

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
Case 5.1409 PDD 387 / CUP / 3.864 MAA / 6.550 VAR**

**LEAD AGENCY:** City of Palm Springs  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

**CONTACT PERSON:** Ken Lyon, Associate Planner

**PROJECT TITLE:** Infusion Beach and Hotel

**PROJECT LOCATION:** 1900 North Palm Canyon Drive, Palm Springs, CA 92262

**PROJECT DESCRIPTION:** The proposed project is a conversion of the existing Monroe Hotel into the Infusion Beach and Hotel, which will retain the operation of a 62-room hotel and outdoor pool while converting the pool area of the hotel into an entertainment and event space with a capacity of 200 persons on the 1.42 acre site.

The Infusion Beach and Hotel proposes the following new components:

- Food preparation facility with an area of 250 square feet
- New office, storage, and security spaces totaling approximately 650 square feet
- Locker room area totaling 115 square feet
- Raised outdoor disc jockey stage totaling 756 square feet
- Updated pool deck of 4068 square and an improved pool and spa totaling 780 square feet
- Eight cabanas totaling 800 square feet
- New outdoor bar area of 232 square feet
- Outdoor Cocktail lounge area totaling 384 square feet
- Outdoor Entertainment program accommodating up to 200 guests with music operating from 11 AM to 10 PM Monday through Thursday, and 1 PM to 2 AM on Fridays through Sunday

In order to accommodate these elements the proposed project is applying for four applications: a Planned Development District, Conditional Use Permit, Major Architectural Application, and a Variance. The Planned Development District (PD) application is required to seek relief from setback and parking requirements. The Conditional Use Permit is to allow the outdoor sound stage, cocktail lounge use as ancillary uses to the permitted hotel and a restaurant use in a hotel with between 30 and 99 rooms. The Major Architectural Application is for the proposed addition of the administration/security building, bar buildings, and kitchen facility. The variance is required because the remote parking lot exceeds the distance allowed in the Zoning Ordinance for remote parking facilities.

**FINDINGS / DETERMINATION:** The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

**PUBLIC REVIEW PERIOD:** A 20-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on November 17, 2017 and end on December 6, 2017 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address:

[Ken.Lyon@palm Springs-ca.gov](mailto:Ken.Lyon@palm Springs-ca.gov) Copies of the Mitigated Negative Declaration and Initial Study are available for review at the above address and at the City library.

**PUBLIC MEETING:** This matter has been set for public hearing before the Planning Commission on December 13, 2017. A City Council hearing date has not yet been set. Please confirm the dates with the City Clerk's office.