



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: June 18, 2024 Unfinished Business

SUBJECT: A REQUEST BY SELENE PALM SPRINGS, LLC, SEEKING ARCHITECTURAL APPROVAL FOR THE FINAL DEVELOPMENT PLANS FOR THE NORTH AND SOUTH VILLAS RESIDENCES WITHIN THE DREAM HOTEL COMPLEX LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD; ZONE PDD 333, SECTION 14 (CASE 5.1132-PD 333 / TTM 35236) (ER).

FROM: Department of Planning Services

Background Information:

City Council Action:

On June 5, 2023, the City Council approved the amended project subject to conditions. As a part of this approval, the City Council requested the ARC to review the final development plans for the residential components of the Dream Hotel, commonly referred to as the North and the South Villas. The City Council action approved the overall amendment to the site plan; the main hotel building is not a part of this current review.

Architectural Advisory Committee Review & Applicant's Responses:

The Architectural Advisory Committee (ARC) first reviewed this project at the April 15, 2024, meeting. After a prolonged deliberation on the proposed final development plans, the ARC voted unanimously to continue the hearing process and provided directions to the applicant to consider making certain revisions to the plans. The applicant has since resubmitted two revised plans addressing comments from the ARC. The first set of revised plans were submitted to staff on May 7, 2024; staff reviewed the plans and provided additional comments to the applicant. Following those comments, the applicant made additional revisions to the plans and those are the plans being presented to the ARC for consideration at the meeting of June 18, 2024. The revised plans submitted by the applicant included responses describing the changes made to address the ARC and staff comments and recommendations.

Below are the comments and recommendations to the applicant and the applicant's responses to the ARC's comments.

1. A diagram and/or roof plan layout to identify adequacy of rooftop mechanical screening to screen all units that will be placed there, and plumbing as it relates to general location and quantity of stack vents to the roof and drainage piping down through the building including floor drains on the balconies.

Response: *The resubmitted package includes proposed general equipment layout plans within screened enclosures shown in elevations. For reference, see Plans on pages 34 and 44-45; and Sections drawings on pages 37 and 48-49.*

2. Dimensions in plan view for all roof and patio overhangs. Include on the roof plan location of photovoltaic systems. Further clarity and provide details on how solar control is achieved both with vertical and horizontal solar control elements.

Response: *Both the North and South Villas' Buildings have incorporated longer roof extensions and/or balconies for increased shading; overhangs of generally 5 feet or greater. While solar panels are not mandatory, potential solar panel extents are shown on the plans. For reference, see Sections on pages 37 and 48-49, and roof plans on pages 34 and 44-45.*

3. Provide clarification and detailed information identifying the material denoted as wood (i.e. synthetic wood, wood simulated metal or tile, if real wood, the species, etc.) Review the stepped fascia detail in which wood is proposed on vertical surfaces where exposure to sun, heat, rain that would degrade the material.

Response: *The resubmitted package/plans include indications of simulated "WOOD LOOK" siding and slats that are readily available in the market. The exact specifications and brands are not yet available, but generally they are a composite synthetic material. For reference, see Elevations and Finish Legends on pages 35-36, and 46-47.*

4. Provide better details (sections, elevations, dimensions) regarding the bridge structure to the swimming pool terrace on the service building that serves the South Villas block.

Response: *Same comment above - The resubmitted package includes more extensive information for the attached bridge and pool deck. For reference, see Plans on pages 42, and Elevations on page 46.*

5. A grading plan / topographic survey that analyzes the potential for widening of the sidewalk along the public streets, providing more visual breaks in the perimeter garden wall along the streets and a drainage plan showing how stormwater is captured, retained, and conveyed off site.

Response: *This project already has an approved underground water retention plan and precise grading plan. Elevation changes can be seen on page 70; note that the variation is nominal. Also, note that all landscape buffers on the sidewalk are graded with a swale to control possibility of run-off. We also include planter*

drains, for further reference see page 67. The resubmitted package shows “spot elevations” for the majority of grades and building pads taken from the approved plan. We are not widening the sidewalk. The design of the wall as seen on page 68 shows variation in the wall allowing for see through areas and variety of finish and planes. For reference, see grading plan page 70.

