



# City of Palm Springs

## Department of Planning Services

### MEMORANDUM

**Date:** November 21, 2011

**To:** Architectural Advisory Committee Members

**From:** David A. Newell, Associate Planner *DN*

**Subject:** 3.3430 MAJ – Re-study of Freedom Assembly Commercial Building at 4088 El Dorado Boulevard

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#### **Introduction:**

The applicant, Freedom Assembly, is proposing a two-story commercial building consisting of ground floor parking and second floor retail on an approximately 8,306-square foot lot located at the southeast corner of Tramview Road and El Dorado Boulevard (4088 El Dorado Boulevard). The original proposal was reviewed and re-studied by the AAC on October 24, 2011.

#### **General Plan & Zoning Designation:**

The subject site is located within the Neighborhood Community Commercial (NCC) General Plan Land Use designation. The property is located within the College Park Specific Plan (CPSP) and is zoned as C-1-SP by the CPSP. The use is consistent with the General Plan and Specific Plan Land Use designations.

#### **Staff Analysis:**

On October 24, 2011, the AAC reviewed the project and unanimously re-studied the proposal based on the following comments:

1. Enhance design on south elevation;
2. Propose better relation between street and Plaza Del Mundo;
3. Provide landscape plan and details on lighting;
4. Include details on building scale, lighting, color and materials;

The applicant has modified the south elevation to include windows on the second floor retail units. The site plan has been revised to include pedestrian access to the future Plaza Del Mundo complex that is envisioned by the CPSP. A preliminary landscape plan has been provided and includes Bermuda Grass, Woolly Thyme, Flax, Iridaceae

and Date Palms.

Staff has attached the original AAC report for reference to the project and zone development standards, which remain the same for the revised project.

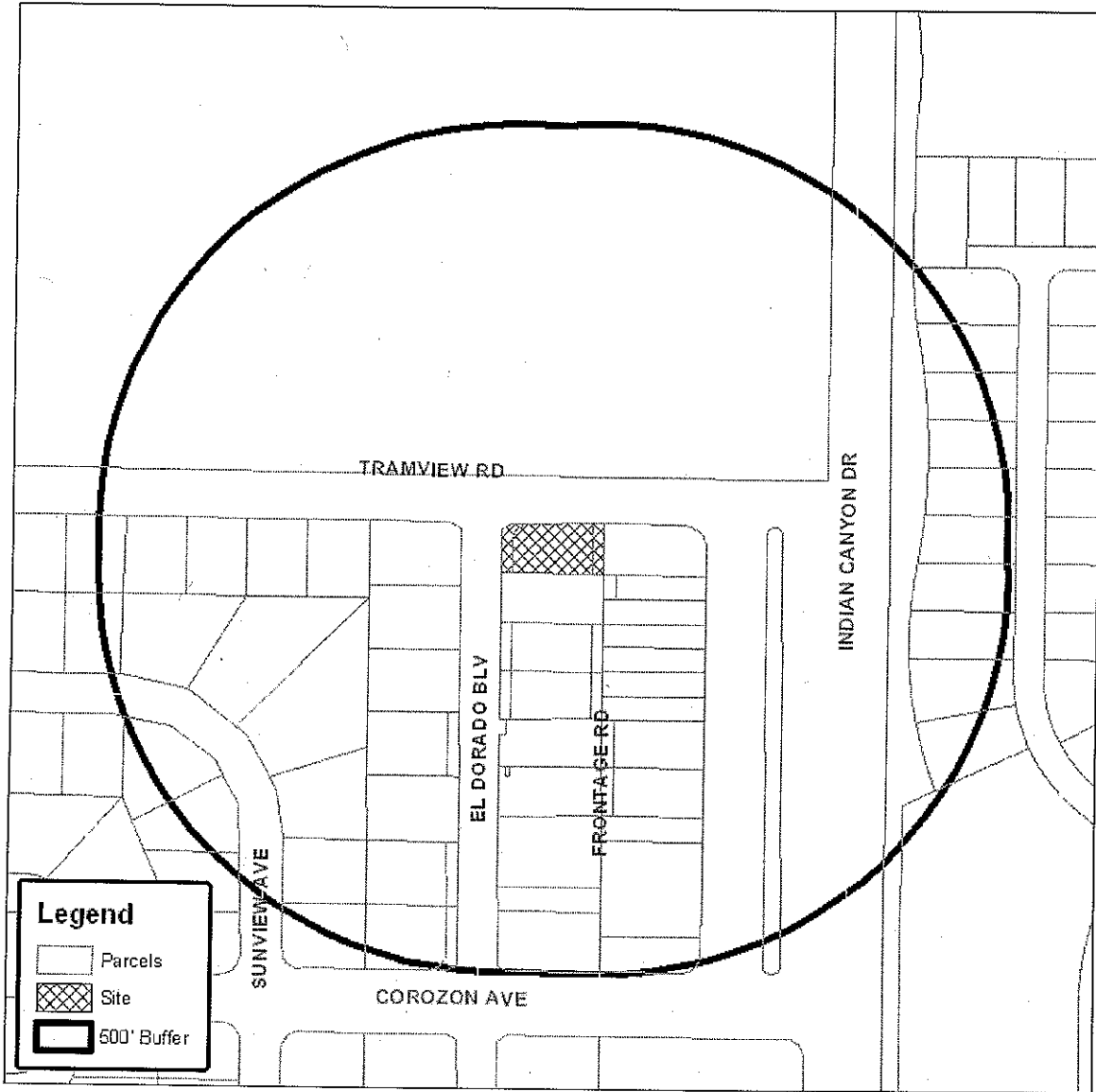
The AAC recommendation will be forwarded to the Planning Commission for final action.

**Attachments:**

- 500' Vicinity Map
- Revised Site Plan
- Landscape Plan
- Revised Elevations
- Revised Second Floor Plan
- AAC Staff Report w/ attachments, 10/24/2011



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** 3.3430 MAJ

**APPLICANT:** Freedom Assembly

**DESCRIPTION:** Request to construct a two-story commercial building consisting of ground floor parking and second floor retail on an approximately 8,306-square foot lot located at the southeast corner of Tramview Road and El Dorado Boulevard (4088 El Dorado Boulevard), Zone C-1-SP, Section 34/T3/R4.

LANDSCAPE/OPEN RECREATIONAL AREA: 3634 sq. ft. = 38%  
 BUILDING FOOTPRINT O.A. & COVERED PARKING: 6572 sq. ft. = 62%

**SURROUNDING BUILDINGS DEVELOPMENT:**

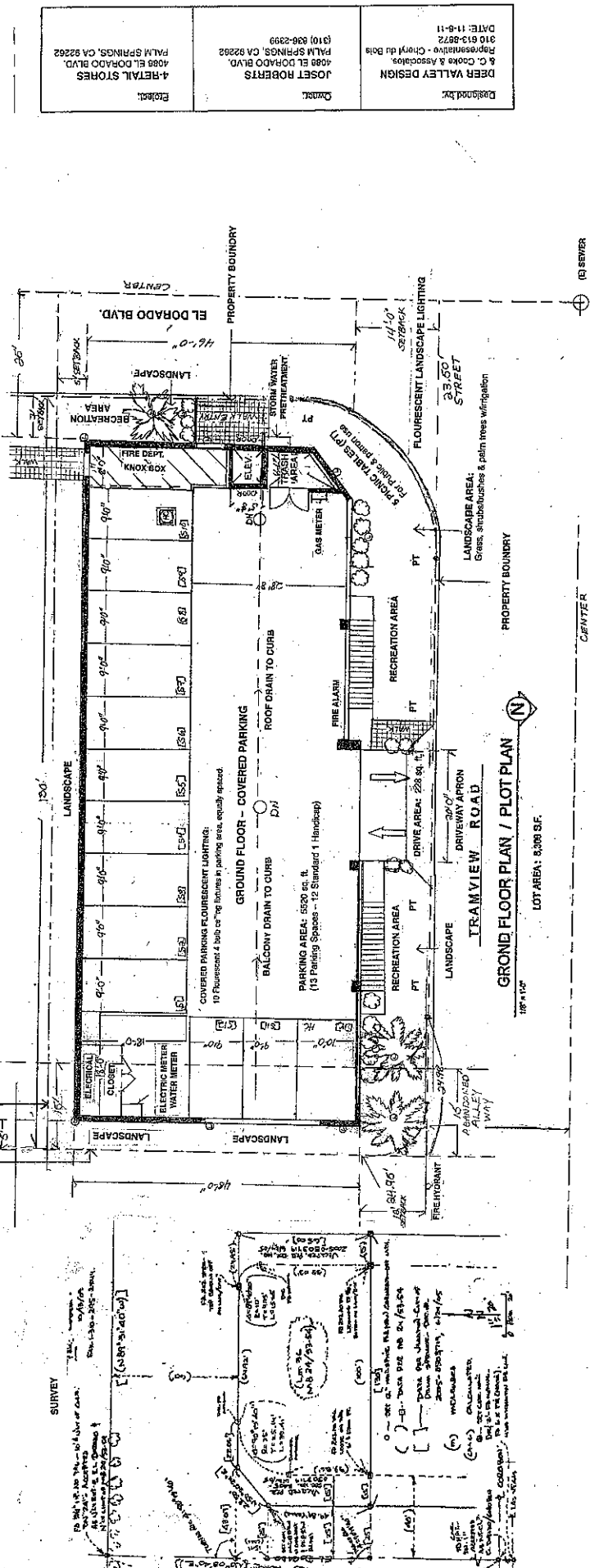
No existing buildings to abutance on any abutting properties.  
 No (e) structures to north, south, east, or west of property.  
 Planned college development north of property. This will be the  
 upper deck area of the proposed building.  
 (a) shown on equipment end of tract and (b) Westwood structure  
 on southeast side at El Dorado Blvd.

**LEGAL DESCRIPTION:**

All that certain real property situated in the County of Riverside, State of California, described as follows:  
 Lot 38 Desert Highland Estates, in the City of Palm Springs, as shown by the plat for the same, recorded as Instrument No. 2005-503719 of Official Records, which would pass by operation of law.  
 Maps, records of Riverside County, California, together with that portion of Lot 38 also known as El Dorado Boulevard and Alley Lot 8 vacated and abandoned by that certain Resolution 21224 recorded June 24, 2005 as Instrument No. 2005-503719 of Official Records, which would pass by operation of law.

LEGEND:  
 SHEET 1 - SITE PLAN, PLOT PLAN & FIRSTGROUND FLOOR PLAN  
 SHEET 2 - SECOND FLOOR PLAN  
 SHEET 3 - NORTH, SOUTH, EAST, & WEST ELEVATION - RENDERING  
 SHEET 4 - ROOF PLAN  
 SHEET 5 - SECTION PLANS

**EXTERIOR FLOURESCENT PERIMETER BUILDING LIGHT**  
 Fluorescent flood lights on each corner of building, also  
 center of north, south, east, & west side of building.



