

REPORT TO THE PLANNING COMMISSION



DATE: January 8, 2019

TITLE: Development Permit No. 12-18; application to transform an existing RV park at rear lot of Agua Soleil Hotel into a new Vintage Trailer Resort located east of Palm Drive and south of Park Lane in the R/VS-H (Residential Visitor Serving, High Density) zone.

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RECOMMENDATION

- 1) Staff Report;
- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Take Testimony from Applicant;
- 5) Take Public Testimony;
- 6) Opportunity for Applicant Rebuttal;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) A recommendation from staff for approval of the following: (1) Development Permit No.12-18 to establish a new vintage travel trailer resort, at the rear lot of the Agua Soleil Hotel, located east of Palm Drive and south of Park Lane in the R/VS-H (Residential Visitor Serving, High Density) District. APN: 656-050-011

EXECUTIVE SUMMARY

On November 13, 2018, the applicant, TT Group Inc., filed an application for a Development Permit (DP 12-18) to transform an existing RV park into a new vintage trailer resort called Air Heart Vintage Trailer Resort. The proposed project is located at the rear lot of the Agua Soleil Hotel and Spa. The Agua Soleil Hotel and Spa is an existing three (3) story hotel that was constructed in the early 1980's (no changes proposed to Agua Soleil Hotel).

TT Group Inc., is proposing to demolish the existing building and hardscape on site. The vintage trailer travel resort includes the construction of a new common use lounge building, open air pavilion, concrete pool, lounge area, shaded decks for each of the thirty-two (32) new trailer suites, as well as other amenities. During Phase 1 of the project, the applicant proposes to have fourteen (14) trailer suites with a maximum of thirty-two (32) trailer suites. In addition, TT Group Inc. proposes to have a Standard Suite Plan as well a Deluxe Suite Plan with optional ADA included at select trailers sites or as needed. The applicant/owner proposes to have additional trailer suites in the future and as deemed appropriate.



SETTING

The Zoning, General Plan Land-Use designations, and current land uses for surrounding properties are as follows:

Zoning & General Plan Designations

North: Neighborhood Commercial (C-N)

West: Residential Mobile Home (R-MH)

South: Residential Low Density (R-L)

East: Parks Open Space (OS/PP)

Current Land-Use

County of Riverside Service Center

Single-Family homes/ Vacant

Vacant

Open Space/Park

Development Permit and Design Review Analysis***Conformance with the City's Zoning Code***

The project proposes to develop a maximum of thirty-two (32) new trailer suites in accordance with Section 17.08 of the DHSMC, which allows this land-use with approval of a Development Permit. The property owner/proprietor will be subject to Chapter 3.20 (Transient Occupancy Tax) of the Desert Hot Springs Municipal Code (added as Condition No. 1). In addition, the occupancy of the vintage trailer will be limited to a maximum stay of thirty days (added as Condition No. 2).

According to the Desert Hot Springs Municipal Code Section 17.08.030 (Residential Development Standards), ten (10) feet is required between dwelling units. On the Proposed Site Plan, staff recommends that Unit 12 and Unit 13 get moved to comply with the ten (10) feet requirement between dwelling units (added as Condition No. 3). Currently Unit 12 and Unit 13 are at 8 feet between dwelling units.

The required front setback in the R/VS-H Zone is twenty (20) feet to Palm Drive. Currently, the existing hotel "carport structure" or "pick up/ drop off carport area" is within the front setback limits of the hotel (no changes are being proposed to the existing hotel) and is therefore legal non-conforming along Palm Drive. Lastly, staff would also like to note that the length and width of the travel trailers vary in size. The applicant shall provide the dimensions/size of the smallest and largest travel trailer being proposed (added as Condition No. 4).

Site Planning Analysis**Site, Coverage, Setbacks and Height**

The proposed development of the project site is consistent with the development standards of the R/VS-H (Residential Visitor Serving, High Density) District in building height, rear setbacks, and lot coverage.

