Planning Commission Staff Report

Date:	June 13, 2012
Case No.:	PA-12-002
Application Type:	Pre-Application
Location:	Southeast corner of North Palm Canyon Drive and Via Olivera
Applicant:	Pace Ventures, LLC
Zone:	C-1 / R-2
General Plan:	Mixed Use / Multi-Use
APN:	504-270-003, 005, 006, 007, 008
From:	Craig A. Ewing, AICP, Director of Planning Services
Project Planner:	Ken Lyon, Associate Planner

PROJECT DESCRIPTION

This pre-application is for a proposed 81-unit affordable senior apartment complex on roughly 4.99 acres. The project is comprised of ten, two story, eight-unit buildings, one, one-story manager's unit and office, a single story community building, swimming pool, landscaping, and off-street parking. The site is located on the north side of Palm Springs and is within the Resort Combining Zone.

RECOMMENDATION

The Planning Commission is encouraged to ask questions and offer comments on the proposed scope of the project and staff will incorporate them into the final response letter to the applicant. No recommendation or comments inferring approval or disapproval are to be made for pre-applications. Furthermore, Commission members must not make conclusive statements that would prejudice the Commission member from any potential future review of the project or action on a possible future application

PRIOR ACTIONS TAKEN ON THE PROJECT:

On June 11, 2012, the project was reviewed by the Architectural Advisory Committee.

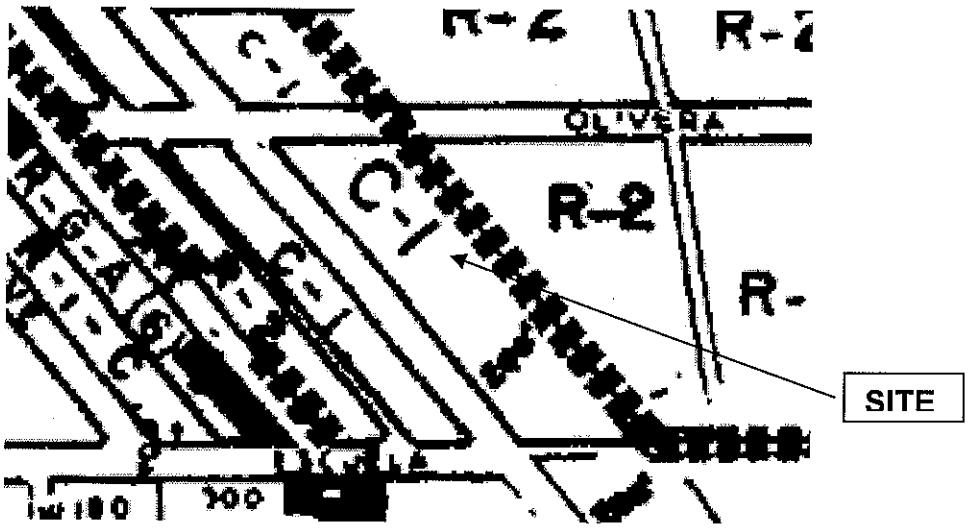
Comments from that meeting will be presented to the Planning Commission at today's hearing.

BACKGROUND AND SETTING:

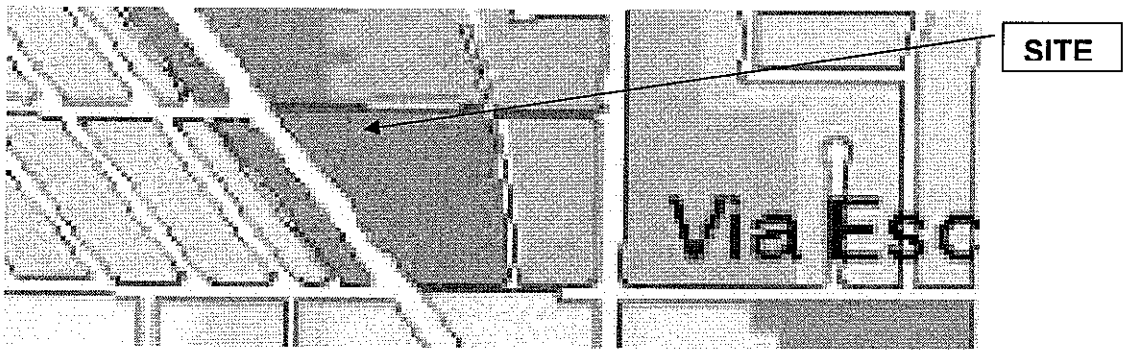
The project is located on an approximately 4.99-acres, located approximately at the southeast corner of North Palm Canyon Drive and Via Olivera.

The subject site is currently vacant. It is comprised of five lots that total roughly 4.99 acres. The parcel(s) have frontage on North Palm Canyon Drive and along Via Olivera. The project proposes to take vehicular access from Via Olivera.

Below is a portion of the zoning map, the general plan land use map, the tax map and an aerial photo of the parcel.