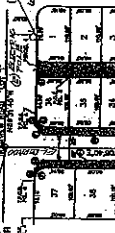
**GROUND FLOOR PLAN / PLOT PLAN**  
 1/8" = 1'-0"  
 LOT AREA: 8,306 S.F.

**STAGES OF CONSTRUCTION:**

Construction of entire project will start upon approval of plans and be completed within six months.

**GRADING: LOT IS REASONABLY FLAT - 0 CUT/0 FILL REQUIRED**

(B) SEWER  
 (B) ELECTRIC POLE  
 (B) FIRE RESISTANT



**VARIANCE REQUESTS:**

- 1- Variance Request - Maximum Coverage - Reduced Landscape due to parking requirements - recreational area reduced from 65% to 38%

**SHEET 1 of 5**  
**PLOT PLAN & GROUND FLOOR PLAN**  
 PROJECT TYPE: New Development Proposed 2 Story Building/ New Construction - 4 Retail Spaces  
 CONSTRUCTION TYPE: V/B FINISH: Stucco - Aluminum & Glass Storefront WALKWAYS: Natural Stone  
 PARKING: 13 SPACES (12 Standard 1 Handicap) 1 Fire Resistant  
 UPPER DECK AREA & DRIVE AREA: 6,547 sq. ft. PARKING: (13) Parking Spaces - (12 Standard 1 HC)  
 BUILDING SIZE COVERAGE: First Floor - Open Staircase/Covered Parking 5,520 sq. ft.  
 Second Floor - Interior Retail Space 3,820 sq. ft. BUILDING DIMENSIONS: 4' x 116' x 24' High O.A.  
 ZONING: C-1 VARIANCE REQUEST: Reduced Landscape - recreational area to 38%  
 ORIGINAL SUBMISSION CASE #: 9-3-00 June 2010 as Residential

Designed by:  
**DEER VALLEY DESIGN**  
 J. C. COOK & ASSOCIATES  
 ARCHITECTS - CIVIL & MECHANICAL  
 310 S. 68TH ST.  
 DATE: 11-9-11

Checked by:  
**JOSEPH ROBERTS**  
 4098 EL DORADO BLVD.  
 PALM SPRINGS, CA 92262  
 (910) 826-2399

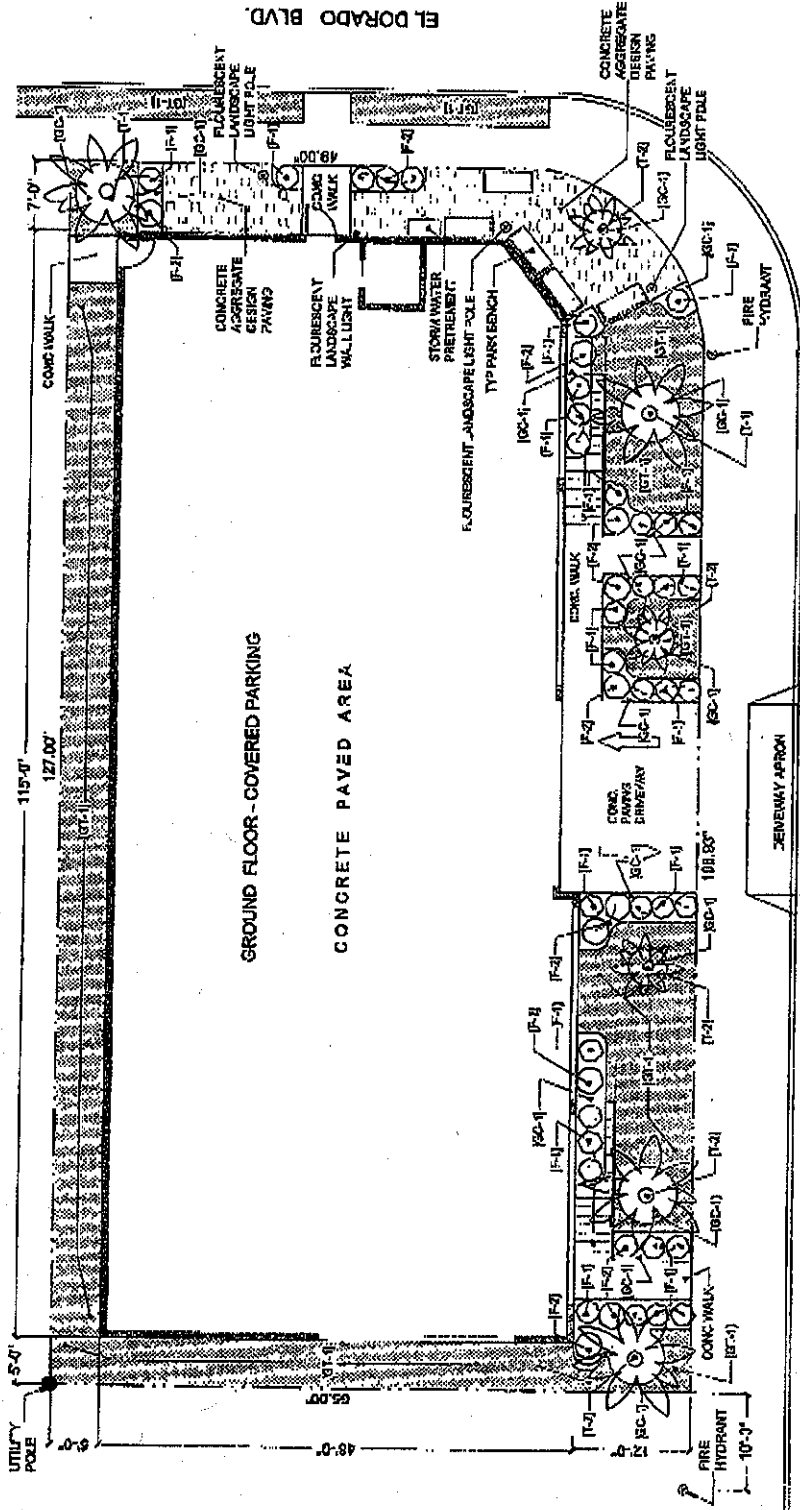
Client:  
**4-Retail Stores**  
 4098 EL DORADO BLVD.  
 PALM SPRINGS, CA 92262



4-RETAIL STORE  
[LANDSCAPE PLANS]  
4088 ED DORADO BLVD.  
PALM SPRINGS, CA 92262

1319 856-2399  
MRS. JOBERT ROBERTS  
4088 ED DORADO BLVD.  
PALM SPRINGS, CA 92262

PROJECT: *Freedom Assembly*  
DATE: 11-12-11  
SHEET NO. 1  
OF 2



TRAMVIEW ROAD  
LANDSCAPE PLAN  
GROSS FLOOR AREA: 5283 S.F.  
LANDSCAPE AREA: 1,884 S.F.  
PAVED AREA: 481 S.F.  
LOT AREA: 8,308 S.F.  
NO. SCALE

**GROUND COVER SCHEDULE**

SYM.	NAME	SIZE	REMARKS
[GC-1]	SPERMATOPHYTES	1' x 1' x 1'	QUANTITY: 524
[GC-2]	MOSS	1' x 1' x 1'	

**FLOWERS SCHEDULE**

SYM.	NAME	SIZE	REMARKS
[F-1]	SPERMATOPHYTES	1' x 1' x 1'	QUANTITY: 241
[F-2]	MOSS	1' x 1' x 1'	QUANTITY: 241

**TURF GRASS SCHEDULE**

SYM.	NAME	SIZE	REMARKS
[T-1]	SPERMATOPHYTES	1' x 1' x 1'	LOW MAINTENANCE

**TREES SCHEDULE**

SYM.	NAME	SIZE	REMARKS
[T-1]	SPERMATOPHYTES	4" DBH	CLIMATE ZONE: IIA, IIA
[T-2]	ANGIOSPERMS	4" DBH	CLIMATE ZONE: IIA, IIA

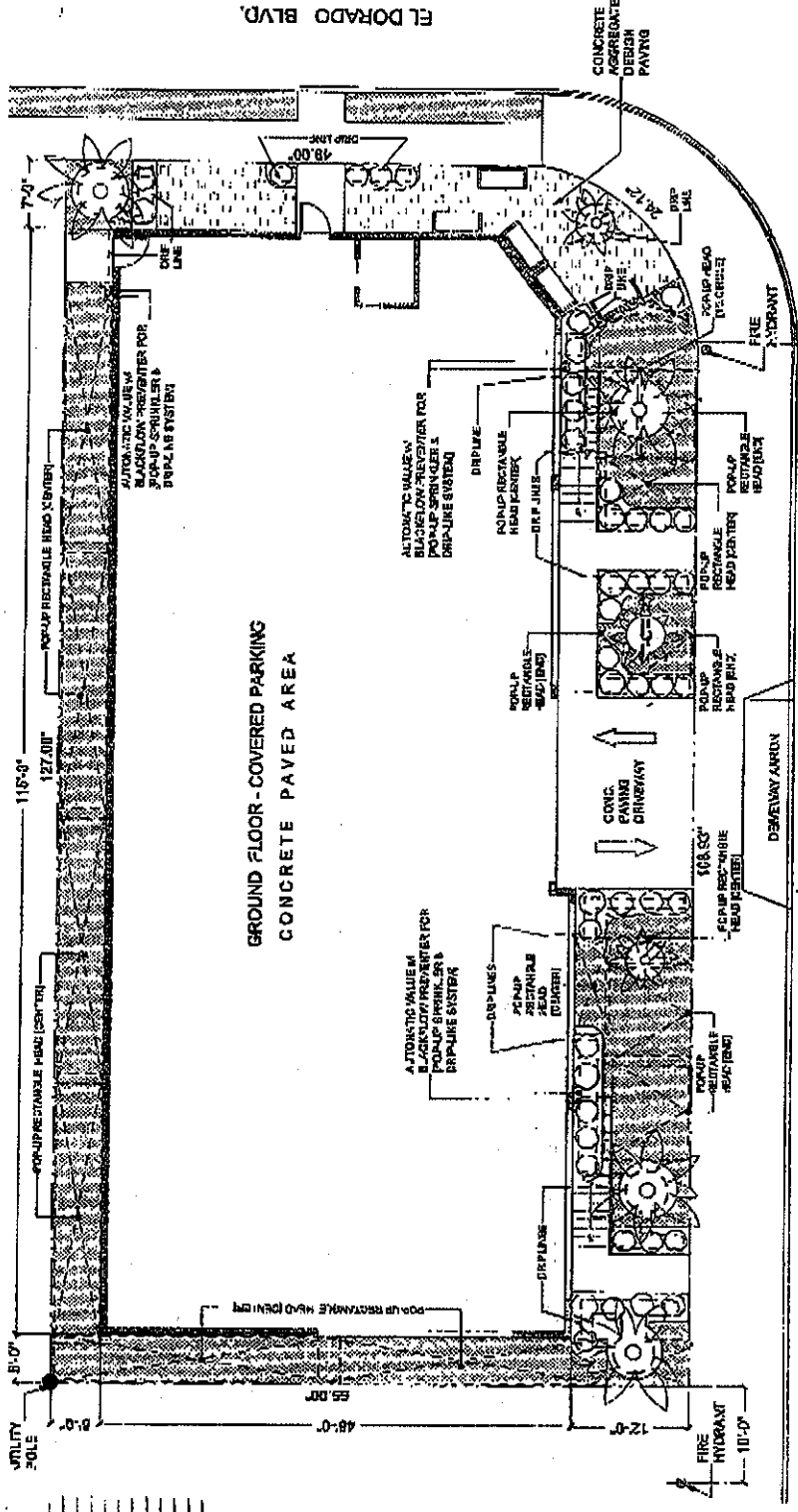
CC  
R. DOOMELA  
ASSOCIATES  
Landscape Architects  
4088 ED DORADO BLVD.  
PALM SPRINGS, CA 92282  
TEL: 951-856-5100

