



Planning Commission Staff Report

Date: May 11, 2011

Case No.: 5.0666 PDD 231 – AMND

Application Type: Final Planned Development Amendment

Location: 1000 North Gene Autry Trail – Planning Areas A & B

Applicant: Alta Verde Escena, LLC

Zone: PDD 231

General Plan: L-6 - Low Density Residential

APNs: 677-270-006, 013 & 033

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: Edward O Robertson, Principal Planner

PROJECT DESCRIPTION

The application is a request by Alta Verde Escena, LLC, for the approval of an amendment to a previously approved Final Planned Development District plans for PDD 231. The amendment is proposing twelve (12) new single-family homes consisting of four different product types in Planning Areas 9A and 9B. The subject site is located along the southeast corner of Vista Chino and Gene Autry Trail within the Escena Development. This amendment involves only two Planning Areas of the residential component of the approximately 373-acre site development.

Section 94.03.00(G) allows the Planning Commission to modify Final Development Plans of Planned Developments. The Commission may approve minor architectural or site changes that do not affect the intent of the PD. In this case, staff believes that the intent of the Planned Development was to establish a mix single-family residential units and adequate open space within the subdivision with variations to architectural designs and to certain development standards.

RECOMMENDATION

That the Planning Commission approve the proposed amendment to the Final Development Plans of Planned Development District 231, Case No. 5.0666, subject to all other Conditions of Approval.

PRIOR ACTIONS

The Palm Springs Classic, a mixed-use resort project was originally approved by the City in 1994. In June of 2003, a revised project was approved (Case 5.0666, PD-231) adding approximately 90.7 acres for current and future golfing activities within the Whitewater River Wash.

On July 16, 2003, the City Council adopted a Mitigated Negative Declaration for the proposed project, and approved Case No. 5.066-B, Planned Development District 231, and TTM 32233

On March 6, 2006, the Architectural Advisory Committee reviewed the proposed final development plans for Planning Areas 9A & 9B, and found the plans to be in substantial conformance with all applicable development standards of the preliminary Planned Development.

On April 6, 2006, the Planning Commission approved the Final Development Plans for Planning Areas 9A and 9B as recommended by the AAC.

On April 11, 2011, the AAC reviewed the architectural designs for the proposed amendment and by a vote of 7-0 recommended approval to the Planning Commission with the following comments:

- Review landscape plant selection; make sure they are sustainable plants
- Consider wood sidings species that are durable in the desert; Cedar or the Redwood
- Side yard fences to be consistent with previously approved block wall fencing
- Applicant to address potential sun problems on the side elevations
- Consider the wood options; explore other materials in place of the wood

BACKGROUND AND SETTING

The Palm Springs Classic, a Mixed-use resort project consisting of 450-room hotel, 1,450 residential units and an 18-hole golf course was originally approved by the City in 1994. In June of 2003, a revised project was approved (Case No. 5.0666-PD 231) adding approximately 90.7 acres for current and future golfing activities within the Whitewater River Wash. Currently, the development has different owners for different Planning Areas in the subdivision and is now known as Escena. As of today, the golf course, the Club House, circulation system and approximately 64 single-family units have been constructed at the development site.

Table 1 Development Standards:

<u>Development Standards</u>	<u>Approved Standards PD-231</u>	<u>Final Development Plan</u>
Lot area	Minimum 2,500 SF	6,000 SF and over
Minimum Width	No Minimum	65 feet
Minimum Depth	No Minimum	110 feet
Front Yard	15" from any front property line	15 feet to 17 feet
Side Yard	5 feet minimum for each side	Average of 8 feet on each side
Side Abutting Street	5 feet	5 feet
Rear Yard	15 feet	15 feet
Bldg. Height	32 feet maximum	12.6 feet
Lot Coverage	45%	38%

ANALYSIS

Amendment to the Planned Development District:

The applicant, Alta Verde Escena, LLC, has just acquired two planning areas within the residential portion of the Escena subdivision and is seeking approval for an amendment to a previously approved Final Planned Development District plans for PDD 231 in Planning Areas 9A and 9B. The amendment is proposing twelve (12) new single-family homes consisting of four product types. The previously approved design and development standards contained in PDD 231 will remain in effect; the proposed amendment is not seeking any new deviations from the development standards. According to the applicant, the new designs will provide *"sustainable living, open floor plans, and sleek interiors at affordable price points."* The four new product types will include two and three bedroom homes and a three-bedroom with a detached guest house and options for swimming pools. The homes will range from approximately 2,500 to 3,200 square feet in size.

The overall architecture will be similar to that which was originally approved and no substantial changes to the landscaping are proposed as part of this amendment. The new product types will feature changes to the heights, footprints and elevations; the color schemes will be compatible with the approved ones in the design guidelines for the project. All proposed single-family residences feature two parking spaces in an attached garage and additional parking spaces in front of the garage, in accordance with established parking standards. The Architectural style designated in the Design Guidelines approved by the Planning Commission on July 13, 2006 for planning areas 9A and 9B is the Modern Series. The Modern series consist of the Modernistic, the Mid-Century Contemporary and the International styles.

REQUIRED FINDINGS

Pursuant to Section 94.03.00(G) of the Zoning Code, the final development plan may be modified by submitting a request for such modification according to the same procedure as is required in the initial review and approval process, including public hearing by the Planning Commission and City Council in accordance with Section 94.02.00. However, minor architectural or site changes not affecting the intent of the PD may be approved by the Planning Commission. No council action is necessary for minor changes except appealed decisions. In order for the project to be approved by the Planning Commission, the following finding must be made in support of the minor change (MC 1):

1. *The minor architectural or site changes do not affect the intent of the PD.*

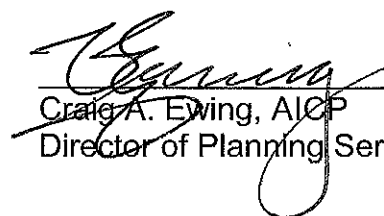
The use and density of the subject property remains the same and are not affected by the proposed changes. The architecture will be similar to that which was originally approved (Modern Series) and no changes to the landscaping are proposed as part of this amendment. Therefore, the minor architectural and site changes do not affect the intent of the PD.

ENVIRONMENTAL ASSESSMENT

A Mitigated Negative Declaration (MND) was previously adopted by the City Council on June 16, 2003 for the Escena Development. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not change the circumstances related to the project. Furthermore, the amendment will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted mitigated negative declaration.



Edward O. Robertson
Principal Planner



Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Draft Resolution
3. Reduced copy of proposed site, elevations & landscape plans



Department of Planning and Zoning Vicinity Map



CITY OF PALM SPRINGS

CASE NO.: 5.0666-PD-231-AMND

APPLICANT: ALTA VERDE ESCENA, LLC

DESCRIPTION: AN APPLICATION BY ALTA VERDE ESCENA FOR APPROVAL TO AMEND A PREVIOUSLY APPROVED FINAL DEVELOPMENT PLANS FOR PLANNING AREAS 9A & 9B AT THE ESCENA DEVELOPMENT

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 5.0666-PDD 231-AMND, AN AMENDMENT TO A PREVIOUSLY APPROVED FINAL PLANNED DEVELOPMENT PLANS FOR PLANNING AREAS 9A AND 9B WITHIN THE ESCENA DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF GENE AUTRY TRAIL AND VISTA CHINO DRIVE.

WHEREAS, In June, 2003, the Planning Commission approved Case No. 5.0666-Planned Development District 231 and recommended approval of the PDD and Tentative Tract Map 32233 to the City Council; and

WHEREAS, on July 16, 2003, the City Council adopted a Mitigated Negative Declaration (MND), and approved Planned Development District 231 and Tentative Tract Map 32233, for the Escena Development; and

WHEREAS, on April 6, 2006, the Planning Commission approved the Final Development Plans for Planning Areas 9A and 9B within the Escena Development; and

WHEREAS, in accordance with Section 94.03.00(G) of the Zoning Code, the Planning Commission may approve minor architectural or site changes that do not affect the intent of the PD; and

WHEREAS, Alta Verde Escena, LLC, ("Applicant") has filed an application to amend the Final Development Plans of PD 231, Case No. 5.0666, involving modifications to the designs and architecture of twelve single-family residences located within Planning Areas 9A and 9B; and

WHEREAS, on May 11, 2011, a public meeting on Case No. 5.0666 PDD 231-AMND was held by the Planning Commission in accordance with applicable law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed amendment has been determined to be a project subject to environmental analysis under CEQA; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines,

a Mitigated Negative Declaration (MND) was previously adopted by the City Council on June 16, 2003 for the Escena Development. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not change the circumstances related to the project. Furthermore, the amendment will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted mitigated negative declaration.

Section 2: The use and density of the subject property remains the same and are not affected by the proposed changes. The architecture will be similar to that which was originally approved and no changes to the landscaping are proposed as part of this amendment. Therefore, the minor architectural and site changes will not affect the intent of the PD.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.1024 PDD 306 – AMND, subject to all Conditions set forth in Exhibit A of City Council Resolution 21278.

