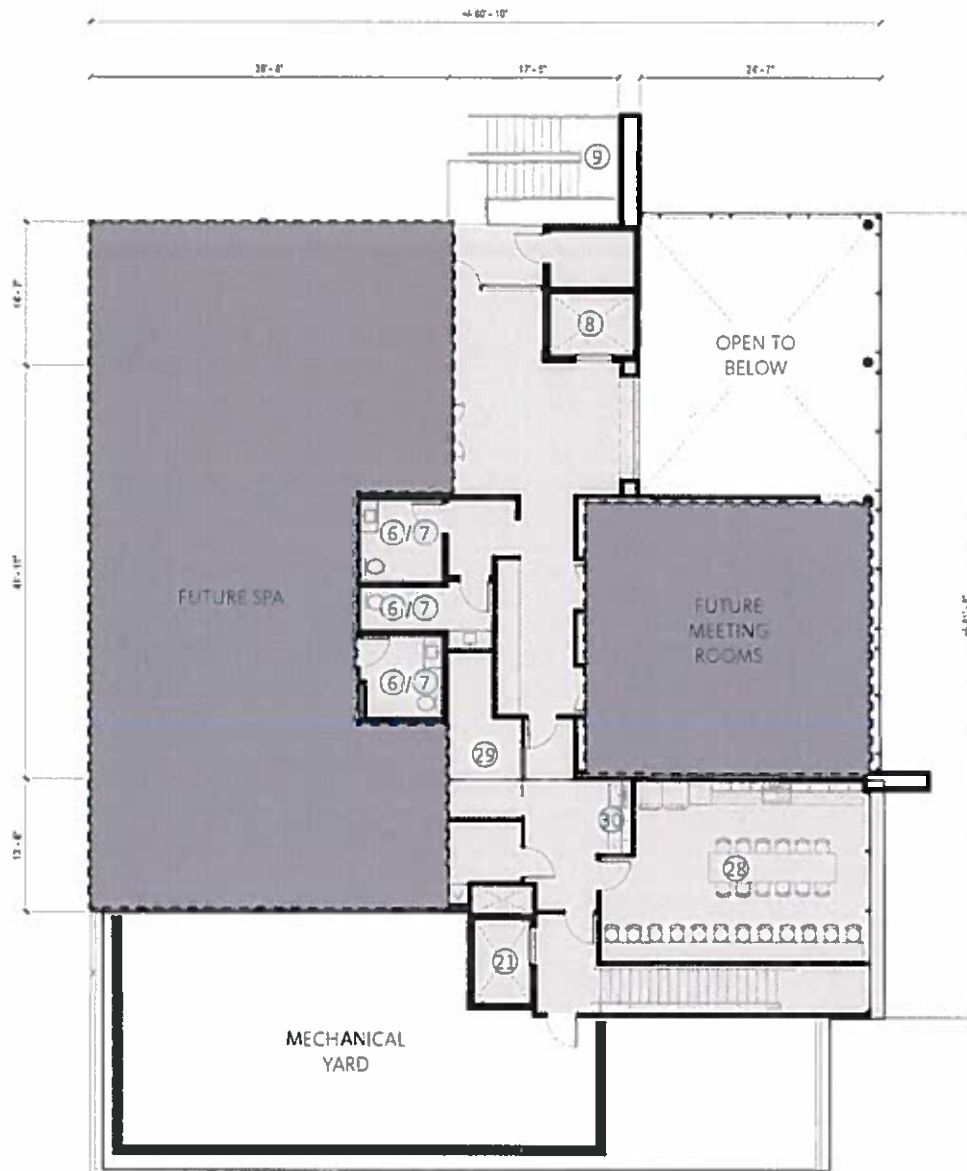
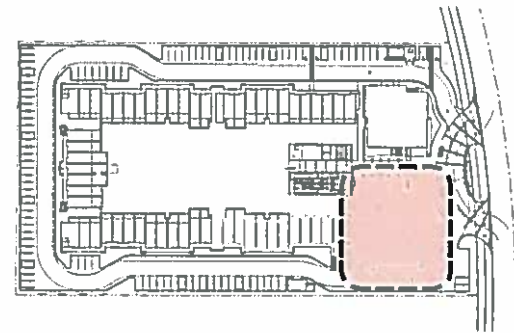


LEGEND

- ① ENTRY
- ② LOBBY
- ③ RECEPTION
- ④ LOBBY BAR
- ⑤ LOBBY LOUNGE
- ⑥ (W) RESTROOM
- ⑦ (M) RESTROOM
- ⑧ ELEVATOR
- ⑨ EXTERIOR STAIRS
- ⑩ MINI MARKET
- ⑪ STORAGE
- ⑫ FRONT OFFICE
- ⑬ MANAGERS OFFICE
- ⑭ ACCOUNTING
- ⑮ SALES
- ⑯ HUMAN RESOURCES
- ⑰ BAR STORAGE
- ⑱ EMPLOYEE LOCKER ROOM
- ⑲ BOILER ROOM
- ⑳ IT ROOM
- ㉑ SERVICE ELEVATOR
- ㉒ SECURITY / HOLDING RM.
- ㉓ HOUSE KEEPING
- ㉔ PURCHASING / RECEIVING
- ㉕ JPA
- ㉖ TREATMENT ROOM
- ㉗ MEETING ROOM
- ㉘ EMPLOYE BREAKROOM
- ㉙ STORAGE
- ㉚ RELIEF AREA

BUILDING A | LOBBY + LOUNGE | LEVEL 01

0 4 8 16 24

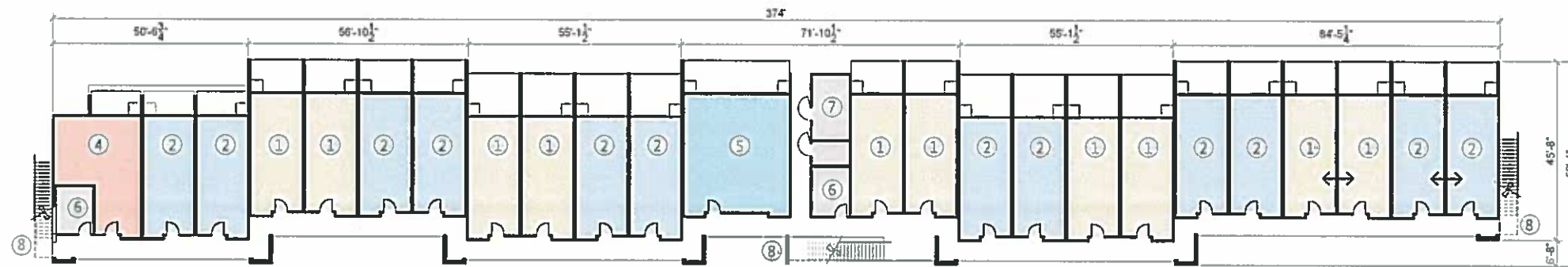


⏻ BUILDING A | SPA + MEETING ROOMS | LEVEL 02

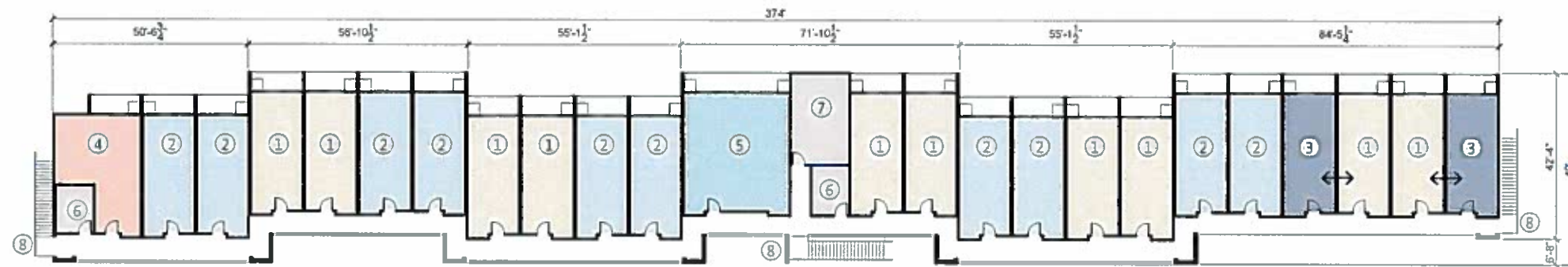
0 4 8 16 24

LEGEND

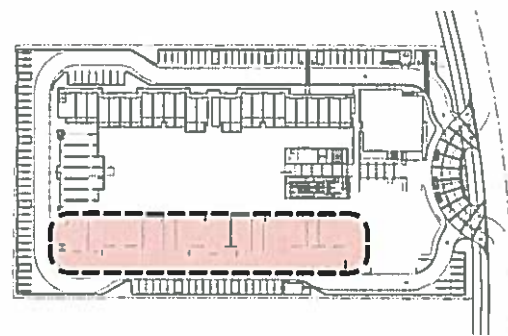
- ① ENTRY
- ② LOBBY
- ③ RECEPTION
- ④ LOBBY BAR
- ⑤ LOBBY LOUNGE
- ⑥ (W) RESTROOM
- ⑦ (M) RESTROOM
- ⑧ ELEVATOR
- ⑨ EXTERIOR STAIRS
- ⑩ MINI MARKET
- ⑪ STORAGE
- ⑫ FRONT OFFICE
- ⑬ MANAGERS OFFICE
- ⑭ ACCOUNTING
- ⑮ SALES
- ⑯ HUMAN RESOURCES
- ⑰ JAN STORAGE
- ⑱ EMPLOYEE LOCKER ROOM
- ⑲ BOILER ROOM
- ⑳ IT ROOM
- ㉑ SERVICE ELEVATOR
- ㉒ SECURITY
- ㉓ HOUSEKEEPING
- ㉔ PURCHASING + RECEIVING
- ㉕ SPA
- ㉖ TREATMENT ROOM
- ㉗ MEETING ROOMS
- ㉘ EMPLOYEE BREAK ROOM
- ㉙ STORAGE
- ㉚ PREP AREA