PROJECT:  
LANDSCAPE PLANS  
4088 ED DORADO BLVD.  
PALM SPRINGS, CA 92282

OWNER:  
MRS. JOSEPH ROBERTS  
4088 ED DORADO BLVD.  
PALM SPRINGS, CA 92282  
TEL: 951-856-2299

DATE: 11-16-11  
SCALE: 2" = 1'-0"  
SHEET NO: 2

EL DORADO BLVD.



### TRAMVIEW ROAD IRRIGATION PLAN

NO SCALE

**PLANT SCHEDULE**

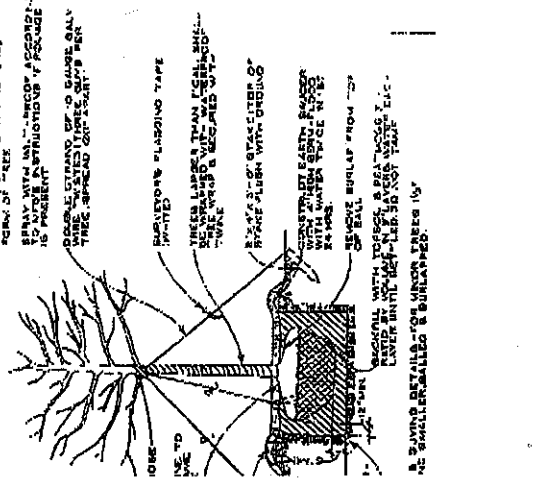
NO.	SYM.	HEIGHT	WIDTH	DEPTH	SPACING	QUANTITY
1	1"	10"	10"	10"	10"	1
2	2"	15"	15"	15"	15"	1
3	3"	20"	20"	20"	20"	1
4	4"	25"	25"	25"	25"	1
5	5"	30"	30"	30"	30"	1
6	6"	35"	35"	35"	35"	1
7	7"	40"	40"	40"	40"	1
8	8"	45"	45"	45"	45"	1
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17	17"	90"	90"	90"	90"	1
18	18"	95"	95"	95"	95"	1
19	19"	100"	100"	100"	100"	1
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21	21"	110"	110"	110"	110"	1
22	22"	115"	115"	115"	115"	1
23	23"	120"	120"	120"	120"	1
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75	75"	380"	380"	380"	380"	1
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79	79"	400"	400"	400"	400"	1
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85	85"	430"	430"	430"	430"	1
86	86"	435"	435"	435"	435"	1
87	87"	440"	440"	440"	440"	1
88	88"	445"	445"	445"	445"	1
89	89"	450"	450"	450"	450"	1
90	90"	455"	455"	455"	455"	1
91	91"	460"	460"	460"	460"	1
92	92"	465"	465"	465"	465"	1
93	93"	470"	470"	470"	470"	1
94	94"	475"	475"	475"	475"	1
95	95"	480"	480"	480"	480"	1
96	96"	485"	485"	485"	485"	1
97	97"	490"	490"	490"	490"	1
98	98"	495"	495"	495"	495"	1
99	99"	500"	500"	500"	500"	1
100	100"	505"	505"	505"	505"	1

**NOTES:**

1. FOR STD. SHADE TREES AND SHRUBS
2. WHICH THREE OR FOUR SHOULD BE PLANTED IN EACH CLUSTER
3. WHEN PLANTING TREES, THE SPACING SHOULD BE AS SHOWN IN THE SCHEDULE
4. WHEN PLANTING TREES, THE SPACING SHOULD BE AS SHOWN IN THE SCHEDULE
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**CONCRETE PAVING:**

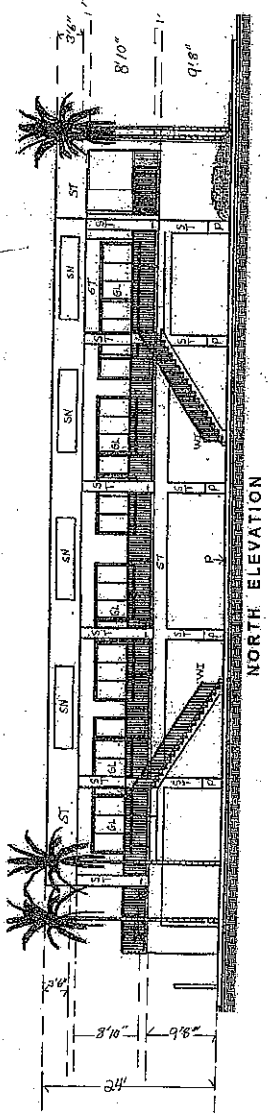
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- 10. CONCRETE PAVING TO BE PLACED IN THE SPACES SHOWN ON THIS PLAN

**IRRIGATION SYSTEM:**

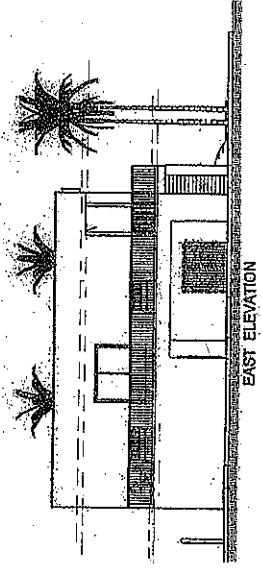
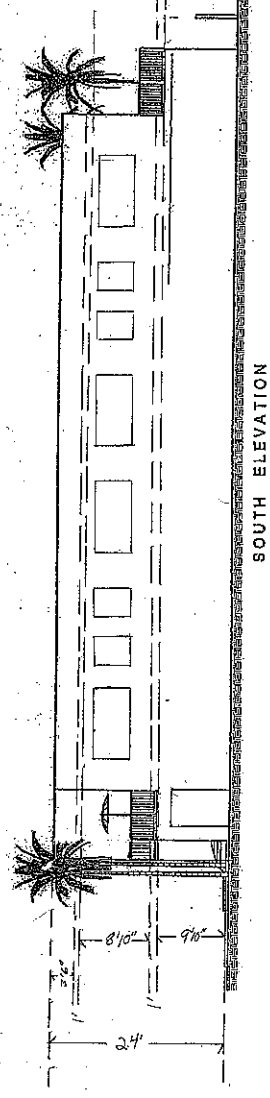
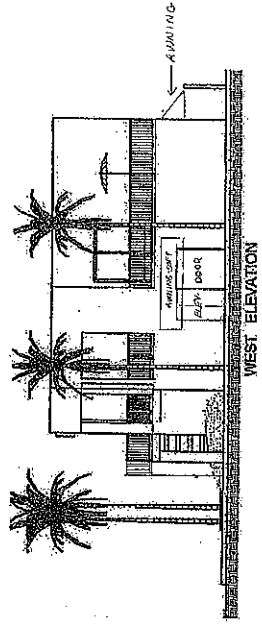
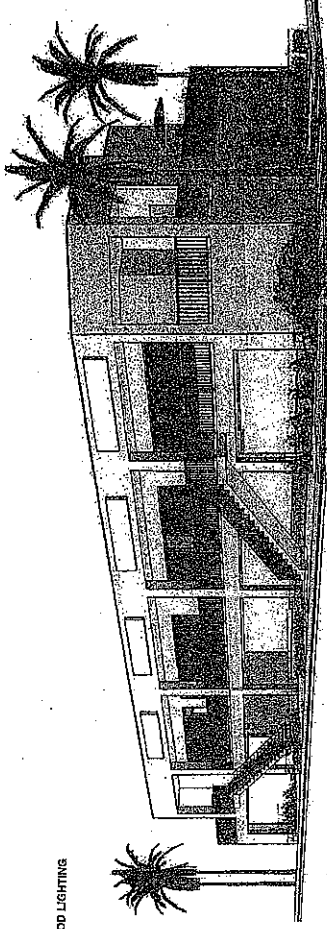
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- 3. ALL IRRIGATION SYSTEM COMPONENTS TO BE PLACED IN THE SPACES SHOWN ON THIS PLAN
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- 9. ALL IRRIGATION SYSTEM COMPONENTS TO BE PLACED IN THE SPACES SHOWN ON THIS PLAN
- 10. ALL IRRIGATION SYSTEM COMPONENTS TO BE PLACED IN THE SPACES SHOWN ON THIS PLAN