ADOPTED this 11th day of May 2011.

CITY OF PALM SPRINGS, CALIFORNIA

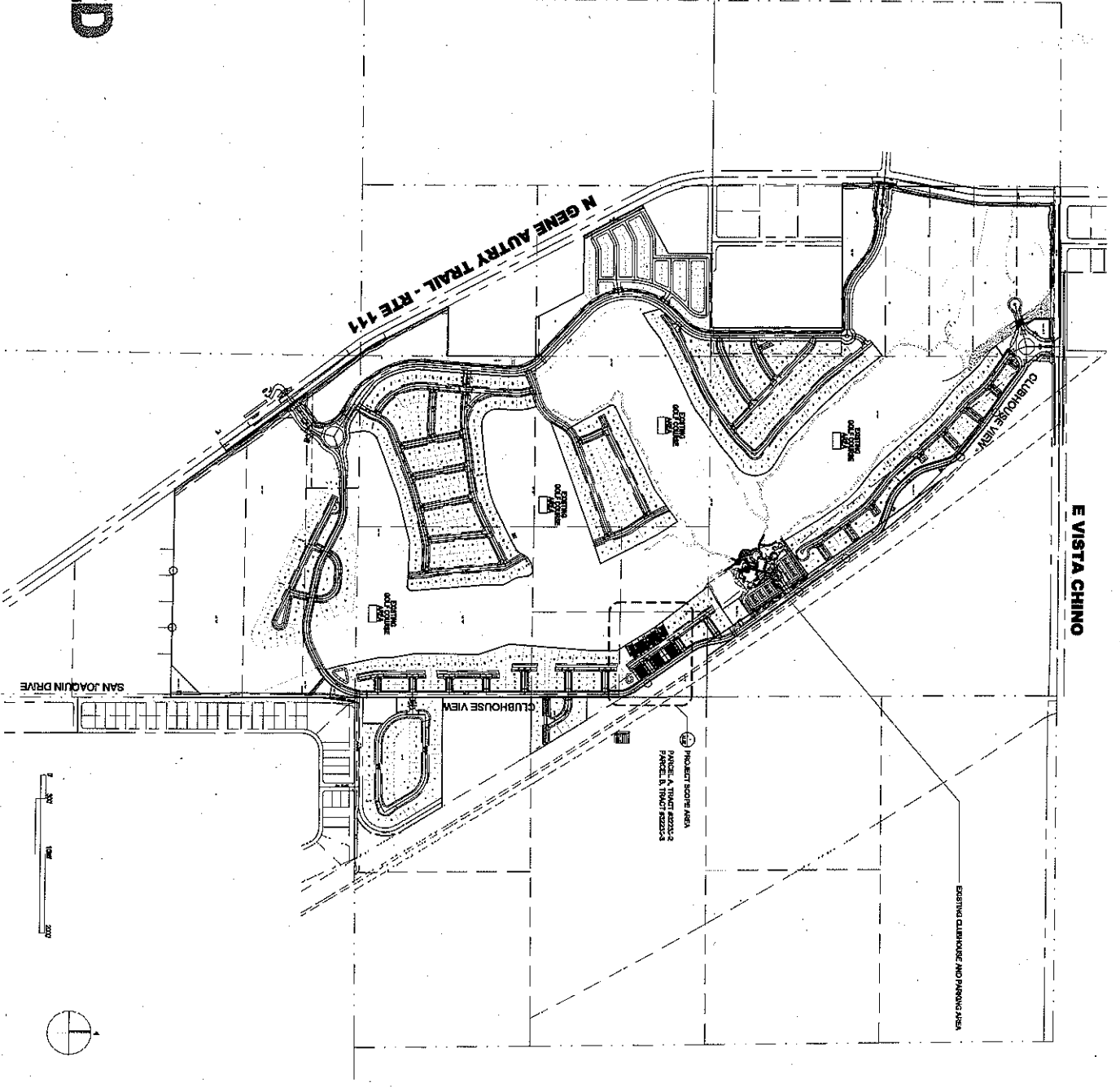
Craig A. Ewing, AICP
Director of Planning Services

RECEIVED

MAR 16 2011

PLANNING SERVICES
DEPARTMENT

L. 5. 0666



OVERALL SITE PLAN

P.O.
POON DESIGN INC.
 315 SOUTH BERRY LANE
 BERRY HILLS, CA 92312
 313.272.8818 F
 313.272.8818 F
 WWW.POONDESIGN.COM

ALTA VERDE ESCENA

PALM SPRINGS, CA 92262

SCHEMATIC DESIGN

NO.	DATE	REVISION
1	11/11/10	SCHEMATIC DESIGN
2	12/15/10	SCHEMATIC DESIGN
3	01/11/11	SCHEMATIC DESIGN
4	02/11/11	SCHEMATIC DESIGN
5	03/11/11	SCHEMATIC DESIGN
6	03/11/11	SCHEMATIC DESIGN
7	03/11/11	SCHEMATIC DESIGN
8	03/11/11	SCHEMATIC DESIGN
9	03/11/11	SCHEMATIC DESIGN
10	03/11/11	SCHEMATIC DESIGN
11	03/11/11	SCHEMATIC DESIGN
12	03/11/11	SCHEMATIC DESIGN
13	03/11/11	SCHEMATIC DESIGN
14	03/11/11	SCHEMATIC DESIGN
15	03/11/11	SCHEMATIC DESIGN
16	03/11/11	SCHEMATIC DESIGN
17	03/11/11	SCHEMATIC DESIGN
18	03/11/11	SCHEMATIC DESIGN
19	03/11/11	SCHEMATIC DESIGN
20	03/11/11	SCHEMATIC DESIGN
21	03/11/11	SCHEMATIC DESIGN
22	03/11/11	SCHEMATIC DESIGN
23	03/11/11	SCHEMATIC DESIGN
24	03/11/11	SCHEMATIC DESIGN
25	03/11/11	SCHEMATIC DESIGN
26	03/11/11	SCHEMATIC DESIGN
27	03/11/11	SCHEMATIC DESIGN
28	03/11/11	SCHEMATIC DESIGN
29	03/11/11	SCHEMATIC DESIGN
30	03/11/11	SCHEMATIC DESIGN
31	03/11/11	SCHEMATIC DESIGN
32	03/11/11	SCHEMATIC DESIGN
33	03/11/11	SCHEMATIC DESIGN
34	03/11/11	SCHEMATIC DESIGN
35	03/11/11	SCHEMATIC DESIGN
36	03/11/11	SCHEMATIC DESIGN
37	03/11/11	SCHEMATIC DESIGN
38	03/11/11	SCHEMATIC DESIGN
39	03/11/11	SCHEMATIC DESIGN
40	03/11/11	SCHEMATIC DESIGN
41	03/11/11	SCHEMATIC DESIGN
42	03/11/11	SCHEMATIC DESIGN
43	03/11/11	SCHEMATIC DESIGN
44	03/11/11	SCHEMATIC DESIGN
45	03/11/11	SCHEMATIC DESIGN
46	03/11/11	SCHEMATIC DESIGN
47	03/11/11	SCHEMATIC DESIGN
48	03/11/11	SCHEMATIC DESIGN
49	03/11/11	SCHEMATIC DESIGN
50	03/11/11	SCHEMATIC DESIGN
51	03/11/11	SCHEMATIC DESIGN
52	03/11/11	SCHEMATIC DESIGN
53	03/11/11	SCHEMATIC DESIGN
54	03/11/11	SCHEMATIC DESIGN
55	03/11/11	SCHEMATIC DESIGN
56	03/11/11	SCHEMATIC DESIGN
57	03/11/11	SCHEMATIC DESIGN
58	03/11/11	SCHEMATIC DESIGN
59	03/11/11	SCHEMATIC DESIGN
60	03/11/11	SCHEMATIC DESIGN
61	03/11/11	SCHEMATIC DESIGN
62	03/11/11	SCHEMATIC DESIGN
63	03/11/11	SCHEMATIC DESIGN
64	03/11/11	SCHEMATIC DESIGN
65	03/11/11	SCHEMATIC DESIGN
66	03/11/11	SCHEMATIC DESIGN
67	03/11/11	SCHEMATIC DESIGN
68	03/11/11	SCHEMATIC DESIGN
69	03/11/11	SCHEMATIC DESIGN
70	03/11/11	SCHEMATIC DESIGN
71	03/11/11	SCHEMATIC DESIGN
72	03/11/11	SCHEMATIC DESIGN
73	03/11/11	SCHEMATIC DESIGN
74	03/11/11	SCHEMATIC DESIGN
75	03/11/11	SCHEMATIC DESIGN
76	03/11/11	SCHEMATIC DESIGN
77	03/11/11	SCHEMATIC DESIGN
78	03/11/11	SCHEMATIC DESIGN
79	03/11/11	SCHEMATIC DESIGN
80	03/11/11	SCHEMATIC DESIGN
81	03/11/11	SCHEMATIC DESIGN
82	03/11/11	SCHEMATIC DESIGN
83	03/11/11	SCHEMATIC DESIGN
84	03/11/11	SCHEMATIC DESIGN
85	03/11/11	SCHEMATIC DESIGN
86	03/11/11	SCHEMATIC DESIGN
87	03/11/11	SCHEMATIC DESIGN
88	03/11/11	SCHEMATIC DESIGN
89	03/11/11	SCHEMATIC DESIGN
90	03/11/11	SCHEMATIC DESIGN
91	03/11/11	SCHEMATIC DESIGN
92	03/11/11	SCHEMATIC DESIGN
93	03/11/11	SCHEMATIC DESIGN
94	03/11/11	SCHEMATIC DESIGN
95	03/11/11	SCHEMATIC DESIGN
96	03/11/11	SCHEMATIC DESIGN
97	03/11/11	SCHEMATIC DESIGN
98	03/11/11	SCHEMATIC DESIGN
99	03/11/11	SCHEMATIC DESIGN
100	03/11/11	SCHEMATIC DESIGN

