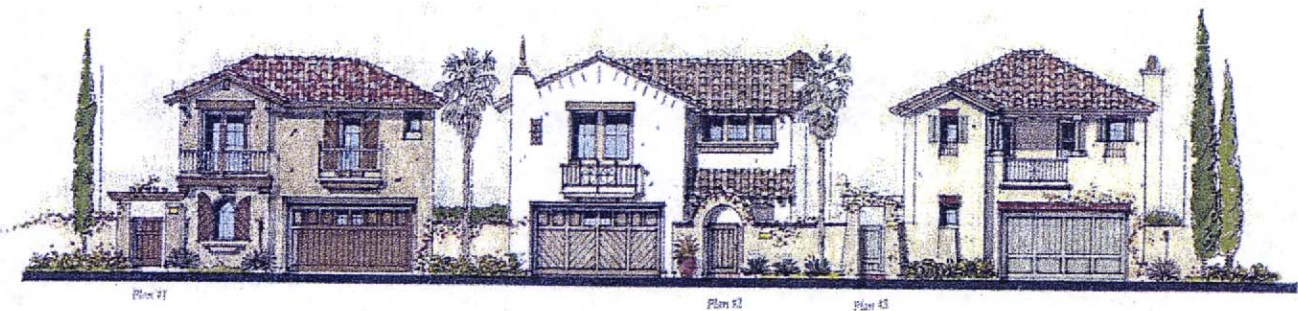


Village Traditions

Phase II Project Report



May 20, 2013

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MAY 21 2013

**PLANNING SERVICES
DEPARTMENT**

VILLAGE TRADITIONS PHASE II PROJECT REPORT

Prepared for:

City of Palm Springs

Prepared by:

**AGUA CALIENTE BAND OF CAHUILLA INDIANS
Planning & Development Department
5401 Dinah Shore Drive
Palm Springs, California 92264**

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I. INTRODUCTION

The Village Traditions project was originally approved in 2005 as a 104 unit single-family attached residential project on approximately 11.65 acres of Tribal Trust property of the Agua Caliente Band of Cahuilla Indians (Tribe). The property is located within Section 14, Township 4 South, Range 4 East, San Bernardino Meridian, Palm Springs, California, on the Agua Caliente Indian Reservation at the northeast corner of the intersection of Ramon Road and Calle El Segundo. (See Exhibit A, Site Location Map).

Construction of the project began in 2006, but when the economy collapsed and home sales stalled, the builder was unable to complete the project. When construction stopped, six single-family attached residential buildings (24 units), a recreation center, the primary project entry and a portion of the interior street system had been constructed on 3.3 acres in the northwest corner of the site. The 6.5-acre balance of the property south of the flood control channel remains vacant. In 2012, the Rilington Group approached the Tribe with a proposal to complete build out of the remaining project with 52 detached single-family homes.

This project report addresses the new development proposal and is submitted to the City of Palm Springs pursuant to the terms of the Agreement for Tribal/City Land Use Coordination on certain parcels dated December 15, 1998. The project will be reviewed and developed to the standards of development set forward in this Project Report and the Section 14 Master Development Plan, adopted by the City Council and public referendum, certified November 30, 2004.

II. EXISTING CONDITIONS

On Site

As shown in Exhibit B, Existing Site Conditions Map, the property is partially developed with six single-family attached buildings containing 24 units and a recreation center on 3.3 acres; 6.5 acres remain rough graded and undeveloped. Approximately 0.9 acres within and north of the existing flood control channel are isolated from the main property and excluded from development. Exhibit C-1 shows the photo locations of the existing conditions on the site.

Utility connections for water, sewer, power and telephone services are available at the site. All existing utilities are located underground.

Surrounding Streets

The public streets surrounding Village Traditions include Ramon Road, Calle El Segundo, and Via Saturnino. These are shown photographically in Figures C-2 through C-4 and described as follows:

- Ramon Road is fully dedicated and paved with an 8' curb-adjacent sidewalk on the north side. Landscaping consists of trimmed shrubs and intermittent trees.

- Calle El Segundo is fully dedicated and paved with a linear curb-separated sidewalk on the east side adjacent to Village Traditions. The frontage is fully landscaped with palms, shrubs and intermittent trees.
- Via Saturnino, is paved but lacks extended paving, curb and landscaping on the south side.

Surrounding Land Uses

Land uses on adjacent properties include:

- North - Flood control channel, vacant land, and the Heritage Apartments, a two-story multi-family residential development north of Saturnino Road.
- Northwest - Baristo Park
- West - Pacific Palm Apartments, a two-story multi-family residential development north of Calle El Segundo. South of the Pacific Palm Apartments is the Biarritz three-story condominium development.
- South - Single-family residences south of Ramon Road.
- East - The Village Racquet Club, a two-story multi-family condominium development, abutting the eastern property line.