**GENERAL NOTES:**

- 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM SPRINGS SPECIFICATIONS
- 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM SPRINGS SPECIFICATIONS
- 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM SPRINGS SPECIFICATIONS
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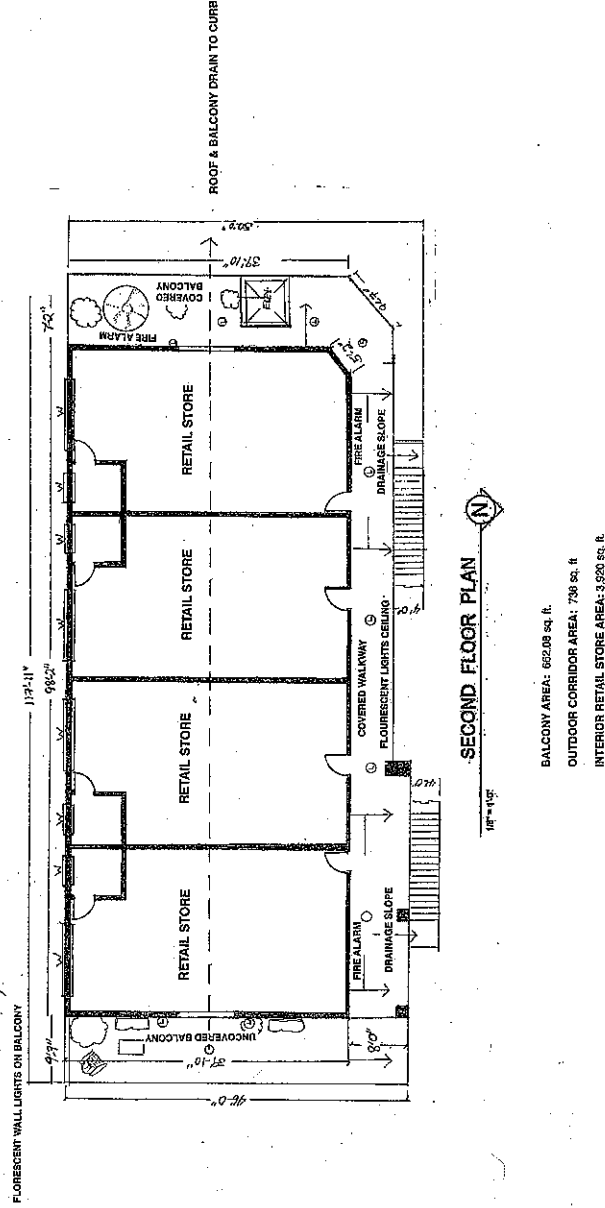
CONSTRUCTION FINISHES & MATERIALS:  
 ST = STUCCO  
 GL = COMMERCIAL ALUMINUM & GLASS STOREFRONT  
 P = PAVERS FOR SIDEWALKS, STAIR, LOWERS PART OF COLUMNS & WALKWAYS (Santal Quarzite)  
 WI = RAILINGS WROUGHT IRON  
 SN = SIGNAGE - ELECTRIC IF ALLOWED OR CARVED WOOD W/FLOOD LIGHTING



SHEET 3 of 5  
 NORTH, SOUTH, EAST WEST ELEVATIONS & RENDERING  
 PROJECT TYPE: New Development Proposed 2 Story Building New Construction - 4 Retail Spaces  
 CONSTRUCTION TYPE: VB FINISH: Stucco - Aluminum & Glass Storefront WALKWAYS: Natural Stone  
 LOT SIZE: 3,300 sq. ft. LANDSCAPE/OPEN RECREATIONAL AREA: 3,634 sq. ft. = 36%  
 DRIVE AREA: 6,947.5 sq. ft. PARKING: (13) Parking Spaces - (12 Standard ; HC)  
 BUILDING SIZE COVERAGE: First Floor - Open Exterior Covered Parking 5,520 sq. ft.  
 Second Floor - Interior Retail Space 3,820 sq. ft. BUILDING DIMENSIONS: 4' x 118' x 24' High O.A.  
 ORIGINAL SUBMISSION CASE #: 3-6-09 June 2010 per Resolution

Drawn by: JOSET ROBERTS 4088 EL DORADO BLVD. PALM SPRINGS, CA 92282 (910) 856-2395	Checked by: DEEH VALLEY DESIGN Representatives - Chany du Bois DATE: 11-8-11 310 613-8872
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Project: <b>4 RETAIL STORES</b> 4088 EL DORADO BLVD. PALM SPRINGS, CA 92262 (910) 838-2398	Owner: <b>JOSET ROBERTS</b> PALM SPRINGS, CA 92262	Designed by: <b>DEER VALLEY DESIGN</b> & C. Coak & Associates Representatives - Cheryl du Bois 310 813-8272 DATE: 11-0-11
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**SECOND FLOOR PLAN**

BALCONY AREA: 622.09 sq. ft.  
 OUTDOOR CORRIDOR AREA: 738 sq. ft.  
 INTERIOR RETAIL STORE AREA: 3,620 sq. ft.

**SHEET 2 of 5**

**SECOND FLOOR PLAN**

PROJECT TYPE: New Development Proposed 2 Story Building New Construction - 4 Retail Spaces  
 CONSTRUCTION TYPE: VS FINISH: Stucco - Aluminum & Glass Storefront WALKWAYS: Natural Stone  
 LANTERN LIGHTS: 12' x 12' x 12' LANTERN LIGHTS: 12' x 12' x 12' LANTERN LIGHTS: 12' x 12' x 12'  
 PARKING BUILDING & DRIVE AREA: 2,977.25 sq. ft. PARKING: (13) Parking Spaces - (12 Standard 1 HO)  
 UPPER DECK AREA:  
 BUILDING SIZE COVERAGE: First Floor - Open Exterior Covered Parking 5,520 sq. ft.  
 Second Floor - Interior Retail Space 3,620 sq. ft. BUILDING DIMENSIONS: 4' x 118' x 24' High O.A.  
 CHANGE: C7 VARIANCE REQUEST: Reduced Landscape - recreational area to 38%  
 ORIGINAL SUBMISSION CASE #: 3,3430 June 2010 as Residential





# City of Palm Springs

Department of Planning Services

## MEMORANDUM

**Date:** October 24, 2011  
**To:** Architectural Advisory Committee  
**From:** David A. Newell, Associate Planner *DAN*  
**Subject:** Case 3.3430 MAJ – Freedom Assembly Commercial Building at 4088 El Dorado Boulevard

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### **Introduction:**

The applicant, Freedom Assembly, is proposing a two-story commercial building consisting of ground floor parking and second floor retail on an approximately 8,306-square foot lot located at the southeast corner of Tramview Road and El Dorado Boulevard (4088 El Dorado Boulevard).

### **General Plan & Zoning Designation:**

The subject site is located within the Neighborhood Community Commercial (NCC) General Plan Land Use Designation. The property is located within the College Park Specific Plan (CPSP) and is zoned as C-1-SP by the CPSP. The use is consistent with the General Plan and Land Use designations. The property development standards are analyzed below.

### **Staff Analysis:**

**Project Description:** Freedom Assembly is seeking approval to construct a two-story building with parking on the first floor and approximately 3,920 square feet of retail space on the second floor for the vacant lot located at the southeast corner of Tramview Road and El Dorado Boulevard. The first floor will consist of thirteen covered parking spaces, driveways and landscaping. The second floor will be accessed by two sets of stairs and one elevator and consist of four retail tenant spaces. The subject site is approximately 8,306 square feet in size.

The proposed project consists of a simple rectangular building mass with dual access stair cases on the north side of the building. The exterior finish will include a tan and khaki stucco sand finish. Natural aluminum finish is proposed for the window and door

mullions. Stone slate will be used on walkways, stairs and column bases. While no tree or planting layout has been proposed at this time, the applicant has submitted a landscape and maintenance description for the project (see attached).

**Development Standards:** The subject property is located within the College Park Specific Plan (CPSP) and has a zoning designation of C-1-SP. Staff has analyzed the development standards of the C-1-SP zone with the proposed project in the table below.

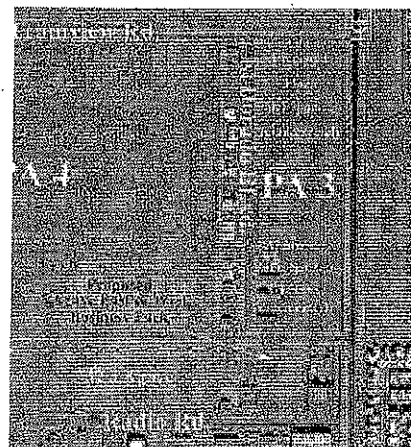
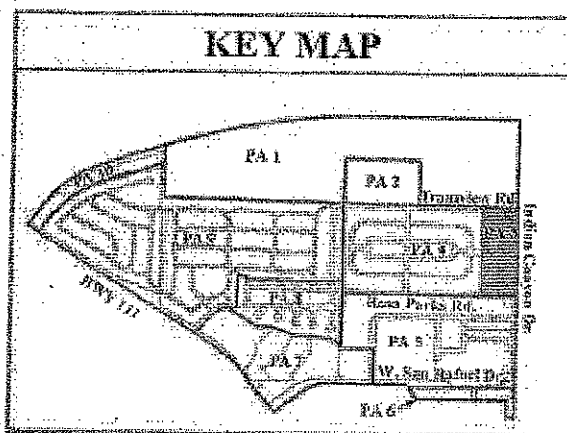
**Table 1:** Development standards of the C-1-SP Zone and the proposed project:

	<b>C-1-SP Zone Requirements</b>	<b>Proposed Project (approx.)</b>
Lot Area	20,000 square feet	8,306 square feet
Lot Width	100 feet	65 feet
Lot Depth	150 feet	130 feet
Front Yard	Min. 5 feet from property line along the entire street frontage	7 feet
Side Yard	None required	5 feet
Rear Yard	None required	5 feet
Min. Building Area	2,000 s.f. of GLA <sup>1</sup>	3,920 square feet
Building Height	30 feet max.	24 feet
Building Coverage	60% maximum	22.87%
Parking Standards	1 space per 300 s.f. of GLA 3,920 s.f. / 300 s.f. = 13 spaces required	13 parking spaces proposed

<sup>1</sup> GLA = Gross Leasable Area

As noted in the table above, the proposed project conforms to the C-1-SP Zone development standards of the CPSP.

