PLANNING COMMISSION STAFF REPORT

DATE: July 9, 2014 PUBLIC HEARING

SUBJECT: AN APPLICATION FOR A PRELIMINARY PLANNED DEVELOPMENT DISTRICT (PDD) IN LIEU OF CHANGE OF ZONE, A TENTATIVE PARCEL MAP (TPM) #36767, AND A TENTATIVE TRACT MAP (TTM) (#36689), BY FAMILY DEVELOPMENT, LLC FOR A RESIDENTIAL GATED DEVELOPMENT OF 72 SINGLE FAMILY UNITS ON INDIVIDUAL LOTS AND 114 MULTI-FAMILY UNITS IN 19, 6-UNIT BUILDNGS ON FOUR LOTS. THE PROJECT IS LOCATED ON A ROUGHLY 24-ACRE PARCEL AT THE SOUTHEAST CORNER OF TAHQUITZ CANYON WAY AND FARRELL DRIVE. A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE GUIDELINES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (CEQA) IS PROPOSED. (CASE 5.1046 PDD 232 AMND / TPM 36767 / TTM 36689).

FROM: Department of Planning Services

SUMMARY

This public hearing is to consider a preliminary PDD in lieu of a change of zone, a tentative parcel map, a tentative tract map, and a proposed mitigated negative declaration. The applicant has not submitted a Major Architectural Application for review of the actual design of the architecture and landscaping. Thus, at this time, the Planning Commission is evaluating the overall project configuration against the guidelines of PSZC Section 94.04 (Architectural Review), Section 94.03 (Planned Developments) Section 93.07 (Zone Change), and PSMC Section 9.62 (Maps). The review includes, but is not limited to the following:

- the site plan,
- massing,
- circulation,
- open space in terms of distribution, quality and quantity,
- density,
- building height,
- off-street parking
- the tentative parcel map and tentative tract map and proposed subdivision of land.
- proximities, integration and adjacencies both within the proposed development and to existing conditions outside the proposed development.
- Compliance with applicable goals and policies of the General Plan

RECOMMENDATION:

1. Open the public hearing and take testimony.
2. Close the public hearing and
3. Certify the mitigated negative declaration as an adequate analysis of the impacts of the project under the guidelines of the California Environmental Quality Act (CEQA)
4. Approve the application subject to the following conditions and those in Exhibit "A":

   - Create street-fronting single family units along Baristo. They must relate to the estate residential to the south and to create better compatibility with existing adjacent development or relocate multi-family buildings
   - Create exclusivity via other means than gates and walls.
   - Redesign the private streets to conform to the minimum width requirements private streets in the General Plan.
   - All units may not exceed two stories and/or twenty-four (24) feet in height.

ISSUES:

- The project is proposed as a gated community. Gated communities are prohibited pursuant the General Plan Policy CD 14-6.
- The maximum height permitted for multi-family development in the R-2 zone is 2 stories and 24 feet and for single family development it is one story and 18 feet; the proposed single family units are three stories and 30 feet in height and are not approvable by code or PDD at this height.
- Tandem parking (1 car parked behind another) as proposed in roughly half of the multi-family units is prohibited pursuant Zoning Code Section 93.06.00.C.6 unless otherwise approved by the Director of Planning or the Planning Commission.
- The underlying R-2 zone requires that if single family residential units are proposed, they must conform to the R-1-A standards; the proposed SFR's do not conform in terms of lot size, lot dimensions, lot coverage, setbacks, or height.
- The single story units along Farrell Drive have their back yards facing the noise and glare from this busy secondary thoroughfare as well as the anticipated redevelopment of the Palm Springs Mall for the College of the Desert Palm Springs campus.
- The front yards of the dwelling units at the periphery of the project "turn their backs" to the public streets on which they are located.

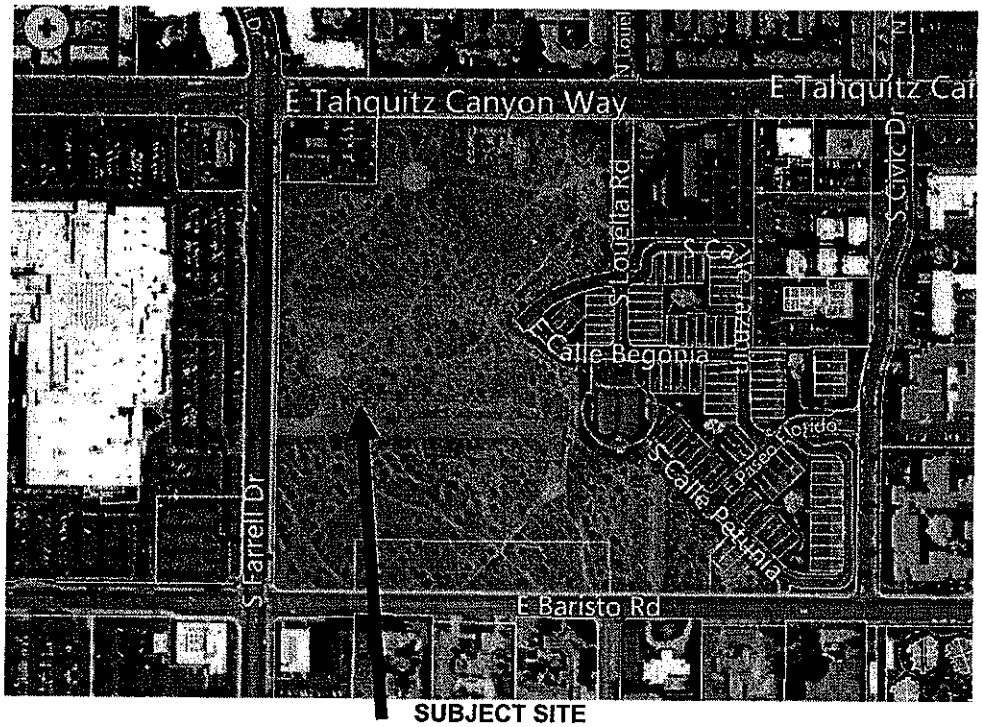
BACKGROUND:

The roughly 24-acre site is bounded by Tahquitz Canyon Way on the north, Farrell Drive on the west, Baristo Road on the south, and The Sundial Condominiums on the east.

The subject parcel is currently vacant with remnants (concrete slabs) of World War II buildings

and structures scattered throughout the site. (These have been evaluated in the CEQA analysis).

In late 1976, an application proposing a change of zone from P (Professional) to R-2 (Limited Multi-family Residential) was submitted but was changed in early 1977 to a Planned Development District. In mid-1977, the City approved Planning Case 5.034 PDD 71 and subsequently Case 5.986 PDD 71A and related Tract Map #10346. The project was approved as a planned development district in lieu of a change of zone on roughly 40 acres comprised of 202 residential townhouse condominium units with common amenities and office uses along Tahquitz Canyon Way and Farrell Drive. Seventy-eight (78) residential units were built on the eastern roughly half of the site. An office building was built at the southeast corner of Tahquitz Canyon Way and Farrell Drive and another mid block along Tahquitz Canyon Way. The remaining roughly 24-acres was never developed and has remained vacant.

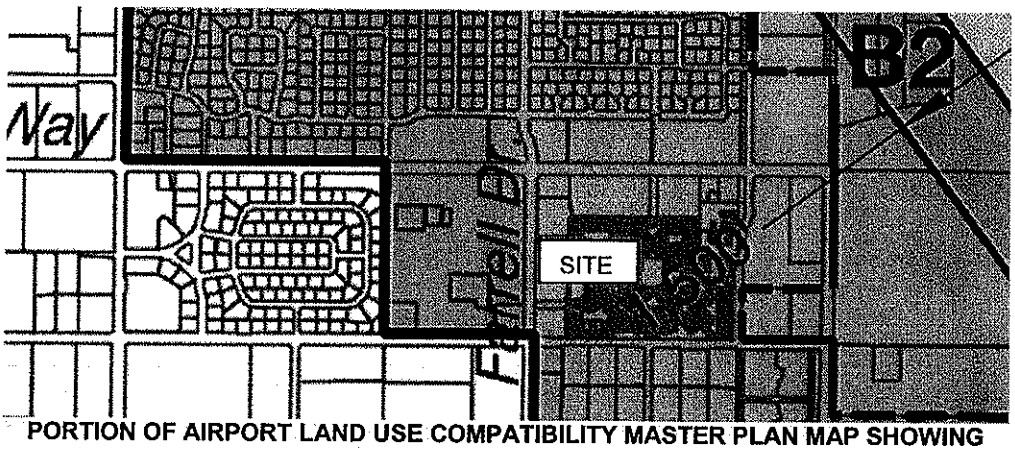


The site fronts Tahquitz Canyon Way, a major thoroughfare and designated Scenic Corridor on the City's General Plan Circulation Map connecting the airport to downtown. Farrell Drive, along the site's western edge is a secondary thoroughfare and Baristo Road, along the site's south edge is a collector street.