**Existing Site Conditions Map
Exhibit B**

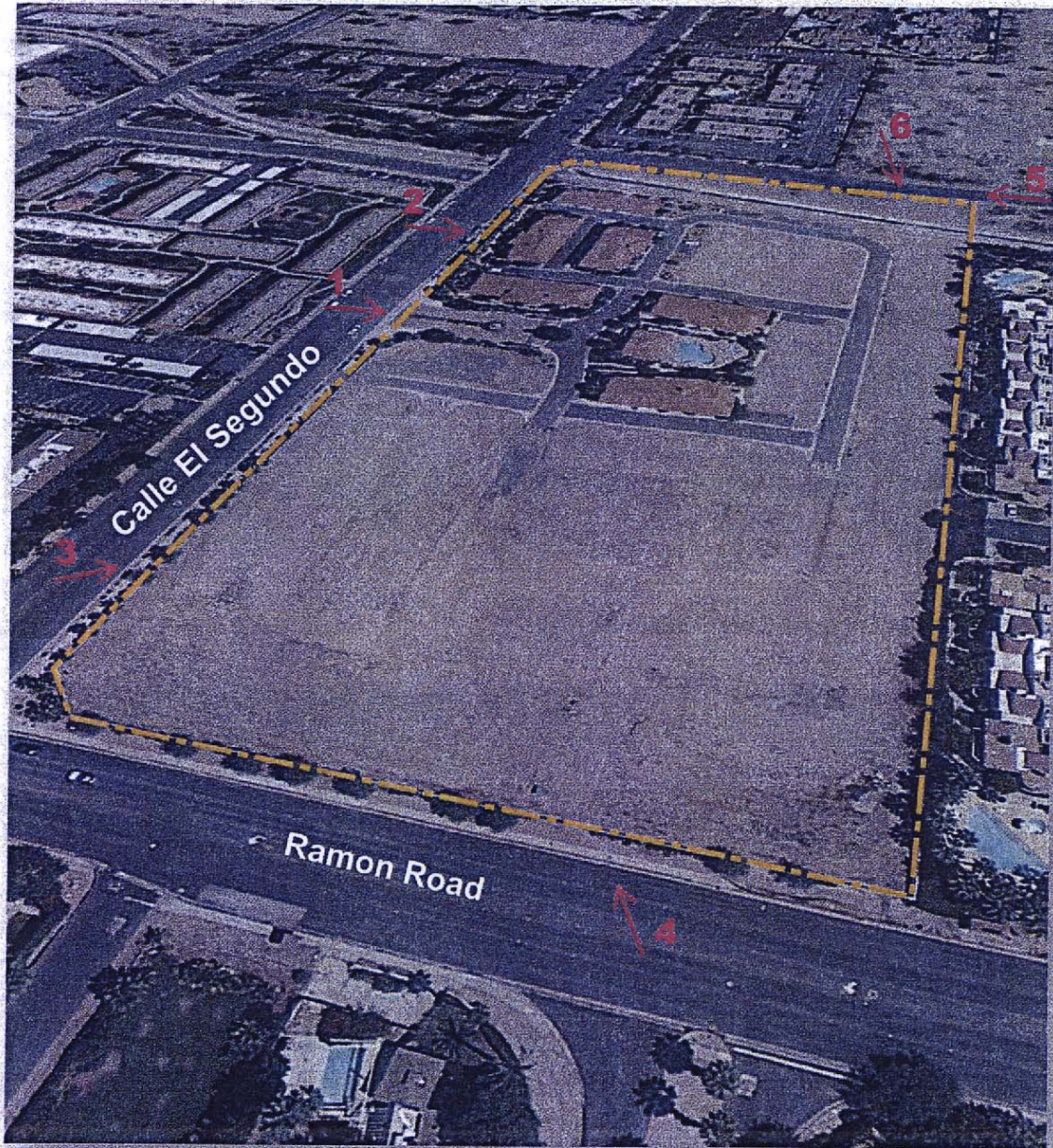


Photo Locations Map
Exhibit C-1



Photo 1 - Main Entry off Calle El Segundo



Photo 2 – Existing Village Traditions Multi-Family Building from Calle El Segundo