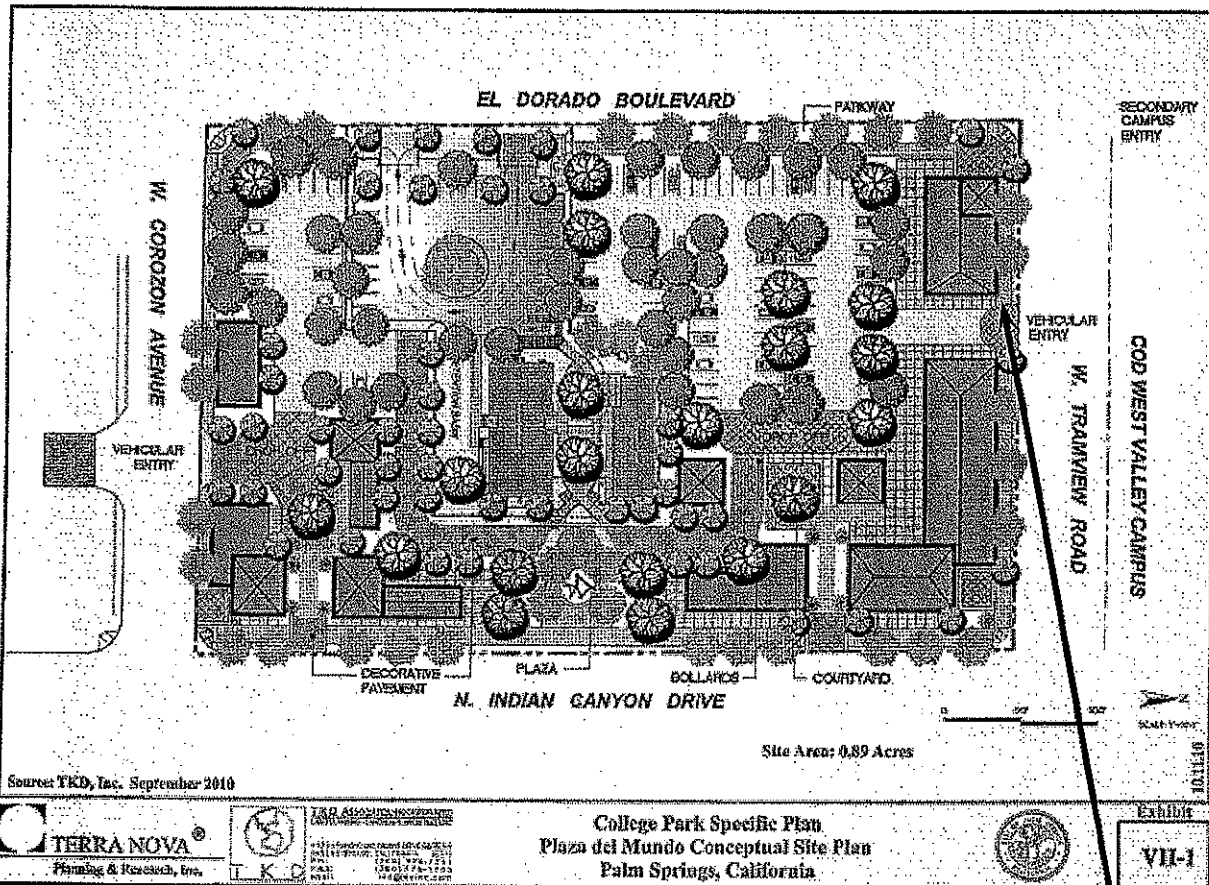
**Applicability to CPSP:** The site is located within Planning Area 3 (PA 3) of the CPSP. The northern half of this planning area is known as Plaza del Mundo. The Plaza del Mundo site is bounded on the north by Tramview Road, on the east by Indian Canyon Drive, on the south by Corozon Road and on the west by El Dorado Boulevard. Below are excerpts from the Plan that show the location of PA 3 and Plaza del Mundo:



The Specific Plan states the following on Plaza del Mundo:

*Plaza del Mundo is envisioned as an internationally themed retail commercial center that will provide up to approximately 44,000 square feet of one and two story retail space. Plaza del Mundo would be anchored by the existing Iglesia de la Luz del Mundo church, which occupies approximately 0.71 acres.*

A concept is illustrated graphically in the following exhibit:



**PROPOSED  
BUILDING**

The proposed building will be located in a planned retail space as identified by the CPSP. The Architectural Design Guidelines outlined by the CPSP are attached.

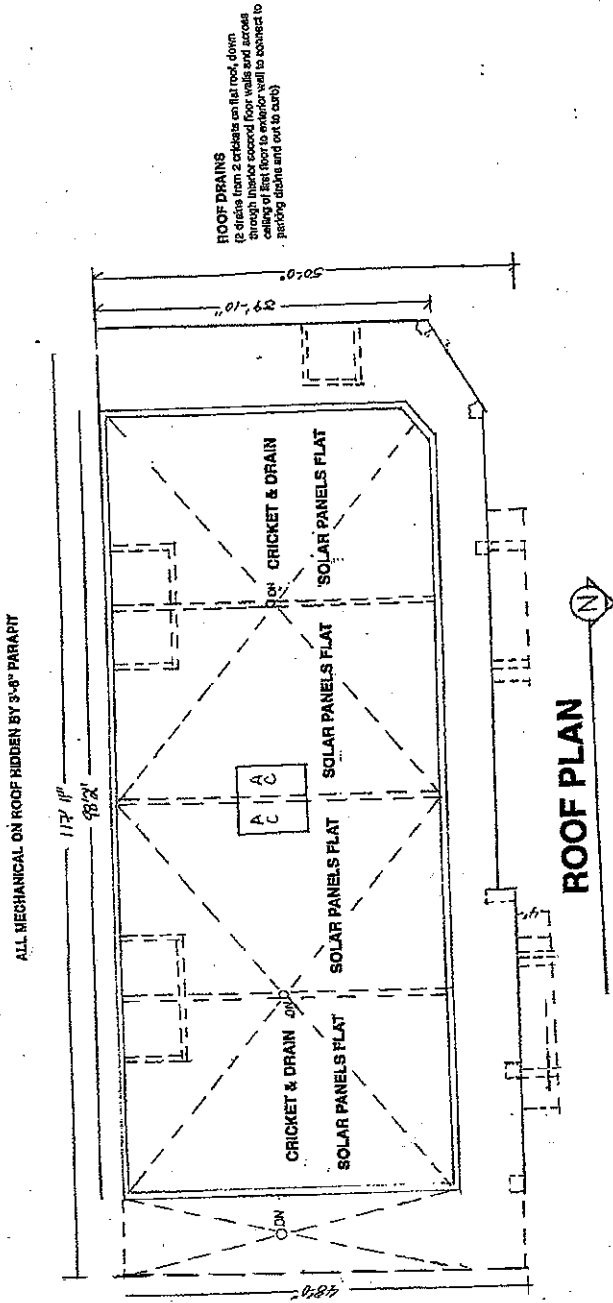
The AAC recommendation will be forwarded to the Planning Commission for final action.

**Attachments:**

- ~~1. Site Plans~~
- ~~2. Floor Plan~~
- ~~3. Elevations~~
4. Roof Plan
5. Site Sections
- ~~6. Landscape Concept Description~~
7. Existing Site Photographs
8. CPSP Architectural Design Guidelines



Prepared by: <b>DEER VALLEY DESIGN</b> Representative - Cheryl du Bois 8. C. Cooke & Associates 310 819-8072 DATE: 9-22-11	Owner: <b>JOSET ROBERTS</b> 4088 EL DORADO BLVD PALM SPRINGS, CA 92202 (910) 886-2098	Project: <b>4-RETAIL STORES</b> 4088 EL DORADO BLVD PALM SPRINGS, CA 92202
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**ROOF DRAINS**  
 To direct from 2 crickets on flat roof, down through interior soffit floor walls and around ceiling of first floor to exterior wall to connect to parking drains and out to curb)

ALL MECHANICAL ON ROOF HIDDEN BY 3'-6" PARAPET

**COVERED BALCONY DRAINS**  
 Center drain on uncovered balcony connected to roof drains at ceiling of first floor parking area)

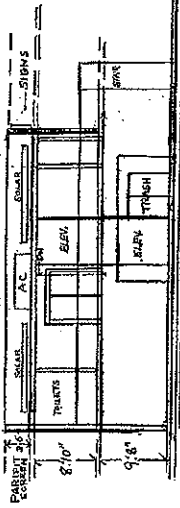
**ROOF PLAN**

1/8" = 1'-0"

FLAT SLOPED PVC MEMBRANE ROOF VIA CRICKETS TO DRAINS!

PVC Single Ply System - IM PVC  
 The manufacturer of this product is not responsible for any damage to the property of the owner or any other party resulting from the use of this product. The manufacturer is not responsible for any damage to the property of the owner or any other party resulting from the use of this product.

<b>SECTION PLANS</b>	
<b>SHEET 4 of 5</b>	<b>PROJECT TYPE:</b> New Development Proposed 2 Story Building/ New Construction - 4 Retail Spaces <b>CONSTRUCTION TYPE:</b> V3 FINISH: Stucco - Aluminum & Glass Storefront WALKWAYS: Natural Slate <b>LOT SIZE:</b> 8,308 sq. ft. LANDSCAPE/OPEN RECREATIONAL AREA: 3,634 sq. ft. = 38%. <b>PARKING/BUILDING &amp; DRIVE AREA:</b> 5,947.5 sq. ft. PARKING: (15) Parking Spaces - (12 Standard) 1 HO) <b>UPPER DECK AREA:</b> <b>BUILDING SIZE COVERAGE:</b> First Floor - Open Exterior Covered Parking 5,620 sq. ft. <b>Second Floor - Interior Retail Space 3,920 sq. ft. BUILDING DIMENSIONS:</b> 4' x 118' x 24' High O.A. <b>ZONING:</b> C1 VARIANCE REQUEST: Reduced Landscape - recreational area to 38%. <b>ORIGINAL SUBMISSION CASE #:</b> 3.5430 June 2010 as Residential



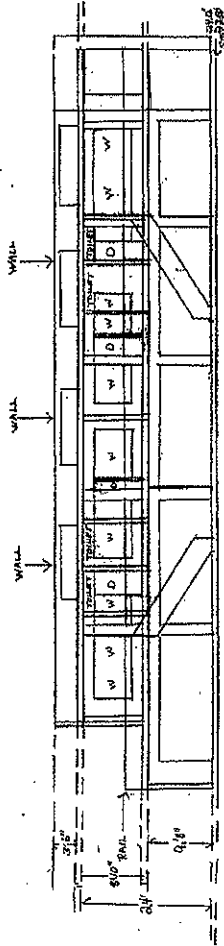
EAST CROSS SECTION

2'-4 1/2" GRADES  
2'-4 1/2" STREET

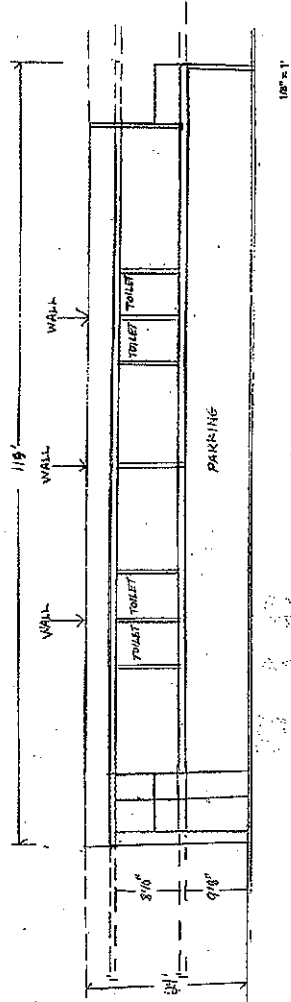
**SURROUNDING BUILDING DEVELOPMENT:**

No existing buildings or structures on any abutting properties.  
No (a) structures to north, south, east, or west of property.  
No (b) structures to north, south, east, or west of property.  
The structure to be built from 15th Street to 16th Street from  
(a) structure on eastment east of front and (b) structure structure  
on southeast side of El Dorado Blvd.