A1.01

POON DESIGN INC.
 818 SOUTH BERRYVALE DRIVE
 SUITE 200
 PALM SPRINGS, CA 92262
 951-237-8888
 WWW.POONDESIGN.COM

ALTA VERDE ESCENA
 PALM SPRINGS, CA 92262

NO.	DATE	DESCRIPTION
1	11/15/10	SCHEMATIC DESIGN
2	1/15/11	SCHEMATIC DESIGN
3	2/15/11	SCHEMATIC DESIGN
4	3/15/11	SCHEMATIC DESIGN
5	4/15/11	SCHEMATIC DESIGN
6	5/15/11	SCHEMATIC DESIGN
7	6/15/11	SCHEMATIC DESIGN
8	7/15/11	SCHEMATIC DESIGN
9	8/15/11	SCHEMATIC DESIGN
10	9/15/11	SCHEMATIC DESIGN
11	10/15/11	SCHEMATIC DESIGN
12	11/15/11	SCHEMATIC DESIGN
13	12/15/11	SCHEMATIC DESIGN
14	1/15/12	SCHEMATIC DESIGN
15	2/15/12	SCHEMATIC DESIGN
16	3/15/12	SCHEMATIC DESIGN
17	4/15/12	SCHEMATIC DESIGN
18	5/15/12	SCHEMATIC DESIGN
19	6/15/12	SCHEMATIC DESIGN
20	7/15/12	SCHEMATIC DESIGN
21	8/15/12	SCHEMATIC DESIGN
22	9/15/12	SCHEMATIC DESIGN
23	10/15/12	SCHEMATIC DESIGN
24	11/15/12	SCHEMATIC DESIGN
25	12/15/12	SCHEMATIC DESIGN
26	1/15/13	SCHEMATIC DESIGN
27	2/15/13	SCHEMATIC DESIGN
28	3/15/13	SCHEMATIC DESIGN
29	4/15/13	SCHEMATIC DESIGN
30	5/15/13	SCHEMATIC DESIGN
31	6/15/13	SCHEMATIC DESIGN
32	7/15/13	SCHEMATIC DESIGN
33	8/15/13	SCHEMATIC DESIGN
34	9/15/13	SCHEMATIC DESIGN
35	10/15/13	SCHEMATIC DESIGN
36	11/15/13	SCHEMATIC DESIGN
37	12/15/13	SCHEMATIC DESIGN
38	1/15/14	SCHEMATIC DESIGN
39	2/15/14	SCHEMATIC DESIGN
40	3/15/14	SCHEMATIC DESIGN
41	4/15/14	SCHEMATIC DESIGN
42	5/15/14	SCHEMATIC DESIGN
43	6/15/14	SCHEMATIC DESIGN
44	7/15/14	SCHEMATIC DESIGN
45	8/15/14	SCHEMATIC DESIGN
46	9/15/14	SCHEMATIC DESIGN
47	10/15/14	SCHEMATIC DESIGN
48	11/15/14	SCHEMATIC DESIGN
49	12/15/14	SCHEMATIC DESIGN
50	1/15/15	SCHEMATIC DESIGN
51	2/15/15	SCHEMATIC DESIGN
52	3/15/15	SCHEMATIC DESIGN
53	4/15/15	SCHEMATIC DESIGN
54	5/15/15	SCHEMATIC DESIGN
55	6/15/15	SCHEMATIC DESIGN
56	7/15/15	SCHEMATIC DESIGN
57	8/15/15	SCHEMATIC DESIGN
58	9/15/15	SCHEMATIC DESIGN
59	10/15/15	SCHEMATIC DESIGN
60	11/15/15	SCHEMATIC DESIGN
61	12/15/15	SCHEMATIC DESIGN
62	1/15/16	SCHEMATIC DESIGN
63	2/15/16	SCHEMATIC DESIGN
64	3/15/16	SCHEMATIC DESIGN
65	4/15/16	SCHEMATIC DESIGN
66	5/15/16	SCHEMATIC DESIGN
67	6/15/16	SCHEMATIC DESIGN
68	7/15/16	SCHEMATIC DESIGN
69	8/15/16	SCHEMATIC DESIGN
70	9/15/16	SCHEMATIC DESIGN
71	10/15/16	SCHEMATIC DESIGN
72	11/15/16	SCHEMATIC DESIGN
73	12/15/16	SCHEMATIC DESIGN
74	1/15/17	SCHEMATIC DESIGN
75	2/15/17	SCHEMATIC DESIGN
76	3/15/17	SCHEMATIC DESIGN
77	4/15/17	SCHEMATIC DESIGN
78	5/15/17	SCHEMATIC DESIGN
79	6/15/17	SCHEMATIC DESIGN
80	7/15/17	SCHEMATIC DESIGN
81	8/15/17	SCHEMATIC DESIGN
82	9/15/17	SCHEMATIC DESIGN
83	10/15/17	SCHEMATIC DESIGN
84	11/15/17	SCHEMATIC DESIGN
85	12/15/17	SCHEMATIC DESIGN
86	1/15/18	SCHEMATIC DESIGN
87	2/15/18	SCHEMATIC DESIGN
88	3/15/18	SCHEMATIC DESIGN
89	4/15/18	SCHEMATIC DESIGN
90	5/15/18	SCHEMATIC DESIGN
91	6/15/18	SCHEMATIC DESIGN
92	7/15/18	SCHEMATIC DESIGN
93	8/15/18	SCHEMATIC DESIGN
94	9/15/18	SCHEMATIC DESIGN
95	10/15/18	SCHEMATIC DESIGN
96	11/15/18	SCHEMATIC DESIGN
97	12/15/18	SCHEMATIC DESIGN
98	1/15/19	SCHEMATIC DESIGN
99	2/15/19	SCHEMATIC DESIGN
100	3/15/19	SCHEMATIC DESIGN



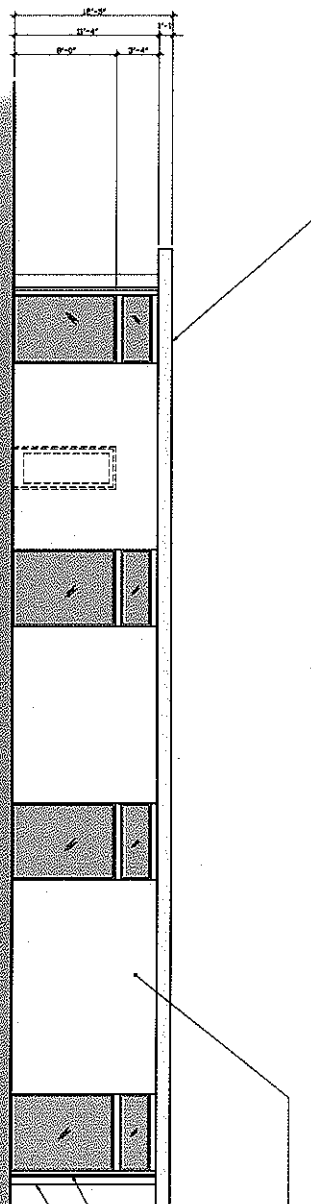
RECEIVED
 MAR 16 2011

PLANNING SERVICES
 DEPARTMENT

5.0666

SITE PLAN 1

ROOF FASCIA - GALVANIZED METAL

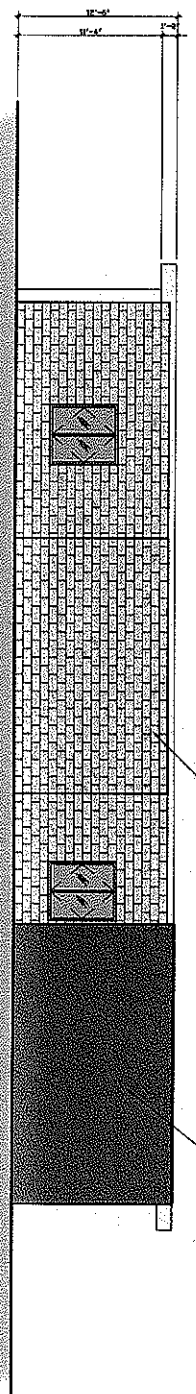


CEMENT PLASTER - TUNNEL DASH TEXTURE, PAINTED FINISH

ALUMINUM WINDOW FRAME - ANODIZED FINISH, TYPICAL
 BRASS METAL TO MATCH WINDOWS - ANODIZED FINISH
 TYPICAL
 EXISTING GRADE