6. Clarification of the wall materials / finish / color at the ramps into the subterranean parking areas.

Response: *The resubmitted package includes finishes of the garage ramp walls as “BOARD-FORMED CONCRETE”. For reference, see Elevations on pages 35 and 47.*

7. A section cut showing the property line common to the Center Court Condominiums showing the width and adequacy of the planter strip there for both trees and shrubs.

Response: *The resubmitted package includes an illustration depicting the edge conditions along the common property line to the Center Court neighboring property. Adjacent to the boundary wall is a minimum 3’6” planting strip and then aggregate of approximately 3 feet. For more reference on this, see Site Plan on page 06, and Illustrative Section indicating planters and tree islands where appropriate on page 69.*

Below are the staff comments that the ARC directed the applicant to address; the comments are followed by the architect/applicant’s responses and staff analysis:

Staff Recommendations in the Staff Memo of 4/15/24 and applicant’s responses:

1. Provide improved solar control on the balconies, terraces, and the full height walls of glass, especially for morning and afternoon solar exposure such as sliding metal screens and extended roofs.

Response: *Both the North and South Villa buildings have incorporated longer roof extensions and/or balconies for increased shading. This has been done to the extent practical’ considering structural cantilever performance. Future occupants may provide internal solar control within residences. For references, see each building’s plans on pages 29-33 and 41-44. Also, see elevations on pages 35-36 and 46-47. Also see Sections on pages 37 and 48-49. Finally, Rendered Views are on pages 16-18 and 21-24.*

Staff Response: The applicant has improved the amount of overhang of the roofs on the North and South Villas. Section drawings on page 37 of the exhibits provide a clearer picture of the overhangs.

2. Lower the height of the perimeter poured-in-place concrete site walls to not more than 6 feet as measured on the public street side and relocate the walls further into

the site at least 5 feet, consistent with the zoning code, to better accommodate pedestrian movement and provide a more pleasant pedestrian experience along the public streets.

Response: As was expressed at the prior ARC with respect to site security considerations, the height of all perimeter site walls / screens has been reduced somewhat and now shown varying at either 7'-6" or 8'-0" from the adjacent grade. As regards the 5-foot wall setback, this is not necessary as the wall is already setback a minimum of 6 feet from the edge of the sidewalk. For reference, see Perimeter Treatment – Street Section A-A page 68.

Staff Response: The applicant has been advised that the overall site plan and the maximum height of the perimeter walls/fences shall be 7 feet, 3 inches, consistent with the City Council's previous approval of the amended project. The applicant was also informed that the materials for the perimeter treatment shall remain the same as the original Council approval. Below are the Council approved plans for the perimeter treatment.