Designer: <b>JOSEPH ROBERTS</b> 4088 EL DORADO BLVD. PALM SPRINGS, CA 92262 (951) 859-2398	Date: 8-22-11 <b>DEER VALLEY DESIGN</b> 7700 Rockledge - Chrysalis du Bois 910 618-4872
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NORTH CROSS SECTION

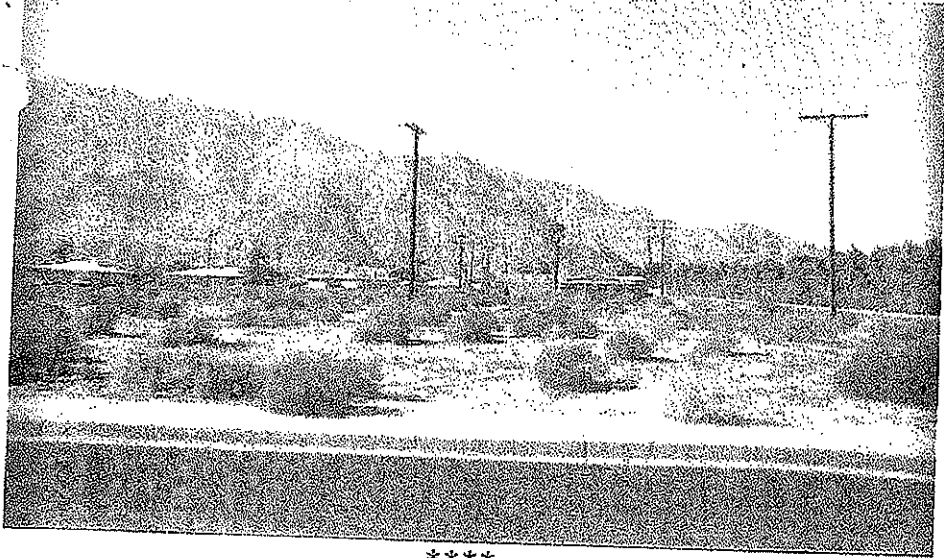
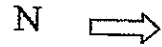


SOUTH CROSS SECTION

**SECTION PLANS**

PROJECT TYPE: New Development Proposed 2 Story Building/New Construction - 4 Retail Spaces  
 CONSTRUCTION TYPE: VA FINISH: Stucco - Aluminum & Glass Slabwork WALLTYPE: Natural Stone  
 LOT AREA: 4,000 sq. ft. FLOOR AREA: 10,000 sq. ft. PERMITTED FLOOR AREA: 10,000 sq. ft.  
 LOT COVER: 25% MINIMUM & MAXIMUM: 10% PERMITTED (10) Parking Spaces - (12 Standard 1 KC)  
 US 23R DEL. BUILDING & WAREHOUSE (10) PERMITTED (10) Parking Spaces - (12 Standard 1 KC)  
 BUILDING SIZE COVERAGE: First Floor - Open Exterior Covered Parking 5,500 sq. ft. 10' x 20' 1/2" O.A.  
 Second Floor - Interior Retail Space 3,000 sq. ft. 10' x 20' 1/2" O.A.  
 BUILDING DIMENSIONS: 4' x 10' x 20' 1/2" O.A.  
 PERMITTED LOT COVERAGE: 25% PERMITTED LOT COVERAGE - 25%  
 GENERAL SUBMISSION CASE #: 33240 June 2010 as Residential

Freedom Assembly, Inc \*\*\*\*\* Sunrise Haven



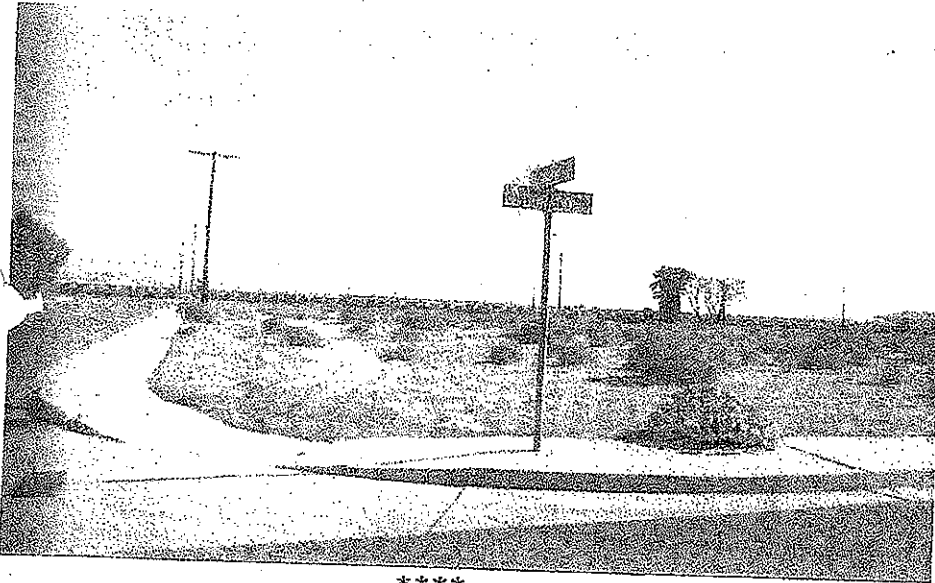
4085 Indian Canyon - Looking West

Right Side is Tramview Rd

El Dorado Blvd. is one block west of Indian Canyon Hwy.

**Future Site of  
Community College  
(Behind the trees)**

\*\*\*\*



4088 Eldorado Blvd. - Looking East

Left Side is Tramveiw Rd

**Future Site of  
220 Homes and Golf Course  
(Behind the fence)**

\*\*\*\*



**"As Completed"  
Raven House**

Examples:

3-3430

3810 El Dorado Blvd

3800 El Dorado Blvd

**RECEIVED**

10 9 2011

**PLANNING SERVICES  
DEPARTMENT**



# CITY OF PALM SPRINGS

## COLLEGE PARK SPECIFIC PLAN

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### VIII. ARCHITECTURAL DESIGN GUIDELINES

#### A. Introduction and Purpose

The College Park Specific Plan has been developed in response to and as an extension of the planning of the College of the Desert West Valley Campus. This project has stimulated discussion and planning in the area of sustainable development, especially as it relates to architecture.

The CPSP takes advantage of optimal accessibility and a complementary mix of existing and future land uses that include single-family and multi-family local neighborhoods with efficient land use, commercial and industrial uses, and diverse open space and park amenities. The planning area also has immediate access to regional transportation links.

The College Park Architectural Design Guidelines provide a flexible set of fundamental concepts and principles that will assure a quality working and living environment that is attainable by a broad socio-economic cross-section of the western Coachella Valley. It is hoped that the implementation of the design guidelines will enhance the quality and character of the community and guide its buildout.

These Design Guidelines are intended to encourage creativity and excellence in all aspects of architectural design and development. The desired result will be a community that is attractive, cohesive and in harmony with the natural setting and surrounding lands and communities. Furthermore, the guidelines set forth design concepts and principles that enhance the community's functional characteristics to create a more livable, efficient and sustainable community. As noted above, these guidelines have been development to complement the West Valley Campus of the College of the Desert, which will be an integral part of this community.

It is also the intent of these guidelines to help clarify current patterns of development and identify the challenges, resources, and opportunities for enhanced community design. They provide guidance to enhance the appearance, solidity and integrated design of all development with residential neighborhoods, commercial and industrial uses, streets, public facilities, and parks and open spaces. The guidelines are also designed to promote a more sustainable and healthy community.

## **B. College Park Design Context**

The College Park planning area is located at the north end of the contiguous urbanized area of the City. It is bounded by major roadways and the Whitewater River Wash. Residential development predominates in the area and is characterized by single-family and multi-family neighborhoods, some of which are just beginning to build out. Industrial and limited commercial development has also occurred in the planning area, with opportunities for redevelopment of obsolete uses and vacant lands for new commercial and industrial development. The planning area and vicinity are affected by a variety of constraints and opportunities, which have been thoroughly considered over the course of developing this Specific Plan. The College of the Desert (COD) has been provided land and plans to develop its 118± acre West Valley Campus within and will be an integral part of the College Park community.

### **B. 1. Constraints and Opportunities**

The College Park Specific Plan project site and vicinity are affected by a variety of constraints and opportunities, which have influenced and shaped the evolution of this area. The planning area is located in an area that has been incrementally retrieved from the Chino Canyon and Whitewater River flood plain by a series of flood control levees. Development has taken place over several decades and has resulted in a mix of both high-quality and very poor site planning and architectural design, as exemplified by certain existing industrial buildings located within the planning area.

A range of opportunities are also available to redeem and enhance the architectural design quality of the planning area. These opportunities include the forthcoming COD West Valley Campus, limited but important future industrial development, new multi-family projects and buildout of approximately 100 single-family homes. The planning area is also well served by public utilities and roadways, which enhances the cost-competitiveness of new development in this area.

### **B. 2. Existing Communities**

The College Park Specific Plan will more closely link the area to the surrounding communities, including the Cities of Cathedral City and Desert Hot Springs, as well as other parts of Palm Springs. The West Valley Campus will serve the communities of the western Coachella Valley and is expected to induce additional commercial, industrial and residential development in the area. Employment in the planning area is expected to grow substantially in the coming years, with special emphasis on the College and industrial development in sustainable technologies and services.

## **C. Architectural Design Guidelines**

The following discussion sets forth the purpose and intent of the CPSP architectural design guidelines. It also describes their applicability to development in the CPSP planning area, and the principles and a full range of design guidelines applicable to new and renovated development.

### **C. 1. Purpose and Intent**

These architectural design guidelines are intended to assist developers and designers in understanding the Specific Plan's goals and objectives for quality development. Specifically, these guidelines are aimed at achieving the following:

- Express and describe the desired community character called for in the Specific Plan design guidelines
- Provide design criteria and standards for developers, engineers, architects, landscape architects and other professionals in preparing development and construction plans, and;
- Lend guidance to the City Architectural Review Board, City staff, the Planning Commission and Council in reviewing and evaluating future development projects within the Specific Plan area.

The guidelines apply to proposed commercial, industrial and residential development, but also including public facilities and infrastructure. They also apply to post-development additions, renovations, remodelings, and other land use-related projects requiring building permits. They are intended to enhance the residential, shopping, employment, educational and recreational environment by creating an efficient, cost-effective and safe community, while also fostering an environment that is aesthetically pleasing.

The text and illustrations contained herein are not intended to dictate solutions or limit creativity. They are general and may be interpreted by project proponents and City staff with some flexibility in their application to specific development projects. Beyond the minimum standards set forth in Section II of this Specific Plan, creative adaptation and innovation are encouraged, provided the proposed development plan also adheres to general design principles to the greatest extent possible. Pre-submittal review of development plans and design concepts is encouraged to help developers and other project proponents realize the goals established within this design framework.