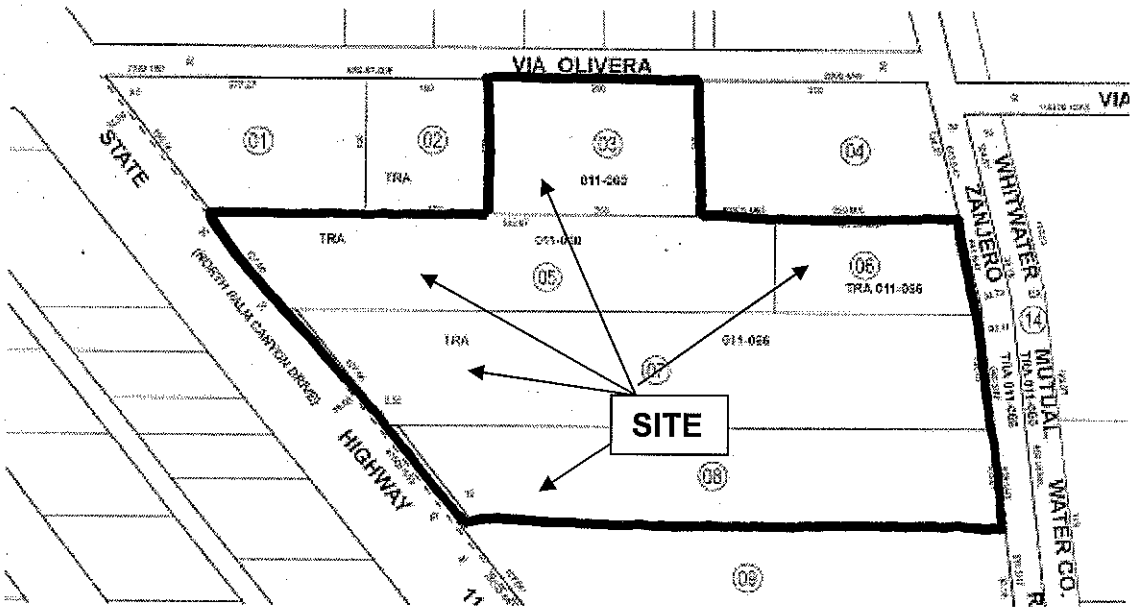


PORTION OF ZONING MAP SHOWING C-1 / R-2 ZONE
AND RESORT COMBINING ZONE (DASHED LINE)

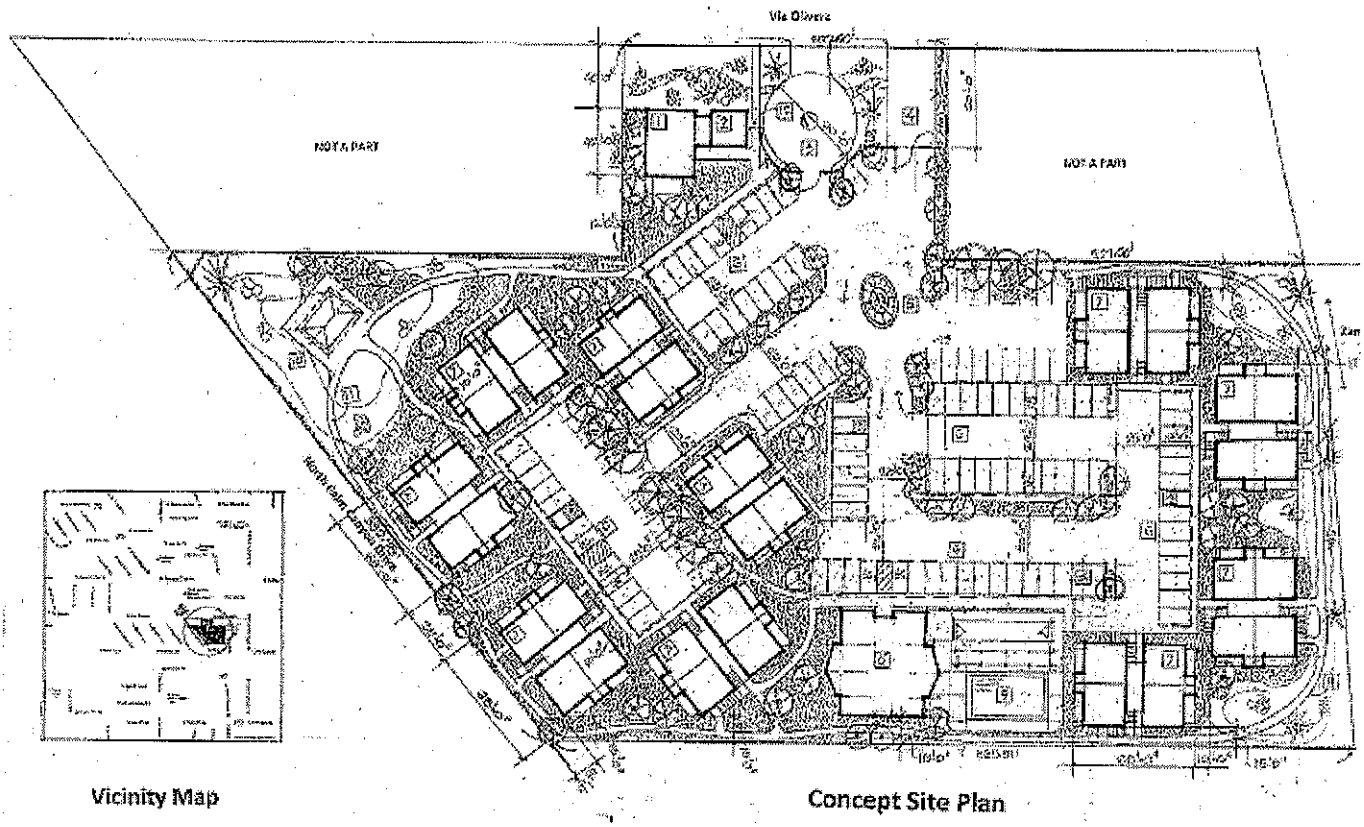


PORTION OF THE GENERAL PLAN MAP SHOWING MIXED-USE / MULTI-USE LAND USE

AERIAL PHOTO SHOWING THE SITE AND SURROUNDING DEVELOPMENT



TAX MAP SHOWING PARCELS



Vicinity Map

Concept Site Plan

The Table below outlines the surrounding zoning, general plan land use designation and existing land uses:

TABLE 1: Existing surrounding conditions, general plan and zoning designations.