An entitlement approval for 156 condominium units granted by the City in 2007 has expired and is null and void and the previous applicant did a "reversion to acreage" that terminated the Tract Map associated with that project (called "156@Tahquitz").

TABLE 1: *Most Recent Change of Ownership*	
Current	Sale pending to current applicant

TABLE 2: *Planning Areas*		
Specific Plan	None	
Design Plan	None	
Airport Overlay	YES	Parcel lies within Zone E of the Airport Land Use Compatibility Master Plan. (see portion of map attached).[1]
Indian Land	No	



PORTION OF AIRPORT LAND USE COMPATIBILITY MASTER PLAN MAP SHOWING THE SITE IN THE "E" ZONE.

TABLE 3: *Related Relevant City Actions by Planning, Fire, Building, etc...*	
1977	PDD 71 "Sundial Condominiums" with Tract Map 10346 was approved for 202 fee-ownership townhouse type dwelling units with common areas and six lots for office uses along Tahquitz and Farrell. Seventy-eight (78) of the 202 dwelling units were constructed on the east half of the block and an office building was constructed at the southeast corner of Farrell Drive and Tahquitz Canyon Way and another midblock along Tahquitz.
2007	PDD 232, "156@Tahquitz" was approved on this site (Planning Case 5.1046 PD 232 TTM 33341). The project proposed 156 dwelling units and no office uses. The PD entitlement has since expired and the tract map was eliminated in a subsequent reversion to acreage application.
February 24, 2014	AAC reviewed the project and voted 4-0-3 (Hirshbein, Purnel, Song absent) to table the project with recommendations to improve the project as follows: • Improve the connection to the neighborhood with more pedestrian access points. • Study an alternative to reorient the homes to have front yards facing Baristo, instead of rear yards facing Baristo. • Study relocating the multi-family units to the Farrell street frontage with access taken from Farrell.

[1] The applicant will be required to review the project with the Riverside County Airport Land Use Compatibility Commission (ALUC) for conformance with the ALUC master plan for the Palm Springs Airport.

	• Provide areas of larger useable open space. • Break down volume or scale of multi-family buildings. • Provide more community pools. • Widen the pedestrian corridor connecting to the intersection of Farrell and Baristo, between the single family units. • Provide more landscape buffer at all perimeter streets. • Provide more guest parking.
March 10, 2014	AAC reviewed revisions in the project and voted 6-1 (Song opposed) recommending approval with conditions as follows: • Make the project open, not gated. • If walled, maximize wall articulation and variety on Baristo and Farrell. • Add a community pool and provide all pools with restrooms. • Study the corner at Baristo and Farrell to provide more open space for the community. • Provide a minimum of 30 guest parking spaces with 2/3rds of the parking distributed around the multi-family units.

TABLE 4: *Neighborhood Meeting*	
November 12, 2013	The applicant held a neighborhood meeting at the Hard Rock Hotel at which roughly forty individuals attended.

TABLE 5: *Sign Posting of Pending Project*	
January 10, 2014	Three signs were posted on-site as required by Section PSZC 94.09.00.

TABLE 6: *General Plan, Zoning and Land Uses of Site & Surrounding Areas*

	Existing General Plan Designations	***Existing Zoning Designation***	***Existing Land Use***
Site	MDR (Medium Density Residential)	PD 71A / R-2	Vacant
North	HDR (High Density Residential)	R-3 Multi-Family Residential	Residential Apartments.
South	ER (Estate Residential)	R-1-AH Single Family Residential (Horse Property)	Single Family Residential
East	MDR	PD 71 A	Multi-Family Residential
West	Mixed-use / Multi-use	CSC (Community Shopping Center) PD #11	Neighborhood Shopping Center (Palm Springs Mall)

ANALYSIS:

The project is proposed as a Planned Development District (PDD) in lieu of a Change of Zone. As outlined in PSZC Section 94.03.00, the purpose of a PDD is "*...to provide various types of land use which can be combined in compatible relationship with each other as part of a totally planned development. It is the intent of this district to insure compliance with the general plan and good zoning practices while allowing certain desirable departures from the strict provisions of specific zone classifications.*"

Planned Development District and Site Plan. The preliminary Planned Development District and Tentative Tract Map propose a gated residential development comprised of two basic unit types: single family detached units on small individual lots and multi-family units in cluster-type structures with six units per structure and multiple structures on each of four multi-family lots. There are 72 proposed single family residential units (SFR's) and 114 multi-family residential units (MFR's). The SFRs are proposed as three-bedroom homes varying from 1,900 to 2,700 square feet. The MFR's are two bedroom units varying from 1,350 to 1,650 square feet. The average lot size for the SFR's is 5,000 square feet. (on average the lots are 50 feet by 100 feet). The development is proposed as a gated community with vehicular access taken from both Baristo Road and Louella Road, (which is a private street south of Tahquitz Canyon Way).

The project is generally configured with SFR's on the southwestern half of the 24-acre site, and the MFR's on the northeastern half. Private streets inside the gated community are proposed to be 24 feet in width with groupings of guest parking spaces located throughout the development.

Three community pools are located in the vicinity of the MFR's. A stormwater detention basin is proposed at the southeasternmost corner of the project site which also serves as a dog-walking area within the perimeter walls of the development.

The site plan is configured with several small strips of open space within the development. There is also a small landscaped area proposed at the southwest corner of the project site with two bocce ball courts for use by the residents of the development. There is another small landscaped area at the corner of South Farrell Drive and Baristo Road that would be accessible to the general public (outside the gate) that links behind a pedestrian gate to a 15 foot wide, diagonal pathway "corridor" that runs between the six foot high side walls of the lots in the single family part of the project. Sidewalks are proposed along one side of the streets within the single family lots. Walk paths are proposed in the open space around the multi-family units.

Along Tahquitz Canyon Way, the applicant has proposed a forty-three (43) foot wide landscaped "parkway" within which is proposed an eight (8) foot wide pedestrian sidewalk. Along Tahquitz Canyon Way, the perimeter wall is placed between the buildings, to reduce the visual impact of the perimeter wall along this important major thoroughfare. Along Baristo Road, a similar thirty-two (32) foot wide landscape strip is proposed within which is a seven (7) foot sidewalk behind the curb. Along Farrell Drive a landscape strip of forty (40) feet is proposed within which is an eight (8) foot sidewalk immediately behind the curb. Along Farrell and Baristo the perimeter wall is continuous, with the back yards of the proposed single family units backing up to the public streets. Along Tahquitz Canyon Way, the perimeter walls are set between the buildings to break up the continuous length of wall along this important scenic corridor.

The original PDD had proposed office uses along Tahquitz Canyon Way and Farrell Drive that functioned as a buffer use between the major thoroughfare and commercial/retail uses at the Palm Springs Mall and the residential uses within the subject site. No office use is proposed in

the current PDD.

Tract Map. The tract map proposes to subdivide the roughly 24 acre site into 72 single family lots averaging 5,000 square feet, 4 multi family lots ranging between 0.81 acres and 4.49 acres, and common lots for roadways and out lots lettered "A" through "P".

Parcel Map. The parcel map was submitted later in the processing period for this project. It is a requirement of the project's financing arrangements and simply splits the project into one multi-family lot and one single family lot.