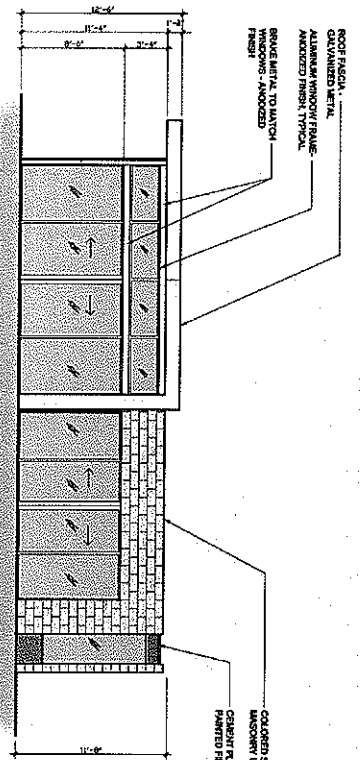
SIDE ELEVATION (2)

RECEIVED
 MAR 16 2011
 PLANNING SERVICES
 DEPARTMENT



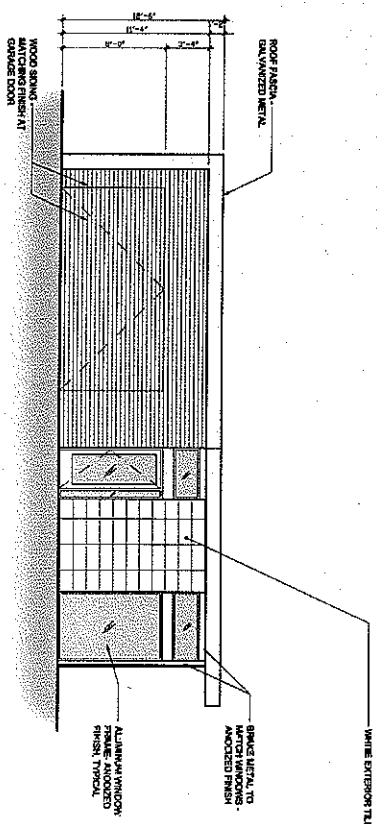
CEMENT PLASTER - TUNNEL DASH TEXTURE, PAINTED FINISH
 COLORED SPLIT FACE CONCRETE MASONRY UNITS -
 OPTIONAL BRONZE TO ORN STRICK STONE VARIETY

SIDE ELEVATION (3)



COLORED SPLIT FACE CONCRETE
 MASONRY UNITS -
 TUNNEL DASH TEXTURE,
 PAINTED FINISH

REAR ELEVATION (12)



WHITE EXTERIOR TILE

BRASS METAL TO
 MATCH WINDOWS -
 ANODIZED FINISH

ALUMINUM WINDOW
 FRAME - ANODIZED
 FINISH, TYPICAL

FRONT ELEVATION (4)

ALTA VERDE ESCENA
 PALM SPRINGS, CA 92262

0566

NO. DATE
 10/11 10/11/11

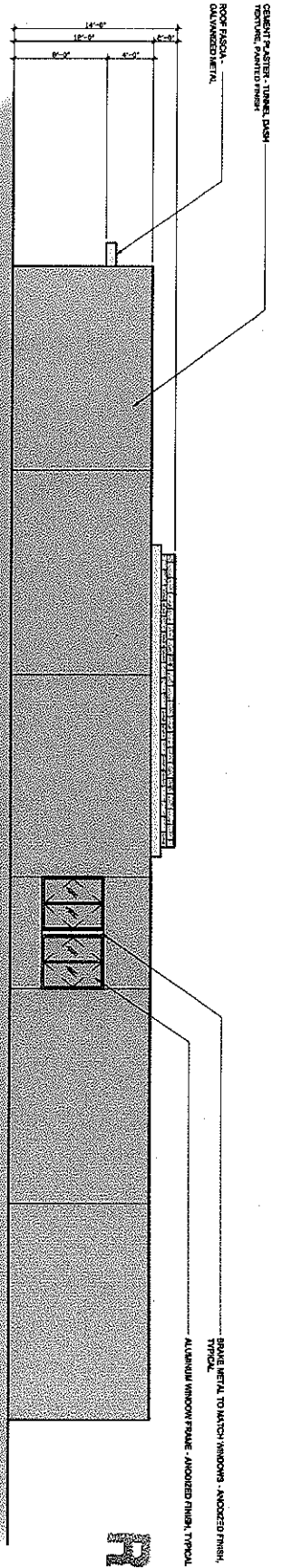
**SCHEMATIC
 DESIGN**

EXTERIOR ELEVATIONS
 HOUSE TYPE 14 PLUS

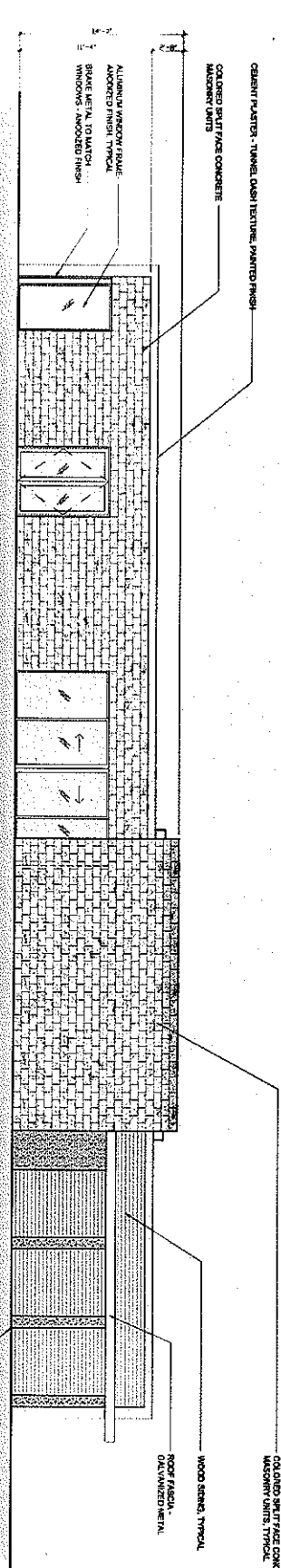
NO.	DATE	DESCRIPTION
1	10/11/11	SCHEMATIC DESIGN
2	11/18/11	SCHEMATIC DESIGN
3	11/18/11	SCHEMATIC DESIGN
4	11/18/11	SCHEMATIC DESIGN

A3.01

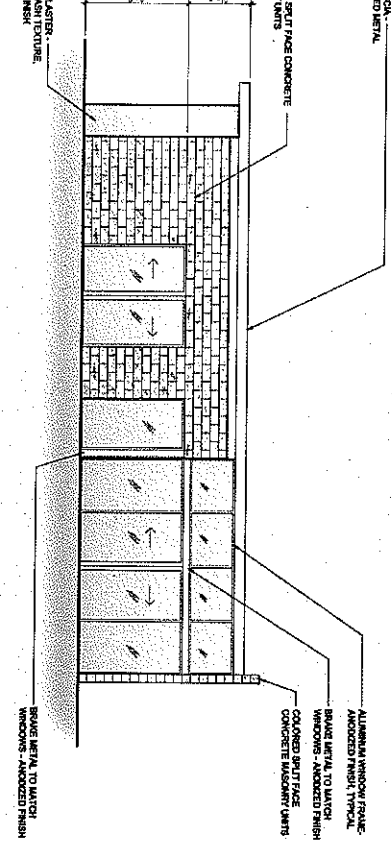
POON DESIGN INC.
 215 SOUTH SEVENTH DRIVE
 SUITE 200
 PALM SPRINGS, CA 92262
 951.277.4575
 951.277.8888
 951.277.8888



