

**CITY COUNCIL
CITY OF PALM SPRINGS, CALIFORNIA**



**MEETING MINUTES
WEDNESDAY, OCTOBER 3, 2012
PALM SPRINGS CONVENTION CENTER**

CALL TO ORDER: Mayor Pougnet called the meeting to order at 6:18 p.m.

PLEDGE OF ALLEGIANCE: Boy Scout Troop 262, led the Pledge.

INVOCATION: Pastor David Sanger, Our Savior's Community Church, led the Invocation.

ROLL CALL:

PRESENT: Councilmember Hutcheson, Councilmember Lewin, Councilmember Mills, Mayor Pro Tem Foat, and Mayor Pougnet.

ABSENT: None.

ALSO PRESENT: City Manager Ready, City Attorney Holland, City Clerk Thompson.

REPORT OF CLOSED SESSION:

The meeting was called to order at 4:30 p.m. and City Attorney Holland requested the City Council consider adding one item to the Closed Session Agenda pursuant to Cal. Gov. Code Section 54956.9(a) Existing Litigation.

City Attorney Holland stated a judgment was filed in the *Pacific Hospitality Group v. Palm Springs Community Redevelopment Agency* litigation, after the posting of the agenda and there is an immediate need to hear and/or take action on the Item.

ACTION: 1) Make the finding the Item came to the attention of the City after the posting of the Agenda and there is an immediate need to hear and/or take action on the Item; and 2) Add to the Closed Session Agenda, pursuant to Cal. Gov. Code Section 54956.9(a), Existing Litigation titled *Pacific Hospitality Group v. Palm Springs Community Redevelopment Agency*, Case. No. INC 1105547, Riverside Superior Court, Indio Division. **Motion Councilmember Mills, seconded by Councilmember Lewin and unanimously carried (4-0) noting the absence of Mayor Pougnet.**

City Attorney Holland reported the City Council recessed into Closed Session to discuss Items on the Closed Session Agenda. No reportable actions were taken.

1. PUBLIC MEETING ON THE DOWNTOWN REVITALIZATION PROJECT:

A. CITY COUNCIL DOWNTOWN REVITALIZATION SUBCOMMITTEE REPORT:

City Council Subcommittee members Mayor Pougnet and Councilmember Mills provided a verbal update on Downtown revitalization.

No action taken.

B. PRESENTATION FROM THE DEVELOPER AND ARCHITECT RENDERING OF THE DOWNTOWN REVITALIZATION PROJECT FOR THE PROPERTY LOCATED AT 123 NORTH PALM CANYON DRIVE AS A PART OF THE MUSEUM MARKET PLAZA SPECIFIC PLAN:

John Wessman, Developer, and Mark Phillips, Project Architect, provided a video and slide presentation of the proposed development.

The City Council discussed and/or commented on the following with respect to the project: connectivity of music throughout the project, connection to the existing Hyatt Hotel and making it part of the project, the incorporation of the proposed Market Street, the elimination of curb and gutters within the project, concerns about the height of the hotel, the large "billboard" type signage as proposed on the hotel, openness of the project, the abundant entertainment space, low heights along Palm Canyon, low density of retail and density overall, view corridors, open gathering space and green space, hotel to energize and attract retail, free Wi-Fi hot spot, EV charging stations, the number of proposed restaurants, banner marketing, removable shade structures, design of hotel, public access to the pool and dining, iconic public art type element, the importance of the Tahquitz Canyon and Belardo frontage and elements, the event space availability for 10-years, proposed hotel financing does not cause delay to the other aspects of the project and the construction of streets, hearing from Palm Springs residents on the proposed hotel, additional details to focus on Palm Canyon and Museum Drive, circulation throughout the development and east-west and north-south connections, project will be the core of Downtown Palm Springs, views generated from the hotel, quality of architecture, the elements of the Specific Plan, and the replacement of the proposed office building with the hotel.

No action taken.

C. PUBLIC COMMENT:

ANDREW STARKE, stated the Board of the Palm Springs Chamber of Commerce has been in support of the revitalization of Downtown, and noted the benefits to the business community in Palm Springs.

MARK MARSHALL, commented on the quality of the hotel and the height, and stated his concerns with Block C in the development.

PAUL KALMANEK, commented on the Palm Springs Celebrity Golf Tournament, and the lack of City support toward the event.

AUDREY RUTTAN, provided suggestions for potential entertainment within the Development.

TIM SIGLE, stated his support for the open space incorporated within the proposed development, and stated his concerns with the type of retail and continuing to draw a crowd.

WESLEY COLE, commented on the signage elements within the development and the circulation on Palm Canyon, and stated his support of the project.

STEVE ROSENBERG, commented on the community process to get the City to this point, and stated his support of the project.

BOB THOMAS, stated his support for the project and stated the proposed height is within reason.

WILLIAM HUTCHINSON, thanked the City Council for the revitalization of the City.

JIM STUART, commented on the quality of the Developer and the Architect, the proposed hotel and the attraction to the retail due to the hotels, and spoke in support of the proposed height.

JACK NEWBY, stated his congratulations to the City Council and Wessman Development for the project, commented on the quality of the proposed hotel and the forward looking retail component.

JOY MEREDITH, commented on the support of the voters, the attraction of locals and tourists to the development, the year round concepts of the development, stated her support for the project, and commented on the public input.

BOB HELBLING, commented on the quality of the project and the input from the City Council, support for the set-back, placement and the height of the proposed hotel, and the revitalization of the Downtown area.

D. CITY COUNCIL DIRECTION ON THE DEVELOPER PRESENTATION OF THE DOWNTOWN REVITALIZATION PROJECT FOR THE PROPERTY LOCATED AT 123 NORTH PALM CANYON DRIVE:

Mayor Pougnet noted the timeline for the submission of the application pursuant to the Project Financing Agreement.

No action taken.

ADJOURNMENT: The City Council adjourned at 8:46 p.m. to the next regular meeting Wednesday, October 17, at 6:00 p.m., Council Chamber, City Hall, preceded by Closed Session, Small Conference Room, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

APPROVED BY A MOTION OF THE PALM SPRINGS CITY COUNCIL THIS 17TH DAY OF OCTOBER, 2012.



STEPHEN P. POUGNET, MAYOR

ATTEST:



JAMES THOMPSON, CITY CLERK