BUILDING B | GUESTROOMS | LEVEL 02
SCALE: 1/32" = 1'-0"



BUILDING B | GUESTROOMS | LEVEL 01



LEGEND

- ① STANDARD QQ ROOM
 - ② STANDARD K ROOM
 - ③ ACCESSIBLE K ROOM
 - ④ CORNER SUITE
 - ⑤ K SUITE
 - ⑥ NEW UTILITY
 - ⑦ HOUSEKEEPING
 - ⑧ NEW / RELOCATED STAIR
- GUESTROOM TYPES**

BUILDING B

QTY	TYPE
(20)	STANDARD QQ ROOM
(22)	STANDARD K ROOM
(2)	ACCESSIBLE K ROOM
(2)	K SUITE
(2)	CORNER SUITE
(48)	SUBTOTAL BUILDING B

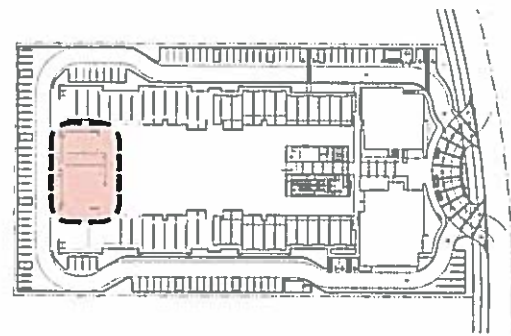
BUILDING C

(4)	TOWNHOUSE SUITE
(1)	2+1 VIP SUITE
(1)	ACCESSIBLE 2+1 VIP SUITE
(6)	SUBTOTAL BUILDING C

BUILDING D

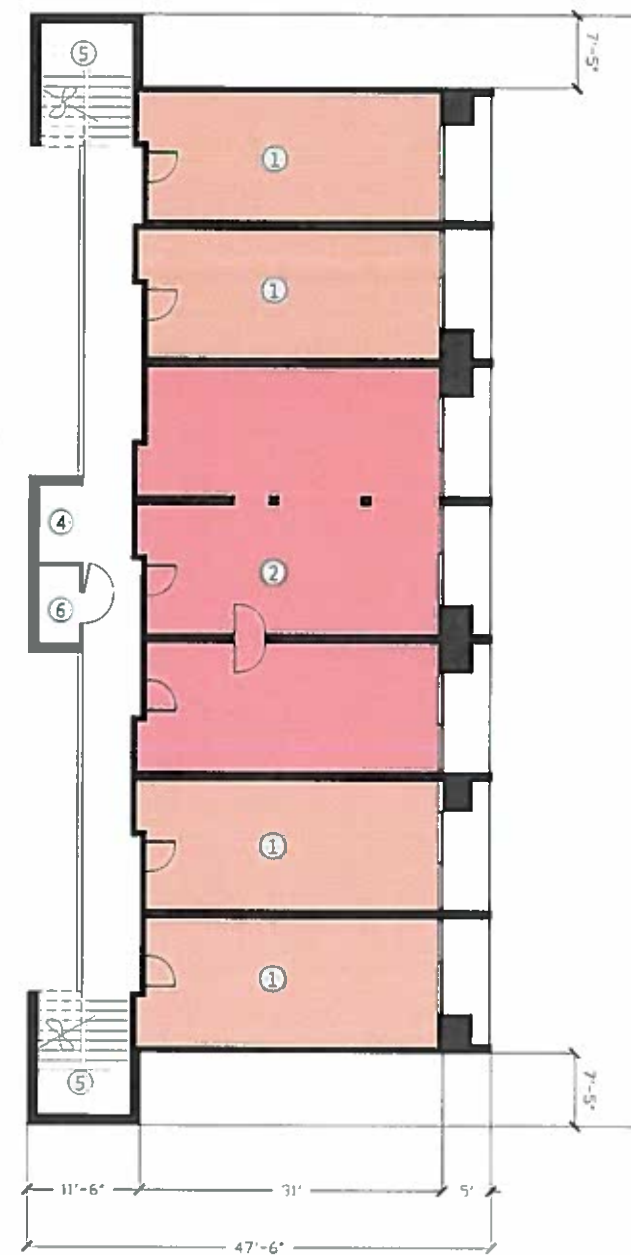
(20)	STANDARD QQ ROOM
(22)	STANDARD K ROOM
(2)	ACCESSIBLE K ROOM
(2)	K SUITE
(2)	CORNER SUITE
(48)	SUBTOTAL BUILDING D

(104) TOTAL GUESTROOMS



BUILDING C | GUESTROOMS | LEVEL 01

0 4 8 16 24



BUILDING C | GUESTROOMS | LEVEL 02

0 4 8 16 24

LEGEND

- ① TWO LEVEL SUITE
- ② ACCESSIBLE MASTER SUITE
- ③ MASTER SUITE
- ④ VENDING / ICE
- ⑤ STAIR
- ⑥ NEW ELEVATOR

GUESTROOM TYPES

BUILDING B

QTY	TYPE
(20)	STANDARD QQ ROOM
(22)	STANDARD K ROOM
(2)	ACCESSIBLE K ROOM
(2)	K SUITE
(2)	CORNER SUITE
(48)	SUBTOTAL BUILDING B

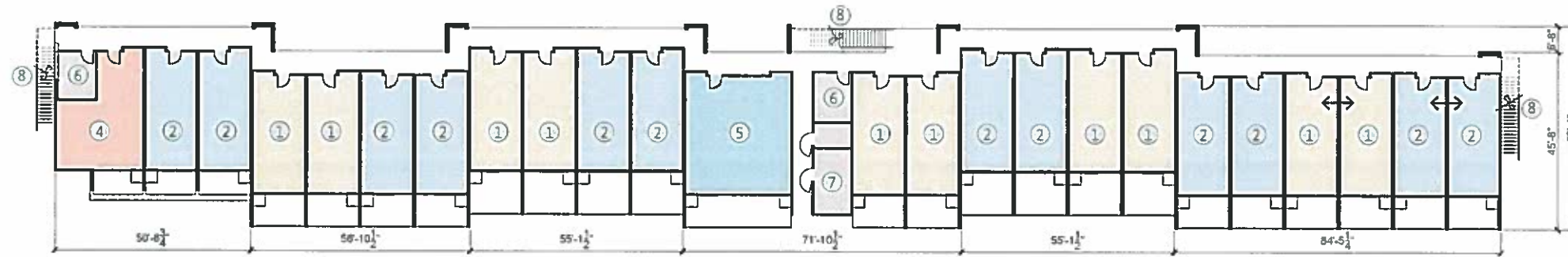
BUILDING C

(4)	TOWNHOUSE SUITE
(1)	2+1 VIP SUITE
(1)	ACCESSIBLE 2+1 VIP SUITE
(6)	SUBTOTAL BUILDING C

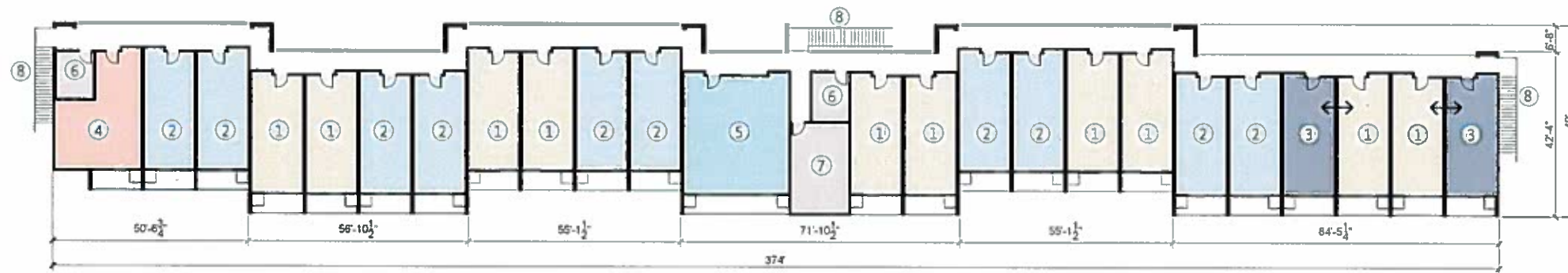
BUILDING D

(20)	STANDARD QQ ROOM
(22)	STANDARD K ROOM
(2)	ACCESSIBLE K ROOM
(2)	K SUITE
(2)	CORNER SUITE
(48)	SUBTOTAL BUILDING D

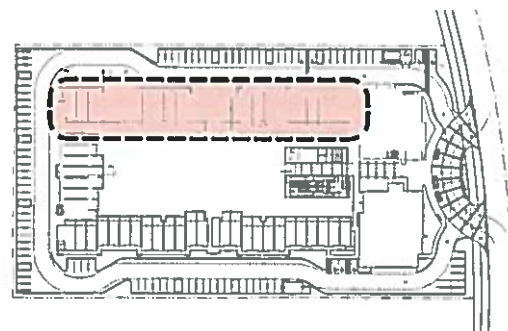
(104) TOTAL GUESTROOMS



BUILDING D | GUESTROOMS | LEVEL 02
SCALE: 1/32" = 1'-0"