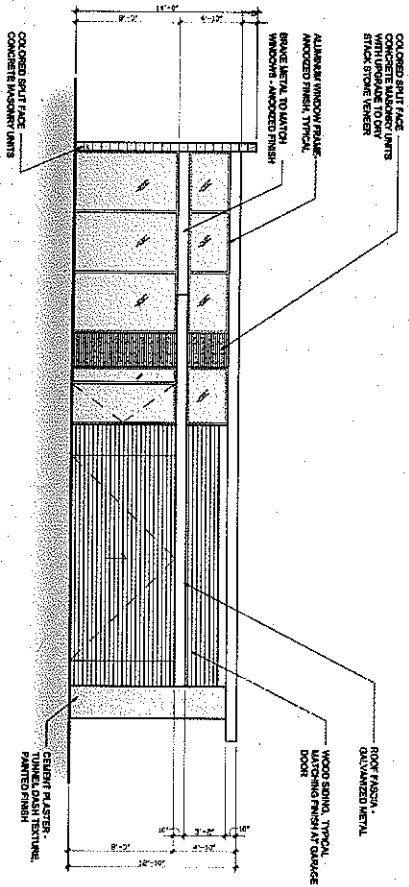
ELEVATION 2



ELEVATION 3



ELEVATION 12



ELEVATION 4

RECEIVED

10/11/10

PLANNING SERVICES
DEPARTMENT

ALTA VERDE ESCENARIOS
PALM SPRINGS, CA 92262

0665

SCHEMATIC DESIGN

3 TIER ELEVATIONS
03 SE TYPE 1.3

NO.	DATE	DESCRIPTION
1	10/11/10	SCHEMATIC DESIGN
2	10/11/10	SCHEMATIC DESIGN
3	10/11/10	SCHEMATIC DESIGN
4	10/11/10	SCHEMATIC DESIGN
5	10/11/10	SCHEMATIC DESIGN
6	10/11/10	SCHEMATIC DESIGN
7	10/11/10	SCHEMATIC DESIGN
8	10/11/10	SCHEMATIC DESIGN
9	10/11/10	SCHEMATIC DESIGN
10	10/11/10	SCHEMATIC DESIGN
11	10/11/10	SCHEMATIC DESIGN
12	10/11/10	SCHEMATIC DESIGN

A3.21

POON DESIGN INC.
318 SOUTH REVERLY DRIVE
SUITE 200
ESCALANTE, CALIF. 92312
TEL: 951-277-5588
WWW.POONDESIGN.COM

RECEIVED

MAR 16 2011

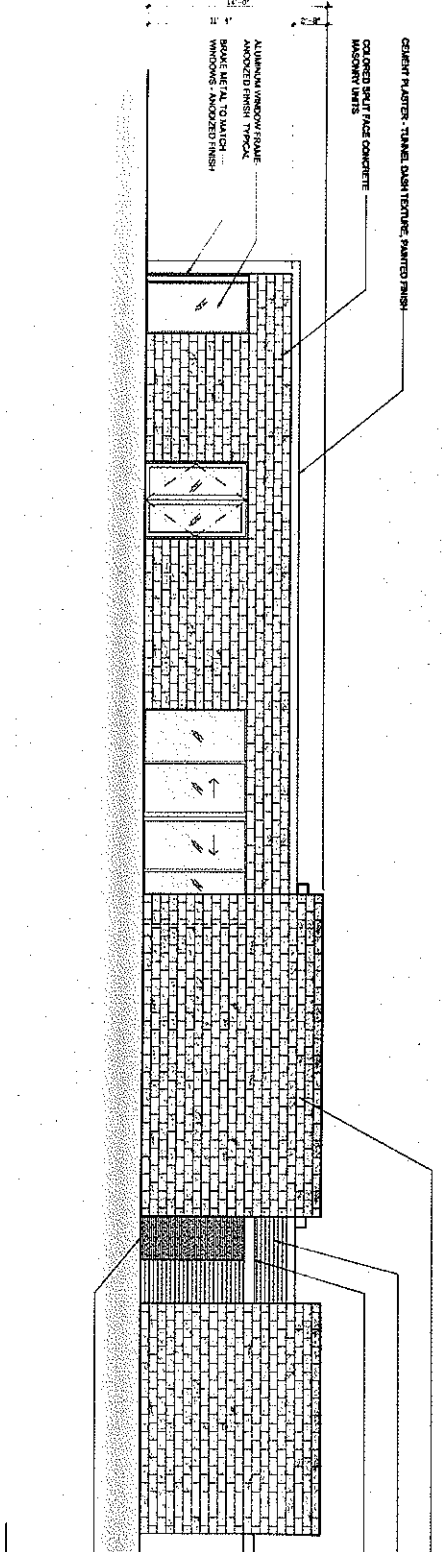
PLANNING SERVICES
DEPARTMENT

PO
POON DESIGN INC.
214 SOUTH RIVERSIDE DRIVE
SUITE 200
PALM SPRINGS, CA 92262
951.657.1455 F
951.657.1455 P
WWW.POONDESIGN.COM

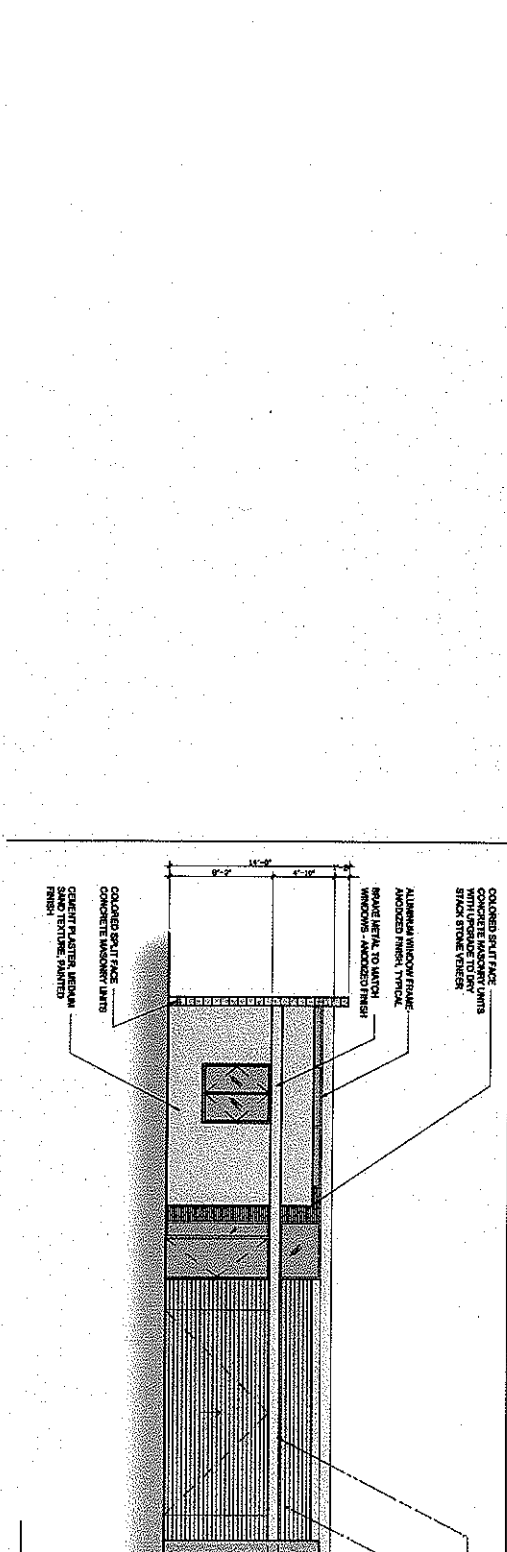
ALTA VERDE ESCENA
PALM SPRINGS, CA 92262