**Existing Site Photos
EXHIBIT C-2**



Photo 3 – Calle El Segundo Street Frontage

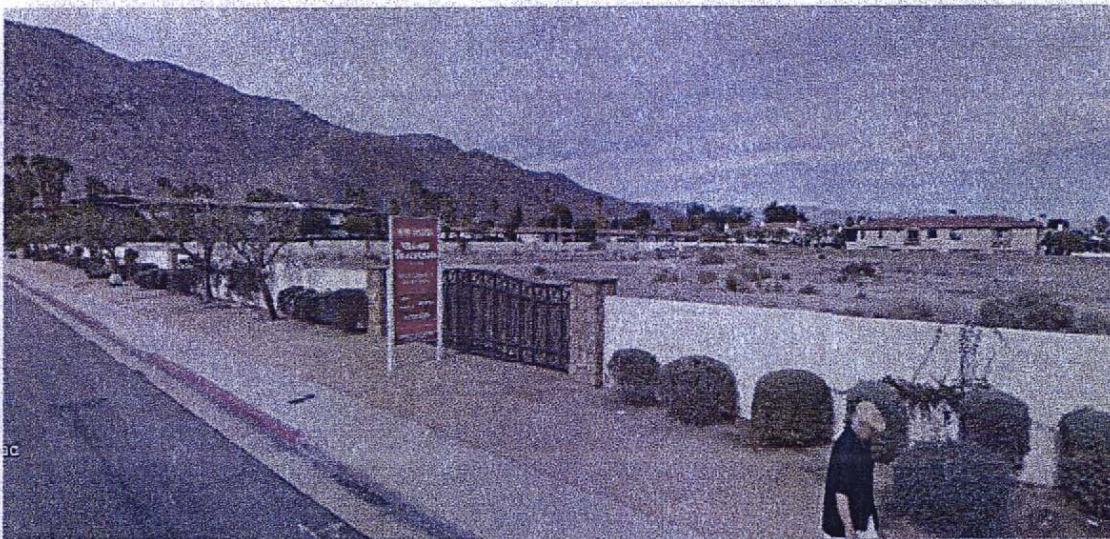


Photo 4 – Ramon Road Street Frontage

Existing Site Photos
EXHIBIT C-3

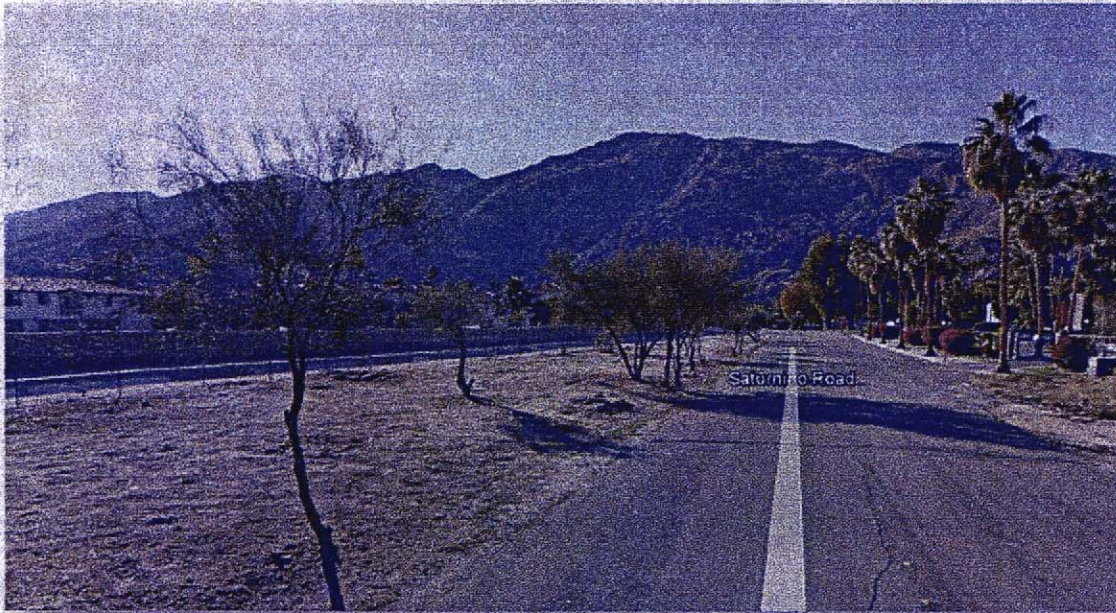


Photo 5 – Via Saturnino Street Frontage



Photo 6 – Looking South at Vegetative Screen Along East Property Line

Existing Site Photos
EXHIBIT C-4

III. STATEMENT OF PROJECT

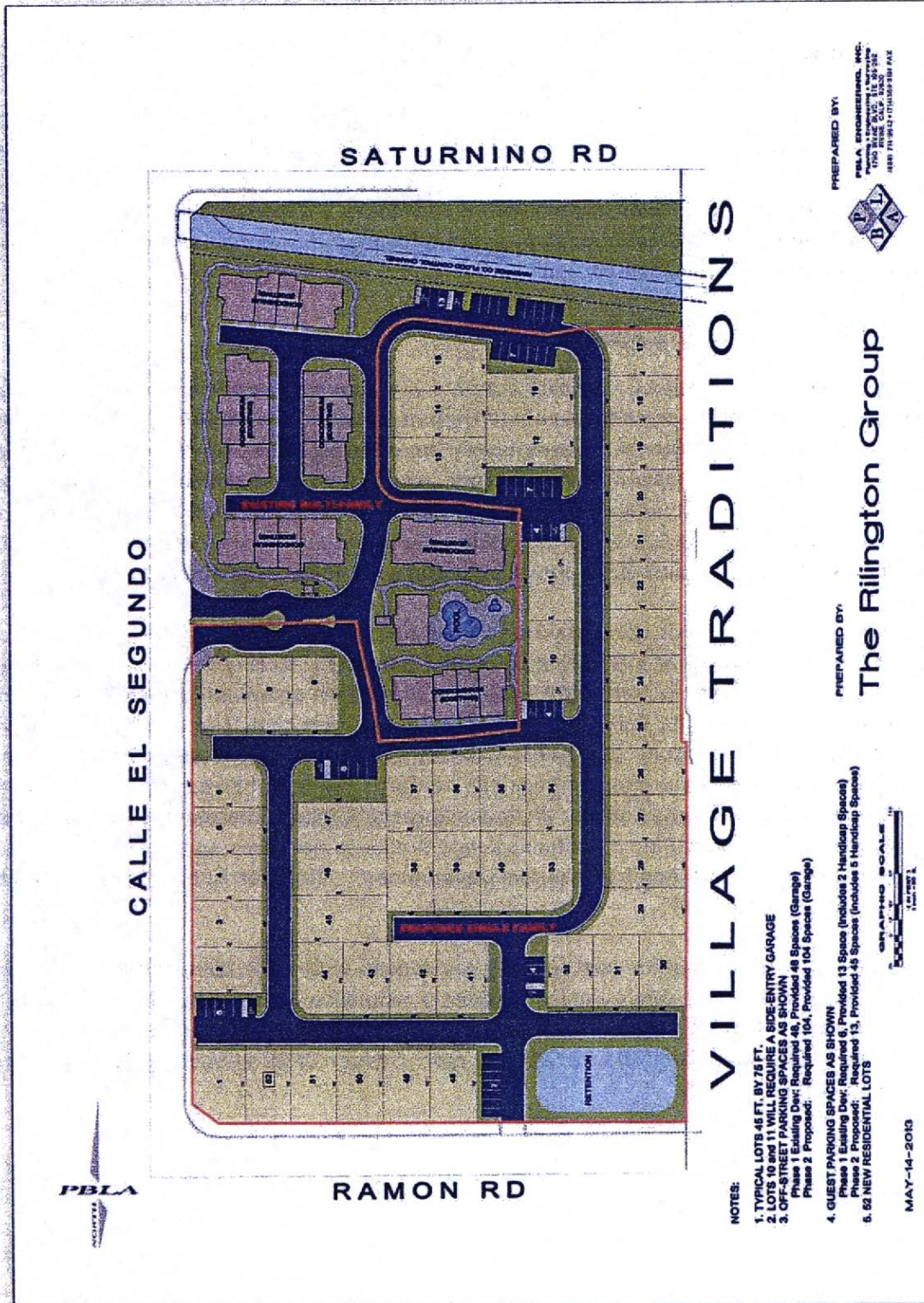
The Tribe, in joint venture with the Rilmington Group, proposes to build 52 detached single-family homes on Tribal trust land within the Agua Caliente Indian Reservation. The homes will consist of one and two story buildings, ranging from 1,650 square feet to 2,040 square feet. Three floor plan options will be available, each with 3 bedrooms, 3 bathrooms and a two car attached garage. Each house plan accommodates a pool and private interior courtyard. A conceptual site plan for the project is shown in Exhibit D.

