



## CITY COUNCIL STAFF REPORT

DATE: May 17, 2017

PUBLIC HEARING

SUBJECT: SELENE PALM SPRINGS, LLC, FOR AN AMENDMENT TO A PREVIOUSLY-APPROVED FINAL PLANNED DEVELOPMENT DISTRICT (PD 333) AND TENTATIVE TRACT MAP 35236 FOR THE DEVELOPMENT OF A 171-ROOM HOTEL, 34 RESIDENTIAL UNITS AND ASSOCIATED FACILITIES LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD (CASE NOS. 5.1132 – PD 333 AMND & TTM 35236).

FROM: David H. Ready, City Manager

BY: Department of Planning Services

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### SUMMARY

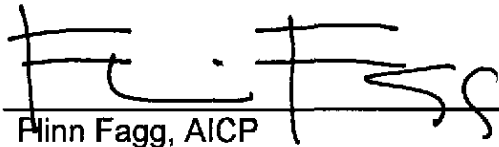
The applicant, Selene Palm Springs LLC, has requested approval of an amendment to the final Planned Development District for the Dream Hotel project, which is to be located at the northwest corner of Avenida Caballeros and Amado Road. The amendment proposes to reduce the number of hotel rooms, reduce the number of residential units, and decrease the overall massing of the structure.

The amended application was scheduled for consideration by the Planning Commission at the meeting of May 10, 2017. However, due to a lack of a quorum, the Planning Commission could not take action on the item and continued the hearing to May 24, 2017. Because of the delay in the Planning Commission hearing, the City Council hearing must also be continued to a later date.

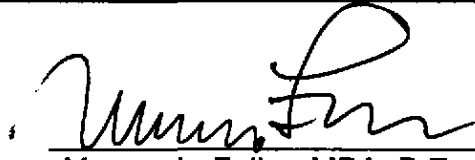
### RECOMMENDATION:

1. Table the public hearing with no public testimony at this time.
2. Continue the Public Hearing to June 7, 2017.
3. Direct the City Clerk to re-notice the public hearing.

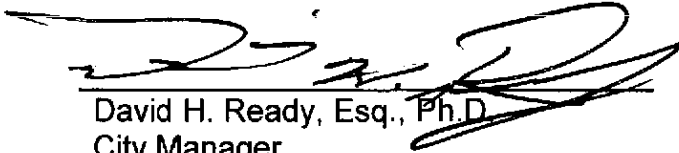
ITEM NO. 2.C.



Plinn Fagg, AICP  
Director of Planning Services



Marcus L. Fuller, MPA, P.E., P.L.S.  
Assistant City Manager



David H. Ready, Esq., Ph.D.  
City Manager

Attachments:  
Notice of Public Hearing

**CITY OF PALM SPRINGS  
PUBLIC NOTIFICATION**



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Date: May 17, 2017  
Subject: Dream Hotel

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**AFFIDAVIT OF PUBLICATION**

I, Kathleen D. Hart, MMC, Interim City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on May 6, 2017.

I declare under penalty of perjury that the foregoing is true and correct.

Handwritten signature of Kathleen D. Hart in black ink.

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Kathleen D. Hart, MMC  
Interim City Clerk

**AFFIDAVIT OF POSTING**

I, Kathleen D. Hart, MMC, Interim City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board, and in the Office of the City Clerk on May 4, 2017.

I declare under penalty of perjury that the foregoing is true and correct.

Handwritten signature of Kathleen D. Hart in black ink.

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Kathleen D. Hart, MMC  
Interim City Clerk

**AFFIDAVIT OF MAILING**

I, Kathleen D. Hart, MMC, Interim City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on May 4, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.  
(369 notices)

I declare under penalty of perjury that the foregoing is true and correct.

Handwritten signature of Kathleen D. Hart in black ink.

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Kathleen D. Hart, MMC  
Interim City Clerk

NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
CITY OF PALM SPRINGS

CASES 5.1132, PLANNED DEVELOPMENT DISTRICT 333 AND  
TENTATIVE TRACT MAP 35236 - AMENDMENTS  
DREAM HOTEL  
NORTHWEST CORNER OF AMADO ROAD AND AVENIDA CABALLEROS

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of May 17, 2017. The City Council meeting begins at 6:00 p.m., in Primrose B, Palm Springs Convention Center at 277 North Avenida Caballeros, Palm Springs.

The purpose of this hearing is to consider an application by Selene Palm Springs, LLC, to amend a previously approved Planned Development District (PD 333) and Tentative Parcel Map 35236, for the construction of a 175-room hotel, 30 residential units and a parking structure on approximately 7.8 acres located at the northwest corner of Amado Road and Avenida Caballeros. The site is bordered by Avenida Caballeros on the east, Amado Road on the south, Calle Alvarado on the west, and vacant lands on the north.

**ENVIRONMENTAL DETERMINATION:** A Draft Mitigated Negative Declaration (MND) has been prepared for this project under the guidelines of the California Environmental Quality Act (CEQA) and will be considered for adoption by the City Council. Members of the public may view this document at the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, and submit written comments at, or prior to, the City Council hearing.