	General Plan	Zoning	Existing Land Uses
North	Mixed use / Multi-use and High Density Residential	C-1/R-2	Commercial (Hotel) & Residential
South	Mixed use / Multi-use	C-1/R-2	Commercial Hotel
East	High Density Residential	R-2	Assisted Living Facility (residential) and vacant
West	Mixed use / Multi-use	C-1	Commercial-Retail and vacant lots

ANALYSIS:

The proposed 81-unit apartment complex is configured with ten, two-story, eight-unit buildings, a manager's unit, a community clubhouse, swimming pool, landscaping and off-street parking. The density is 16.23 dwelling units per acre.

Site Plan.
The development is designed to take vehicular access of Via Olivera, which is a collector street on the City's General Plan map. Palm Canyon is a major thoroughfare. The project is proposed

as a gated community. The vehicular entrance is configured with two driveways: one which provides resident entry and exit with an electronic entry system, and a second that provides for visitor entry, also with an electronic call system. The visitor entry is configured with a turn-around so that vehicles that cannot gain access can re-enter the public street without backing into the street.

Off-street parking is proposed in a series of parking lots, arranged such that each unit has parking immediately adjacent to it. Seventy-nine spaces are provided with carports and shade. There are 124 total parking spaces proposed. The zoning code requires 1.25 spaces per one-bedroom unit (100 spaces), one guest space for every four units (20 spaces), and 1.5 spaces for the two-bedroom manager's unit. Thus the project requires a total of 122 parking spaces and thus appears to be conforming.

The parking lots currently do not conform to the design standards of the City's Off-Street Parking code with respect to peripheral landscape, end space dimensions, and so on. Several of the parking lot areas have "dead-end" drive aisles that would benefit from an extension of the drive aisle to allow vehicles to back out of the end parking spaces. Drive aisles are to be a minimum of 24 feet; the project has one at 20 feet which does not conform.

Trash collection, and recycling is proposed in several locations throughout the development.

Architecture.
The project is configured with ten, two story, eight unit buildings. These buildings are designed with simple with two-piece clay tile gable roofs and stucco walls. There is no particular architectural style to the buildings and no color palette was included as part of the pre-application submittal. Each one-bedroom unit is provided with a small terrace or balcony and an outdoor storage closet. A separate one story building contains the manager's office and residence. A single story clubhouse building provides common meeting spaces and a commercial kitchen and juice bar.

Adjacent to the clubhouse building is the community swimming pool and terrace. The small "cottage-like" buildings create a human scale throughout the development. There are numerous walking paths with seating and a shade structure that is located in the northwest portion of the site. The table below compares the proposed development against the development standards for the zone.

TABLE 2: Comparison of Development Standards by Zone & Proposed Project

	C-1 Zone	R-2 Zone	Proposed Development
Lot Area	20,000	20,000 sf Minimum	4.99 acres (217,364 Square feet) - Conforms
Density	None	3,000 SF of site/dwelling unit (15du/ac)	81 units on 4.66 acres = 16 du/ac **Requires PDD approval to conform**
Height	30 feet except high-rise; max 60 feet	24 feet	25 feet (does not conform to the R-2 height limits).
Front yard	Average five (5) feet	25 feet for local streets, 30 for major thoroughfares	15 feet along Palm Canyon **(Does not conform)**, 40 feet along Via Olivera Conforms)

Street Side/ Rear yard	Average five (5) feet	10ft min, 1:1 for hts over 12 feet. (25 feet required for this design)	15 feet at Zanjero and interior rear yard PL; **Does not conform; requires PDD approval to conform to zone.**
Int. side yard	None, 10 feet when C-1 abuts res. Zone at an alley.	10ft min, 1:1 for hts over 12 feet. (25 feet required for this design)	15 feet at south PL; 15 at north interior PL. **Does not conform; requires PDD approval to conform**
Open Space	None	Minimum 50% of the lot must be useable landscape open space per R-2 zone;	Buildings cover roughly 15% of the lot;
Distance between bldgs.	None	15 feet; 30 feet at a courtyard	Appears to conforms
Parking required	Per 93.06.00	122 spaces required 50% to be shaded	124 spaces proposed 79 covered (conforms)

There is also no landscape plan and no color palette developed yet.

The project does not conform to several development standards and would require approval of a PDD, in which the PDD would seek approval of deviations in the underlying development standards of the zone.

General Plan Analysis:
The General Plan land use designation of Mixed-Use / Multi-Use allows for a 0.5 Floor Area Ratio (FAR) for commercial uses[1]. Residential uses are permitted to a maximum density of 15 dwelling units per acre[2]. The project proposes 81 dwelling units on 4.99 acres (16.23 du/ac), which exceeds the allowable density. (A PDD application would be required seeking a density greater than 15du/ac).

Zoning Code Analysis:
Although the underlying development standards for the lot would be those associated with the C-1 / R-2 zone, a PDD application will be necessary to seek approval of certain proposed deviations in the underlying development standards of the zone required for the proposed development.