BUILDING D | GUESTROOMS | LEVEL 01
0 8 16 32 48



LEGEND

- ① STANDARD QQ ROOM
- ② STANDARD K ROOM
- ③ ACCESSIBLE K ROOM
- ④ CORNER SUITE
- ⑤ K SUITE
- ⑥ NEW UTILITY
- ⑦ HOUSEKEEPING
- ⑧ NEW / RELOCATED STAIR

GUESTROOM TYPES

BUILDING B

QTY	TYPE
(20)	STANDARD QQ ROOM
(22)	STANDARD K ROOM
(2)	ACCESSIBLE K ROOM
(2)	K SUITE
(2)	CORNER SUITE
(48)	SUBTOTAL BUILDING B

BUILDING C

(4)	TOWNHOUSE SUITE
(1)	2+1 VIP SUITE
(1)	ACCESSIBLE 2+1 VIP SUITE
(6)	SUBTOTAL BUILDING C

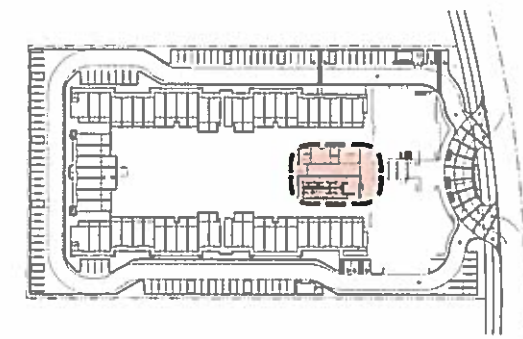
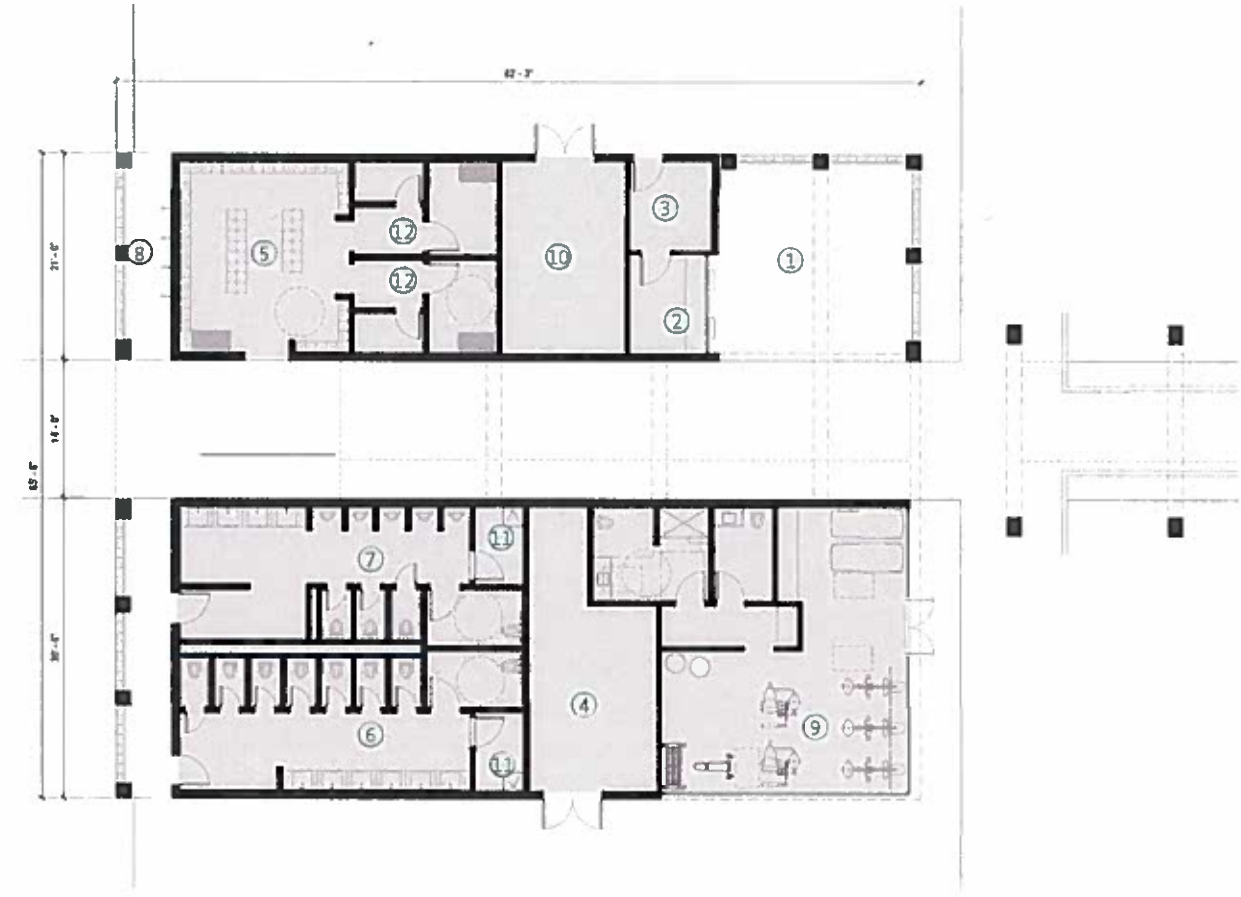
BUILDING D

(20)	STANDARD QQ ROOM
(22)	STANDARD K ROOM
(2)	ACCESSIBLE K ROOM
(2)	K SUITE
(2)	CORNER SUITE
(48)	SUBTOTAL BUILDING D

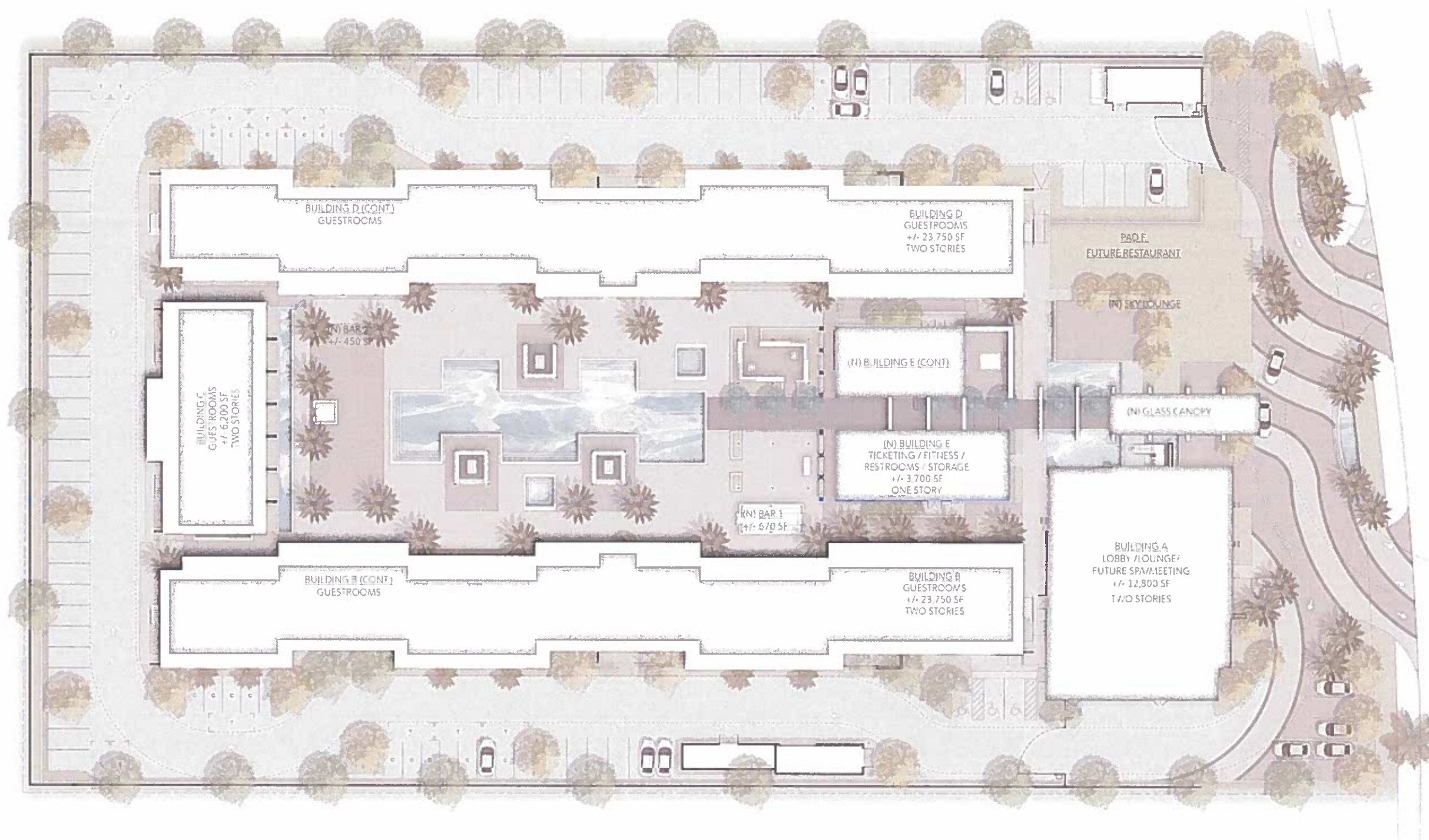
(104) TOTAL GUESTROOMS

LEGEND

- ① QUEUING LINE
- ② REGISTRATION COUNTER
- ③ SALES OFFICE
- ④ POOL STORAGE
- ⑤ OUTDOOR LOCKERS
- ⑥ WOMENS RESTROOM
- ⑦ MENS RESTROOM
- ⑧ OUTDOOR POOL SHOWERS
- ⑨ FITNESS
- ⑩ POOL EQUIPMENT ROOM
- ⑬ JANITOR/UTILITY ROOM
- ⑭ CHANGING ROOMS