A. Property Development Standards

The Village Traditions project is located within the boundaries of the Section 14 Master Development Plan (MDP), on land designated High Density Residential (HR), 21-30 du/ac. It was originally approved for attached single-family housing in 2006; however, market factors, economic conditions, consumer preferences and financing availability have changed dramatically since the first phase of the project was constructed in 2007. In order to move forward with a viable project that can be funded, built and sold in the current housing climate, a detached single-family housing product is now proposed for the remaining phase(s).

As noted above, the project now proposes 52 detached single-family homes on the 6.5 acres that remains undeveloped at a resulting density of 8.0 du/ac. This is below the 21 to 30 du/ac density range identified in the MDP, as was the prior approved attached single-family development. However, the Palm Springs General Plan notes that "the lower threshold figure for each [land use] category represents a minimum amount of development anticipated, provided that all other required conditions can be met..." (General Plan, page 2-3). It does not prohibit development densities below the lower threshold figure; therefore, the project density is allowed by the General Plan. A similar single-family project was approved in the HR Zone within Section 14 in 2010 (Applicant: Nexus Development, "The Morrison," CASE 5.1082 AMND; PDD-321; TTM 34165 AMND).

The Section 14 MDP prohibits single family residences in the HR Zone (MDP Section 6.1.5). However, at this location, single family residences would be compatible with the surrounding area since the project site is bordered on three sides by streets and would be of a lower density than the Village Racquet Condominiums to the east. Section IV also discusses design techniques that promote compatibility.



SATURNINO RD

CALLE EL SEGUNDO

RAMON RD

VILLAGE TRADITIONS

- NOTES:
1. TYPICAL LOTS 48 FT. BY 75 FT.
 2. LOTS 10 AND 11 WILL REQUIRE A SIDE-ENTRY GARAGE
 3. OFF-STREET PARKING SPACES AS SHOWN
 - Phase 1 Existing Dev: Required 48, Provided 48 Spaces (Garage)
 - Phase 2 Proposed: Required 104, Provided 104 Spaces (Garage)
 4. GUEST PARKING SPACES AS SHOWN
 - Phase 1 Existing Dev: Required 6, Provided 13 Spaces (Includes 2 Handicap Spaces)
 - Phase 2 Proposed: Required 15, Provided 49 Spaces (Includes 6 Handicap Spaces)
 5. 63 NEW RESIDENTIAL LOTS

PREPARED BY:
PBLA ENGINEERS, INC.
 1700 W. 10th St., Suite 200
 Reno, NV 89502
 775-784-1212 • FAX 775-784-1214

PREPARED BY:
The Rilington Group



MAY-14-2013

Proposed Site Plan
 EXHIBIT D

Table 1 shows the development standards that relate to the site.

Table 1 – Development Standards Comparison			
Property Development Standard	Allowed/ Required ¹	Multi-Family (Constructed)	Single Family (Proposed)
Acreage	9.8 ²	3.3 ²	6.5
Units	294	24 (6 bldgs)	52
Density (units per acre)	21-30	7.3	8.0
Building Height	<30 feet	28 feet	26 feet
Setbacks:			
Front Yard/Side Front	30'	30'	10'
Side	20'	20'	5'
Rear	20'	10'	4'
Distance between buildings	15'	15'	10'
Parking			
Garage spaces	162 ³	48	104
Guest spaces	<u>19</u> ⁴	<u>13</u>	<u>45</u>
TOTAL	181	61	149
Handicap Spaces	6	2	5
Open Space	45%	45% ⁵	≥ 45% ⁶
<ol style="list-style-type: none"> 1. Per standards of the City of Palm Springs High Density Residential (HR) zone. 2. Excluding 0.9 acres of land within and north of the Riverside County Flood Control Channel. 3. 2.25 spaces per 3 bedroom SF Unit, 7.5 spaces per MF 4-plex building (assuming two 2-bedroom units @ 1.5 spaces per unit and two 3-bedroom units at 2.25 spaces per unit) (PS Zoning Code, Section 93.06.00.D.29.a and b.ii) 4. 1 space per 4 MF Units (PS Zoning Code, Section 93.06.00.D.29.b.i) 5. Open Space as calculated for approved multi-family project. 6. Open Space calculated per single family Lot: Plan 1 = ± 49% / Plan 2 = ± 45% / Plan 3 = ± 46%. 			