The Resort Combining Zone.
The project is also located within the Resort Overlay Zone. Pursuant to Zoning Code section 92.25.00, the "R" resort overlay zone is intended primarily to provide for accommodations and services for tourists and visitors while guarding against the intrusion of competing land uses. The project may not conform to the Resort Combining Zone.

Comments from the Architectural Advisory Committee
Comments from the Architectural Advisory Committee's review of the project from the June 11, 2012 AAC meeting will be provided at the Planning Commission hearing.

[1] Floor Area Ratio is the ratio of the total floor area of a building to the area of the site and is used to describe density or intensity for non-residential uses.
[2] Densities up to 30 du/ac are possible with the approval of a Planned Development District (PDD)

CONCLUSION

The proposed development does not conform to the General Plan or the Zoning Code development standards of the C-1 / R-2 zones. T he applicant will need to seek certain deviations from the development standards of the zone for the project to conform to the zoning code. The application when formally submitted, would need to be submitted as a Planned Development District application.

ENVIRONMENTAL ASSESSMENT

There is no CEQA process required for pre-applications; however a typical environmental analysis, Initial study concluding with a possible Environmental Impact Report, Mitigated Negative Declaration or Negative Declaration would be anticipated when the formal application is submitted for City review and processing.

NOTIFICATION

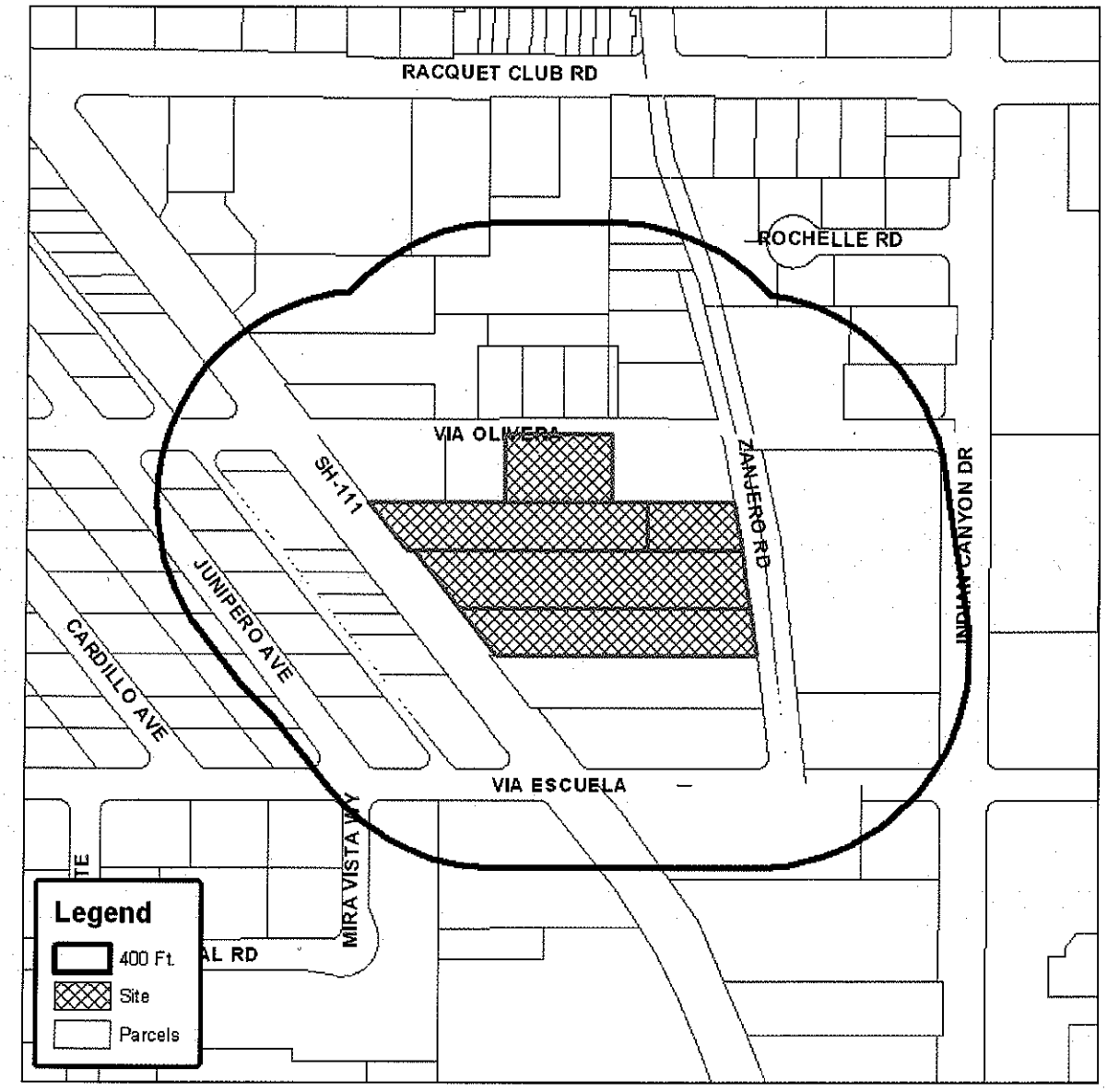
The project was noticed in accordance with applicable law and written notice was mailed to property owners within a 400 foot radius of the perimeter of the subject site.