Development Standards		
Standard	R/VS-H Zone	Proposed
Height	Max. 35 feet	Trailer: 8 feet Lounge: 14 feet 8 inches Covered Decks: 11 feet 8 inches
Front Setback	Required: 20 feet	Legal Non-Conforming along Palm Drive
Side Setbacks	Required: 5 feet	10 feet
Side Street Setback	Required: 10 feet	Legal Non-Conforming along Park Lane Street Side Setback
Rear Setback	Varies	10 feet
Building lot coverage	Varies	About 17 percent

Architecture

The vintage travel trailers will vary in dimensions, floor plan, color, and style which will overall enhance the variety and design of the vintage trailer resort/villas. The vintage trailers will be compatible with the surrounding architectural character and features of the surrounding villas. The building materials for the lounge area consist of stained wood lab siding, painted wood fascia, stained wood eaves, aluminum clad doors and windows, and white translucent multiwall polycarbonate panel. The overall architectural character of the site will consist of materials such as perforated aluminum, stacked block site walls, fabric shade on wire canopy, corrugated metal roofing, painted fiber cement siding, aluminum clad windows, as well as other materials. The final materials that will be utilized on site will be subject to planning approval and will be property maintained (added as Condition No. 5). The overall architectural character will be that of an attractive, well-maintained vintage travel trailer resort.

Landscaping

Landscaping is being proposed throughout the vintage trailer resort. The applicant proposes to have a four (4) feet stacked block landscape wall adjacent to the proposed lounge. The proposed landscape will consist of a combination of trees, small shrubs, small accent plants, large accent plants, and groundcover plants. The perimeter landscaping, the use of concrete stepping stones walkways, and gravel throughout the site will help improve the visual design and quality in a manner that is compatible with the local desert environment. Landscaping has been designed to balance aesthetics and water use. Staff is going to require that the applicant provide Irrigation Plans/Schedule and a Plant Schedule with the type/names, quantity, size, water use of the plants being used (added as Condition No. 6).

Parking

The applicant/developer shall pay a fair-share to the City for future construction of the signal at Palm Drive and Park Avenue, as determined by the City Engineer (added as Condition No. 7). The applicant proposes to have a total of seventy- two (72) parking spaces and two (2) ADA parking spaces. Within the vintage travel trailer resort, the applicant proposes to have two (2) temporary parking spaces for food truck/event catering events. The proposed entertainment in the pavilion area adjacent to the open lawn area is restricted for hotel/vintage unit guests only (added as Condition No. 8). The existing parking lot will remain, but necessary repairs/resurfacing/rebuilding are being proposed. Section 17.48.040 of the Desert Hot Springs Zoning Code requires 1.1 parking space for each bedroom and 1 space per 75 square feet of gross floor area for indoor and outdoor seating area. The project site is in compliance with parking requirements which requires about 71.26 parking spaces for commercial uses.

Parking Calculations		
Use	Ratio/Requirement	Number of Spaces Provided
Trailer Suites	1.1 spaces/ room	35.2 spaces
Lounge	1 space per 75 SF	16.8 spaces
Utility	1 space per 75 SF	0.7 spaces
Shaded Patio	1 space per 75 SF	6.13 spaces
Outdoor Seating	1 space per 75 SF`	12.2 spaces

Lighting

Outdoor lighting (Solar Tree Up Lights, Solar Pole Lights, Solar Bollards, and Pool Lights) are being proposed to illuminate all exterior doors, signs, walkways, and parking areas. The applicant needs to provide detail Lighting Plans and Photometric Plan that indicate wattage/style, illuminance, distance, and beam width (added as Condition No.9). Lighting will have adequate shielding to prevent spillage on adjacent properties.

Required Findings

Development Permit Findings

1. ***That the proposed use is permitted within the subject land use district and complies with all of the applicable provisions of this Zoning Ordinance, including prescribed development standards and design guidelines;***

The development permit is to establish thirty-two (32) trailer suites which are identified in Section 17.08 of the City of Desert Hot Springs Zoning Ordinance as an allowable use in the Residential Visitor Serving, High Density (R/VS-H) subject to a Development Permit. Conditions of Approval have been prepared and are recommended to assure the proposed use will comply with applicable Zoning Ordinance provisions. Staff recommends this finding.