The following tables and narrative provide a summary of the comparison of the proposed development against the development standards of the zoning code and the general plan.

TABLE 7: *General Plan Density*

Land Use Designation	Density	Proposed PDD 232	Compliance
MDR (Medium Density Residential)	Up to 15 du / acre	72 SFR's + 6 MFU's in 19 buildings = 114 MFU's = 72 + 114 = 186 du on 24 acres = 7.7 du/ac	Yes

Consistency analysis of the proposed project against the policies of the General Plan:

General Plan Policy CD5.2 "*When new residential structures are developed in existing neighborhoods with established uniform or consistent non-conforming setbacks, allow the setbacks of new structures to be consistent with those of the existing surrounding development".*

The proposed development is not consistent with many of the existing setbacks of the surrounding neighborhood, especially the single family estate parcels to the south.

Policy CD 14.4 "*Prevent long monotonous walls and fencing through undulation, modulation, surface articulation and landscaping.*

Perimeter walls appear consistent with this policy.

Policy CD 14.5: *Limit heights of walls and fencing and encourage the use of wall breaks and transparent fences to protect views.*

It does not appear that the perimeter walls incorporate breaks or open fence sections. (This may be further clarified at the time of the submission of the Major Architectural Application.)

Policy CD 14.6: *Prohibit gated community entries and perimeter walls around entire neighborhoods. Instead, provide privacy through design features such as meandering streets, ample landscaping, and house placement that provides privacy and exclusivity.*

The proposed gated development does not conform to this General Plan policy and the project would be enhanced if it were to incorporate these characteristics and features.

> Policy CD.22.1; *Require new and infill development to be of compatible scale, materials, and massing as existing development. Also ensure that the design character of the new development is appropriate to the area.*

The proposed development is of a similar scale to the development to the north, but does not relate as well in scale to the existing development to the west, east and south. Three story residential structures are not allowed in the city except through the use of the high-rise ordinance.

> Policy CD.22.7 *Ensure that residential communities are well connected with each other and with nearby commercial uses through the inclusion of pedestrian and bicycle friendly design feature such as trails, paths, and pedestrian oriented streets in the neighborhood's design.*

The proposed development would benefit from more consideration given to better integrate it into the existing neighborhood.

With regard to street widths, the Circulation Element of the General Plan addresses private street widths on page 4-5 as follows:

> *"...Private streets provide access to individual parcels of land in planned development communities approved with privately maintained access. Private streets in any residential or mixed use land use designation may be reduced to a minimum of 28 feet (curb face to curb face) provided that (1) additional off-street parking is provided as determined by the City Engineer, the Fire Chief and Director of Planning, (2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and (3) pedestrian paths or sidewalks, if located along the street, , separated from the curb by a minimum five-foot parkway are provided."*

The typical minimum right of way width for local public streets is 50 to 60 feet with 36 foot curb to curb vehicular travelway. The project proposes 24 feet wide private street widths (curb-to-curb) and sidewalks immediately behind the curb in the single family lots and thus does not conform.

Analysis of the project against the development standards of the zoning code.

On the following pages is staff's evaluation of the proposed project against the development standards of the zoning code.

TABLE 8: *Zoning – Uses & Lot Standards*

	Existing: PD 71A (as approved in 1977)	Proposed: PDD 232 (current application)	Compliance
Uses permitted and density	PD 71A, as approved in 1977 proposed 124 dwelling units and 137,000 sf of commercial/office space on the 24 acre western half of the block (78 of the total 202 units were constructed on the east half of the site) 8 du/ac approved.	72 SFR's on individual lots and 114 MFU's = 186 du on 24 acres = 7.7 du/ac	As a new PDD, PDD 232 proposes a new density for the site at 8 du/ac. Proposed uses conform.
Lot Standards			
Min. Area	SFR: Pursuant the R-1-A standards of 20,000 minimum square feet. MFR: 20,000 minimum square feet	SFR's: varies between 4,640sf (Lot 22) to 8,355 (Lot 75), Average 5,000 sf MFR's: Conforms.	No, per PDD
Min. Width	SFR: 130 ft interior lots,	SFR's, varies between 36 ft (Lot 21) and 70 ft (Lot 20) Average 50 feet width MFR's: Conforms.	No, per PDD
Min. Depth	SFR: 120 ft backing on interior lot or local street, 150 ft backing on a secondary thoroughfare.	SFR's: varies between 93 ft (Lot 21) and 131+ ft (Lot 75); Average 100 feet depth MFR's: Conforms	No, per PDD
Multi-family units	Lot width: Min 130 ft Lot depth: Min 150 ft, 190 ft backing on major thoroughfare Density: 3000 sf/du Setbacks: 25 ft to adjacent SFRs 30 ft to front PL Lot coverage: 30% max. Open usable landscaped area: 50% Distance between buildings: Special setbacks Tahquitz: 75' from centerline	Lot 1: 2.13 acres – 5, 6 unit buildings. Avg depth 145 ft, Avg width: 616 ft, Lot 2: .2.23 acres - 5, 6 unit buildings; Avg width 250 ft, Avg depth: 300 ft Lot 3: 0.81 acres; 1, 6 unit building Avg width: 140 ft, Avg depth: 180 ft Lot 4 4.59 acres 8, 6 unit buildings. Avg width: 700 ft, Avg depth: 150 ft.	No, per PDD, partial conformance, density OK, lot min. dimensions: no, setbacks no, lot coverage:

TABLE 9: *Zoning – Building Development Standards*

	Required:	Proposed: PDD 232 (current application)	Compliance
Building Height	SFR: Single Story 12 ft at setback; up to max 18 ft. MFR: 24 feet and 2 stories	SFR: 2 stories along Baristo, 3 stories all others. MFR: 2 stories.	No, Building height is not a development standard that can be modified with a PDD.
Yard Setbacks			
Garages	SFR: 2 covered parking spaces per unit. MFR: Garages 25 feet from front setback.	SFR's with 2-car garages and MFR's with 2-car garages and 2-car tandem garages. Five feet to front PL	No, per PDD
Front	SFR: 25 feet per R-1-A MFR: 25 feet per R-2	SFR: Five feet MFR: Varies	No, per PDD
Interior Side	SFR: 10 feet MFR: Buildings over 12 feet in height to have equal setback to height	SFR: Zero on 1 side and 5 feet on the other. MFR: Varies	No, per PDD
Corner Street	SFR: 20 feet	Not Applicable.	No, per PDD

Side			
Rear	SFR: 15 feet MFR: Buildings over 12 feet in height to have equal setback to height	Along Tahquitz: 35 feet, Along Farrell: 20 feet, Along Baristo: 20 feet. Back to back rear yards are 20 feet when pools are in the rear yard, 10 feet when pools are in the front yard.	No, per PDD
Pool / spas	5 feet	3 feet to PL for single family units	No, per PDD
Distance Between Buildings	15 feet	SFR 5 feet MFR Lot 1 Min. 20 feet MFR Lot 2 Min 20 feet MFR Lot 3 (has only 1 bldg). MFR Lot 4 Min 20 feet	Conforms in MFR areas, but not in SFR areas, No, per PDD
Lot Coverage	MFR: 50% minimum usable landscape open space for R-2 SFR: Max. lot coverage is 35%	SFR: Typ lot coverage for 5,000 sf lot: maximum 42% lot coverage. MFR: Lot 1 – 92,910sf total, usable open space = 40,156sf (43.2%), lot coverage = 52,754sf (56.8%) MFR: Lot 2 – 96,986sf total, usable open space = 39,562sf (40.8%), lot coverage = 57,424sf (59.2%) MFR: Lot 3 – 35,438sf total, usable open space = 25,450sf (71.8%), lot coverage = 9,988sf (28.2%) MFR: Lot 4 – 199,997sf total, usable open space = 25,450sf (55.5%), lot coverage = 89,056sf (44.5%)	No, per PDD
Off-street Parking	SFR: 2 covered spaces per single family residence MFR: Condos in a PDD: 1.5 spaces per 2 bdrm unit, at least 1 space must be covered; plus 1 guest parking space for every 4 units	SFR: 72 SFR's each proposed with 2 covered parking spaces; MFR: 114 multi-family units proposed with 2 covered parking spaces, roughly 30% are tandem; 48 guest spaces required (1 for ev. 4 units), 91 are provided	Yes for SFR's MFR's are two bedroom units, yes for MFR's. Guest parking also conforms.
Trash Enclosure	Required pursuant PSZC 93.07.00	All units will have individual trash pickup. Trash containers are to be stored in the garages	NA

Permitted Uses in the R-2 zone.

