

**CITY OF PALM SPRINGS  
PLANNING COMMISSION SPECIAL MEETING MINUTES  
MAY 17, 2017  
Convention Center - North Parking Lot/Center Court Condominium  
Palm Springs, CA 92262**

**CALL TO ORDER:**

Vice Chair Weremiuk called the meeting to order at 1:33 p.m.

**ROLL CALL:**

**Present:** Doug Donenfeld, Randy Lowe, Lisa Middleton, Kathy Weremiuk

**Excused:** Michael Hirschbein, Doug Hudson

**Abstained:** Lyn Calerdine

**STAFF PRESENT:** Flinn Fagg, Edward Robertson

**REPORT OF POSTING OF AGENDA:**

The Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 1:00 pm on Monday, May 15, 2017.

**1. PUBLIC COMMENTS:**

Vice Chair Weremiuk opened public comments:

DAVID POWELL requested that a new environmental review be conducted, and stated that the original Mitigated Negative Declaration is not available online and hasn't been provided. He stated that the new plan has gotten better, but is concerned with the driveway located adjacent to the Center Court Condominium property line and the 24-hour traffic in the driveway. He also expressed concern that the view study still shows a significant impact and that one of the view simulations is missing. Mr. Powell stated that the hotel will have a view of their pool area, and expressed concerns with the noise and traffic that would be generated by the development.

LOUIS BRINELLO stated that he was in support of Mr. Powell's comments, and that he was appreciative of the accommodations that the development had made thus far. He

was concerned that construction would be occurring immediately adjacent to their condominiums, and that the construction would be a major disturbance and inconvenience to residents.

AAMER MUMTAZ noted that the developer had committed to install double-pane windows in some of the units to help with the noise issues, and also reiterated the issues addressed by Mr. Powell and Mr. Brinello.

LAURI KIBBY, applicant, stated that she has agreed to install double-pane windows on the out-facing units, and that she and her team have done everything they can to move the hotel building further away from the condominium complex. She also stated that they would be installing sound mitigation walls to assist in curtailing the noise.

Seeing no other speakers, Vice Chair Weremiuk closed the public comment portion of the agenda.

## **2. TOUR OF THE PROPOSED DREAM HOTEL SITE LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD.**

Planning Director Fagg provided a brief introduction at the beginning of the tour, and noted that no formal action would be taken during the tour, and that testimony should be reserved for the public hearing.

Vice Chair Weremiuk requested information on the proposed sound wall and landscape buffer that will separate the condominiums from the hotel development, and also verified the height of the hotel and the condominiums. She asked if access would be limited from Avenida Caballeros. (The applicant responded that a gate will be installed on the Avenida Caballeros driveway.) Ms. Weremiuk verified how far the hotel driveway would be located from the perimeter wall at the common property line, and questioned if the existing trees along the north property line will remain in place (the trees will be removed). She asked when the green wall along the property line will be built (not until the 12<sup>th</sup> or 13<sup>th</sup> month of construction).

Commissioner Donenfeld asked if the perimeter wall will be built on the Dream Hotel side of the property line (hedge only), and which windows would be replaced with dual-pane windows (out-facing units only). Mr. Donenfeld further questioned the details of the wall and hedge at the common property line. He also requested information on how the trash would be collected and where utilities would be located.

Commissioner Middleton requested information on the views from the fifth floor of the hotel/condo building, and asked how the structure would impact the views of the Center Court Condominiums. She also requested information on the construction and location of the hedge and perimeter wall, and requested more information about how patron traffic would circulate on the site. She verified the location and details of the porte-cochere, and how far the valet area would be located from the common property line.

Ms. Middleton also requested information on the stand-alone casita buildings, and verified the position of the driveway along the north property line.

Commissioner Lowe asked about the configuration of the farmhouse and garden area, and if the public would be able to access the gardens. He also requested information on where the footprint of the hotel building relative to the property lines and existing views.

**ADJOURNMENT:**

There being no further questions Vice Chair Weremiuk adjourned the meeting at 2:25 pm to the next regular meeting at 1:30 pm, Wednesday, May 24, 2017, Convention Center, Primrose C, 277 North Avenida Caballeros.



Flinn Fagg, AICP  
Director of Planning