Ken Lyon,
Associate Planner

Craig A. Ewing, AICP
Director of Planning

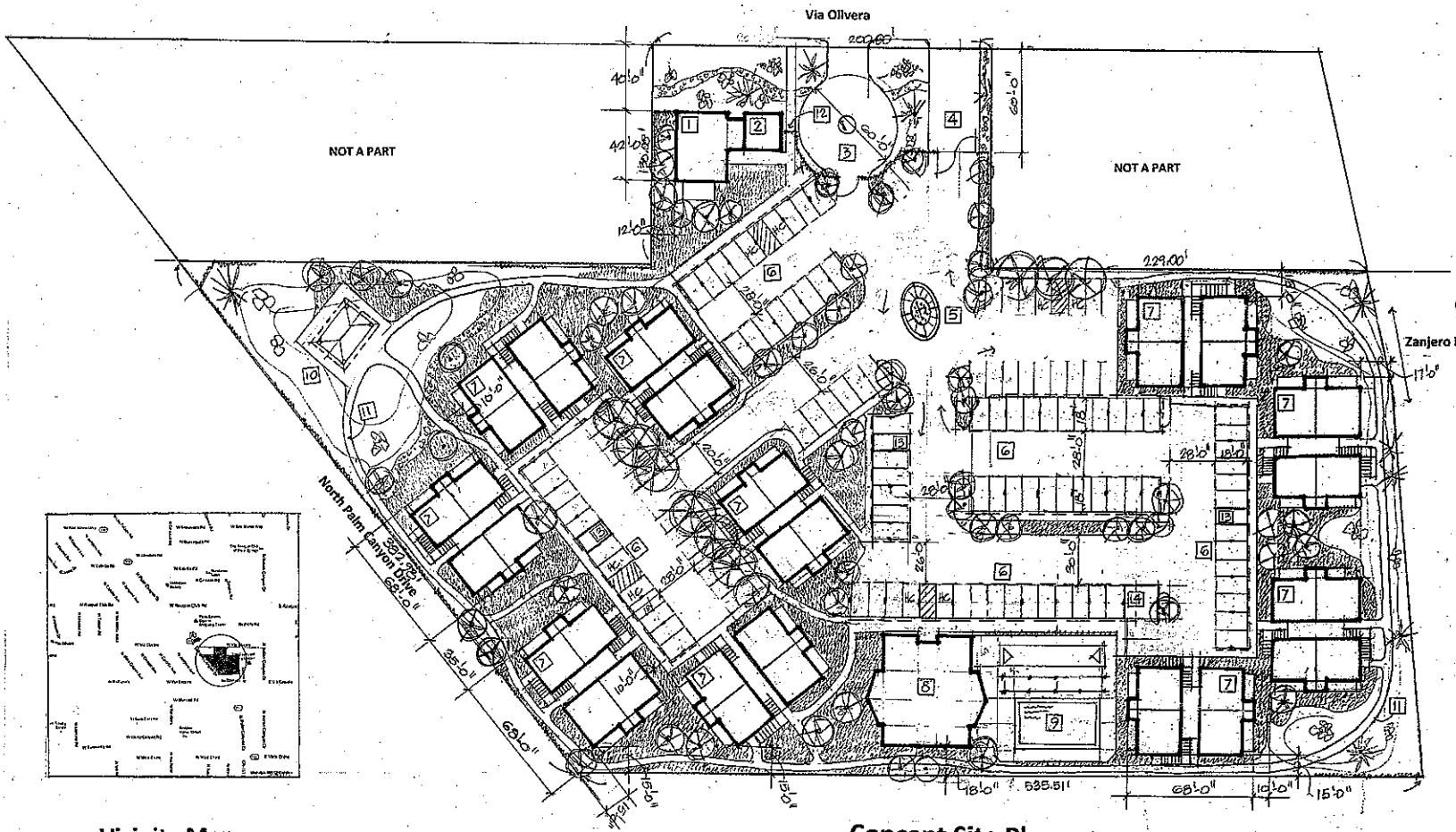
ATTACHMENTS:
1. Vicinity Map
2. Site Plan, Floor Plans, Elevations

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

CASE NO: PA 12-002 APPLICANT: Path Ventures, LLC	DESCRIPTION: A pre-application proposing an 81-unit affordable senior apartment complex with a clubhouse, swimming pool, off-street parking and landscaping on a roughly 4.99 acre parcel at the southeast corner of Via Olivera North Palm Canyon Drive. (APNs 504-270-003, 005, 006, 007, 008)



Project Data

Site Size	4.99 Acres	217,631 Sq. Ft.
Zone	C-1 and R-2	
APN		
	504-27-003	
	504-27-005	
	504-27-006	
	504-27-007	
	504-27-008	
Total Units	81 [1] 2 Bedroom Manager	
	[80] 1 Bedroom Senior Units	
Building Heights		
	One and Two Stories	
	Maximum Heights	25 Feet
Density	16 Units per Acre	
Parking	Total 120	
	(82 Covered and 38 Uncovered)	

(Revised May 18, 2012)