### **C.2. Applicability and Design Review Process**

The College Park Architectural Design Guidelines will facilitate and inform the design review process. By implementing the objectives, standards and guidelines of the CPSP Specific Plan the City affirms its commitment to sustaining and enhancing the quality of life and the built environment in the project planning area. In addition to staff-level implementation of community design standards, the Planning Commission and City Council will review and approve public and private development design proposals, excepting those of the College of the Desert, which is subject to the guidelines and regulations of the State Architect's Office but also to City's role as a Responsible Agency and College partner. Environmentally and aesthetically sensitive design is essential to the preservation and enhancement of the character and values of the area. Carefully selecting the type and intensity of land uses, managing transportation, drainage facilities, and protecting community open space and recreation areas will compliment both the built and natural environments.

The provisions of this document shall apply to all new development within the College Park Specific Plan area. Any subsequent addition, alteration, remodeling, renovation, or relocation within the Plan area that requires a building permit shall adhere to these guidelines to the greatest extent practicable. Any post-development expansion, addition, or renovation to an existing building, which creates the need for additional parking facilities, shall provide parking for the existing structure and the expansion area in accordance with the parking standards provided herein and any other applicable City ordinance or regulation not superceded by this Specific Plan.

### **C.3. Design Principles and Project Guidelines**

Quality building design is determined by a wide range of considerations, including function and safety, sustainability, context sensitive design, access and parking, diversity in facade and roof design, richness of surface texture and color, functional window design and effective but unobtrusive signage. Building design should avoid square or box-like structures, expanses of blank walls, unattractive metal or plastic siding, visible outdoor storage, confusing access and parking, and large or gaudy signage.

The following discussions summarize the design principles that should be applied to new and renovated development in the CPSP planning area.

#### *Building Proportions, Height and Setbacks*

- A. Structures should be planned as integrated elements within the environment espoused in the Specific Plan. This primacy is achieved by design guidelines addressing building scale and proportion, structure, height, and setbacks that are environmentally and aesthetically sound and sensitive. The thoughtfulness and quality of new development will establish an important baseline for the planning area and provide a model against which to judge subsequent development proposals.
- B. Within the context of the CPSP planning area, building height should be compatible with other planned or existing buildings in the vicinity, while maintaining important viewsheds.
- C. Building setbacks should take into consideration the effect of the structure on the streetscape and surrounding lands, and should be harmonious with the streetscape, surrounding structures and scenic resources.
- D. Large buildings can provide architectural interest by with variations in building mass and distribution.
- E. Generally, the height and width of building elevations shall not be dramatically out of character with surrounding development, the streetscape or natural scenic viewsheds.

#### *Pattern and Rhythm in Community Design*

Pattern and rhythm are key elements of the human aesthetic and are important to effective design. The Specific Plan encourages the blending of the built and natural environment. Pattern and rhythm are found throughout and they can be emulated in the expression of building architecture. The following guidelines will help to assure consideration of rhythm and pattern in site planning and building design.

- A. Recurrent and alternating patterns of the surrounding landscape, including the slopes and peaks of the hills and mountains that form an important backdrop for the planning area, may be reflected in the voids and solids of buildings and the design of rooflines.
- B. New development should create an architectural theme that conveys the harmony and coherence between structures and the surrounding environment by incorporating patterns and rhythms throughout the design.
- C. New development shall provide an interesting and varied integration of structures, hardscape and landscaping that visually ties these elements together in an effective and pleasing manner.

#### ***Roof Types and Materials***

As one of the most prominent features of buildings, the roof and roofline set the tone as they are approached from a street or sidewalk. The design of roofs and the selection of roofing materials is an essential design element that affects how well a building is integrated into its context.

- A. Designers shall consider the visibility and profile of the roof and roofline in new or renovated building design, using designs and materials that complement the built environment and the natural scenic viewshed.
- B. By contrasting with or imitating other elements of the built or natural environment, designers may apply roof designs that range from flat to a multiple array of hipped roofs, providing a variety of possibilities for interesting and innovative design.
- C. Regardless of height, roof design must be balanced with the facades and the volume of the building to accommodate roof-mounted HVAC and other equipment.
- D. Exposed roofs should be painted white or other reflective color to minimize the absorption and conductance of solar energy into the building.

#### ***Surface Texture and Color***

The sunny, dry, and seasonally hot and windy climate of the western Coachella Valley is an important consideration in the selection of building surface textures and colors. Surfaces and colors that emulate and complement the coarse textures and warm tones of the surrounding environment provide relief and contrast to the brightness of the desert light. The following guidelines provide direction of the selection and use of color and texture.

- A. Non-glazed building surfaces and finishes may produce reflection and glare if shiny or highly reflective materials are used. Building surfaces should be a matte finish and must complement or integrate well with the surrounding viewshed.
- B. Within broad standards, surface and color contrasts shall be compatible within broader standards through the juxtaposition of architectural motifs and the use of contrasting, unusual colors and building materials.

Surface textures are often presented at a fine scale and their effect may not be evident from a distance. Texture seldom acts as a strong design element compared to architectural pattern and massing. Over time, architectural tastes and styles change, and while the use of strong color can play a dominant role in the design of structures, color is easier than textures to change once construction is completed.

- C. Surface textures can range from smooth adobe-type stucco or plaster to fluted or split-faced concrete aggregate block, and should be treated as integral parts of the overall design.
- D. Designers shall carefully considered the effects and maintenance challenges associated with texture to assure that it complements the overall design while being compatible with other building materials and not requiring undue maintenance.

#### ***Architectural Details***

While the primary goal of building design is to cost-effectively build functional interior and exterior space, architects extend this functionalism to the art of design. The resulting architectural style and detail are also essential to good design. The following guidelines describe how architectural detail should be considered and used.

- A. The architectural style selected for a particular type and size of building should express and articulate building details and projections that are organic or natural extensions of the design and that also play important functional and aesthetic roles.
- B. Practical issues of screening and privacy may be addressed through the use of architectural details or projections, while also affecting how well the building harmonizes with surrounding development.
- C. Covered patios and balconies should be used in multi-family residential development to provide outdoor living space protected from sun and wind. Such outdoor areas can also provide a venue for communication between neighbors and passers-by, and enhance community cohesiveness.
- D. Designers should avoid a collection of buildings of differing architectural styles that may clash or strongly contrast with surrounding development.
- E. The Specific Plan design guidelines should be carefully considered in their entirety in determining the appropriateness of a particular architectural style.

#### **C.3.1. Multi-Family Residential**

New, unapproved residential development in the College Park Specific Plan area is limited to multi-family. Single-family lands have already been subdivided and approximately 100 remain in the planning area for new development. Multi-family or attached dwelling units include those clustered to include two to eight or more residences effectively under one roof. They may also have attached parking structures.

### C.3.2. Commercial and Industrial Design Guidelines

The site planning and design process is a critical step in creating a successful and economically viable commercial or industrial project and achieving overall development and quality of life goals through the implementation of this Specific Plan. The appearance, accessibility and comfort of the various commercial developments at College Park will play an important role in establishing the project's attractiveness to developers and subsequently to buyers and leasees. Commercial and industrial access, including location of public roads, structures and parking lots, will also determine how future phased expansion is to be accommodated.

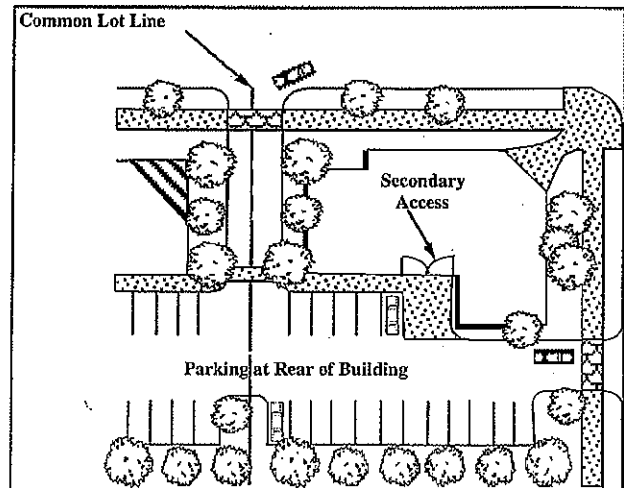
The site planning process includes consideration of and respect for the existing conditions and planned future development as the context for planning commercial and industrial areas, the location of potentially incompatible land uses, and the location of major traffic generators and phased roadway improvements. Development site plans shall be processed in conformance with this Specific Plan and reflect the intent of these design guidelines, including those set forth below.

- A. Structures shall be sited in a manner that complements adjacent structures and provides orderly, but diverse development.
- B. Whenever possible, structures shall be clustered to create landscape-enhanced plazas or pedestrian ways and spaces. Long "barracks-like" rows should be avoided. When clustering is impossible, such visual links as trellises and arcades shall be encouraged between separate structures.
- C. Buildings should generally be arranged in a "U", "L" or similarly shaped configuration to encourage pedestrian activity, provide isolation of loading and other operations areas, and to allow visibility of entrances from the street. These types of designs shall also encourage shared pedestrian and vehicular linkages between properties to the greatest extent practical.
- D. On corner sites buildings shall be located a sufficient distance from the streets to assure the safe and efficient movement of pedestrian and vehicular traffic, and to satisfy the Specific Plan design guidelines.
- E. Free-standing, individual buildings shall be oriented with their major entry and facade facing toward the street where access is provided. Buildings located on corner lots may orient the main facade along either street. In some instances, buildings located at corners may be angled toward the street intersection, and a major facade and entryway may also be oriented toward the intersection.
- F. Commercial buildings shall provide a 360° articulation of all building facades unless those portions not visible from a public street face onto industrial lands.
- G. In the event that a building is located close to the street, and parking is provided at the rear or side of the lot, clearly delineated secondary pedestrian access convenient to parking areas shall be provided to the greatest extent practical.

H. To the extent practicable, open space areas shall be organized into larger, predominant landscaped areas, consistent with the goal of enhanced open space and landscape treatment. These areas can provide opportunities for sidewalk cafes and other extensions of adjoining commercial activity.

I. Provide additional parkway or increased building set backs at project entries and street corners to enhance streetscapes and pedestrian movements, and to create entry statements consistent with the overall guidelines and building designs.

J. In commercial development, landscaped courtyards, outdoor dining areas, and other outdoor "rooms" are encouraged. An outdoor room shall be treated as an integral part of the overall site plan, and any shade structures or other architectural enhancements shall complement and be integral with the design and style of the main structure.