**REVIEW OF PROJECT INFORMATION:** The staff report and other supporting documents regarding this project are available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.


**COMMENT ON THIS APPLICATION:** Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by email at [cityclerk@palmspringsca.gov](mailto:cityclerk@palmspringsca.gov), or letter (for mail or hand delivery) to:

Kathleen D. Hart, MMC  
Interim City Clerk  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing. (Government Code Section 65009[b][2]).

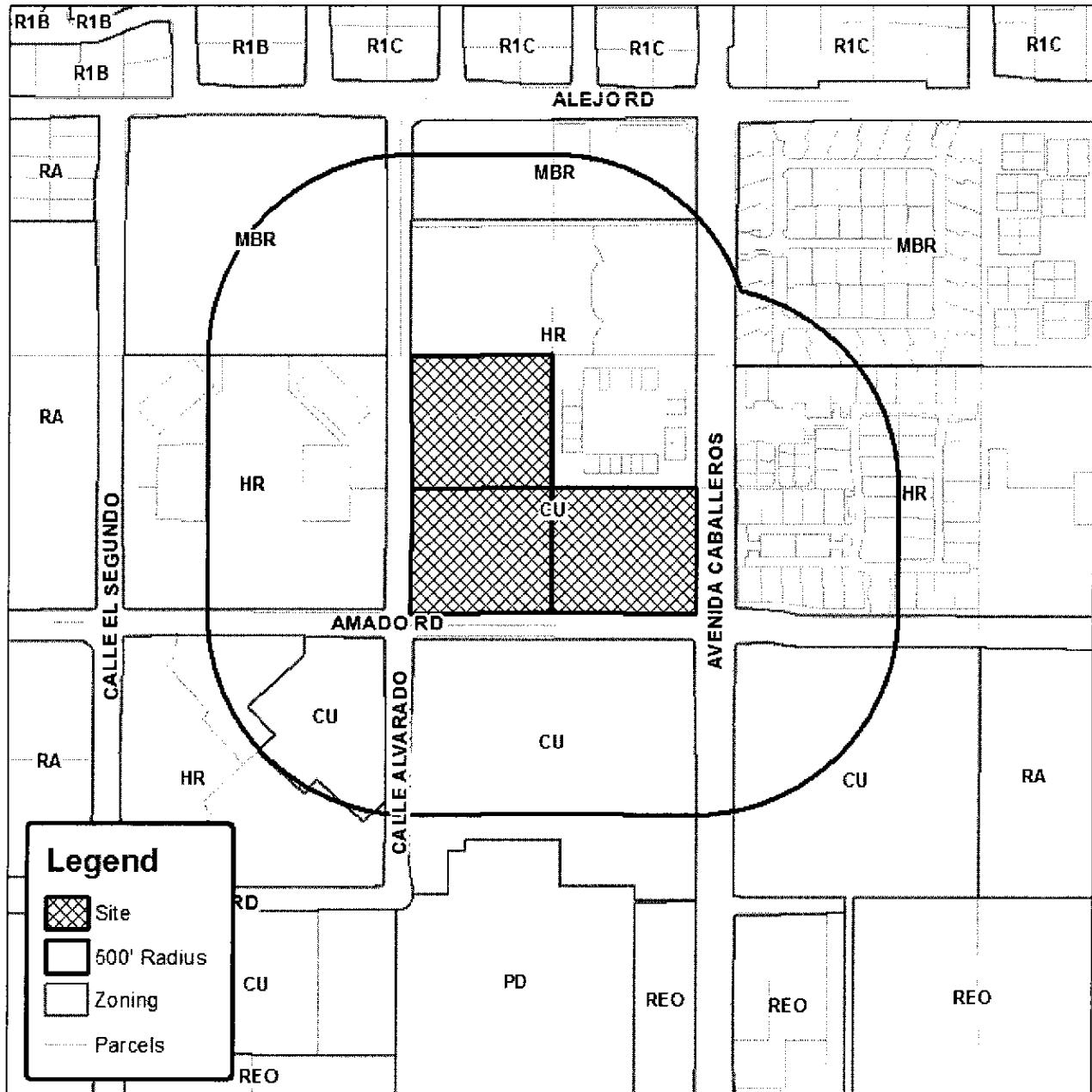
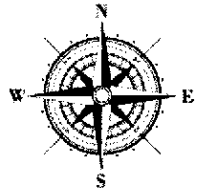
An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this project may be directed to Edward O. Robertson, Principal Planner, at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Felipe Primera telefono (760) 323-8253 x 8742.





  
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Kathleen D. Hart, MMC  
Interim City Clerk



# Department of Planning Services Vicinity Map



**Legend**

-  Site
-  500' Radius
-  Zoning
-  Parcels

**CITY OF PALM SPRINGS**  
 5.1132 – PD 333 AMND / TTM 35236  
 Amado Road and Avenida Caballeros