8 Handicapped Stalls (6 Covered/2 Uncovered)
37 Uncovered
79 Covered
Total 124 Cars (All Standard)

Plan Legend

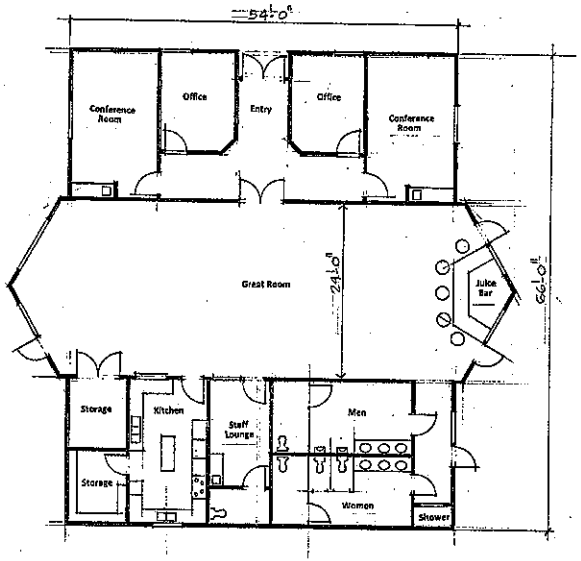
1. Manager's Unit
2. Manager's Office
3. Gated Entry
4. Resident's Entry and Exit
5. Water Fountain
6. Covered Parking
7. Typical 8 Unit Two Story Cluster
8. Club House
   - Case Manger's Office
   - Great Room
   - Kitchen
   - Storage
   - Men, Women Toilets and Showers
9. Pool area with Shade structure and Shuffle Board
10. Shade Structure
11. Walking Trail1
12. Pedestrian Gate
13. Trash and Recycle Bin Enclosure
14. Maintenance Shed and Shop

Vicinity Map

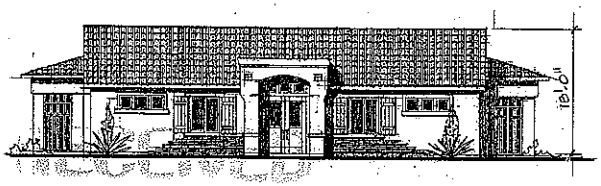
Concept Site Plan

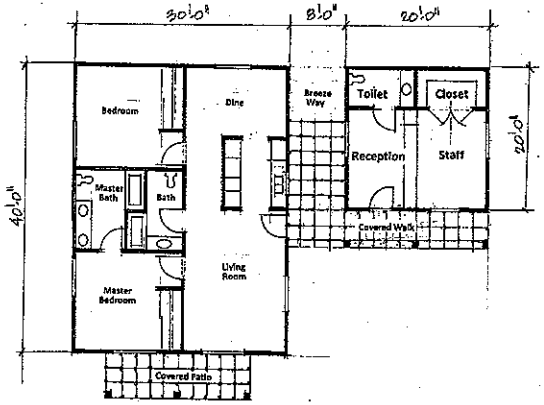
0 30 60 90 120

Affordable Senior Apartments
North Palm Canyon Dr. & Via Olivera
Palm Springs, California
Sponsor : PATH Ventures
Architect: William K. Spencer

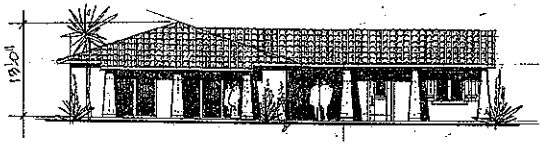


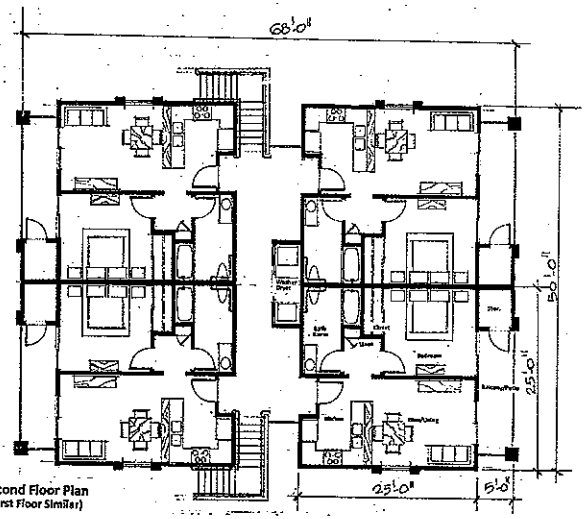
Club House





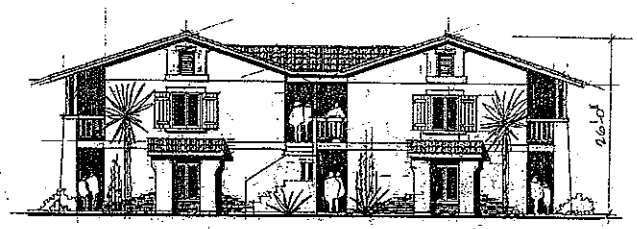
Manager- Office





Second Floor Plan
(First Floor Similar)

Typical 8 Unit Cluster



Affordable Senior Apartments
North Palm Canyon Dr. & Via Olivera
Palm Springs, California
Sponsor : PATH Ventures
Architect: William K. Spencer

Two of two

PALM SPRINGS AFFORDABLE SENIOR HOUSING

PROJECT DESCRIPTION

This 81 unit affordable senior rental complex is proposed to be located in the City of Palm Springs, California. The site is 4.99 acres in size and fronts on North Palm Canyon Drive and Via Olivera. In total the project will be designed for the special needs of elderly persons. The concepts developed demonstrate highly efficient floor plans, energy conscious design solutions and quality site amenities.

The proposed project is comprised of a 81 one-bedroom/one-bath apartment units for elderly residents and 1 two-bedroom apartment for the site manager. The site is organized with adjacent to unit parking for the residents' convenience, safety and accessibility.

The 8 unit two story cluster concept gives residents a sense of individuality in lieu of one single large structure.

As part of an Integrated Design Approach involving the entire development team and sponsor has committed to meet the standards of both Energy Star and Green Communities Criteria. Specific to the Green Development criteria, PATH Ventures intends to use the California LEED standards.