B. Circulation

The project takes primary access from Calle El Segundo with emergency-only access from Ramon Road. Internal circulation is provided by 24' wide private streets maintained by the Home Owners Association. The project will maintain the basic internal street concept, though minor adjustments to specific alignments are proposed to best accommodate a single-family lotting design. Pedestrian walkways exist on both Ramon Road and Calle El Segundo.

The project will complete the following improvements to surrounding public streets:

- Ramon Road – Additional landscape and sidewalk improvements per the Section 14 Master Plan, remove old curb cuts and construct a new driveway approach for the gated emergency entrance.

- Calle El Segundo – No additional improvements required.
- Via Saturnino – Street improvements including curb, gutter, paving and landscaping to finish south half ROW improvements per original conditions of approval.

C. Grading and Drainage

The site has been rough graded and runoff from the 100 year storm will be retained in a basin at the southeast corner of the site. The drainage design ensures that no increase in total runoff will result from the development. Any pollutants that are collected will be remediated through the physical and biological filtering action of the soil.

D. Public Utilities and Services

The impact of the original project on services and utilities was evaluated under the Section 14 Master Plan Environmental Impact Report/Environmental Impact Statement (EIR/EIS), Final Document, July 2002. Conditions of approval were incorporated consistent with the mitigations measures recommended by the Final EIR/EIS. The proposed project would construct 52 new units for a total of 76 units on-site, a 28 unit reduction from the original approved 104-unit Village Traditions attached single-family project. Thus, demand for services and utilities would be reduced.

IV. ARCHITECTURAL AND LANDSCAPE CONCEPT

In order to maintain a consistent architectural style within the project, Pekarek/Crandall Architects has considered the existing attached single-family architecture (See Exhibit C-2) and designed three compatible single family products to complete the project. Facade articulation is provided by gabled dormers, balconies, covered ground floor patios and chimneys in order to create visual interest and break up the facade plane as shown on Exhibits E-1, E-2 and E-3. Roof material will consist of two-piece clay barrel tile. The corresponding floor plans are shown on Exhibits F-1 and F-2 with square footage ranging in size from 1,650 to 2,040 square feet. Each home will have an enclosed, attached two-car garage with direct access to the unit. Colors and materials are shown on Exhibit G.

As part of the previously approved project, a community center was constructed with a common pool, large meeting room and gym facility. The community center will be available for use by residents of detached single-family homes as well. Additional guest parking is incorporated throughout the project.

Staff has reviewed the architectural design in relation to the contiguous property east of the project site, the Village Racquet condominiums. The new project proposes 14 single family homes that abut the east property line, 13 with a 4-foot rear yard setback and one side-facing unit with a 5-foot side yard setback. The abutting yard areas are intentionally narrow to discourage active outdoor use. Rather, each floor plan provides an exterior courtyard inset into the side and front of the house to distance the outdoor living area from the rear of the home and screen it from adjacent structures. The units are also designed with single-story elements toward the rear to reduce building height and massing closest to the adjacent property. Courtyard locations are visible on Exhibit F-1, while Exhibit H provides a cross section view through the east property line to illustrate the first and second story massing.

The interior landscape design proposal for the project is a soft desert landscape theme with the inclusion of some turf areas. Landscape for the first phase of the project has already been completed. In the new single family area, the front yard of each home will be fully landscaped using drip irrigation systems and drought tolerant plant materials with limited use of turf to minimize water usage.

Regarding landscaping of surrounding public rights-of-way, as noted previously, Calle El Segundo is fully landscaped, but Ramon Road and Via Saturnino will require additional landscaping improvements to complete their frontages. This landscaping will be included as part of this project. The eastern property line is planted with ornamental trees within the Village Racquet condominiums. This separates the two properties and provides a sight screen between them.

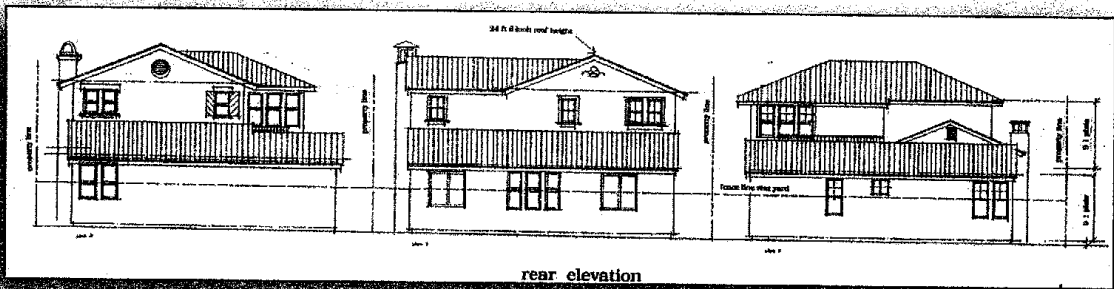
The landscape concept presented in the Section 14 Master Plan proposes the following relevant guidelines:

- Drought tolerant plantings shall be planted along the curb and adjacent to the residential walls.
- All landscape design and plant material proposals shall be reflected from the guidelines in the Section 14 Master Plan, Section 7.3.1.