K. Outdoor areas associated with commercial development shall provide attractive spaces that reflect careful planning and are not simply leftover areas between structures. Such spaces should be protected from sun, wind, noise and other environmental elements, and should provide pedestrian amenities such as shade, tables, benches and fountains. (see Glossary for definition of outdoor room).

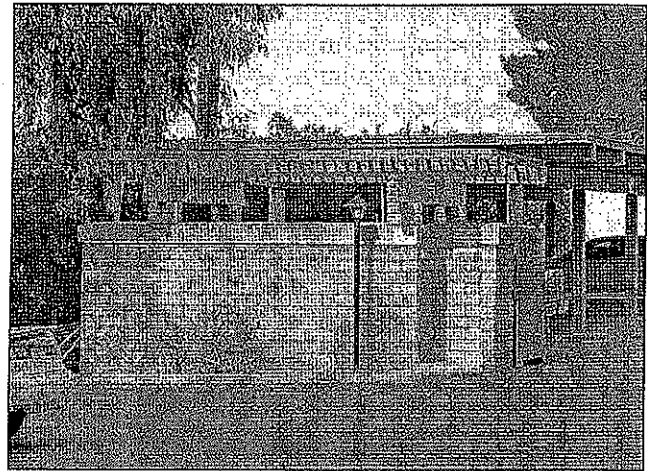
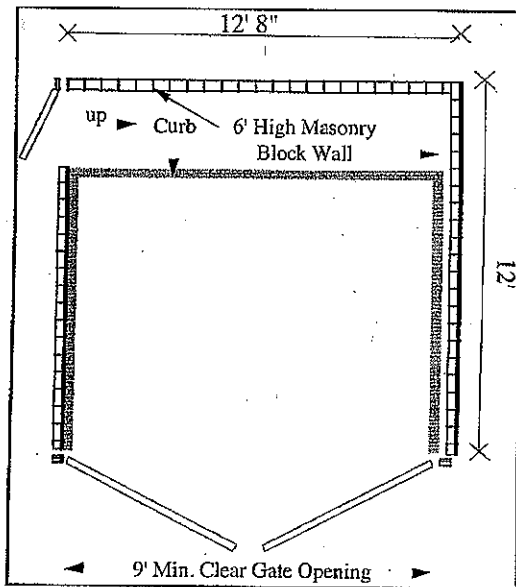
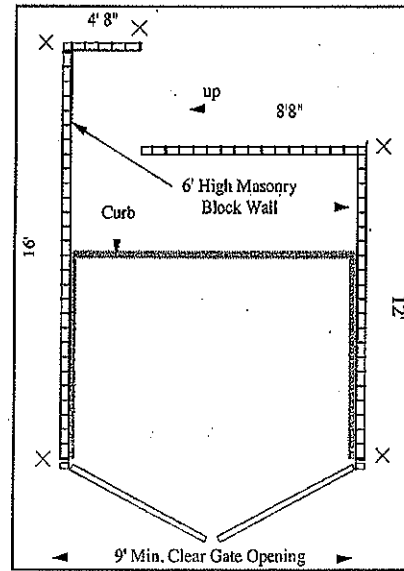
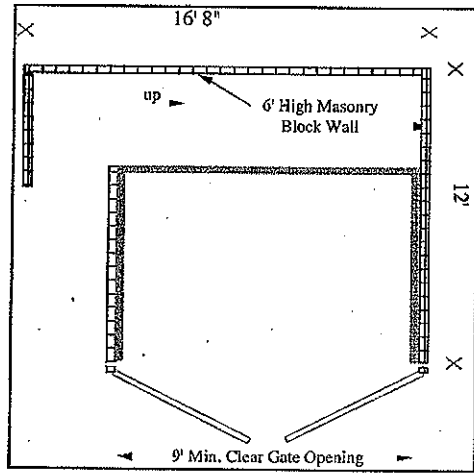
L. Siting structures and designing on-site circulation systems shall minimize pedestrian/vehicle conflicts to the greatest extent possible. Structures shall be linked to public sidewalks with textured paving, landscaping, trellises or similar treatments.

M. All commercial developments shall be equipped with at least one set of trash enclosures. Each trash enclosure shall include two side-by-side dumpsters, one for trash and one for recycling, consistent with local provider practices. Pedestrian access shall be provided to the rear or side of the enclosure, as shown below. Each trash enclosure shall be surrounded on three sides by a 6-foot decorative block wall.

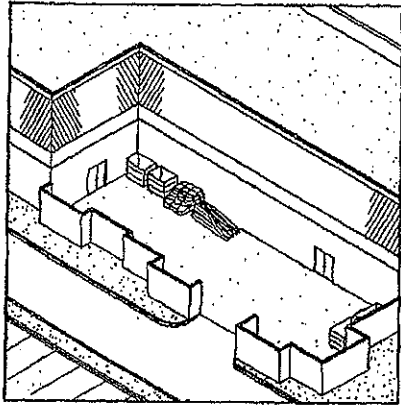
N. Metal panel gates shall be provided on one side, shall completely obscure the trash bins from view, and shall be architecturally compatible with and complementary to the development. To minimize the impacts of odor and vectors, trash enclosures shall be located as far from other uses as practicable. Trash enclosures shall be constructed in accordance with the requirements of City standards.



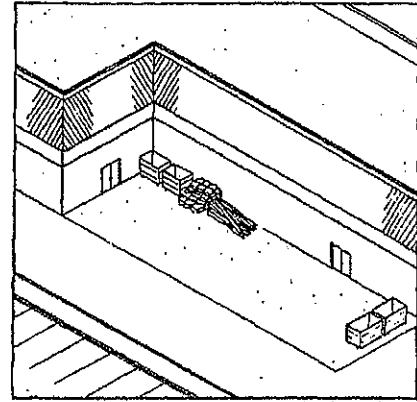
College Park Specific Plan  
Section VIII: Architectural Design Guidelines



- N. Loading docks, trash enclosures and other service facilities shall be located at the rear of the site wherever possible, and shall be recessed and/or properly screened from view. Loading facilities serving developments with floor area in excess of 50,000 square feet, and which are visible from any public rights-of-way, shall be screened from view.
- O. Screening shall be of sufficient height to visually screen loading doors and trucks, and shall be constructed so as to provide noise-buffering effects to surrounding properties. These service areas shall be properly lit and should be directly or remotely (cameras) visible to management personnel to assure safety and security in these areas.



**Do This**



**Not This**

- P. Supplies, materials, mechanical equipment, and maintenance and other business-related vehicles shall be stored behind the main building and enclosed by a 6-foot block wall. Stored materials shall not extend above the height of the wall.
- Q. Excessive grading that creates oversized buildings, severe grade changes between lots, or areas of excessive slope shall be avoided.

#### **C.3.2.1 Commercial and Industrial Architectural Guidelines**

The Coachella Valley unique desert environment and the historic architectural influences in Palm Springs can be maintained through an adherence to a wide range of styles ranging from southwestern to the International Style and Mid-Century Modern, as well as other similar architectural styles. Those that best reflect the character of the community can be defined as International Style and Mid-Century Modern, desert ranch, mission, craftsman, Mediterranean, Santa Fe and Southwest architecture. These designs are similar in their adaptations to a sunny and dry climate, and each style can both enhance and be integrated into the natural environment.

Contemporary designs that are responsive to local climatic conditions and are consistent with these architectural design principles are not precluded, and can be indicative of "Mid-Century Modern" and other conditions-responsive design styles. In all instances, quality in terms of design and materials is essential to assure that all development meets the aesthetic and sustainability goals of the Specific Plan.

While industrial architecture is widely considered purely functional or utilitarian, these buildings nonetheless influence the appearance of the community and warrant consideration of architectural design that is comparable to commercial structures. While the functional needs of industrial buildings cannot be ignored, we know that attractive design can result from functional needs; hence form follows function.

An architectural framework that is based on common design elements creates an integrated community, while also allowing each development in the Specific Plan area to express its own distinct character. The text and illustrations provided below are intended to serve as reference points for creative architectural innovation and adaptations. Designs may be traditional or contemporary as long as they are consistent and substantially compatible with the common design themes described below.

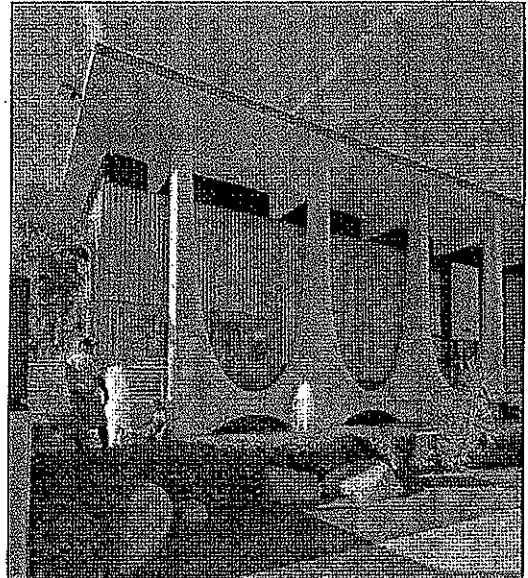
As discussed further below, these design guidelines shall be the basis on which the City reviews specific commercial or industrial development proposals. The guidelines are meant to be flexible and are not intended to be a list of requirements that anticipates all design issues, but rather are criteria for determining the appropriateness of proposed commercial and industrial developments.

#### ***Building Entries***

1. Building entryways shall provide for well-defined, safe and unobstructed pedestrian access.
2. Entries shall be integral parts of building facades and should incorporate arches, overhangs, columns, wall articulation, and/or other architectural features to distinguish them from the rest of the building.
3. Entryways shall be easily identifiable to pedestrian and vehicular traffic. Exterior enhancements, including entry porticos, landscaping, pedestrian walkways, textured paving materials, benches, and/or other similar treatments should be used to direct pedestrians to the entry and enhance the appearance of the structure.

#### ***Building Height***

1. Heights of structures shall be compatible with that of surrounding development. New development should incrementally "transition" from the height of adjacent development to the maximum height of the proposed structure.
2. Structures shall not overwhelm the streetscape, and shall be compatible with adjacent open spaces to allow maximum sun and ventilation, protection from prevailing winds, and enhancement of public views. Structures that are adjacent to the street should be single-story buildings. Additional street setbacks and/or enhanced facade and roofline articulation may be required for two-story structures.
3. Building heights shall not exceed standards established for each district set forth in the Specific Plan development standards.



### **C.3.3 Institutional/Community College**

#### ***College of the Desert***

The College Park Specific Plan will provide approximately 119 gross acres located in PA 1 for the West Valley Campus of the College of the Desert (COD). This community college campus will provide a full range of instruction, administration, business incubator, solar GreenPark and support facilities for the communities of the western Coachella Valley.