Single family residences are permitted in the R-2 zone subject to the R-1-A development standards. As noted above, the proposed SFR's do not conform to the R-1-A development standards in terms of lot size, lot dimensions, lot coverage, building height, or setbacks.

The project proposes 114 multi-family units (MFR's). The R-2 zone permits multi-family residential units. As noted above, the MFR's partially conform to the R-2 development standards and would require relief from the development standards via the approval of the

PDD in order to conform.

Analysis of the project against the requirements of the Planned Development District Ordinance (PSZC 94.03.00):

In addition to the guidelines of Architectural Review pursuant to Zoning Code Section 94.04.00, Staff has evaluated the proposed development against the development standards set forth in the PD ordinance as follows.

> PSZC 94.03.00.B.1: *The form and type of development on the PD site boundary shall be compatible with the existing or potential development of the surrounding neighborhoods.*

The proposed development is surrounded by a variety of existing development in the neighborhood. To the north are three-story multi-family residential apartments, to the east are two-story "townhome" type residential condominiums, to the south are estate sized parcels with single family residential units, and to the west is the Palm Springs Mall, a community shopping center that is currently mostly vacant and awaiting redevelopment possibly as the College of the Desert West Valley Campus. Conventional planning principles would suggest a buffer use, such as offices or multi-family residential would be more appropriate along Farrell Drive between the commercial uses and the single family uses on the project site.

The form and type of development in the proposed project along Tahquitz Canyon Way is generally compatible with the three-story existing apartments to the north, however the proposed three-story[2] units are taller and bulkier than the existing two-story townhomes to the east. The proposed three-story single family units along Farrell Drive are not compatible with the commercial center to the west of the project site (anticipated to be redeveloped as the College of the Desert campus) and are not compatible with the large lot, single story, single family residential development to the south. Following meetings with several neighbors, the applicant agreed to prohibit the third story decks from all units backing on Baristo Road. Furthermore, except for the condominiums to the east, the existing development surrounding the project site is open and generally fronts the public streets. The proposed development orients the back of the units toward the public streets and is gated and not open or integrated with the surrounding community.

> PSZC 94.03.00.C.1: *Building height shall conform to the requirements of the underlying zone.*

The underlying zone is PD 71. Prior to approval of PD 71, the underlying zone was "P" (Professional Office) and the PD relates to the R-2 zone designation. Maximum building

[2] Although the primary living spaces in the proposed units are on the first and second floor, the units have enclosed stairways, bathrooms, and covered roof decks. Pursuant the zoning code, a "story" is defined as "*that portion of a building between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.*" Thus, for zoning and architectural review purposes the proposed units are three stories.

height for both P and R-2 zone is 24 feet and two stories for multi-family development and one story and 18 feet for single family development. (Residential uses are prohibited in the "P" zone). The proposed three-story and thirty (30) feet height of the proposed SFR buildings does not conform and building height is not a development standard that can be modified with a PDD.

> PSZC 94.03.00.C.3: *Front yard setbacks compatible with the existing or potential development adjacent and/or opposite from existing development shall be required to provide for an orderly and uniform transition along the streetscape to preserve, protect and enhance the properties adjacent to the proposed PD.*

The front yard setbacks of the single family residential development to the south are 25 feet. The proposed single family units along the southern edge of the project have 5 foot front yard setbacks and thus do not conform.

The individual condominium units to the east have roughly 20 foot front yard setbacks, the multi-family apartments to the north have approximately a 25 foot setback from Tahquitz Canyon Way. The proposed development has varying setbacks with minimum 5 foot setbacks which are not compatible with the existing adjacent residential development.

> PSZC 94.03.00.C.4: *Minimum lot frontage not less than that of existing lots adjacent and/or opposite from existing developments shall be required to provide for an orderly and uniform transition along the streetscape to preserve, protect and enhance the properties adjacent to a proposed PD.*

The parcels opposite the proposed development to the south have a minimum lot frontage of 130 feet. The proposed SFR's along the south edge of the project have a typical lot frontage of only fifty (50) feet and thus do not conform.

The condominium parcels to the east have a 24 foot minimum lot frontage but the buildings are comprised of between two and seven attached units. The proposed MFR's along the eastern edge of the project are on four lots clustered with six units attached in each building and are thus similar to the adjacent development to the east and can therefore be deemed in conformance .

The existing multi-family zone to the north has minimum lot widths of 130 feet, but the existing development combines many units in large "apartment blocks". The proposed MFR's along the northern edge of the project are on Lot 1, but the units are also clustered with six to twelve attached units and thus are similar to the adjacent development to the north and therefore can be deemed in conformance. Thus the only aspect of the project that does not conform is the proposed single family units along the southern edge of the project.

> PSZC 94.03.00.C.5: *Open space for planned districts shall be equal to or greater than the minimum open space requirement for the zone in which the planned district is located*

The project would be compared against the R-2 zone which, for multi family residential units requires at least 50% usable open landscape area per lot and a maximum lot coverage of 30% for structures greater than 18 feet in height. For the multi family units, the project proposes lot coverage greater than the underlying zone in all cases except Lot 3 and open space that varies between 43% and 72% as follows:

Lot 1 – 92,910sf total, usable open space = 40,156sf (43.2%), lot coverage = 52,754sf (56.8%)
Lot 2 – 96,986sf total, usable open space = 39,562sf (40.8%), lot coverage = 57,424sf (59.2%)
Lot 3 – 35,438sf total, usable open space = 25,450sf (71.8%), lot coverage = 9,988sf (28.2%)
Lot 4 – 199,997sf total, usable open space = 25,450sf (55.5%), lot coverage = 89,056sf (44.5%)

The maximum lot coverage for the zone to the south of the project is 35% (65% open). The proposed SFR's on small lots have an average of 42% lot coverage and 58% open space. The project proposes less open space than the R-1-AH zone to the south of the project.

To the north maximum usable open space for the R-3 zone is 45% usable landscaped open space. To the east, existing PD 71a most closely relates to the R-2 zone which requires 50% usable landscaped open space. The open space in the multi-family units abutting the adjacent development to the east varies between 41% and 72% and thus conforms in most cases.

Evaluation of the project against the Architectural Review Guidelines (PSZC 94.04).

"Planning Commission Architectural Advisory Committee Review Guidelines.
The planning commission… …shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:"

TABLE 10: *Architectural Review Guidelines Analysis:*

	Guideline	Conforms?	Staff Evaluation
1	Does the proposed development provide a desirable environment for its occupants?	Partially	The single family residences have small private yards and private pool areas. Multi family units have common open space and community pools. In response to staff and AAC comments, the applicant positioned the community pools in closer proximity to the multi-family units and increased the number of pools from 2 to 3. Tandem parking on the MFR's is less than ideal, requiring occupants to jockey vehicles to get out of the garage. In response to comments from staff and the AAC, the applicant has provided 91 off-street guest parking spaces scattered throughout the development and reduced the number of units with tandem parking to roughly half. Lack of any sizeable open space between the MFR's limits the ability to provide any sort of usable recreational open space for gathering or play. The narrow pedestrian "corridor" cut through the SFR's has the potential to be perceived as unsafe and unpleasant.