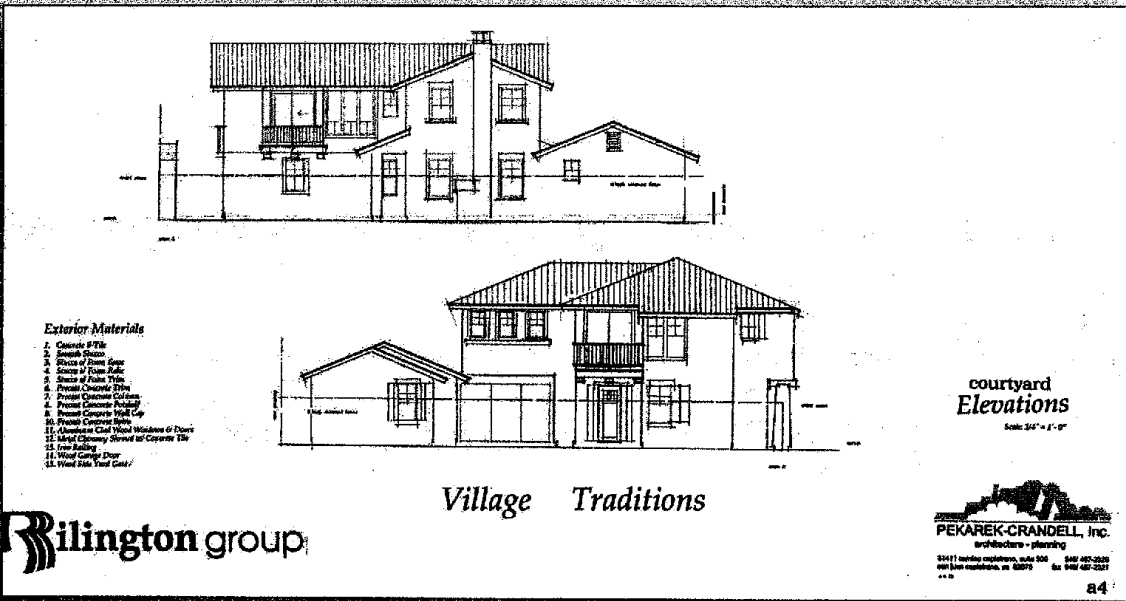
This would apply to public streets surrounding the Village Traditions project. The project shall be conditioned to require the Home Owner's Association (HOA) to accept the maintenance of such sidewalk and landscaping beyond the public right-of-way. Additionally the project's HOA shall be conditioned to carry liability insurance.