PERIMETER TREATMENT



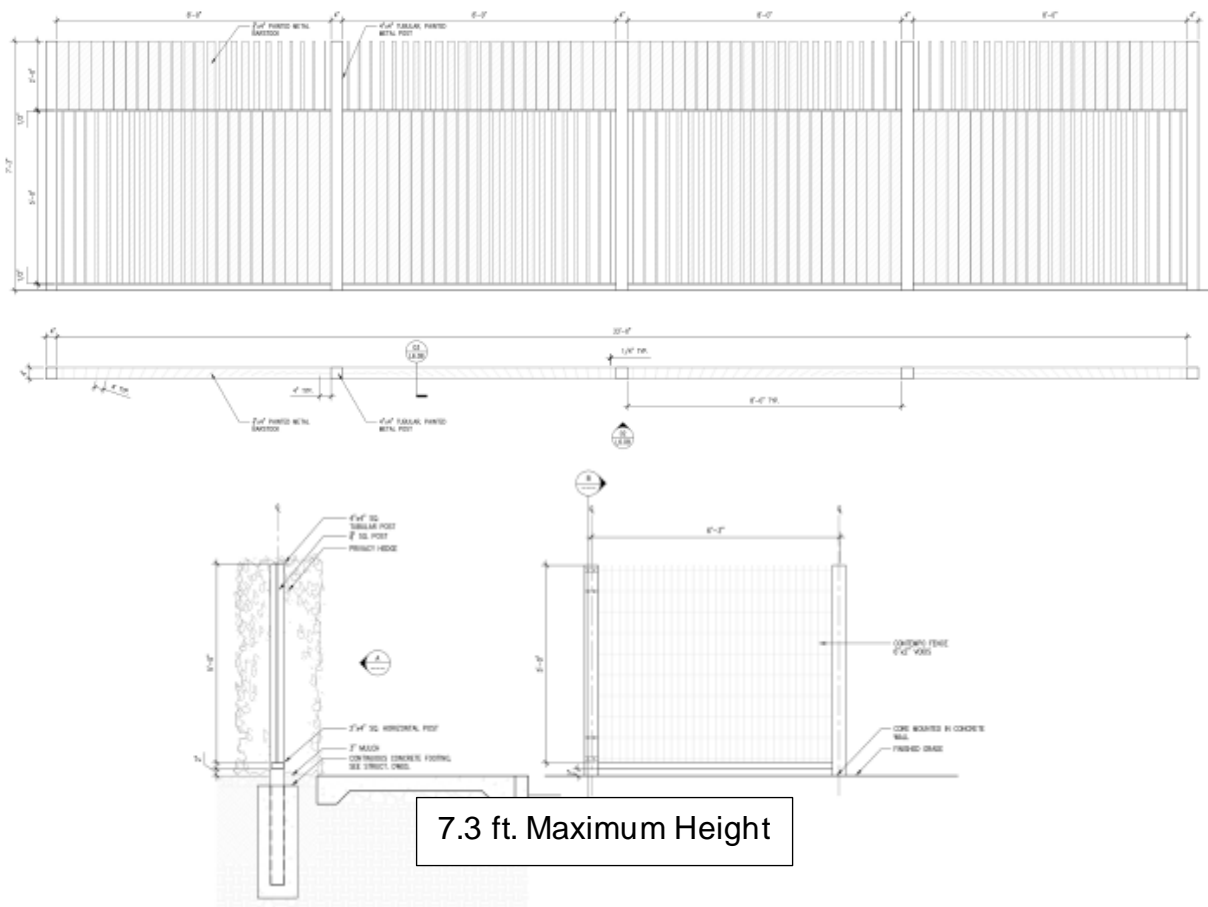
Previously Approved Site Plan with Perimeter treatment

NORTH CALLE ALVARADO



Previously Approved Perimeter Walls Materials

EAST AMADO ROAD



7.3 ft. Maximum Height

3. Widened sidewalks to be around 8 or 9 feet in width along the public streets recognizing the higher amount of pedestrian traffic around the Convention Center.

Response: It is noted by the Applicant that most sidewalks in the adjacent neighborhoods range from 5 - 8 feet in width with modest pedestrian traffic. The applicant has provided paved areas generally at 6-feet wide, with discreet areas that increase to 12-feet. For reference, see Site Plan on page 56, and Landscape Sections on page 67. And finally, Axon illustrations on page 68.

Staff Response: The site plan is not a part of this review process as the City

Council, and both the Tribal Planning Commission and the Tribal Council have previously approved the site plan with sidewalk at its current location and width. And prior to then, the City's Engineering Services Department reviewed the original project and all the subsequent amendments to the site plan, they are satisfied with the width of all the sidewalks. More importantly, below are the list conditions of approval pertaining to sidewalks imposed by the Council; the project shall abide by these conditions.