 BUILDING E | POOLHOUSE
0 4 8 16 24



OVERALL SITE ROOF PLAN

TOVA HOTEL + BEACH CLUB
 1875 N Palm Canyon Dr, Palm Springs, CA 92262



**PRESTIGE
 MANAGEMENT**

Architectural Review - Case #5.1382 (MAJ)
 04.26.2017

Gensler C10



PROPOSED EXTERIOR PERSPECTIVE- ARRIVAL

TOVA HOTEL + BEACH CLUB
1875 N Palm Canyon Dr, Palm Springs, CA 92262



**PRESTIGE
MANAGEMENT**

Architectural Review - Case #5.1382 (MAJ)
04.26.2017

Gensler D1



PROPOSED EXTERIOR PERSPECTIVE - MONUMENT/CENTRAL ARRIVAL

TOVA HOTEL + BEACH CLUB
1875 N Palm Canyon Dr, Palm Springs, CA 92262



**PRESTIGE
MANAGEMENT**

Architectural Review - Case #5.1382 (MAJ)
04.26.2017

Gensler

D2



PROPOSED EXTERIOR PERSPECTIVE- DROP OFF/VALET

TOVA HOTEL + BEACH CLUB
1875 N Palm Canyon Dr, Palm Springs, CA 92262



**PRESTIGE
MANAGEMENT**

Architectural Review - Case #5.1382 (MAJ)
04.26.2017

Gensler D3



PROPOSED EXTERIOR PERSPECTIVE - INTERIOR POOL

TOVA HOTEL + BEACH CLUB
1875 N Palm Canyon Dr, Palm Springs, CA 92262



**PRESTIGE
MANAGEMENT**

Architectural Review - Case #5.1382 (MA)
04.26.2017

Gensler **D4**



PROPOSED EXTERIOR PERSPECTIVE - TYPICAL GUESTROOM BUILDING FACADES



JUNE 21 @ 9am



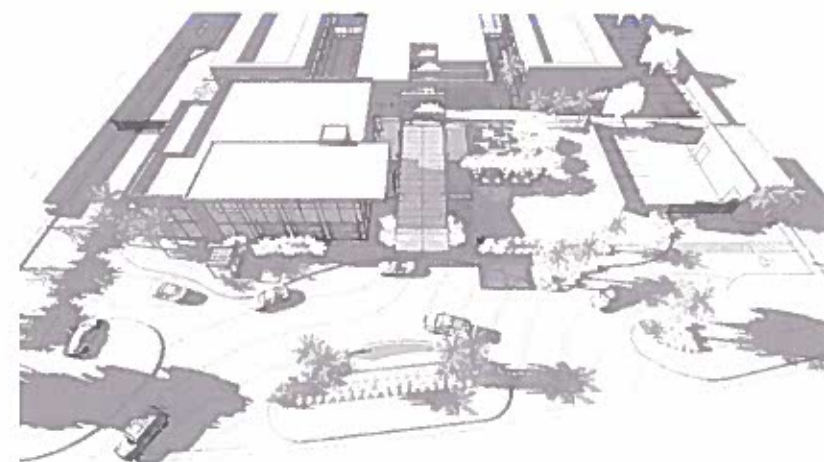
JUNE 21 @ 12pm



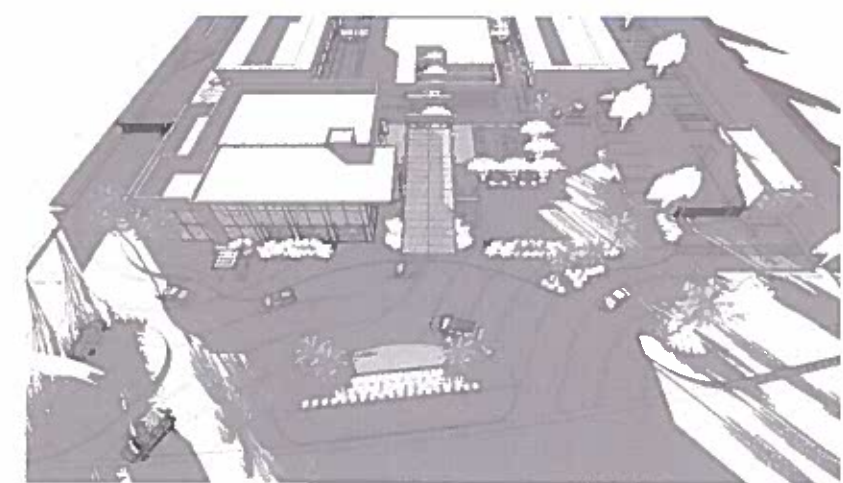
JUNE 21 @ 4pm



DECEMBER 21 @ 9am



DECEMBER 21 @ 12pm



DECEMBER 21 @ 4pm

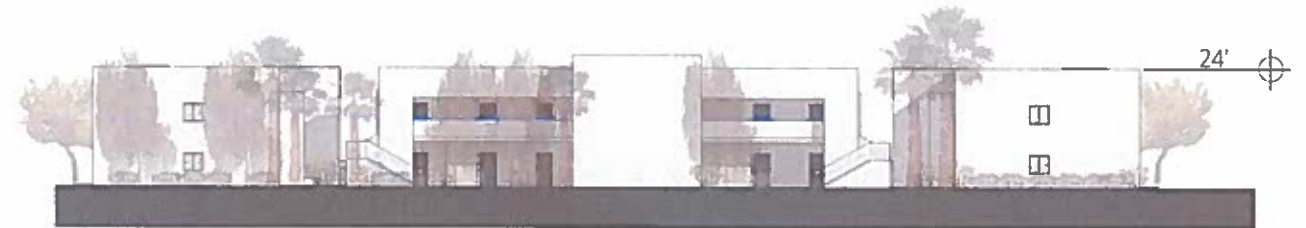
SHADOW STUDY @ HOTEL DROPOFF



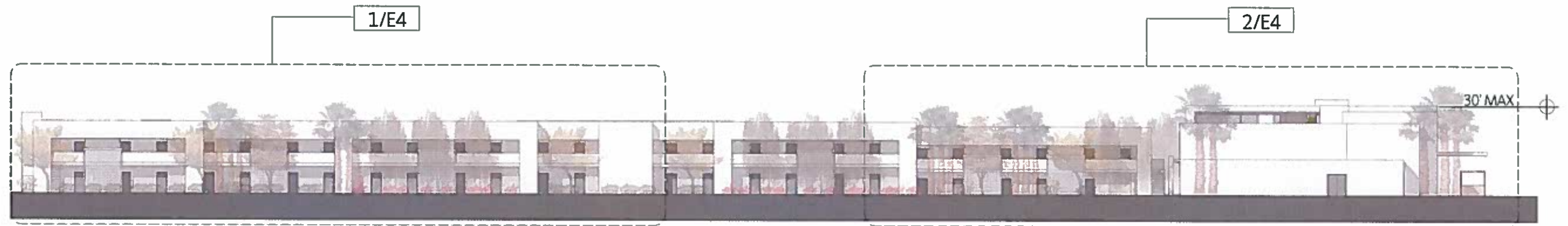
OVERALL NORTH ELEVATION (see sheet D2 for enlarged elevations)



OVERALL EAST ELEVATION - FACING STREET (see sheet 1/D3 for enlarged elevation)



OVERALL WEST ELEVATION (see sheet 2/D3 for enlarged elevation)



OVERALL SOUTH ELEVATION - (see sheet D4 for enlarged elevations)