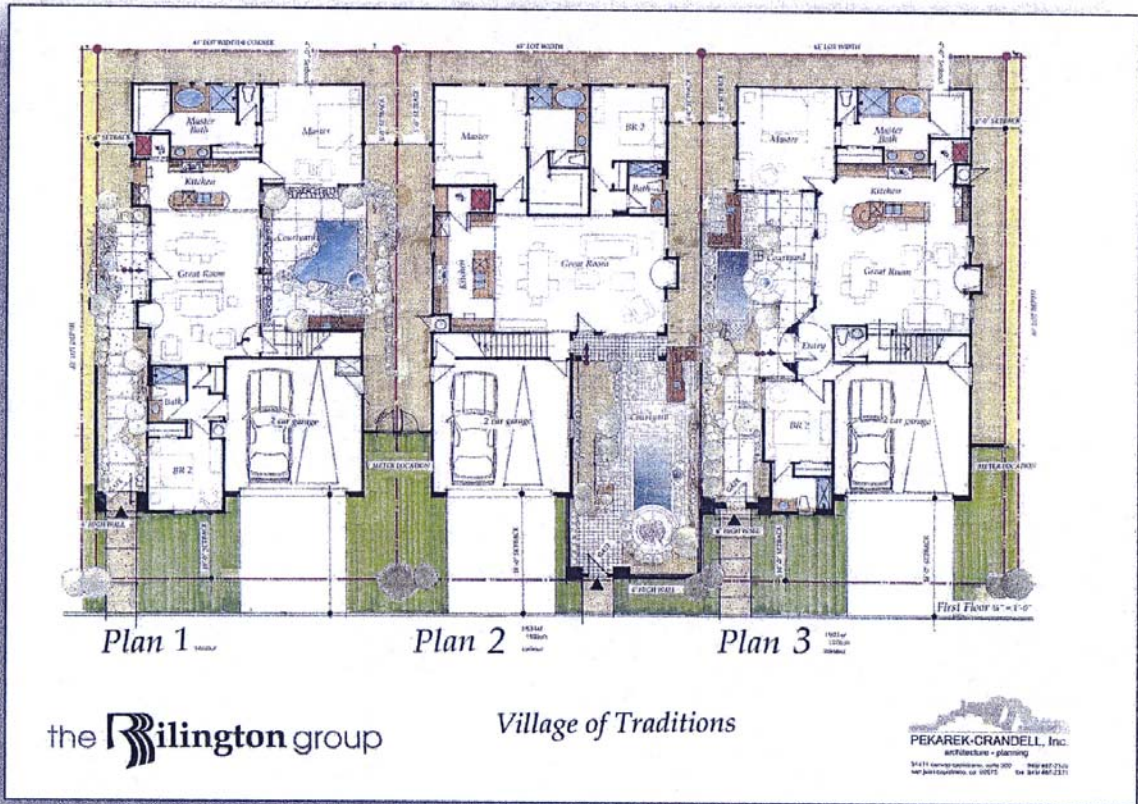
Front Building Elevations
EXHIBIT E-1



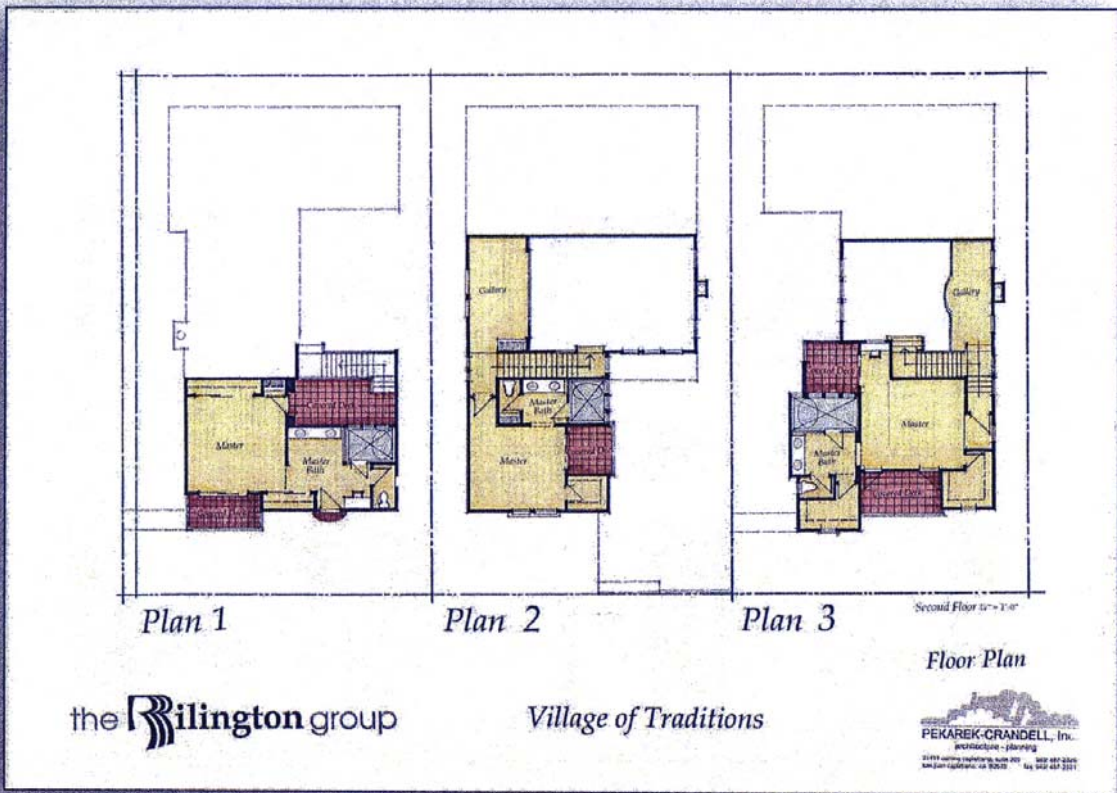
Rear Building Elevations
EXHIBIT E-2



Typical Building Layout and 1st Story Floor Plan
EXHIBIT F-1



2nd Story Floor Plan
EXHIBIT F-2



Color & Material Board
EXHIBIT G

Panel A: Exterior Color Board

- 1. Paint: Sherwin Williams SW 6010 (Black)
- 2. Primer: Sherwin Williams SW 7020 (White)
- 3. Material: [Sample]
- 4. Material: [Sample]
- 5. Material: [Sample]

Panel B: Exterior Color Board

- 1. Paint: Sherwin Williams SW 6010 (Black)
- 2. Primer: Sherwin Williams SW 7020 (White)
- 3. Material: [Sample]
- 4. Material: [Sample]

Panel C: Exterior Color Board

- 1. Paint: Sherwin Williams SW 6010 (Black)
- 2. Primer: Sherwin Williams SW 7020 (White)
- 3. Material: [Sample]
- 4. Material: [Sample]
- 5. Material: [Sample]

Panel D: Exterior Color Board

- 1. Paint: Sherwin Williams SW 6010 (Black)
- 2. Primer: Sherwin Williams SW 7020 (White)
- 3. Material: [Sample]
- 4. Material: [Sample]

Panel E: Exterior Color Board

- 1. Paint: Sherwin Williams SW 6010 (Black)
- 2. Primer: Sherwin Williams SW 7020 (White)
- 3. Material: [Sample]
- 4. Material: [Sample]

Panel F: Exterior Color Board

- 1. Paint: Sherwin Williams SW 6010 (Black)
- 2. Primer: Sherwin Williams SW 7020 (White)
- 3. Material: [Sample]
- 4. Material: [Sample]

exterior colors

Village Traditions

the Bilington group

PEKAREK-CRANDELL, Inc.
architecture - planning
2017 Columbus Circle, Suite 200
Columbus, Ohio 43215
614.291.1234

Cross Section, Looking North along East Property Line

EXHIBIT H



V. ENVIRONMENTAL ANALYSIS

The environmental impacts of the original project were evaluated under the Section 14 Master Plan Environmental Impact Report/Environmental Impact Statement (EIR/EIS), Final Document, July 2002. Conditions of approval were incorporated consistent with the mitigations measures recommended by the Final EIR/EIS, and pursuant to the requirements of the Tribal Environmental Policy Act (TEPA), the Tribal Council determined that the project was categorically exempt from further review.