- PLN 13. Avenida Caballeros shall have minimum 8' sidewalks with shade trees on private property pursuant to Fig. 5-7 in Section 14 Specific Plan. **(Added by PC on 6.12.13)**
- PLN 14. Amado Road shall have a minimum 5' sidewalks, 4' parkway and shade trees spacing out 30' or less per Section Specific Plan. **(Added by PC on 6.12.13)**
- PLN 15. On Amado Road and Avenida Caballeros, the planting materials along the street frontages shall be pursuant to Tables 5-5 and 5-6 of Section 14 Specific Plan. **(Added by PC on 6.12.13)**
- PLN 16. Streetscape furniture shall be provided along Avenida Caballeros subject to the approval of the Director of Public Works pursuant to Section 14 Specific Plan. **(Added by PC on 6.12.13)**
- PLN 17. Crosswalks at Avenida Caballeros and Calle Alvarado shall meet paving requirements of Section 14 Specific Plan. **(Added by PC on 6.12.13)**

- 4. Revised landscape and lighting plans addressing the concerns noted in this staff report. (Crowding of trees, coordinate trees and pole-mounted lighting fixtures; and revise the photometric site plan to conform to the outdoor lighting ordinance, including demonstrating minimal light spillage onto adjacent residential properties.) and reference the suggested plant lists in the S14SP.

Response: *The resubmitted package has been modified with some increased spacing and revised tree species along the sidewalks. Site lighting adjacent to the neighboring properties is proposed to use low-level "Bollard" types to alleviate light spill onto adjacent properties. Additionally, there are concrete or block walls along the entire perimeter with neighboring communities and all lightings are lower than the walls. Note that LX08 and LX10 are along the perimeter. For reference, see Site Plans pages 56, 74-75, and 77-78; and Lighting Fixture types on page 83.*

Staff Response: The new mix of the proposed Landscape plants selection are not in the recommended list of the Section 14 Master Plan; however, they are listed in the Lush and Efficient Landscape Guidelines and are desert appropriate plants.

- 5. Redesign the rooftop mechanical screening with materials and configuration that are better integrated with the materials and architecture of the buildings pursuant to Zoning Code Section 93.03.

Response: *The resubmitted package has modified rooftop screens materials to be more clearly depicted as a decorative screen that could be wood-look slats. For references, see Elevations on pages 35-36, and 46-47.*

Staff Response: The applicant has addressed the rooftop mechanical screening; staff has also advised the applicant that Planning Commission condition of approval from the June 13, 2013, shall apply to the project at Plan Check. COA PLN 5 states...all roof mounted shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.

6. Use frosted or obscure glass at terrace and balcony railings to screen the view of furnishings on the various balconies.

Response: *As expressed by the applicant in the prior ARC meeting, the suggestion to use "obscure glass" would diminish the quality and openness of views for residents, so we would maintain clear vision glass. The applicant will manage tenant balcony furnishings to control clutter within the CC&Rs. For reference, see Views on pages 16-17 and 21-22.*

Staff Response: Staff will include this requirement in the CC&R to ensure that the maintenance of the property is not compromised.

7. Provide elevations and sections of the service building including the roof deck / pool for the South Villas block.

Response: *The service building was approved with the hotel approvals and not a part of this review. We have provided an elevation of the bridge with wood-like slats covering the bridge. The resubmitted package includes more extensive information on the pool deck. For reference, see Plan on page 42, and the elevation on page 46.*

Staff Response: The service building is a part of the main hotel building previously approved by the City Council; the building is not a part of this review process. The bridge connecting the South Villas to the Service building is new; the applicant has provided additional elevation of the in the resubmitted package.

Conclusion:

The applicant has responded to the comments and recommendations made by the ARC and staff. However, there are two outstanding issues that will not be resolved by the ARC or staff. The first issue is the proposed gate at the entrance to the South Villas on Avenida Caballeros which is a site plan change that would require approval by the Planning Commission or City Council. The second issue is the proposed eight-foot (8') high perimeter wall. Pursuant to the City Ordinance, the maximum height of perimeter walls in residential areas is six (6) feet. However, the City Council previously approved a site plan with a perimeter fence with maximum height limitation of seven feet, three inches (7'.3"). The applicant may choose to move forward with that approval; if the applicant decides to

proceed with the eight-foot (8') high perimeter fence, it will require that they return to the Planning Commission or City Council. Also, should the applicant decide to stay with that height limitation, the proposed fencing material shall be required to conform with the original approval as well. Overall, the final PD plans conform to the previously adopted design and development standards of the Planned Development District Standards and the Section 14 Master Plan standards. Some of the proposed Landscape plants selection are not in the recommended list of the Section 14 Master Plan, however, they are listed in the Lush and Efficient Landscape Guidelines and are desert appropriate plants.