0 8 16 32 48

TOVA HOTEL + BEACH CLUB
1875 N Palm Canyon Dr, Palm Springs, CA 92262



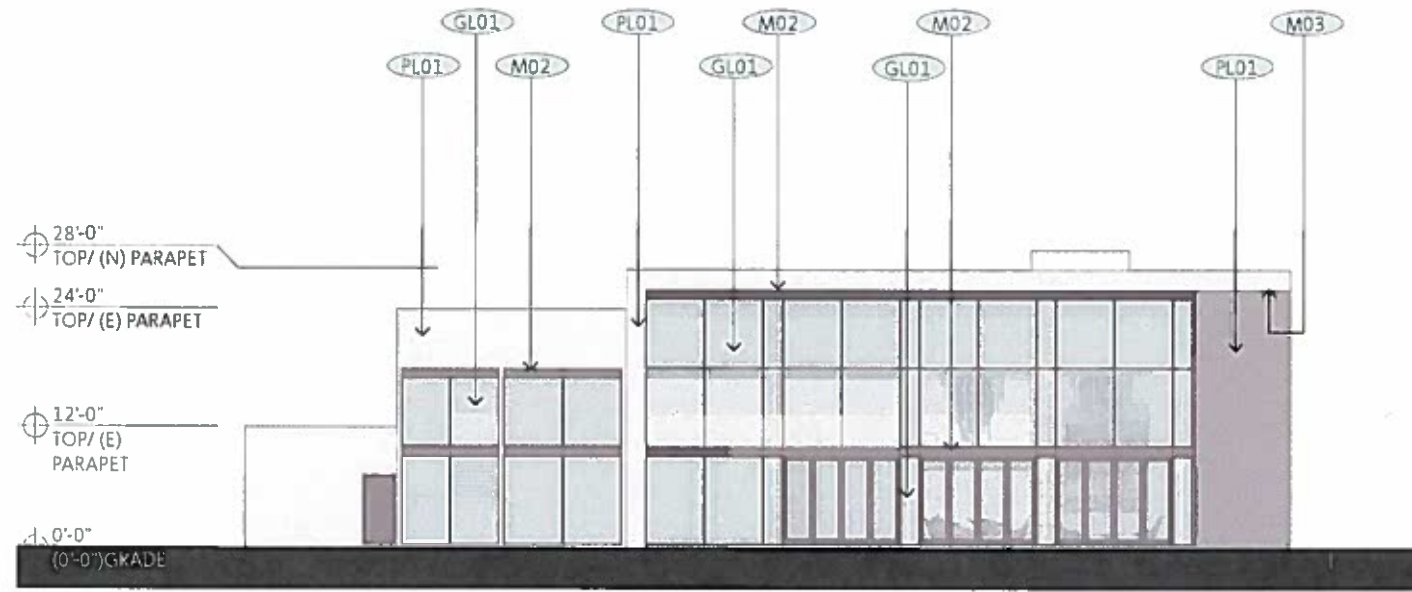
PRESTIGE MANAGEMENT

Architectural Review - Case #5.1382 (MA)
04.26.2017

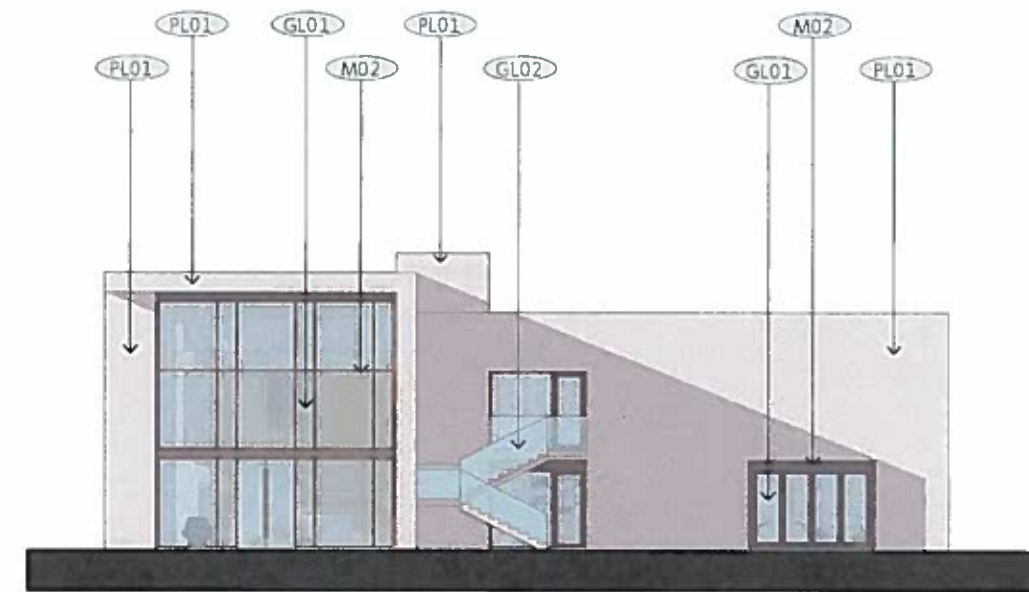
PROPOSED EXTERIOR ELEVATIONS

Gensler E1

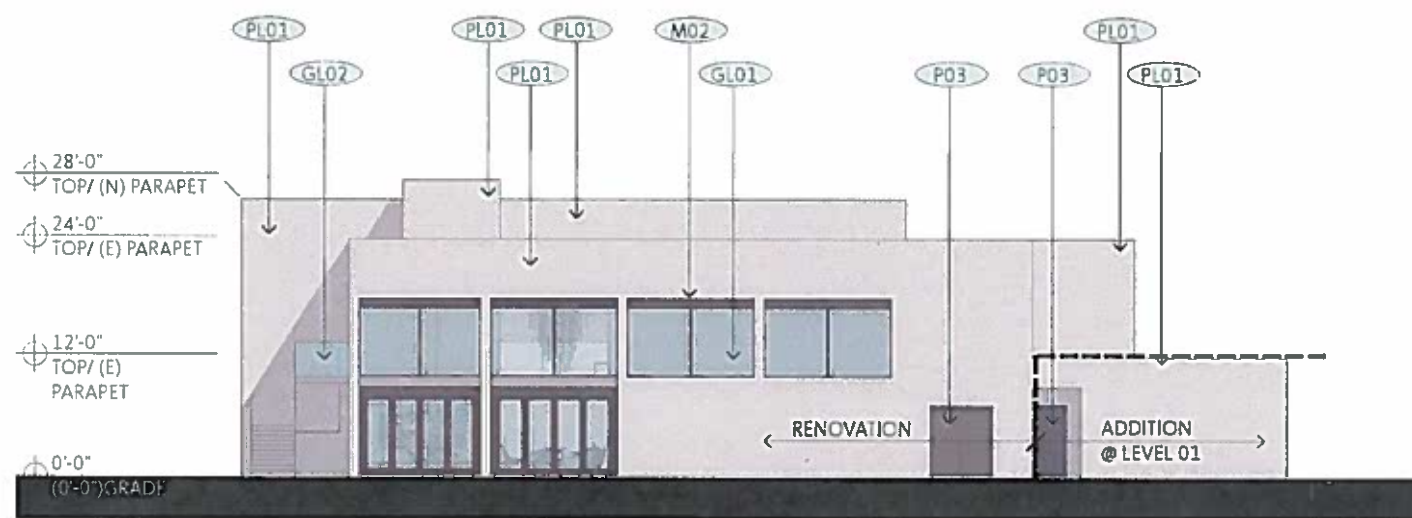
NOTE: SEE SHEET 'F1' FOR MATERIAL CALLOUTS / INFO



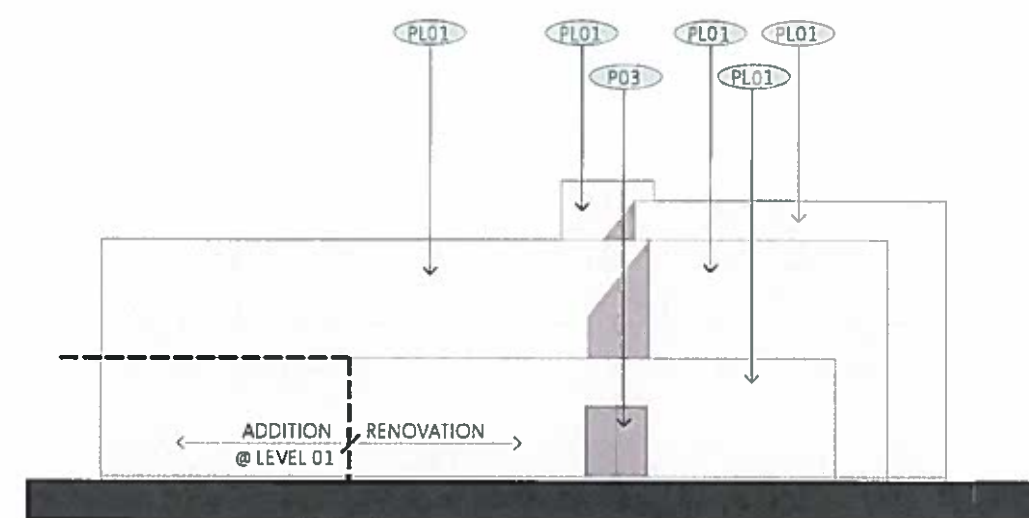
1 EAST ELEVATION - BUILDING A (RENOVATION)



2 NORTH ELEVATION - BUILDING A (RENOVATION)



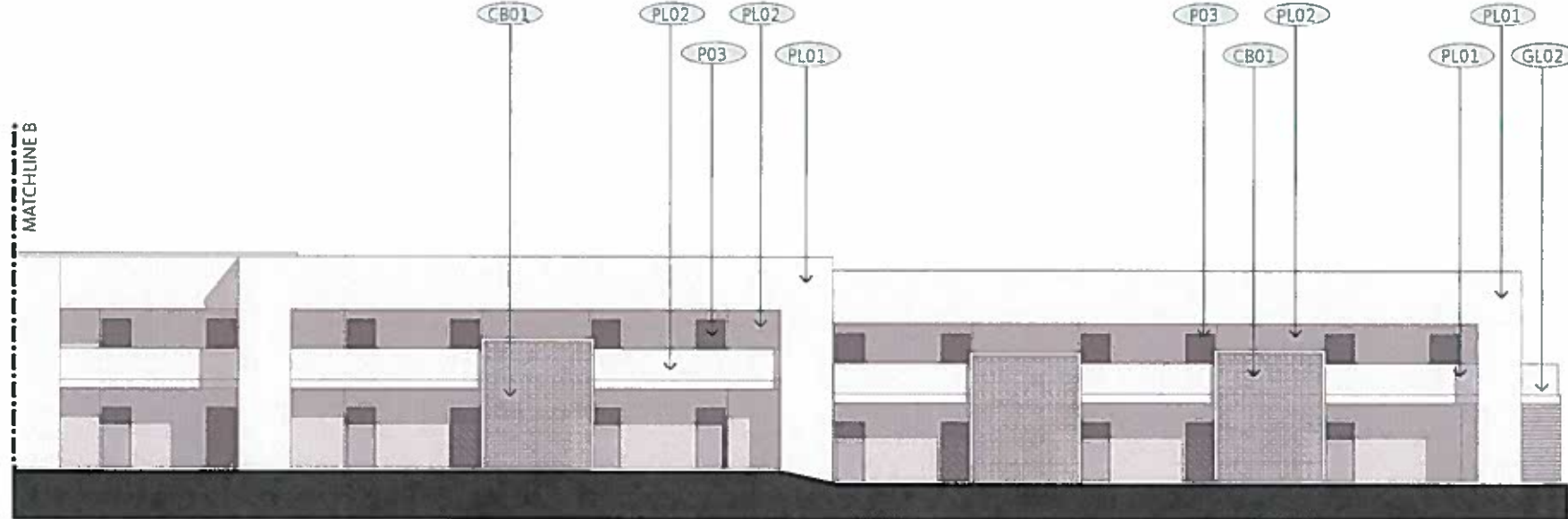
3 WEST ELEVATION - BUILDING A (RENOVATION)