2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Partially	The project is mostly compatible with the existing development to the north. The proposed MFR buildings are bulkier than the existing development to the east and the proposed small lot SFR's are considerably denser than the estate size parcels to the south. In response to concerns from some residents to the south of the proposed development, the applicant has agreed to prohibit third story decks from the single family units backing onto Baristo Road and has removed all proposed roof decks from the multi-family units. The project makes little attempt to integrate or relate to the existing development around it because it proposes six foot high perimeter walls and landscape strips that isolate it from the surrounding community. Its six foot high perimeter walls and gated configuration limits physical connection with the surrounding streets and commercial areas. It offers five pedestrian locked "gates" to the surrounding neighborhood and orients the back yards of the units toward the public streets. (Below is an example of a development with back yards facing a public street in which pedestrian gates were provided that enhance pedestrian connectivity and reduce the perception of the development being disconnected from, or turning its back upon, the public street.) 
3	Is the proposed development of good composition, materials, textures, and colors?	Unknown	This cannot be evaluated because the architectural application has not been submitted. This aspect will be evaluated at the time the final PDD and Major Architectural Application is submitted.

4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Partially	The project offers small private yards in the SFR's. The proposed PD and tract map requests approval of 5,000 square foot lots with significantly reduced setbacks and greater lot coverage than otherwise permitted. The MFR's, scattered evenly across the northeastern portion of the site, offer landscaped open space, but little that is large enough to be usable for recreation, play or gathering. If the units were more closely arranged to create a few larger open "park-like" spaces, more opportunities for recreational activities and gathering could be provided. In response to comments from staff and the AAC the applicant has proposed sidewalks along one side of the private streets in the single family units. Creating greater connectivity with the community and surrounding neighborhood would better link the project to the surrounding public streets, schools, and neighborhood shopping amenities. Neither vehicular entry has adequate vehicular stacking space and may cause cars to back up onto Baristo and Loulla Road waiting to enter the complex. The design of both vehicular entries may also need to be modified to allow vehicles unable to gain entry at the intercom to turn around on-site and head forward into the street. The open landscaped area at the corner of Farrell Drive and Baristo Road that the applicant refers to as "a park" is inadequate in size to provide any functional usability as a park. (roughly 40 feet by 40 feet) It does however provide a pleasant landscape feature and if benches and shade trees were provided, would create a pleasant community gathering node which is lacking in the current proposal.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Partially	The northerly edge of the proposed project relates reasonably well with the three-story apartments to the north. The rest of the proposed project is not successful in relating harmoniously with its existing adjacent neighbors. The MFR structures are rather large, bulky and repetitive, despite being scattered and rotated on the site, and do not appear to be harmonious with the surrounding existing development nor with the proposed single family development within the project site.

6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment		Maximum height proposed at thirty (30) feet and three stories exceeds the 24-feet and two story height limit of the underlying zone. Building height is not a development standard that can be modified with a Planned Development District.
7	Building design, materials and colors to be sympathetic with desert surroundings	Unknown	This cannot be evaluated because the architectural application has not been submitted. This aspect will be evaluated when the Final PDD and Major Architectural applications are submitted.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Unknown	This cannot be evaluated because the architectural application has not been submitted. This aspect will be evaluated when the Final PDD and Major Architectural applications are submitted
9	Consistency of composition and treatment	Unknown	This cannot be evaluated because the architectural application has not been submitted. This aspect will be evaluated when the Final PDD and Major Architectural applications are submitted.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Unknown	This cannot be evaluated because the architectural application has not been submitted. This aspect will be evaluated when the final PDD and Major Architectural applications are submitted.

Policy requirement for PDD's to provide Public Benefits

In September 2008, the City Council adopted a policy requiring that PDD's provide a specific "public benefit" proportionate to the nature, type and extent of the relief granted from the development standards and requirements.

The applicant is requesting relief from the following development standards of the PSZC and the General Plan:

- Proposed as a gated community; gated communities are prohibited in the General

Plan.

- Single Family Units that do not conform to the development standards of the R-1-A zone.
- Private streets are not consistent with the minimum widths for private streets,
- Numerous other General Plan inconsistencies as noted in the analysis charts and tables herein.
- Numerous development and performance standards of the R-2 zone.
- Project proposes deviations in building height; a development standard which cannot be waived or approved with a PDD.

The applicant is proposing the following as the Public Benefit of the project (see attached letter from applicant dated May 22, 2014):

- Welcome sign for Tahquitz Canyon Way.
- Pre-wiring for photovoltaics.
- Energy efficiency.
- Offering prospective buyers option of purchase of photovoltaic system.
- Offering prospective buyers other energy efficient upgrades.

Staff believes the proposed public benefits are not proportionate to the degree of relief being sought from the development standards of the zoning code.

Phasing. The applicant has proposed a phasing plan for the construction and buildout of the site showing roughly ten (10) phases for the multi-family units and seven (7) phases for the single family units.

REQUIRED FINDINGS.

Findings required for the Preliminary Planned Development:
Pursuant to the Zoning Code Section 94.03.00.E (*Planned Development*) The Planning Commission shall consider whether the following conditions exist in reference to the proposed zoning of the subject property. A PD may be approved in lieu of a change of zone as specified in Section 94.07.00 as follows:

> *1. The proposed change of zone is in conformity with the general plan map and report. Any amendment of the general plan necessitated by the proposed change of zone should be made according to the procedure set forth in the State Planning Law either prior to the zone change, or notice may be given and hearings held on such general plan amendment concurrently with notice and hearings on the proposed change of zone.*

The project was reviewed for conformity with the General Plan as follows:

General Plan Policy CD5.2 "*When new residential structures are developed in*

existing neighborhoods with established uniform or consistent non-conforming setbacks, allow the setbacks of new structures to be consistent with those of the existing surrounding development".

The proposed development is not consistent with many of the existing setbacks of the surrounding neighborhood.

Policy CD 14.4 "*Prevent long monotonous walls and fencing through undulation, modulation, surface articulation and landscaping.*

Perimeter walls appear consistent with this policy.

Policy CD 14.5: *Limit heights of walls and fencing and encourage the use of wall breaks and transparent fences to protect views.*

It does not appear that the perimeter walls incorporate breaks or open fence sections.

Policy CD 14.6: *Prohibit gated community entries and perimeter walls around entire neighborhoods. Instead, provide privacy through design features such as meandering streets, ample landscaping, and house placement that provides privacy and exclusivity.*

The proposed gated development does not conform to this General Plan policy and the project would be enhanced if it were to incorporate these characteristics and features.

Policy CD.22.1; *Require new and infill development to be of compatible scale, materials, and massing as existing development. Also ensure that the design character of the new development is appropriate to the area.*

The proposed development is of a similar scale to the development to the north, but does not relate as well in scale to the existing development to the west, east and south.

Policy CD.22.7 *Ensure that residential communities are well connected with each other and with nearby commercial uses through the inclusion of pedestrian and bicycle friendly design feature such as trails, paths, and pedestrian oriented streets in the neighborhood's design.*

The proposed development would benefit from more consideration and thought given to better integrate it into the existing neighborhood.

With regard to street widths, the Circulation Element of the General Plan addresses private street widths on page 4-5 as follows:

"...Private streets provide access to individual parcels of land in planned development communities approved with privately maintained access. Private streets in any residential or mixed use land use designation may be reduced to a

minimum of 28 feet (curb face to curb face) provided that (1) additional off-street parking is provided as determined by the City Engineer, the Fire Chief and Director of Planning, (2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and (3) pedestrian paths or sidewalks, if located along the street, , separated from the curb by a minimum five-foot parkway are provided."

The project proposes 24 feet wide street widths and sidewalks immediately behind the curb in the single family lots and thus does not conform.

The project appears consistent with the General Plan in terms of density, however is inconsistent with several policies of the General Plan and therefore is not consistent with this required finding.

2. The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.

The applicant proposes 71 single family residential units (SFR's). SFR's are permitted in the subject zone subject to the R-1-A development standards. The applicant is seeking relief from these development standards including lot area, lot dimensions, setbacks, lot coverage, and building height. The project is surrounded by a variety of related (residential uses), including multi-family condominiums, apartments, and estate-sized single family homes. The project only partially conforms to this finding because it does not relate in its proposed development standards to the single family homes to the south. It also does not relate well to the commercial/mixed use development to the west because it proposes the back yards of single family residences to back onto a secondary thoroughfare and the commercial/mixed-use/and future educational development to the west.

3. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents

The proposed PD in lieu of a change of zone proposes uses and development standards that are not consistent or complementary with some of the existing properties adjacent to the project. The proposed arrangement of back yards of single family units backing up to a secondary thoroughfare and a commercial/educational center does not reflect good planning principles. The project is not consistent with this finding.

Findings for the Tentative Tract Map and Tentative Parcel Map

Findings are required for the proposed subdivision pursuant to Section 66474 of the Subdivision Map Act. These findings and a discussion of the project as it relates to these findings follow:

a. The proposed Tentative Tract Map and Tentative Parcel Map are consistent with all applicable general and specific plans.

The proposed TTM is consistent with the General Plan because the General Plan designation for these parcels is medium density residential (up to 15 du/ac). The proposed density of the tract map is 8 dwelling units per acre (du/ac) and is thus consistent with the General Plan in terms of density.

The project was given further review for conformity with the General Plan as follows:

> General Plan Policy CD5.2 "*When new residential structures are developed in existing neighborhoods with established uniform or consistent non-conforming setbacks, allow the setbacks of new structures to be consistent with those of the existing surrounding development".*

The proposed development is not consistent with many of the existing setbacks of the surrounding neighborhood.

> Policy CD 14.4 "*Prevent long monotonous walls and fencing through undulation, modulation, surface articulation and landscaping.*

Perimeter walls appear consistent with this policy.

> Policy CD 14.5: *Limit heights of walls and fencing and encourage the use of wall breaks and transparent fences to protect views.*

Perimeter walls do not incorporate breaks or open fence sections.

> Policy CD 14.6: *Prohibit gated community entries and perimeter walls around entire neighborhoods. Instead, provide privacy through design features such as meandering streets, ample landscaping, and house placement that provides privacy and exclusivity.*

The proposed gated development does not conform to this General Plan policy and the project would be enhanced if it were to incorporate these characteristics and features.

> Policy CD.22.1; *Require new and infill development to be of compatible scale, materials, and massing as existing development. Also ensure that the design character of the new development is appropriate to the area.*

The proposed development is of a similar scale to the development to the north. Single family homes in the vicinity are all single story.

> Policy CD.22.7 *Ensure that residential communities are well connected with each other and with nearby commercial uses through the inclusion of pedestrian and bicycle friendly design feature such as trails, paths, and pedestrian oriented streets in the neighborhood's design.*

The proposed development would benefit from more consideration and thought given to better integrate it into the existing neighborhood.

With regard to street widths, the Circulation Element of the General Plan addresses private street widths on page 4-5 as follows:

> *"...Private streets provide access to individual parcels of land in planned development communities approved with privately maintained access. Private streets in any residential or mixed use land use designation may be reduced to a minimum of 28 feet (curb face to curb face) provided that (1) additional off-street parking is provided as determined by the City Engineer, the Fire Chief and Director of Planning, (2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and (3) pedestrian paths or sidewalks, if located along the street, , separated from the curb by a minimum five-foot parkway are provided."*

The project proposes 24 feet wide street widths and sidewalks immediately behind the curb in the single family lots and thus does not conform.

The project appears consistent with the General Plan in terms of density, however is inconsistent with several policies of the General Plan and therefore is not consistent with this required finding.

> *b. The design and improvements of the proposed Tentative Tract Map and Tentative Parcel Map are consistent with the zone in which the property is located.*

The proposed project design and improvements are generally consistent with the underlying R-2 zone in which the property is located. The PDD proposes a set of development standards and design details with smaller setbacks than would otherwise be required by the underlying zone. The overall density is less than the maximum allowable for the zone and the average lot size is smaller than required by the zone. Improvements proposed include single family homes and multi-family homes which are permitted uses in this zone, however single family development in the R-2 zone is required to be consistent with the R-1-A zone, and the proposed project does not conform in terms of lot dimensions, lot area, setbacks, lot coverage and building height. The applicant is seeking approval of the PDD, proposing to modify the development standards for the single family product. With the approval of the PDD, the project could be deemed consistent with this finding with the exception of building height for the single family units because building height is not a development standard that can be modified with a PDD.

> *c. The site is physically suited for this type of development.*

The project site is flat and is located in an area with all urban services and utilities, including streets. The project proposes 72 single family residential dwelling units on individual lots with private streets and private common open space and 114 multi-family units arranged in 19

buildings scattered across four lots of varying size. The project is surrounded by similar residential uses, including other single family residences on estate sized lots as well as condominium units and a commercial retail center. The site has adequate vehicular access to the public streets; Baristo Road on the south and Louella Drive on the north (the segment of Louella south of Tahquitz Canyon Way is a private street and the project would require a reciprocal access agreement to provide legal access to the public thoroughfare of Tahquitz Canyon Way. With the aforementioned agreement, the site is physically suited for this type of development and is proposed with adequate access to the network of public streets.

d. The site is physically suited for the proposed density of development.

The project proposes an overall site density of eight (8) dwelling units per acre. The underlying R-2 zoning allows up to 15 dwelling units per acre and the General Plan land use designation of Medium Density Residential coincides with the R-2 zoning density. The site abuts improved public streets with existing utilities and with right of way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS). The project conforms to this finding.

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Initial Study prepared for the project determined that with implementation of proposed mitigation measures, any environmental impacts regarding project construction effects on air quality, and noise will be reduced to a level that is less than significant. There is no known wildlife habitat in the vicinity of the project site.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The layout of internal private streets provides access to each lot. With the approval of the PDD, the residential uses proposed would be found to be consistent with the General Plan with the exception of building height for the single family units. The subdivision is proposed with sidewalks along one side of the private streets within the development.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no known public easements across the subject property; therefore the design of the subdivision will not conflict with easements for access through or use of the property. Any utility easements can be accommodated within the project design.

CONCLUSION:

The subject site is challenging to develop given the variety of existing development surrounding it. At eight dwelling units per acre, the PD proposes a residential density that reflects the transitional nature of the site, between R-3 to the north (thirty dwelling units per acre) and R-1-AH (two dwelling units per acre) to the south and the equivalent of RGA-8 to the east (eight dwelling units per acre). The proposal lacks a sense of integration and connectivity with its surrounding residential neighbors and adjacent retail areas. This sense of neighborhood cohesion expressed in the policies and goals of the Palm Springs General Plan and which exists in the character of many of the City's older residential neighborhoods is a quality that, if more intentionally addressed, would enhance the proposed project. The project is not consistent with many policies of the General Plan and is not consistent with the zoning code or findings of the State Subdivision Map Act Section 66474.

ENVIRONMENTAL ASSESSMENT

The PDD, TPM and TTM applications are considered a project under the guidelines of the California Environmental Quality Act (CEQA). An initial study was conducted on behalf of the City by Terra Nova Planning and Research, Inc., which concluded that there were aspects of the project that may cause a significant impact on the environment. Mitigation measures were proposed to reduce these impacts to less than significant. A 20-day public review period for the Draft Mitigated Negative Declaration (DMND) was held beginning on April 17, 2014 and ending on May 6, 2014. No comments were received that would require modification or recirculation of the DMND.

NOTIFICATION

A notice was mailed to all property owners within a five hundred (500) foot radius of the subject parcels and to neighborhood organizations within a half mile radius, in accordance with applicable law. Correspondence has been received on the subject project which is attached to this staff report.