0666

ELEVATION 3



ELEVATION 4

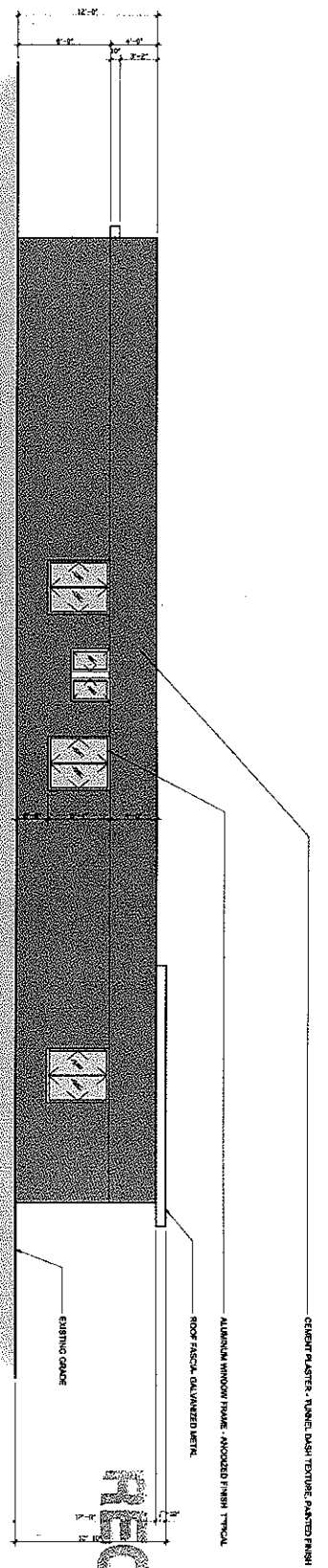


SCHEMATIC
DESIGN

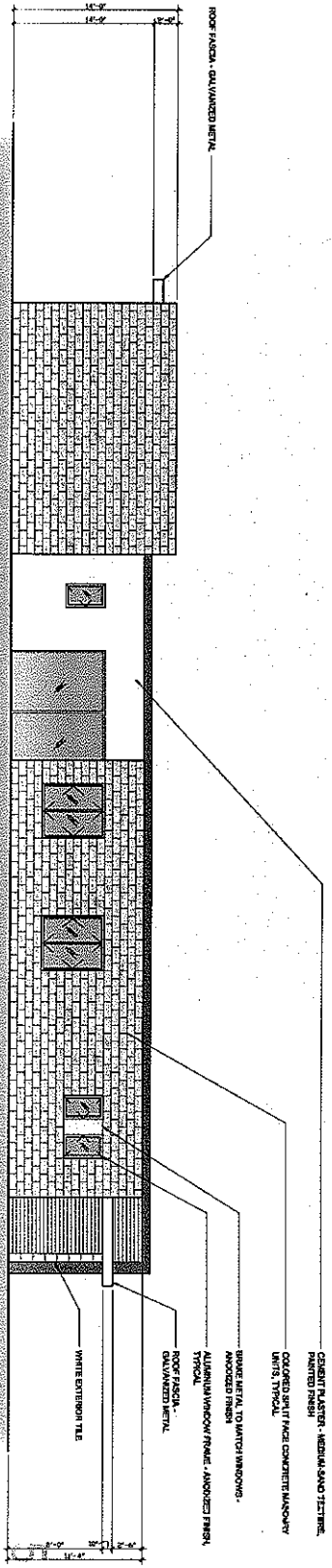
EXTERIOR BEAMS
HOUSE TYPE 1.3

DATE	1-20K
OWNER	-
SCALE	1/4" = 1'-0"
DATE	3/16/11
FILE	1.3 - 1.3 - 1.3
BY	SCHEMATIC DESIGN

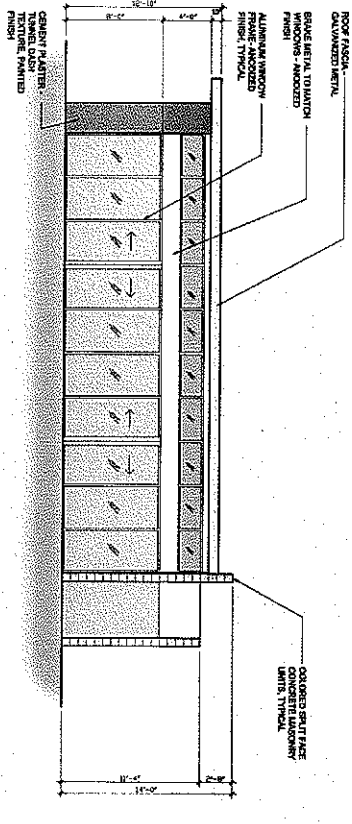
A3.22



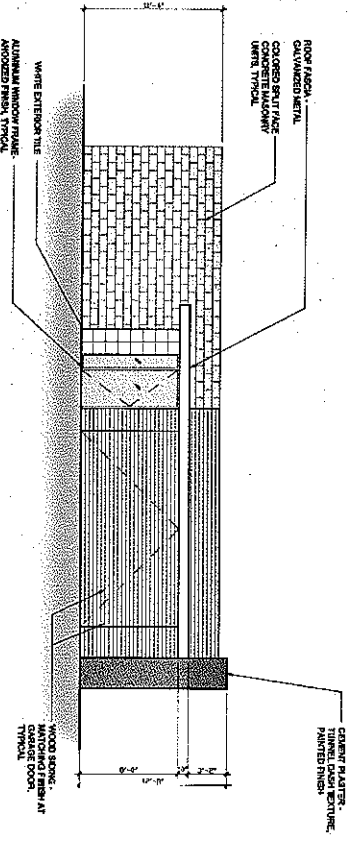
RECEIVED
 10 2011
 PLANNING SERVICES
 DEPARTMENT
 SIDE ELEVATION 2