4 SOUTH ELEVATION - BUILDING A (RENOVATION)

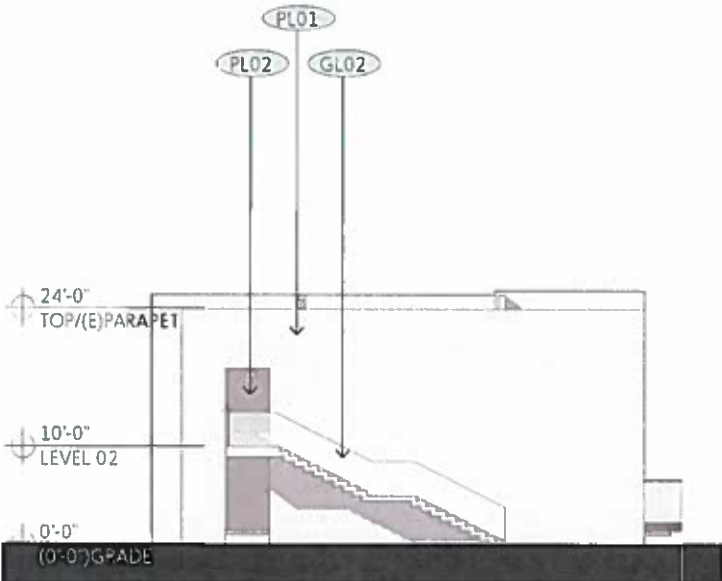


NOTE: SEE SHEET 'F1' FOR MATERIAL CALLOUTS / INFO

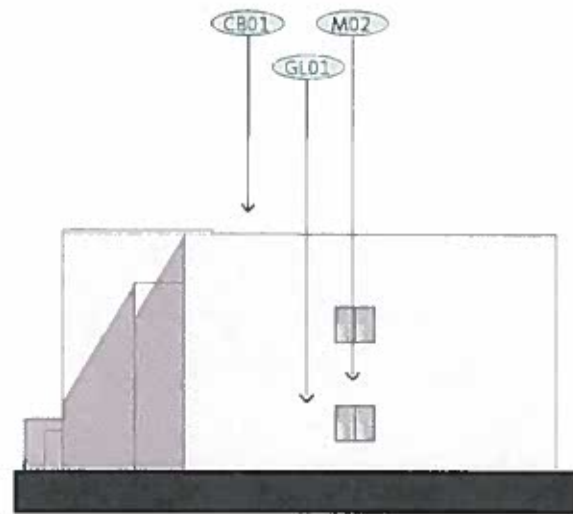


1 SOUTH PARTIAL ELEVATION - BUILDING B (RENOVATION) **

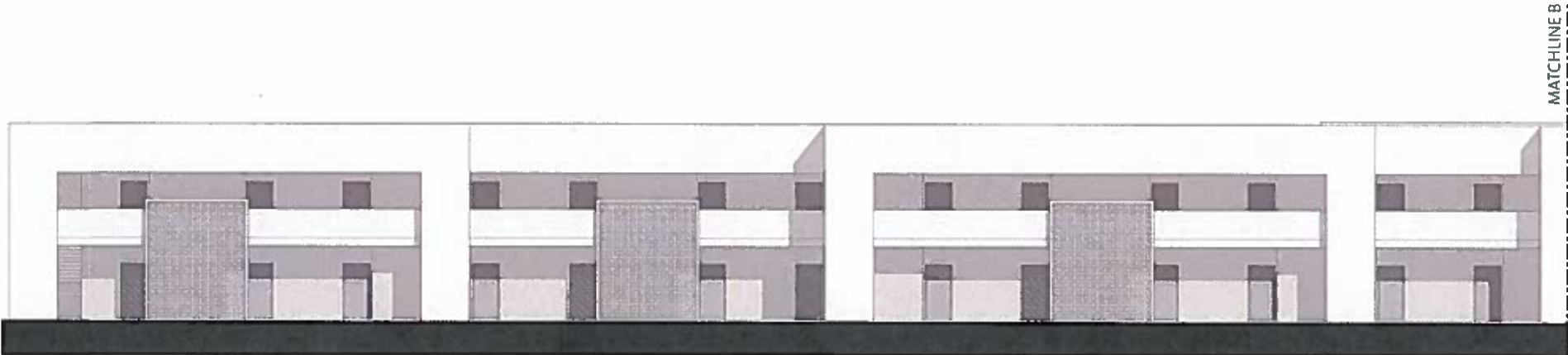
** BUILDING D MIRRORED



2 EAST ELEVATION - BUILDING B (RENOVATION)**



3 WEST ELEVATION - BUILDING B **

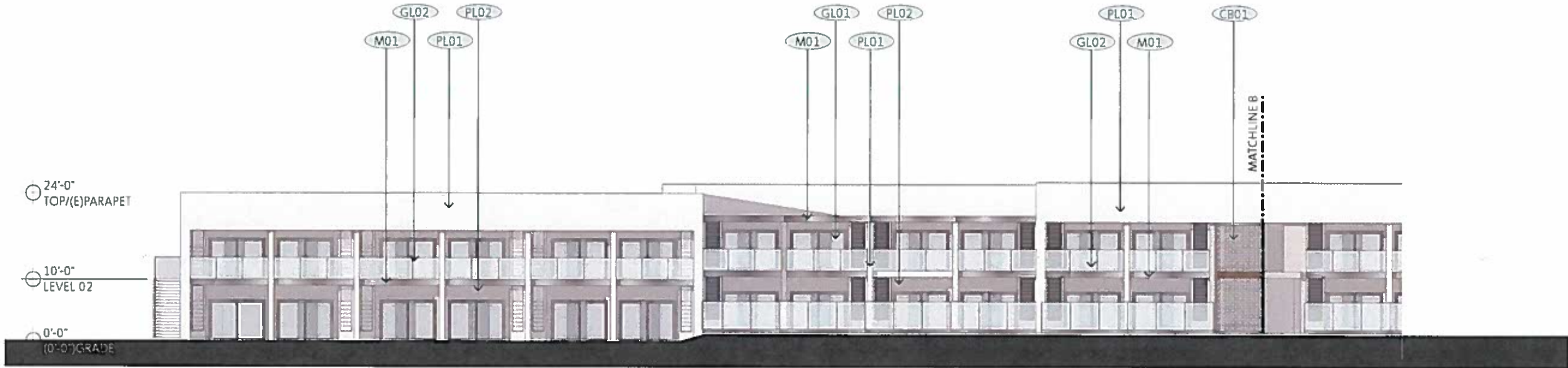


4 SOUTH PARTIAL ELEVATION - BUILDING B (RENOVATION) **

** BUILDING D MIRRORED

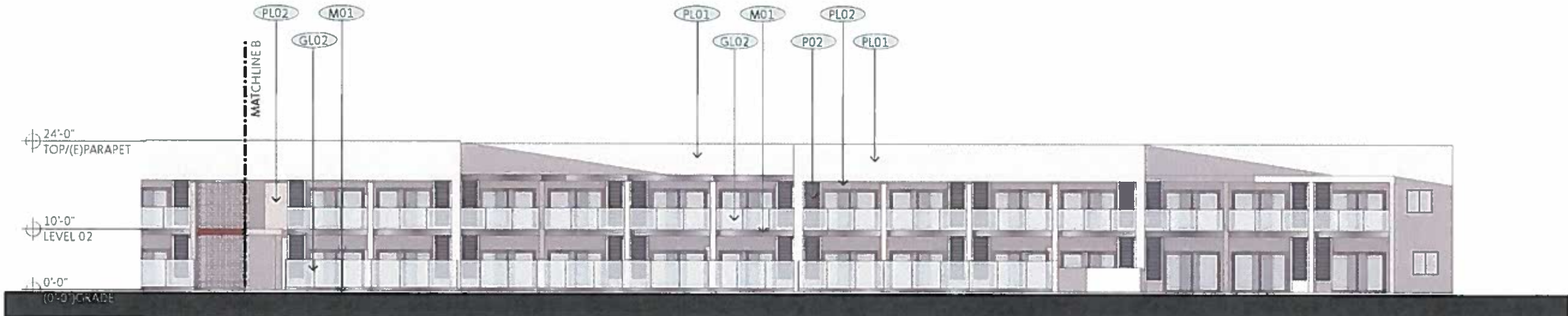
