




City of Palm Springs

Department of Planning Services

MEMORANDUM

Date: September 9, 2009

To: The Planning Commission

From: Edward O. Robertson, Principal Planner 

Project Planner: Ken Lyon, Associate Planner

Subject: Case 3.3333 MAJ, TTM 36185, 7.1320 AMM; a 51-unit moderate income for-sale condominium development at 3130 North Indian Canyon Drive

PROJECT DESCRIPTION

The proposal is an application by Community Dynamics, Inc. requesting architectural approval for the construction of a 51-unit moderate income for-sale condominium town-home development. The project features off street parking and landscaping on an approximately 3.6 acre parcel provided by the City's Redevelopment Agency. There is a Tentative Tract Map application for condominium purposes, and an Administrative Minor Modification (AMM) seeking reduced yard setbacks at 3130 North Indian Canyon Drive, Zoned R-2.

RECOMMENDATION

That the Planning Commission continues the project to a future date to be determined. A new hearing notice will be published since the applicant has indicated in the attached letter dated August 25, 2009, that the proposal for the 51-unit complex will now be proposed as a Planned Development District application in place of the Major Architectural Approval application.

Attachments:

Letter from the applicant dated August 25, 2009

August 25, 2009

Mr. Ken Lyon, Associate Planner
Department of Planning Services
City of Palm Springs
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Planned Development District - Case 3.3333 MAJ, TTM 36185, AMM 7.1320

Dear Ken,

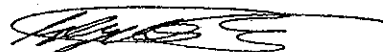
By way of this letter, ComDyn PS, LLC requests that the City of Palm Springs process the above referenced application for 51 townhomes at the SEC of Indian Canyon and San Rafael as a Planned Development District (PD). I will submit a PD application form to your attention under separate cover.

We are pleased to present our development program which creates a vibrant residential community at this gateway location, addresses the City's long-term need for a strong jobs/housing balance by providing 51 townhomes for moderate income homebuyers, and delivers significant sustainable/green building features which will reduce energy and water use among other low-impact design features.

We note that because 100% of the townhomes will be sold to moderate income homebuyers the development qualifies for a density bonus and incentives or concessions pursuant to Government Code Section 65915. ComDyn PS, LLC is not applying for a density bonus (in fact our proposal for 51 units is below the allowable density for the underlying R-2 zone); however, we do note that this application for a PD is consistent with State Density Bonus Law.

Our application will be reviewed and approved in conjunction with a disposition and development agreement; therefore, Section 94.03.00(I)(3) of the Palm Springs Municipal Code will apply. Please contact me if you have any questions.

Respectfully,



Stephen Roberts
Vice President, Development

Cc: Craig Ewing
Edward Robertson

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