SIDE ELEVATION 3



REAR ELEVATION 12



FRONT ELEVATION 4

POON DESIGN INC.
 215 SOUTH BEVELLY DRIVE
 SUITE 100 MILB, CA 90012
 310.327.8851
 WWW.POONDESIGN.COM

ALTA VERDE ESCENA
 PALM SPRINGS, CA 92262

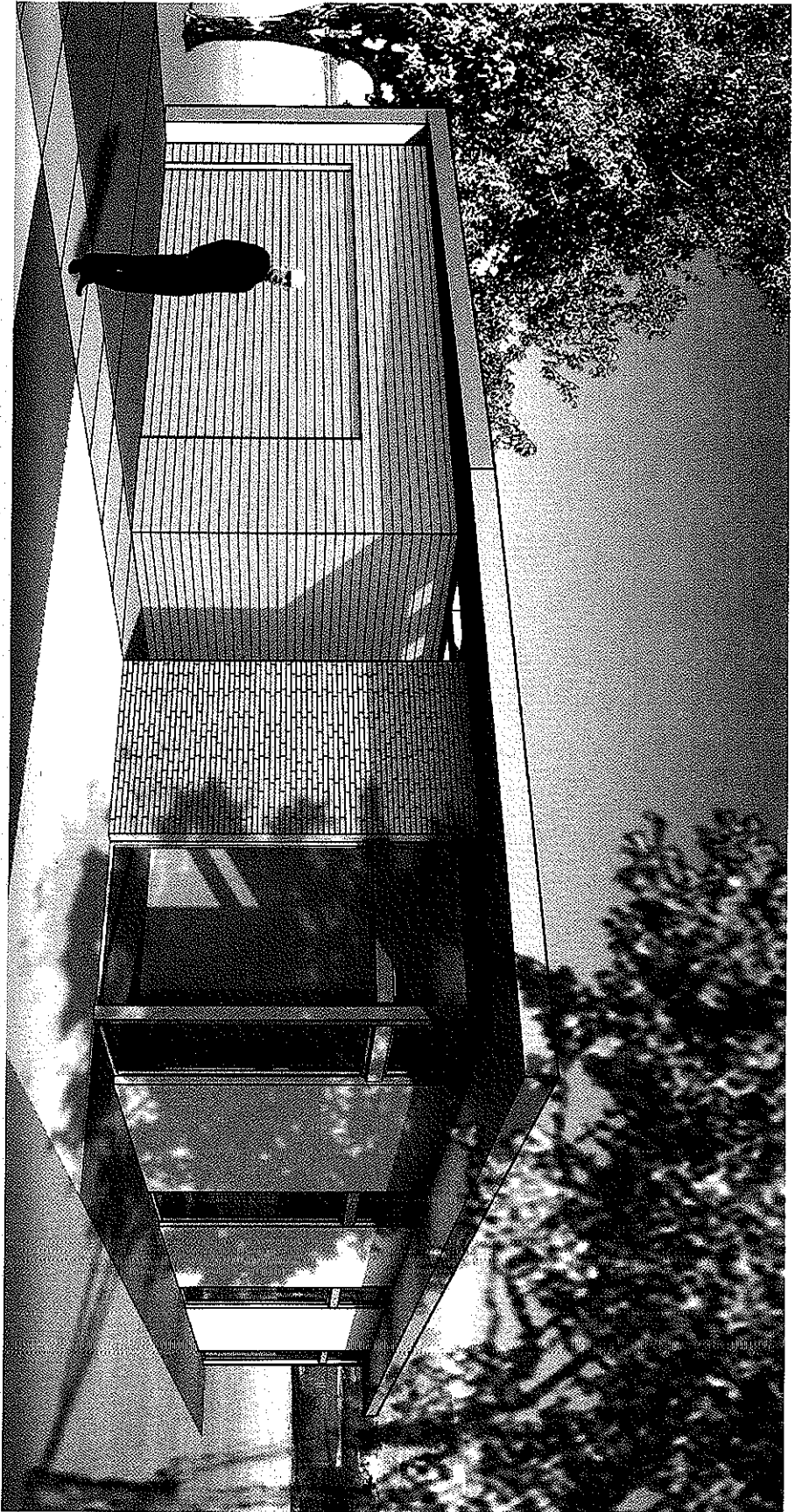
06666

SCHEMATIC DESIGN

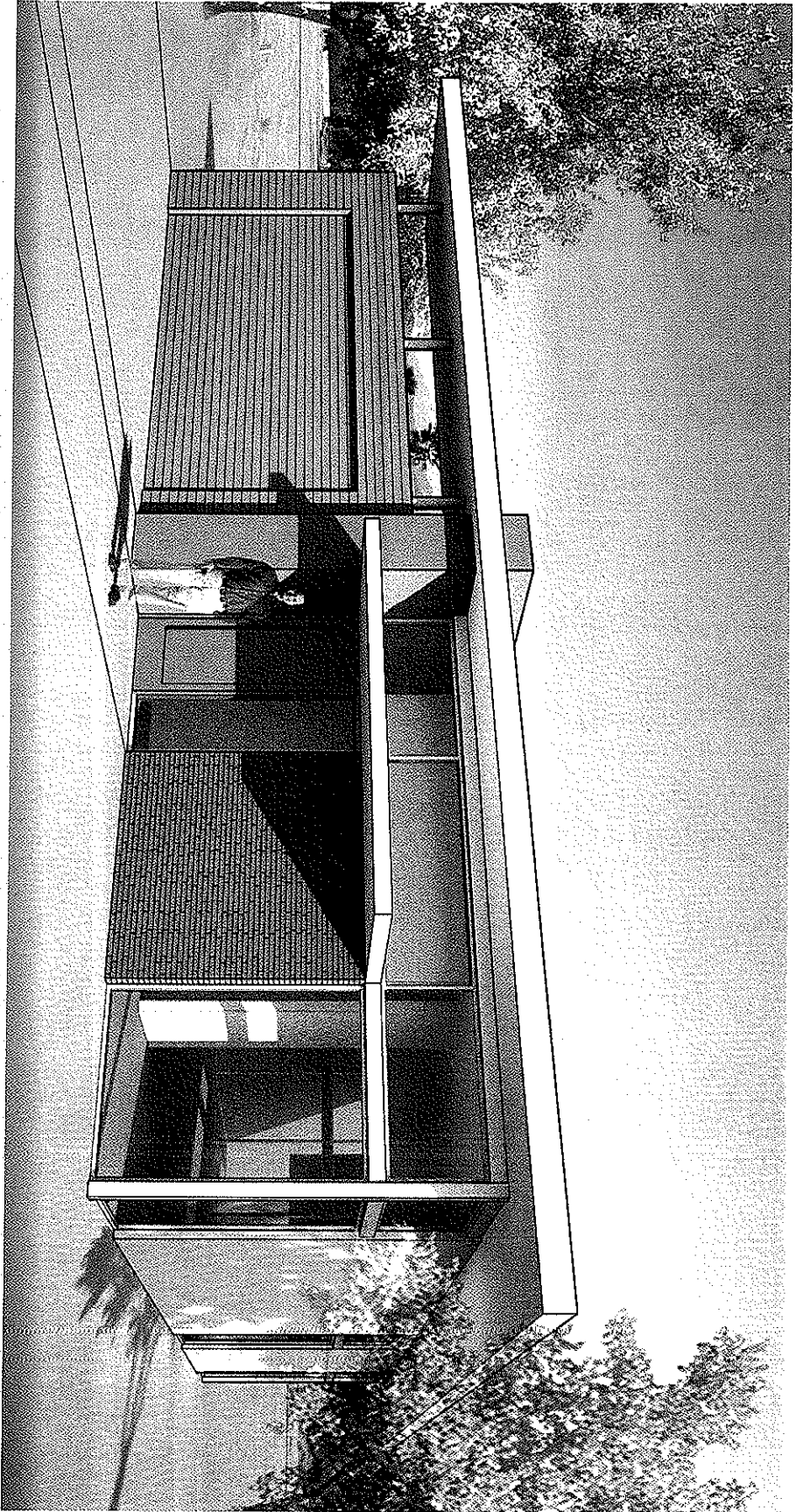
EXTERIOR ELEVATIONS HOUSE TYPE 03

NO.	DATE	DESCRIPTION
01	10/10/11	SCHEMATIC DESIGN
02	10/10/11	SCHEMATIC DESIGN
03	10/10/11	SCHEMATIC DESIGN
04	10/10/11	SCHEMATIC DESIGN
05	10/10/11	SCHEMATIC DESIGN
06	10/10/11	SCHEMATIC DESIGN
07	10/10/11	SCHEMATIC DESIGN
08	10/10/11	SCHEMATIC DESIGN
09	10/10/11	SCHEMATIC DESIGN
10	10/10/11	SCHEMATIC DESIGN
11	10/10/11	SCHEMATIC DESIGN
12	10/10/11	SCHEMATIC DESIGN