RECOMMENDATION:

That the Architectural Review Committee approve the Final Planned Development Plans, subject to these additional conditions:

1. The proposed entry gate located at the South Villas along Avenida Caballeros shall be removed. Alternatively, an amendment would need to be sought from the Planning Commission or City Council.
2. The maximum height of the proposed perimeter fence shall not exceed seven feet, three inches (7'.3"), as was previously approved by the City Council.
3. The materials for the proposed perimeter fence shall be consistent with the original approval by the City Council.

PREPARED BY:	Edward Robertson, Principal City Planner
REVIEWED BY:	Christopher Hadwin, Director of Planning Services

ATTACHMENTS:

1. ARC Draft Resolution.
2. ARC Minutes from the meeting of April 15, 2024.
3. Revised Plans/Exhibits.

RESOLUTION NO.

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE PDD 5.1132-PDD 333, FINAL DEVELOPMNET PLANS 333 FOR THE NORTH AND SOUTH VILLAS, THE RESIDENTIAL COMPONENT OF THE DREAM HOTEL DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND EAST AMADO ROAD, ZONE PDD 333; SECTION 14.

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. The Selene Plam Springs, LLC, ("Applicant") has filed an application for approval of the Final Development Plans for the North and South Villas of Planned Development District 333 with the City pursuant to Section 94.03.00(G) of the Zoning Code to allow the construction of the residential component of the Dream Hotel development located at the North west corner of Avenida Caballeros and East Amado Road, Zone PDD 333; Section 14.

B. On April 8, 2021, the City Council adopted Ordinance No. 2042, amending Section 94.04.00 of the PSZC to reassign review of Major Architectural Review (MAJ) applications from the City's Planning Commission to the City's Architectural Review Committee.

C. On June 5, 2023, a public hearing meeting on a proposed amendment to the overall site plan and the residential components consisting of the South and North Villas, was held by the City Council in accordance with applicable law and made recommendations to the ARC to review the final architectural design, materials, and color palette of the buildings.

D. On April 15, 2024, the Architectural Review Committee considered the proposed final development plans for the North and South Villas. At the said meeting, the Architectural Review Committee deliberated on the proposed final design and voted unanimously with directions to the applicant to make certain changes to the plans and bring for a further review.

D. On June 18, 2024, the City's Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee carefully reviewed and considered all of the evidence presented in connection with the Project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Section 1: A Mitigated Negative Declaration (MND) was previously adopted by the City Council on July 18, 2007, for the project. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, further environmental documentation is not necessary because the proposed minor amendment to the project will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed Final Development Plans would not result in any new

environmental impacts beyond those already assessed in the previously adopted Mitigated Negative Declaration. On June 5, 2023, the City Council determined that given the scope of the current proposed final development plans, further environmental review is not needed.

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Section 94.04.00 (“architectural review”).

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case No. 5.1132 – PDD 333; Final Development Plans for PDD 333 for the final development of the residential component consisting of the North and South Villas within the Dream Hotel development located at the Northwest corner of Avenida Caballeros and East Amado Road, Zone PDD 333; Section 14.

ADOPTED this 18th day of June, 2024.

MOTION:

AYES:

ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Christopher Hadwin
Director of Planning Services

ARCHITECTURAL REVIEW COMMITTEE
CITY OF PALM SPRINGS, CALIFORNIA
City Council Chambers
3200 East Tahquitz Canyon Way, Palm Springs, California 92262
www.palmspringsca.gov

MINUTES
of the regularly scheduled meeting of April 15, 2024

CALL TO ORDER:

Chair Doczi called the meeting to order at 5:30 pm.