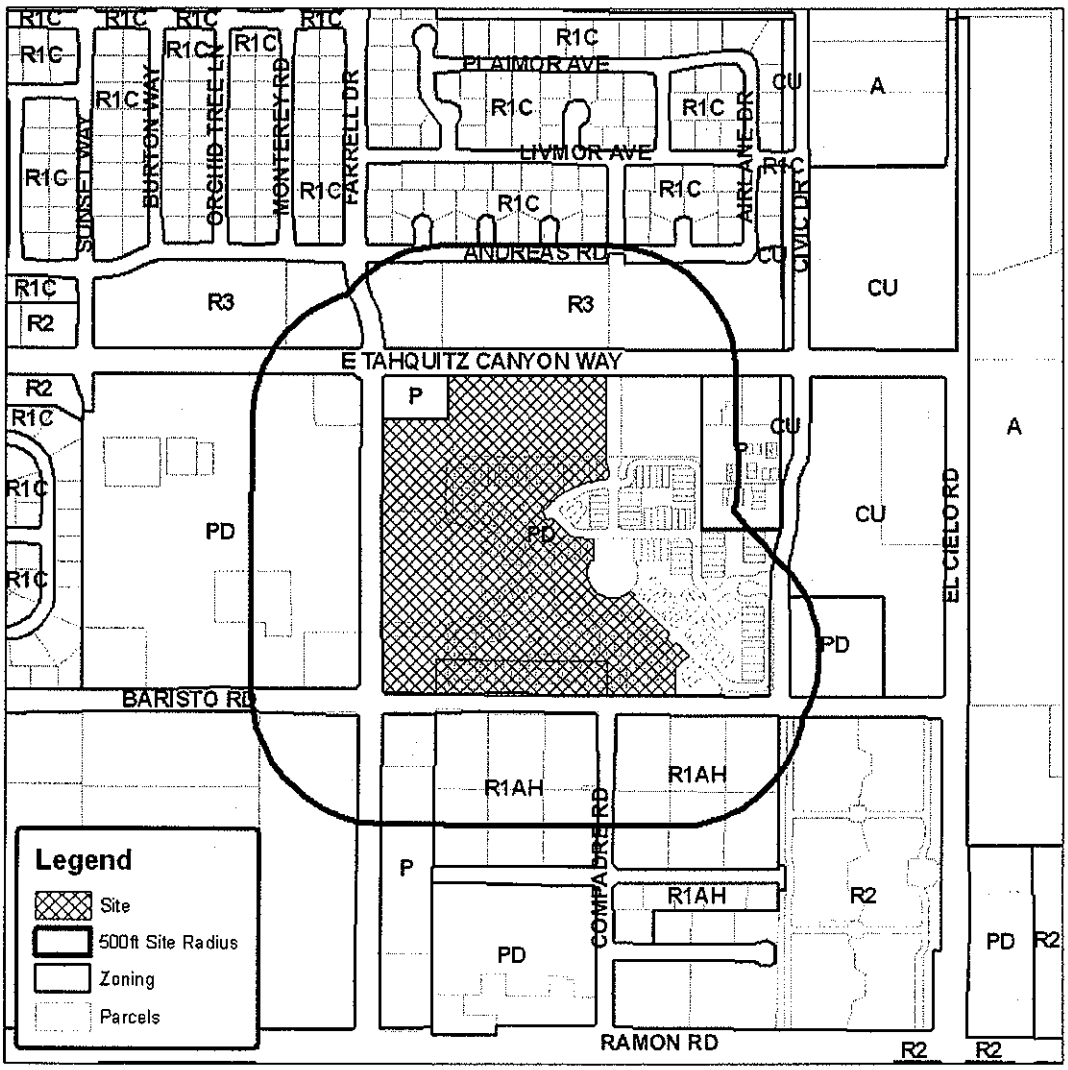
Ken Lyon, RA,
Associate Planner

M. Margo Wheeler, FAICP,
Director of Planning Services

Attachments:

1. 500' Vicinity Map
2. Draft Resolution
3. Conditions of Approval
4. Draft Mitigated Negative Declaration
5. Site Plan, three-dimensional simulations, Tentative Tract Map and Tentative Parcel Map
6. AAC minutes of February 17, 2014 and March 10, 2014
7. Public Comment Letters.

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

CASE: 5.1046 PD 232 AMND / TPM 36767 / TTM 36689

APPLICANT: Family Development

DESCRIPTION: An application by Family Development, LLC requesting approval of a Preliminary Planned Development District in lieu of a Change of Zone, a Tentative Parcel Map (TPM 36767) and a Tentative Tract Map (TTM 36689). The PDD in lieu of a change of zone proposes a development of 72 single-family residential (SFR) units and 114 multi-family units in a gated community. The project is located on approximately 24 acres at the northeast corner of South Farrell Drive and East Baristo Road.

RESOLUTION NO.

OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA CERTIFYING THE MITIGATED NEGATIVE DECLARATION AS AN ADEQUATE EVALUATION OF THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), APPROVING A PRELIMINARY PLANNED DEVELOPMENT DISTRICT (PDD) IN LIEU OF A CHANGE OF ZONE (CASE 5.1046 PDD 232 AMND), APPROVING TENTATIVE PARCEL MAP (TPM #36767), AND APPROVING TENTATIVE TRACT MAP (TTM #36689), PROPOSING A GATED DEVELOPMENT OF 72 SINGLE FAMILY RESIDENTIAL UNITS ON INDIVIDUAL LOTS, 116 MULTI FAMILY UNITS IN 19, SIX-UNIT BUILDINGS ON FOUR LOTS, WITH PRIVATE STREETS OFF-STREET PARKING AND OPEN SPACE ON A ROUGHLY 24-ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF EAST TAHQUITZ CANYON WAY AND SOUTH FARRELL DRIVE, AND RECOMMENDING APPROVAL BY THE CITY COUNCIL OF THE PDD, THE TPM AND THE TPM SUBJECT TO CONDITIONS. (UNDERLYING ZONE R-2 AND PDD 71A).

WHEREAS, Family Development, LLC, ("Applicant") has filed an application with the City pursuant to Section 94.03.00 (Planned Development District), 94.07.00 (Zone Change) of the Zoning Code of the Palm Springs Zoning Code (PSZC), proposing 72 single-family units on individual lots, 116 multi-family units in six-unit buildings on four lots, private roads, off-street parking and open space, seeking deviations in the underlying development standards for a roughly 24-acre parcel located at the southeast corner of East Tahquitz Canyon Way and South Farrell Drive; and

WHEREAS, the applicant has submitted applications with the City pursuant to Section 9.62 of the City of Palm Springs Municipal Code and the State of California Subdivision Map Act for Tentative Tract Map No. 36689 and Tentative Parcel Map No. 36767, and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case 5.1046 PDD 232 AMND, Case TPM 36767 and Case TTM 36525 was given in accordance with applicable law; and

WHEREAS, on July 9, 2014, a public hearing on Case 5.1046 PD 232 AMND / TTM 36689 / TPM 36767 was held by the Planning Commission in accordance with applicable law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, the three associated cases have been determined to be a project subject to environmental analysis under CEQA; and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the PDD, TPM and TTM applications are considered a project under the guidelines of the California Environmental Quality Act (CEQA). An initial study was conducted on the site analyzing the project which concluded that there were aspects of the project that may cause a significant impact on the environment. A draft mitigated negative declaration (DMND) was proposed and a 20-day public review period for the Draft Mitigated Negative Declaration (DMND) was held beginning. on April 17, 2014 and ending on May 6, 2014. No comments were received that would require modification or recirculation of the DMND. Mitigation measures that would reduce the significant impacts to a less than significant level have been proposed

Section 2: Findings for approval of the Planned Development District in lieu of a Change of Zone.

Pursuant to PSZC Section 94.03.00 "*Planned Development Districts in lieu of a Change of Zone*" findings shall be made in support of approval of the PDD application in accordance with Section 93.07 (Zone Change) of the Zoning Code. The Planning Commission makes the following findings in regards to the PDD.

1. The proposed change of zone is in conformity with the general plan map and report. Any amendment of the general plan necessitated by the proposed change of zone should be made according to the procedure set forth in the State Planning Law either prior to the zone change, or notice may be given and hearings held on such general plan amendment concurrently with notice and hearings on the proposed change of zone.

The project was reviewed for conformity with the General Plan as follows:

General Plan Policy CD5.2 "*When new residential structures are developed in existing neighborhoods with established uniform or consistent non-conforming setbacks, allow the setbacks of new structures to be consistent with those of the existing surrounding development*".

The proposed development is not consistent with many of the existing setbacks of the surrounding neighborhood.