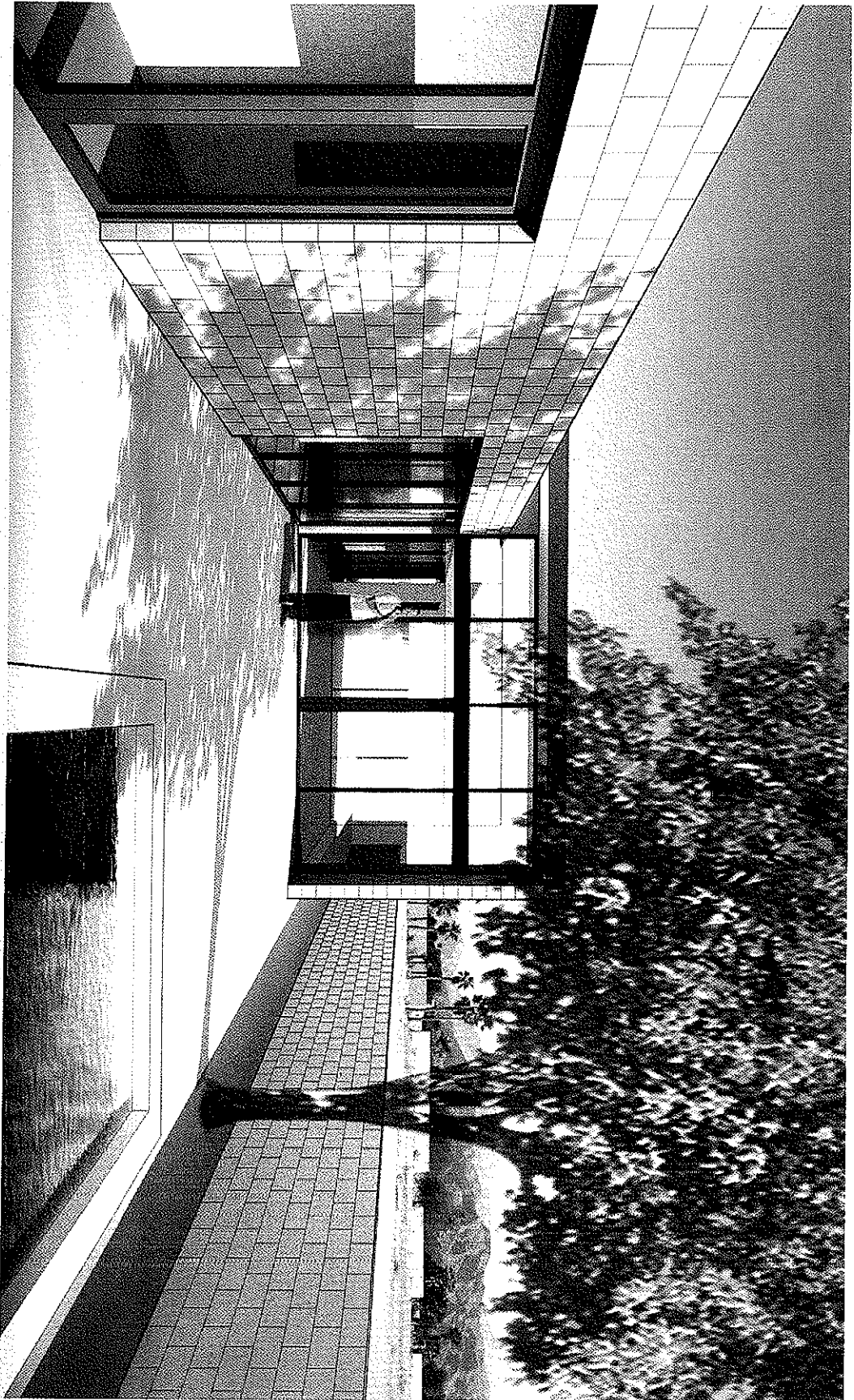
A3.31



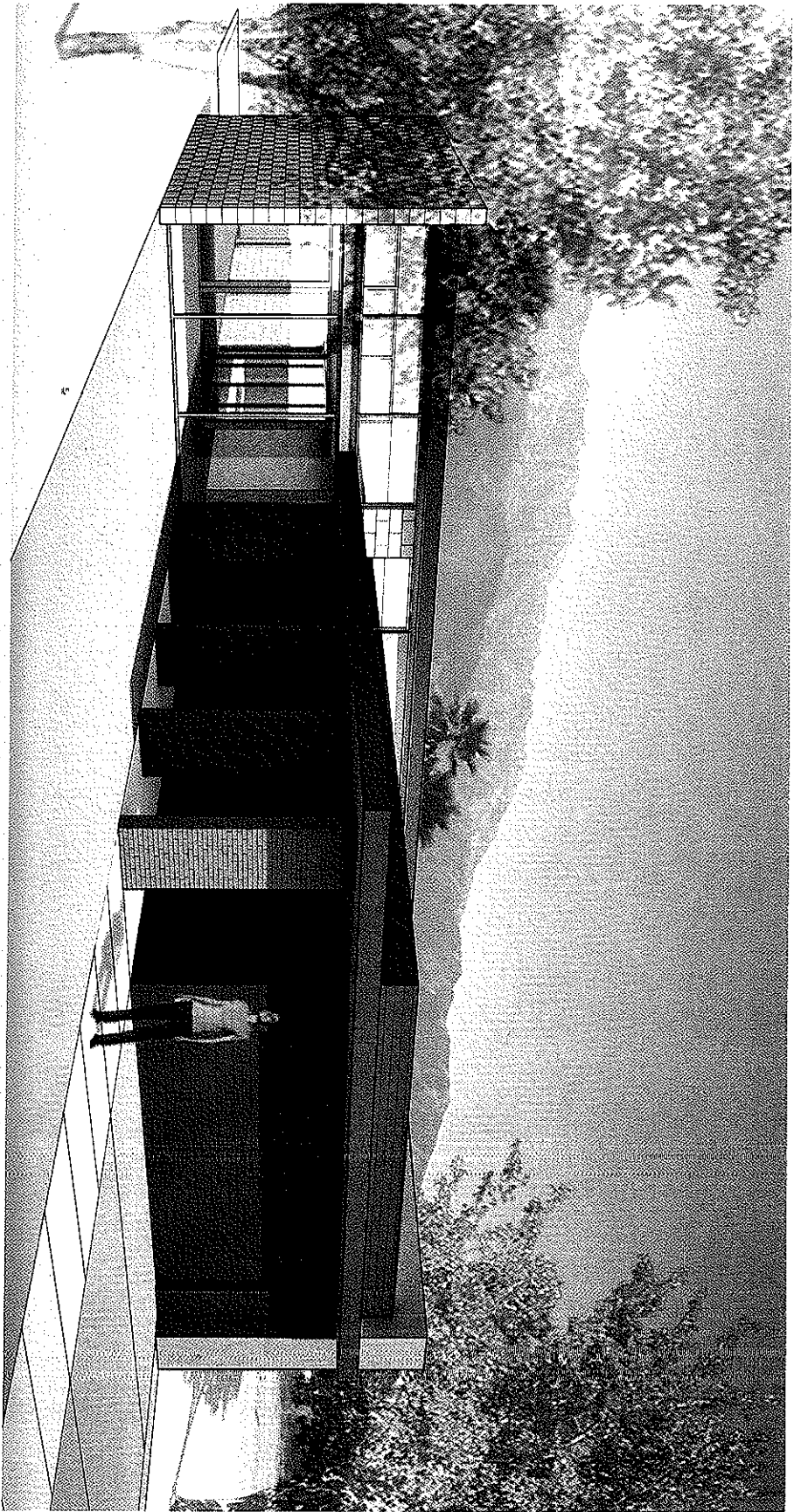
STREET VIEW: PROTOTYPE I-2 PLUS
March 2011



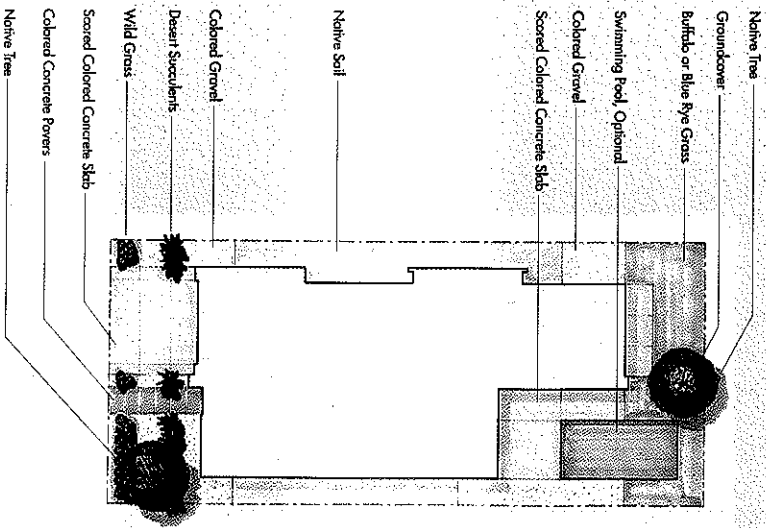
STREET VIEW: PROTOTYPE I-3
March 2011



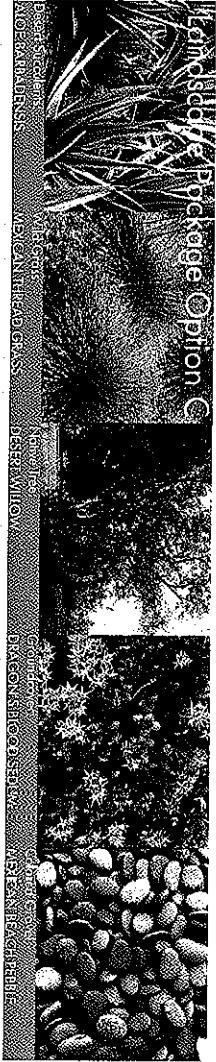
REAR VIEW: PROTOTYPE L-3
March 2011



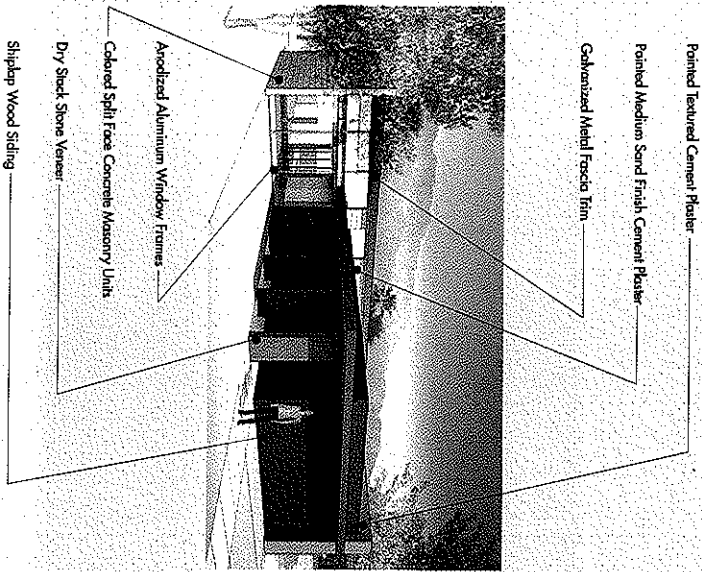
STREET VIEW, PROTOTYPE L-3
March 2011



Prototypical Landscape Plan
1/8" = 1'-0"

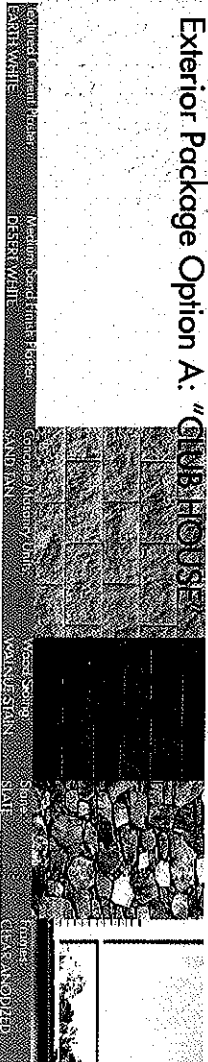


ALTAVERDE | ESCENA
ARCHITECTURAL HOMES • PALM SPRINGS
Landscape Concepts
CN

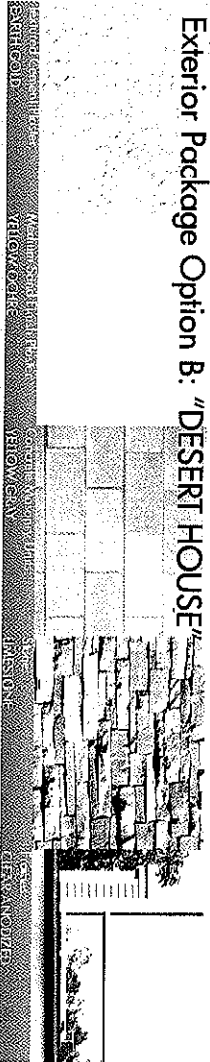


Prototype L-3

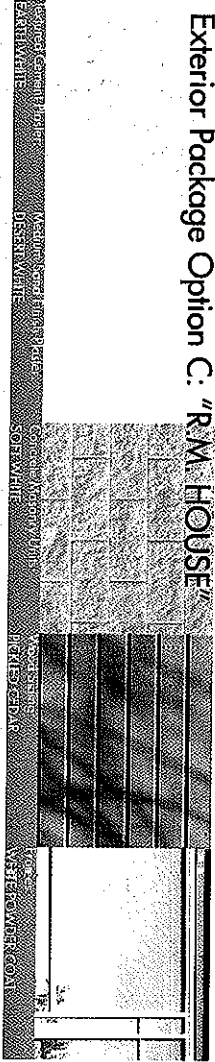
Exterior Package Option A: "GIBB HOUSE"



Exterior Package Option B: "DESERT HOUSE"



Exterior Package Option C: "R.M. HOUSE"



ALTAVERDE | ESCENA

ARCHITECTURAL HOMES • PALM SPRINGS

Exterior Materials

CN