

CITY OF PALM SPRINGS
PLANNING COMMISSION SPECIAL MEETING MINUTES
3:30 pm / Thursday, April 13, 2017
***Palm Springs Downtown Renovation
(Downtown Palm Springs Specific Plan)
southwest corner of Palm Canyon Drive and Tahquitz Canyon Way
Palm Springs.***

CALL TO ORDER:

Chair Calerdine called the meeting to order at 3:31 p.m.

ROLL CALL:

Present This Meeting: Commissioner Hirschbein, Commissioner Lowe,
Commissioner Middleton, Vice-Chair Weremiuk, Chair
Calerdine

Excused This Meeting: Commissioner Donenfeld, Commissioner Hudson

PUBLIC COMMENT: None.

1. TOUR OF THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN/PALM SPRINGS DOWNTOWN RENOVATION PROJECT LOCATED GENERALLY NORTHWEST OF TAHQUITZ CANYON WAY AND PALM CANYON DRIVE.

Planning Director Fagg provided a brief introduction for the tour.

Michael Braun, applicant, provided a brief update on the status of the project and led the Planning Commissioners, staff, and members of the public on a walking tour of the site.

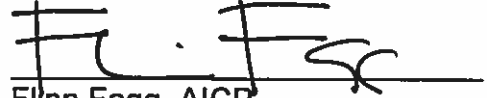
The Planning Commissioners had the following questions and comments during the tour.

- Verified the location of the dining patio for the Starbucks store, and also raised questions about the seating wall and width of the planter area.
- The applicant was asked to identify the locations of the crosswalks to the south side of Tahquitz Canyon way (the applicant responded that the crosswalks would be located at the intersection at Palm Canyon and the intersection at Belardo Road).

- The Commissioners requested information on the details of the plaza area at Palm Canyon and Tahquitz Canyon, including the locations of the palm trees and the specimen tree.
- The Commissioners reviewed the public seating area on the west side of the H&M store, and questioned the division between the private seating for Il Corso restaurant and the public seating area.
- The Commissioners requested that an additional water feature be added (the applicant stated that an additional water feature would be provided against the wall of the H&M store).
- The Commissioners requested that public drinking fountains be provided throughout the project, and that water fountains for pets also be available. The applicant noted that the only drinking fountain planned would be located at the public restrooms, and that individual store owners would most likely provide drinking water facilities for pets.
- In reviewing the location of the dumpster area on Block C, the Commission questioned how the trash area would be serviced, and the applicant's plans to adequately shield the area from patrons. The applicant stated that the trash area would remain closed and that a filter system would address any odors.
- The Commissioners raised questions about the names of potential tenants on Block C and Block B; the applicant stated that he couldn't release the name of tenants until leases are finalized.
- Questions were raised about the uses on the 2nd floor of Block C; the applicant stated that apartments had been designed for the second story, consistent with the April 2016 approvals for the block.
- Commissioners asked about the timeline for construction of the Virgin Hotel; the applicant stated that the financing for the hotel was being finalized.
- The Commissioners raised questions about the timeline for the restoration of the Town & Country Center; the applicant stated that they intended to paint the complex in the near future but would not start renovation and development on the block until later in the process. Staff clarified that Block K development could not begin until development on the west side of Palm Canyon was underway pursuant to the Specific Plan.
- The Planning Commissioners reviewed the location of the specimen tree at the corner of Museum Way and Palm Canon, and verified the sidewalk width on Museum Way. Concerns were raised about the adequacy of space around the specimen tree and encroachment of private dining into public spaces.
- Concerns were noted about the planters on Block A and the landscape materials utilized in the planters.
- The Commissioners questioned the applicant on the completion of the renovations to the Hyatt façade; the applicant noted that the improvements were scheduled to begin shortly and would be completed in the fall.
- The Commissioners requested that the applicant work with the Public Arts Commission in selecting street furniture and public art for the project.

ADJOURNMENT:

There being no other questions or comments for the applicant, the tour was concluded and Chair Calderine adjourned the meeting at 4:35 pm to Wednesday, April 26, 2017, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way.

A handwritten signature in black ink, appearing to read 'F. Fagg', written over a horizontal line.

Finn Fagg, AICP
Director of Planning Services