0 4 8 16 24

NOTE: SEE SHEET 'F1' FOR MATERIAL CALLOUTS / INFO



1 NORTH PARTIAL ELEVATION - BUILDING B (RENOVATION) **

** BUILDING D MIRRORED

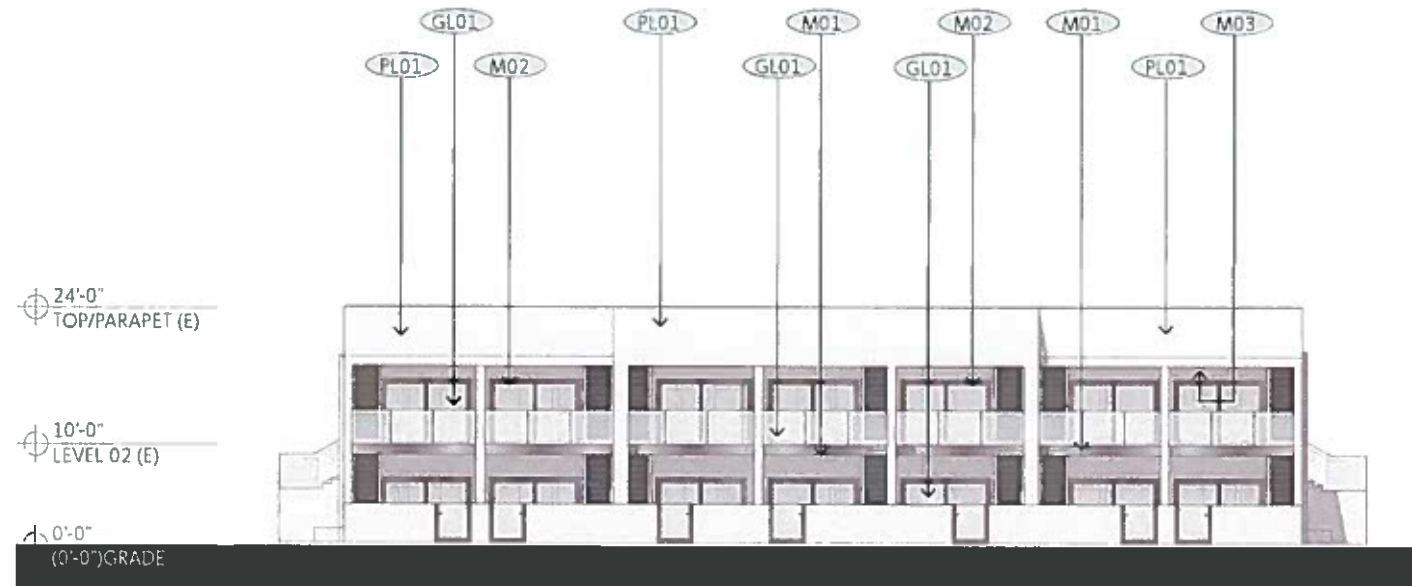


2 NORTH PARTIAL ELEVATION - BUILDING B (RENOVATION) **

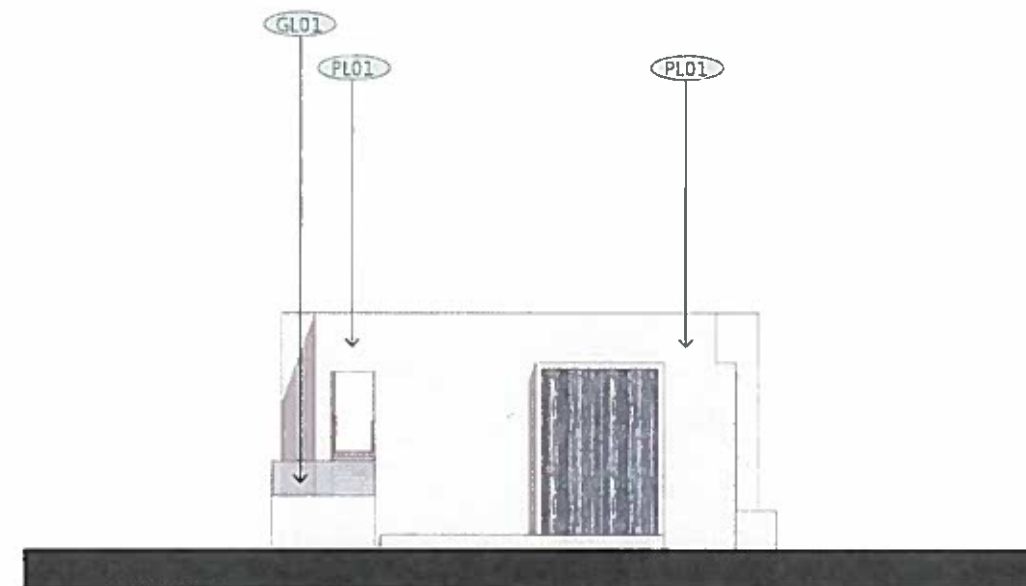
** BUILDING D MIRRORED



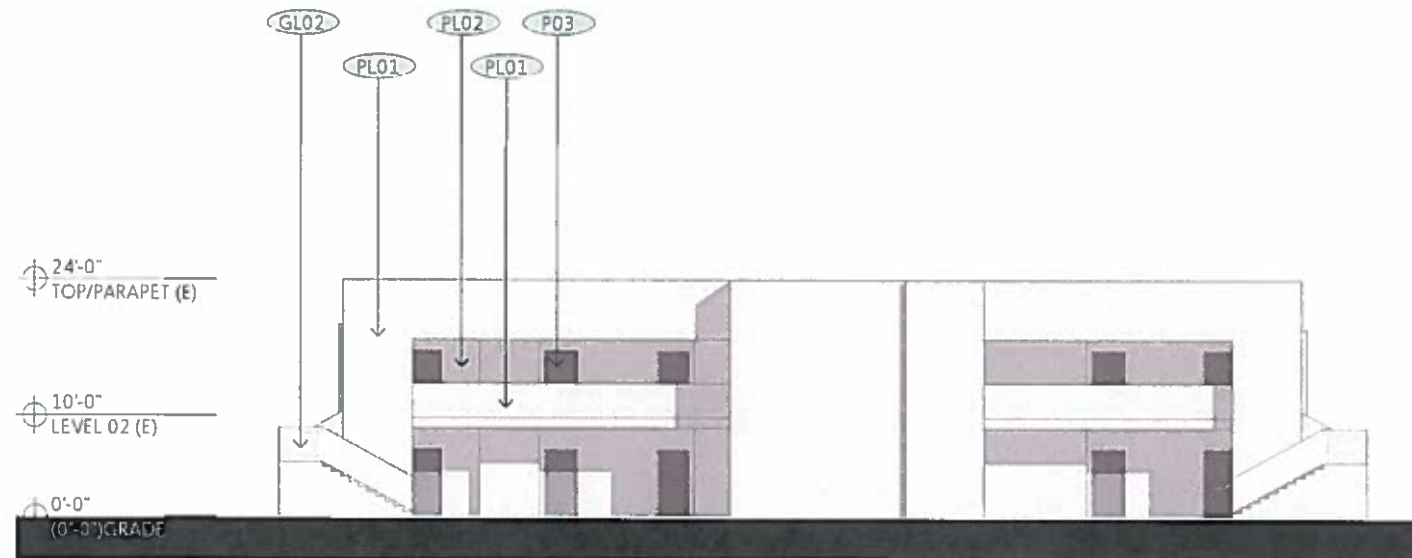
NOTE: SEE SHEET 'F1' FOR MATERIAL CALLOUTS / INFO



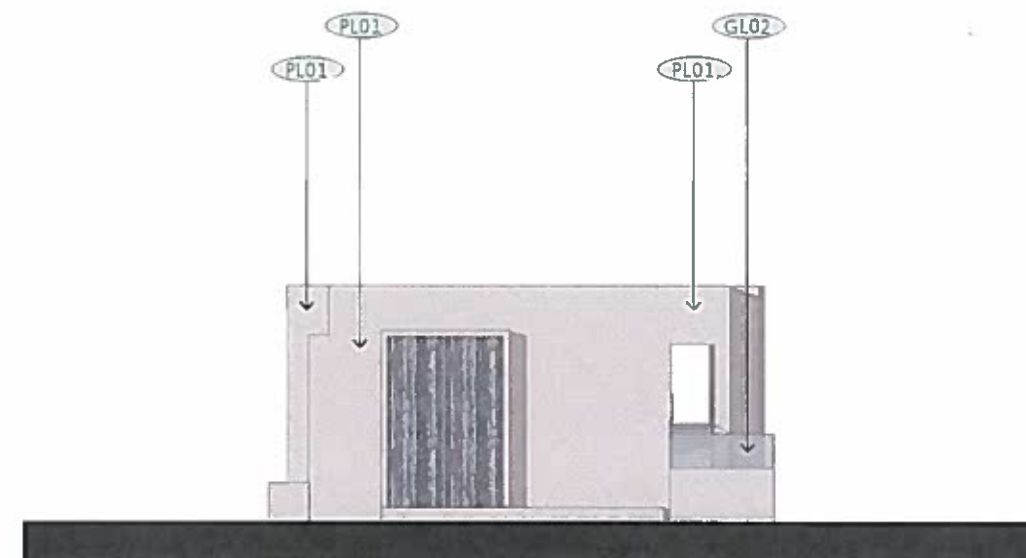
1 EAST ELEVATION - BUILDING C (RENOVATION)