ROLL CALL:

Committee Members Present: Doczi, Thomas, McCoy, Walsh, Thompson, O'Donnell

Members Excused: Poehlein, Fredricks

Staff Present: Ken Lyon, RA, Principal Planner, Edward Robertson,
Principal Planner

REPORT OF THE POSTING OF AGENDA: This agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) by 9:00 pm, Wednesday, April 11, 2024, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Motion by Walsh, seconded by McCoy to accept the Agenda.

AYES: DOCZI, THOMAS, MCCOY, WALSH, THOMPSON, O'DONNELL

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

1. CONSENT CALENDAR

1A. APPROVAL OF MINUTES: April 1, 2024

Motion by McCoy, seconded by Thomas, to accept the Minutes of April 1, 2024.

AYES: DOCZI, THOMAS, MCCOY, WALSH, THOMPSON, O'DONNELL

2. UNFINISHED BUSINESS: None.

3. NEW BUSINESS: None.

3A. AN APPLICATION BY SELENE PALM SPRINGS, LLC, SEEKING ARCHITECTURAL APPROVAL OF AN AMENDMENT TO THE PREVIOUSLY APPROVED FINAL DEVELOPMENT PLANS FOR THE DREAM HOTEL LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD (APN 508-034-020); ZONE PDD 333, SECTION 14 (CASE 5.1132-PD 333 / TTM 35236). (KL)

RECOMMENDATION: Revise and Resubmit.

Edward Robertson, Principal Planner, summarized the staff report.

Laura Kiby, Member Selene Palm Springs LLC, and Vic Froggia, AO Architects, for the applicant, answered questions and further summarized the design of the project.

Tom Boudrot, resident, Center Court Condominiums, expressed concerns about the consistency with previous approvals of the building heights, increased size of the Villas buildings and conformance with previously agreed upon sightlines.

Motion by Walsh, seconded by O'Donnell, for continuation, to revise and resubmit the project for ARC review based upon the recommendations / concerns in the staff report, and:

1. A diagram and/or roof plan layout to identify adequacy of rooftop mechanical screening to screen all units that will be placed there, and plumbing as it relates to general location and quantity of stack vents to the roof and drainage piping down through the building including floor drains on the balconies;
2. Dimensions in plan view for all roof and patio overhangs. Include on the roof plan location of photovoltaic systems. Further clarity and provide details on how solar control is achieved both with vertical and horizontal solar control elements;
3. Provide clarification and detailed information identifying the material denoted as wood (i.e. synthetic wood, wood simulated metal or tile, if real wood, the species, etc.). Review the stepped fascia detail in which wood is proposed on vertical surfaces where exposure to sun, heat, rain that would degrade the material.
4. Provide better details (sections, elevations, dimensions) regarding the bridge structure to the swimming pool terrace on the service building that serves the South Villas block;
5. A grading plan / topographic survey that analyzes the potential for widening of the sidewalk along the public streets, providing more visual breaks in the perimeter garden wall along the streets and a drainage plan showing how stormwater is captured, retained and conveyed off site.
6. Clarification of the wall materials / finish / color at the ramps into the subterranean parking areas.

7. A section cut showing the property line common to the Center Court Condominiums showing the width and adequacy of the planter strip there for both trees and shrubs.

AYES: DOCZI, O'DONNELL, THOMAS, MCCOY, WALSH, THOMPSON
NOES: None.

COMMITTEE MEMBER COMMENTS: None.

DIRECTOR'S REPORT: Planner Lyon mentioned the consultant working on the updates to the zoning code have been on site this past week. Completion of the zoning code update has an anticipated timeline of 22 to 24 months.

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs adjourned at 7:15 p.m., to its regularly scheduled meeting on Monday, May 6, 2024, at 5:30 pm at 3200 East Tahquitz Canyon Way, Palm Springs.

Respectfully submitted,
/s/ Christopher Hadwin
Christopher Hadwin
Director of Planning Services