2. ***That the subject site is physically suitable for the type and intensity of the land use being proposed;***

The existing subject site has an existing hotel at the front of the property and the Vintage Trailer Resort will be located at the rear of the lot. City staff has evaluated the subject site which used to be an existing RV park and determined that the development is appropriate with the recommended conditions of approval. The site is well situated for the type of development being proposed and will be consistent with the City's Zoning Code and General Plan. Staff recommends this finding.

3. ***That the proposed development would be compatible with existing and future developments within the land use district and general area;***

Existing and future land uses to the north, east, south, and west within the general area of the proposed vintage trailers suites are compatible with the present use. Properties to the north, east, south, and west of the proposed vintage trailer suites consist of Neighborhood Commercial (North), Residential Mobile Home (West), Residential Low Density (South), and Parks Open Space (East). Staff recommends this finding.

4. ***That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;***

The project has been conditioned by City staff and by Mission Springs Water Districts to provide potable water, access to sewer line, adequate provisions for water, sanitation, and public utilities and services. This will ensure that the vintage trailer resort remains well-maintained and does not become detrimental to public health and safety. Staff recommends this finding.

5. ***That there is adequate public access and roadway capacity to serve the subject proposal;***

The site has an existing hotel on site and the streets, curbs, gutter, and sidewalks are completed. The current project has been conditioned to ensure that adequate public access and roadway capacity serve the proposed site. Staff recommends this finding.

6. ***That there are no significant harmful effects upon environmental quality and natural resources;***

The proposed vintage trailer suites do not introduce any hazardous materials or create any harmful effect to the environment or to the quality of natural resources. The proposed site has an existing hotel and an existing RV park at the rear lot of the hotel which will now be

transformed into the vintage trailer resort. Therefore, staff has determined that the proposed project will not have or cause significant harmful effects upon environmental quality and natural resources. Staff recommends this finding.

7. That any negative impacts of the proposed use can and shall be mitigated;

Staff has not identified any notable impacts from the proposed project to the adjacent hotel on site. The project has been conditioned to mitigate all negative impacts as part of the City approval. The vintage travel trailer suites shall be in compliance with the development standards in the Residential Visitor Serving, High Density (R/VS-H) district. Staff recommends this finding.

8. That the proposed use is consistent with the General Plan; and

The proposed project is located in the Residential Visitor Serving, High Density (R-VS/H) zone which is meant to increase tourist and visitor-related activities. The vintage trailers are compatible with the land use since the proposed development is meant to complement the existing hotel by providing new residential facilities for the visiting public. The proposed use will also be subject to Chapter 3.20 (Transient Occupancy Tax) of the Desert Hot Springs Municipal Code. Staff has evaluated the consistency of the proposed project with the City's General Plan Goals & Policies and identified no negative impacts to the surrounding neighborhood, subject to the implementation of the Conditions of Approval. Staff recommends this finding.

9. That the proposed location, size, design, and operational characteristics of the planned use are not detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed project is consistent with the City's Zoning Code & General Plan and will be conditioned by the Fire Department and City Engineer. Additionally, the project will comply with the current California Building Code requirements. The project will also pull all required permits and comply with all local, regional, and state laws. Staff recommends this finding.

NOTICING REQUIREMENT

The project was noticed to neighboring property owners within a 300-foot radius of the project site (on Thursday, December 20, 2018) and was advertised in the Desert Star on Friday, December 21, 2018 per noticing requirements. No public comments have been received as of this writing.

ENVIRONMENTAL ANALYSIS

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), Section 15303 (New Construction or Conversion of Small Structures) and Section 15311 (Accessory Structure), Class No. 3, the project is found to be Categorically Exempt from environmental review.

FISCAL IMPACT

The property owner/proprietor shall comply with Chapter 3.20 (Transit Occupancy Tax) of the Desert Hot Springs Municipal Code. The property owner/proprietor shall be responsible for collecting and paying all Transient Occupancy Tax to the City.

EXHIBIT(S)

- 1) Draft Conditions of Approval
- 2) Proposed Site Plan
- 3) Proposed Suite Plan
- 4) Proposed Lounge Plan

- Over -

- 5) Proposed Lounge Plan Elevations
- 6) Proposed 3D Views
- 7) Proposed 3D Detail Views
- 8) Proposed Materials
- 9) Proposed Lighting Plan
- 10) Proposed Landscape Plan
- 11) Proposed Landscape Materials