2 SOUTH ELEVATION - BUILDING C (RENOVATION)



3 WEST ELEVATION - BUILDING C (RENOVATION)



4 NORTH ELEVATION - BUILDING C (RENOVATION)

0 4 8 16 24

TOVA HOTEL + BEACH CLUB
1875 N Palm Canyon Dr, Palm Springs, CA 92262



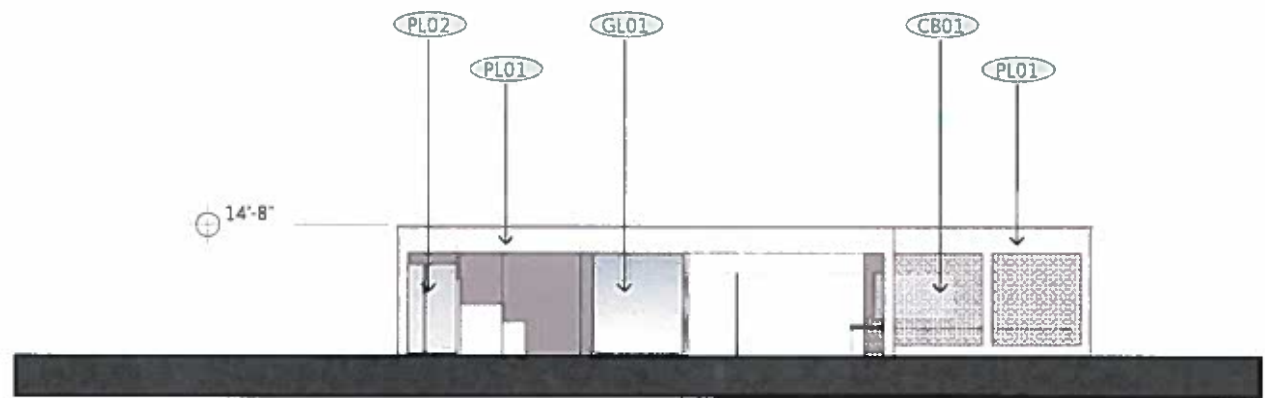
PRESTIGE
MANAGEMENT

Architectural Review - Case #5.1382 (MA)
04.26.2017

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E5

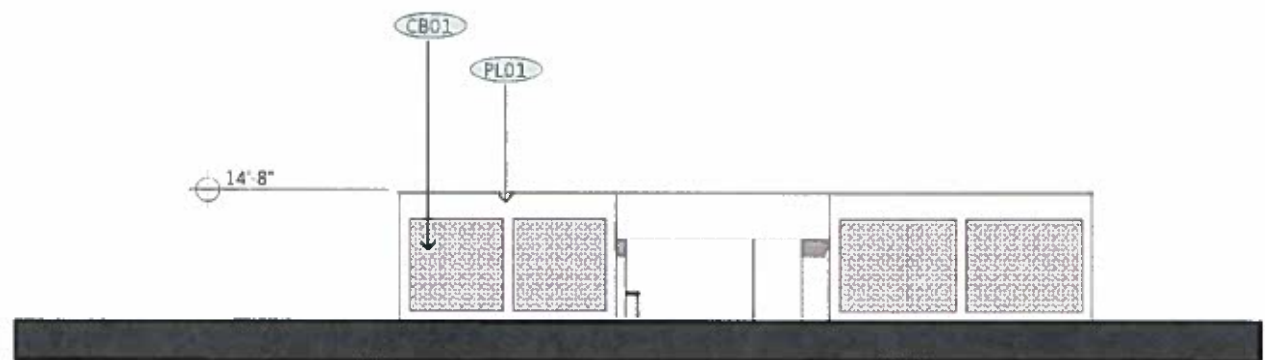
NOTE: SEE SHEET 'F1' FOR MATERIAL CALLOUTS / INFO



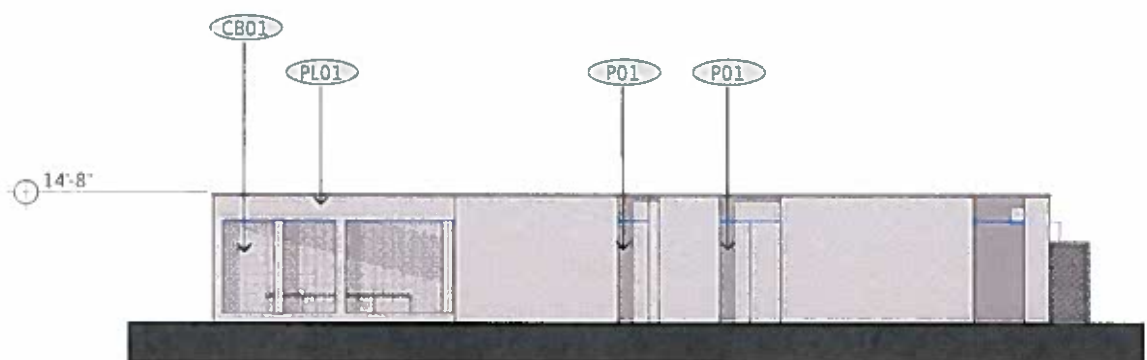
1 EAST ELEVATION - BUILDING E (NEW CONSTRUCTION)



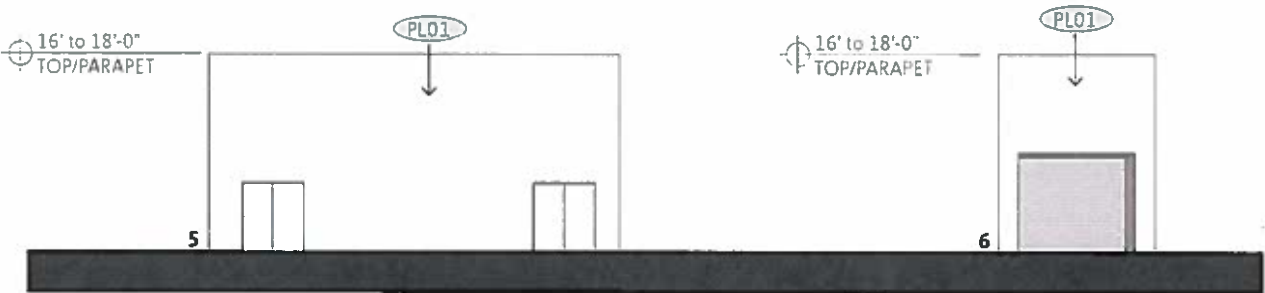
2 SOUTH ELEVATION - BUILDING E (NEW CONSTRUCTION)



3 WEST ELEVATION - BUILDING E (NEW CONSTRUCTION)

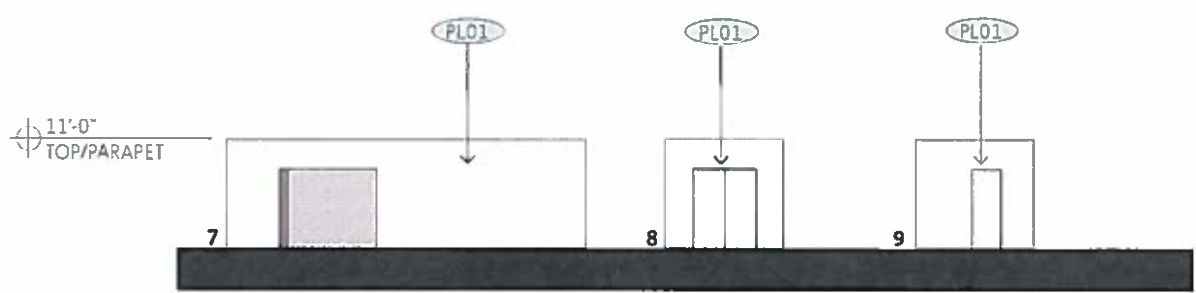


4 NORTH ELEVATION - BUILDING E (NEW CONSTRUCTION)



5 SOUTH ELEVATION - TRASH COMPACTOR (NEW CONSTRUCTION)

6 WEST ELEVATION - TRASH COMPACTOR (NEW CONSTRUCTION)



7 NORTH ELEVATION - MAIN ELEC. / STORAGE (NEW CONSTRUCTION)

8 WEST ELEVATION - MAIN ELEC. / STORAGE (NEW CONSTRUCTION)

9 EAST ELEVATION - MAIN ELEC. / STORAGE (NEW CONSTRUCTION)





P01

P01 - PAINT COLOR 1 (SW 7003) PRIMARY



PL01

PL01 - SMOOTH FINISH PLASTER COLOR 1 (PRIMARY)



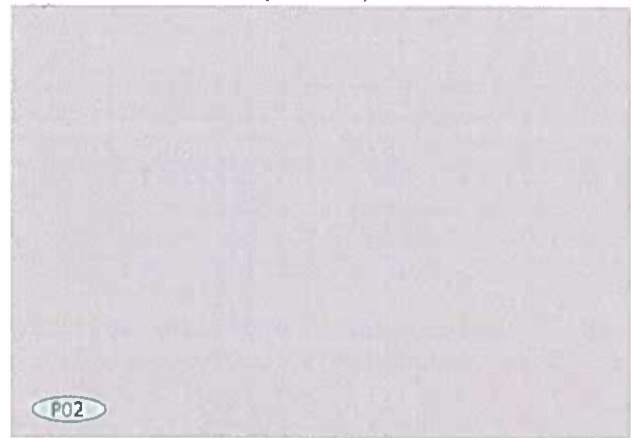
M01

M01 - STAINLESS STEEL (BALCONY GLASS BASE SHOE)



GL01

GL01 - SOLARBAN 70XL EXTERIOR GLAZING



P02

P02 - PAINT COLOR 2 (SW 7022) ACCENT



PL02

PL02 - SMOOTH FINISH PLASTER COLOR 2 (ACCENT)



M02

M02 - DURANAR ECLISPE GRAY (PAINTED STOREFRONT)



GL02

GL02 - TEMPERED GLASS RAILING



P03

P03 - PAINT - COLOR 3 (SW 7067) ACCENT



PL03

PL03 - SMOOTH FINISH PLASTER - COLOR 3 (ACCENT)



M03

M03 - SILVERED WOOD LOOK ALUMINUM SOFFIT



CB01

CB01 - BURNISHED CONCRETE BLOCK / SCREEN BLOCK

DIGITAL MATERIALS BOARD - EXTERIOR PALETTE