The site has been selected based on its proximity to existing supportive infrastructure of roads, water and sewer. Further there are existing retail and community facilities and adequate public transportation in close proximity to the site.

Site Improvements

A Phase I Environmental Site Assessment will be conducted. Where additional testing or abatement measures are indentified the costs associated will be built into the project budget.

During construction the EPA's Best Management practices for erosion and sediment control will be employed. The site design will use appropriate measures to capture, retain or harvest storm water. Landscaping design will further take into consideration available soils, water resources and microclimate using appropriate planting and avoiding invasive species.

The design of the site provides walkable all-weather pathways linking the building to public spaces, sidewalks, and where possible to adjacent developments and open spaces.

SITE DESIGN

The 8 unit clusters are placed on the site to provide for ease of parking and convenience of access to common areas, also creating a direct and convenient access by visitors as well as residents. Landscaping, meandering walkways and paved areas for seating will result in a very pleasant and organized outdoor network. Visitor parking is scattered throughout the site.

CLUBHOUSE

This building will be utilized by the residents for a variety of social, educational and recreational activities, including "covered dish" suppers, birthday parties, exercise classes, arts and crafts. It is designed at a size, which may, in later years, accommodate congregate meals for one-half of the residents at a sitting. It opens directly onto the pool area. The Party Kitchen will initially support the above recreational/social uses, but can have its role expanded in later years to function as a warming kitchen for congregate meals. Also provided is a storage area for the various tables and chairs which will allow flexibility in room furnishing by not have unused furnishings occupying the visible floor space. The central location allows easy access to all residents.

Laundry Facilities:
Two laundry rooms, equipped with coin-operated washer and dryer, will be available for the resident's use and centrally located within each cluster.

ADMINISTRATIVE AND SUPPORT AREAS

Management Office Area:
The office is conveniently located at the main entrance adjacent to the manager's living unit. Orientation provides natural lighting and an exterior view of the complex and main entrance. A closet for storage and files is provided.

The location affords the opportunity to monitor deliveries, security of the residents as well as the residents themselves. The privacy of residents is important so having a place to conduct meeting with residents helps assure that as issues arise they can be dealt with in a secure environment.

Public Restrooms:
Men and women's restrooms will be provided in the clubhouse and manager's office.

Maintenance Shed and Shop:
This building will include areas dedicated to the continued maintenance and operation of the facility, including a workshop area, storage areas for materials.

PROVISION FOR SUPPORTIVE SERVICES

As described below, design of the building will accommodate the "Aging in Place" process. However, the sponsor is taking steps in the initial design to provide spaces that will accommodate needed supportive services for the residents.

The building's design concept provides for rooms that will serve multiple functions, a feature that enhances the efficiency of the development. Space will be available for visiting health professionals to conduct periodic health screening, etc. The sponsor will make arrangements for other visiting professional screenings such as podiatrists and ophthalmologists. This space is provided in the club house.

Other planned supportive services include educational activities for the residents, including nutritional education, lectures, book clubs, language classes, fire safety programs and self-defense measures. Again, these programs will be conducted centrally in the club house.

PARKING

The proposed design provides 80 resident parking and 40 guest parking spaces on site. (82 covered and 38 uncovered)

TYPICAL LIVING UNITS

Each one-bedroom/one-bathroom apartment will be approximately 550 square feet in area. Each apartment kitchen will contain a refrigerator, range (with front controls), double sink (height and under counter configured for wheelchair access), vent fan/light (low control on wall above countertop back-splash), pantry and sufficient cabinet space. The interior design of the units will provide usable space at a friendly scale with individual areas for living, eating, sleeping and cooking. Each bathroom will include a full-length mirror, a full-height linen closet with ventilating wire shelves and all will be designed for full access.

The use of lever faucets throughout allows even those residents who are only arthritic to use faucets. Adjustable, hand held showerheads promotes maximum usability for all residents especially those who need assistance with bathing. The built-ins and the arrangement of furniture allows more space to maneuver. The creation of "neighborhoods" by coupling apartment entrances promotes social interaction and security of the residents. Individual control of mechanical heating/cooling gives each resident the freedom to control his or her environment.

FAIR HOUSING AMENDMENTS AND SECTION REQUIREMENTS

The project design will comply with all accessibility requirements of the Fair Housing Amendments, Section 504, and Americans with disabilities Act, where appropriate. Five percent of the units will be designed as accessible for persons using wheelchairs, with an additional two percent designed for visually and hearing impaired in accordance with the Uniform Federal Accessibility Standards (UFAS).

UNIVERSAL DESIGN AND ADAPTABILITY

The sponsor of this development has a long history of providing universal design features in the housing in provides for seniors. This was long before the term was given to the practice! The building will meet the needs of the residents it serves through accessible and adaptable design. The use of universal design features is especially important to meet the demands and needs of the residents to allow them to age-in-place. Features such as the use of lever hardware meet the needs of all residents of all types of abilities. Lowering light switches so residents do not have to reach and raising the height of electrical receptacles off the floor so residents do not have to stoop, are more examples of features the sponsor will incorporate. Other key features that promote universal design include 34" high counters, reachable adjustable shelving in closets, and easily accessible tub and shower controls.

CONFORMANCE WITH LOCAL CODES

The enforceable codes for this project include the California Building Code as well as the fire protection statutes of NFPA. Some of the provisions include the necessary means of egress, area of refuge with communication devices to emergency services.