The proposed project reduces the number of single-family residential units from 104 to 76, and converts the remaining 52 units to be constructed to a detached product; all other aspects of the project remain substantially the same from what was originally approved in 2006. Therefore, no further analysis is warranted under TEPA, and the relevant conditions of approval for the original project will remain in effect for future phases of development.

VI. MAPPING AND LEASING

The original Village Traditions project approval included Tentative Tract Map 33576, containing 11.65 gross acres. This map has since been finalized and recorded (see Exhibit I) and consists of a single lot with private access easements.

The following documents will be used to lease the detached single-family residential units:

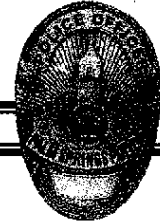
- No changes to Final Map 33576.
Because the project is on Tribal land, ownership will occur via long term leasing of condominium units rather than land sale, removing the need to create any new subdivided single-family lots.
- An access easement will be recorded.
Because minor alignment changes to the interior street system are proposed, an updated easement document that includes a legal description and exhibit will be recorded.
- A condominium map will be recorded.
A condominium map is a formal mapping tool identified in the State Subdivision Map Act, and is used to define the various "airspace" ownership areas within the project including:
 - *The residential unit;*
 - *The private courtyard and pool areas assigned to the unit;*
 - *The common areas available for public use within the project; and*
 - *The project's interior road system.*
- A lease agreement will be signed.
As part of the closing documents, each buyer will enter into a lease agreement with the Tribe including legal descriptions and mapping exhibits that show the specific usage areas they are entitled to, in accordance with State Department of Real Estate (DRE) protocols.

VII. FISCAL IMPACT ANALYSIS

The proposed project will be conditioned to pay all the standard development fees typically imposed by the City of Palm Springs, including, but not limited to, sewer and drainage fees, public art fees, park (Quimby Act) fees, regional traffic impact fees (TUMF), school fees, etc. In addition, a Community Facilities District was formed in 2007 which levied a special tax on all current and future residences in Village Traditions. This special tax was put in place to cover new police, fire protection and suppression, and life safety services of the City required to sustain the service delivery capability for emergency and non-emergency services to new growth areas. Therefore, with the incorporation of these fees and taxes the project will have a negligible impact on public services, while having a beneficial impact to the local economy by providing more housing opportunities in the City.

MEMORANDUM

PALM SPRINGS POLICE DEPARTMENT



DATE: June 14, 2013
TO: Captain Graham *tg 6/17/13*
FROM: Lieutenant Mike Kovaleff
SUBJECT: Village Traditions Revised Project

I reviewed the project application for the Village Traditions Project. In reviewing the application, I learned that the original project consisted of 104 multi-family residential units. Due to the economy, only 24 multi-family residential units were built in 2006. The proposed new project will build 52 detached, two-story residences with private pool and yard areas, on the remaining land.

We have provided police services to the 24 multi-family residential units over the past six years. The location has required minimal levels of service from PSPD. We had 23 calls for service at the location over that the past six years and none of the calls for service were significant in nature.

The new project will not be adding any additional multi-family residential units. An additional gate will be placed for entrance off of Ramon Road. Based on our history of servicing similar gated communities, 52 private homes within the community will not present any significant issues. As a result, I do not see any significant impact to PSPD with the proposed project.

Sincerely,


Lieutenant Mike Kovaleff

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JUN 19 2013

PLANNING SERVICES
DEPARTMENT

AGUA CALIENTE BAND OF CAHUILLA INDIANS

PLANNING & DEVELOPMENT DEPARTMENT

CONSTRUCTION DIVISION • ECONOMIC DEVELOPMENT DIVISION

PLANNING & NATURAL RESOURCES DIVISION • TRIBAL HISTORIC PRESERVATION OFFICE



*XC: DHR
Jay T
Margo.*

June 21, 2013

HAND DELIVERED

Mayor Steve Pougnet and City Council
CITY OF PALM SPRINGS
3200 Tahquitz Canyon Way
Palm Springs, California 92262

RE: City Administrative Analysis of the Revised Village Traditions Project at the NE Corner of Ramon Road and Calle El Segundo

Dear Mayor and City Council,

The Tribe has reviewed the Department of Planning Services Administrative Analysis Memorandum dated June 19, 2013, of the revised Village Traditions Project and has no comments to submit to the City Council.

Please contact me should you have any questions at 760-699-6960.

Very truly yours,

Thomas J. Davis, AICP
Chief Planning & Development Officer
**AGUA CALIENTE BAND
OF CAHUILLA INDIANS**

TJD/dm

C: Tribal Council
Margo Wheeler, Director of Planning Services, City of Palm Springs