UTILITY COMBINATION

The project will utilize electricity for cooking, air conditioning and lighting and natural gas for hot water in a central circulating system. It is proposed that gas will be master metered. The proposed development will include use of low flow toilets. All utilities are available at the site.

AGING IN PLACE

It is not unusual for the population of independent living complexes to have a 30-year age variance. Although 5% of the 1 bedroom apartments and the manager's unit are fully accessible to the physically disabled, it is advantageous to design elderly housing in such a way to allow them to live as independently as possible for as long as possible. Therefore, the layout and dimensions of kitchens and bathrooms are such that they can be made accessible with little modification. Other features that provide for aging in place area:

- All doors are 36" wide
- All door hardware is lever type
- All bathroom and kitchen faucets are lever type
- A removable tub/shower seat will be provided for all apartment bathrooms
- All toilets will comply with the higher seat height for full accessibility
- All toilets and tubs/showers will have some grab bars and blocking will be installed so that all toilet and tubs/showers can be made fully accessible with grab bars.
- All bathrooms are equipped with hand held shower heads allowing for assistance with bathing.

Occasionally, residents become temporarily disabled due to temporary illness or during recuperation after a hospital stay. Without these features, some residents would have to move to a nursing home.

Other techniques to extend usage of the facility as residents age in place area:
Changes in color, lighting intensity and floor and wall surfaces at apartment entrance (neighborhoods) makes finding ones apartment easier to those who suffer from disorientation. These same features can also be incorporated at entrance to various common areas.

Future chair lifts at stairways to second floor may be required.

DESIGN FEATURES WHICH PROMOTE ENERGY EFFICIENCY AND GREEN DEVELOPMENT

During the planning stages and while the construction documents are being prepared, the sponsor representative, architect and contractor will meet to discuss various design alternatives and construction methods that will result in definite savings in labor costs, material costs and long term maintenance and operational costs. This early effort is deemed critical if value engineering is to be a success.

Separate electric meters for each unit in the building will be installed to monitor power consumption on a unity by unit basis. Further the building will be wired to accept power reverse metered into the grid from photovoltaic panels installed in the future.

The goals are to enhance building performance and lower life cycle costs at the lowest initial cost possible....**This value-Based Team Decision Making** effort will literally look at each specification section and construction line item in the decision making process.

Energy Efficiency:
Energy Star-rated ceiling fans in each apartment allows residents to modify thermostats to reduce energy usage. Combined with large operable windows, a resident could, during moderate outside conditions, turn off mechanical cooling all together. Fans located in the community room can also improve comfort while reducing energy consumption.

Only high SEER rated, **Energy Star** equipment will be used at central air conditioning, ranges and refrigerators.

The laundry room washers and dryers will also be **Energy Star** rated equipment.

An exterior building wrap, such as TYVEK, will be used to further reduce air infiltration.

Windows will be double pane and will incorporate tinting or low "E" to further increase comfort and reduce energy costs.

Radiant barrier roof sheathing will be used to reduce heat gain in the roof attic space, thereby reducing the cooling loads on the third floor apartments.

Light colored roofing will be used to reduce heat gain.

Plumbing lines will be insulated above and below the slab.

Fluorescent lighting fixtures will used in lieu of incandescent fixtures to reduce energy costs as well. These will include compact fluorescent light bulls, rated as **Energy Star** compliant. Can fixtures will not be used on the third floor as they reduce the thermal efficiency at the attic/ceiling assembly. All exit signage will also be **Energy Star** compliant.

Exterior doors will be insulated.

WATER CONSERVATION

All appliances and plumbing fixtures will meet the minimum specifications for new construction. All landscaping will be designed with drought resistive plant life to conserve water.

Construction Efficiency:
Repetition is the key to efficient construction. All 1-bedroom units (with the exception of handicapped units) are identical. This repetition extends to doors, windows, hardware, plumbing fixtures, cabinets, electrical panels, lights, air conditioning components and lengths of floor trusses. Common parts reduce construction time and lead to cost efficiency. Many of the components above will apply to the handicapped apartments. Setting units back to back contributes to further efficiency such as reducing the length of plumbing lines. Component framing will be incorporated to reduce construction time and increase quality. All doors, including exterior metal doors and frames, will be pre-hung to reduce labor costs. Where code permits, multiple plumbing vents will be joined at common chases to reduce material cost and labor. MSB type interior molding and trim, instead of wood, will be used to reduce costs.

MATERIALS BENEFICIAL TO THE ENVIRONMENT

The use of building materials in a manner that is consistent with good stewardship either by the use of materials with recycled content or forest products that are Forest Stewardship Council certified will be encouraged. Water permeable surfaces for walkways and paving will also be encouraged.

Prior to construction the General Contractor will be required to submit a construction waste management plan.

HEALTHY LIVING ENVIRONMENT

The project will require the use of Low/No Volatile Organic Compounds (VOC) for paints, adhesives, sealants, woods, floor coverings. Direct exhaust to the exterior will be required in bathrooms and kitchens. Specific design actions to prevent mold will be taken in wet areas, tub and shower enclosures and at hot water heaters. Vapor barriers at slab on grade construction will also be required as well as proper drainage away from the building at its perimeter.

Should the building be in an area indentified for the likely presence of Radon, passive and if applicable active removal systems will be required.

In the interest of pest management proper sealing at wall, floor and joint penetrations will be required.

OPERATION AND MAINTENANCE

A manual specific to the property will be developed to guide staff on the care and operation of appliances, HVAC, water system controls, lighting equipment, landscape materials and equipment, and pest control systems. Further manuals will be developed for the occupants and specific orientations for the residents will be provided.