Policy CD 14.4 "*Prevent long monotonous walls and fencing through undulation, modulation, surface articulation and landscaping.*

Perimeter walls appear consistent with this policy.

> Policy CD 14.5: *Limit heights of walls and fencing and encourage the use of wall breaks and transparent fences to protect views.*

It does not appear that the perimeter walls incorporate breaks or open fence sections.

> Policy CD 14.6: *Prohibit gated community entries and perimeter walls around entire neighborhoods. Instead, provide privacy through design features such as meandering streets, ample landscaping, and house placement that provides privacy and exclusivity.*

The proposed gated development does not conform to this General Plan policy and the project would be enhanced if it were to incorporate these characteristics and features.

> Policy CD.22.1; *Require new and infill development to be of compatible scale, materials, and massing as existing development. Also ensure that the design character of the new development is appropriate to the area.*

The proposed development is of a similar scale to the development to the north, but does not relate as well in scale to the existing development to the west, east and south.

> Policy CD.22.7 *Ensure that residential communities are well connected with each other and with nearby commercial uses through the inclusion of pedestrian and bicycle friendly design feature such as trails, paths, and pedestrian oriented streets in the neighborhood's design.*

The proposed development would benefit from more consideration and thought given to better integrate it into the existing neighborhood.

With regard to street widths, the Circulation Element of the General Plan addresses private street widths on page 4-5 as follows:

> *"...Private streets provide access to individual parcels of land in planned development communities approved with privately maintained access. Private streets in any residential or mixed use land use designation may be reduced to a minimum of 28 feet (curb face to curb face) provided that (1) additional off-street parking is provided as determined by the City Engineer, the Fire Chief and Director of Planning, (2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and (3) pedestrian paths or sidewalks, if located along the street, , separated from the curb by a minimum five-foot parkway are provided."*

The project proposes 24 feet wide street widths and sidewalks immediately behind the curb in the single family lots and thus does not conform.

The project appears consistent with the General Plan in terms of density, however is inconsistent with several policies of the General Plan and therefore is not consistent with this required finding.

> *2. The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.*

The applicant proposes 71 single family residential units (SFR's). SFR's are permitted in the subject zone subject to the R-1-A development standards. The applicant is seeking relief from these development standards including lot area, lot dimensions, setbacks, lot coverage, and building height. The project is surrounded by a variety of related (residential uses), including multi-family condominiums, apartments, and estate-sized single family homes. The project only partially conforms to this finding because it does not relate in its proposed development standards to the single family homes to the south. It also does not relate well to the commercial/mixed use development to the west because it proposes the back yards of single family residences to back onto a secondary thoroughfare and the commercial/mixed-use/and future educational development to the west.

> *3. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents*

The proposed PD in lieu of a change of zone proposes uses and development standards that are not consistent or complementary with some of the existing properties adjacent to the project. The proposed arrangement of back yards of single family units backing up to a secondary thoroughfare and a commercial/educational center does not reflect good planning principles. The project is not consistent with this finding.

<u>Section 3: Evaluation of the project against the development standards of the Planned Development Ordinance:</u>

In addition to the Findings for the PDD, the TTM and the TPM, the Planning Commission has evaluated the proposed development against the development standards set forth in the PD ordinance as follows.

> PSZC 94.03.00.B.1: *The form and type of development on the PD site boundary shall be compatible with the existing or potential development of the surrounding neighborhoods.*

The proposed development is surrounded by a variety of existing development in the neighborhood. To the north are three-story multi-family residential apartments, to the east are two-story "townhome" type residential condominiums, to the south are estate sized parcels with single family residential units, and to the west is the Palm Springs Mall, a community shopping center that is currently mostly vacant and awaiting redevelopment

possibly as the College of the Desert West Valley Campus. Conventional planning principles would suggest a buffer use, such as offices or multi-family residential would be more appropriate along Farrell Drive between the commercial uses and the single family uses on the project site.

The form and type of development in the proposed project along Tahquitz Canyon Way is generally compatible with the three-story existing apartments to the north, however the proposed three-story[1] units are taller and bulkier than the existing two-story townhomes to the east. The proposed three-story single family units along Farrell Drive are not compatible with the commercial center to the west of the project site (anticipated to be redeveloped as the College of the Desert campus) and are not compatible with the large lot, single story, single family residential development to the south. Following meetings with several neighbors, the applicant agreed to prohibit the third story decks from all units backing on Baristo Road. Furthermore, except for the condominiums to the east, the existing development surrounding the project site is open and generally fronts the public streets. The proposed development orients the back of the units toward the public streets and is gated and not open or integrated with the surrounding community.

> PSZC 94.03.00.C.1: *Building height shall conform to the requirements of the underlying zone.*

The underlying zone is PD 71. Prior to approval of PD 71, the underlying zone was "P" (Professional Office) and the PD relates to the R-2 zone designation. Maximum building height for both P and R-2 zone is 24 feet and two stories for multi-family development and one story and 18 feet for single family development. (Residential uses are prohibited in the "P" zone). The proposed three-story and thirty (30) feet height of the proposed SFR buildings does not conform and building height is <u>not</u> a development standard that can be modified with a PDD.

> PSZC 94.03.00.C.3: *Front yard setbacks compatible with the existing or potential development adjacent and/or opposite from existing development shall be required to provide for an orderly and uniform transition along the streetscape to preserve, protect and enhance the properties adjacent to the proposed PD.*

The front yard setbacks of the single family residential development to the south are 25 feet. The proposed single family units along the southern edge of the project have 5 foot front yard setbacks and thus do not conform.

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[1] Although the primary living spaces in the proposed units are on the first and second floor, the units have enclosed stairways, bathrooms, and covered roof decks. Pursuant the zoning code, a "story" is defined as "*that portion of a building between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.*" Thus, for zoning and architectural review purposes the proposed units are three stories.

The individual condominium units to the east have roughly 20 foot front yard setbacks, the multi-family apartments to the north have approximately a 25 foot setback from Tahquitz Canyon Way. The proposed development has varying setbacks with minimum 5 foot setbacks which are not compatible with the existing adjacent residential development.

> PSZC 94.03.00.C.4: *Minimum lot frontage not less than that of existing lots adjacent and/or opposite from existing developments shall be required to provide for an orderly and uniform transition along the streetscape to preserve, protect and enhance the properties adjacent to a proposed PD.*

The parcels opposite the proposed development to the south have a minimum lot frontage of 130 feet. The proposed SFR's along the south edge of the project have a typical lot frontage of only fifty (50) feet and thus do not conform.

The condominium parcels to the east have a 24 foot minimum lot frontage but the buildings are comprised of between two and seven attached units. The proposed MFR's along the eastern edge of the project are on four lots clustered with six units attached in each building and are thus similar to the adjacent development to the east and can therefore be deemed in conformance .

The existing multi-family zone to the north has minimum lot widths of 130 feet, but the existing development combines many units in large "apartment blocks". The proposed MFR's along the northern edge of the project are on Lot 1, but the units are also clustered with six to twelve attached units and thus are similar to the adjacent development to the north and therefore can be deemed in conformance. Thus the only aspect of the project that does not conform is the proposed single family units along the southern edge of the project.

> PSZC 94.03.00.C.5: *Open space for planned districts shall be equal to or greater than the minimum open space requirement for the zone in which the planned district is located*

The project would be compared against the R-2 zone which, for multi family residential units requires at least 50% usable open landscape area per lot and a maximum lot coverage of 30% for structures greater than 18 feet in height. For the multi family units, the project proposes lot coverage greater than the underlying zone in all cases except Lot 3 and open space that varies between 43% and 72% as follows:

Lot 1 – 92,910sf total, usable open space = 40,156sf (43.2%), lot coverage = 52,754sf (56.8%)
Lot 2 – 96,986sf total, usable open space = 39,562sf (40.8%), lot coverage = 57,424sf (59.2%)
Lot 3 – 35,438sf total, usable open space = 25,450sf (71.8%), lot coverage = 9,988sf (28.2%)
Lot 4 – 199,997sf total, usable open space = 25,450sf (55.5%), lot coverage = 89,056sf (44.5%)

The maximum lot coverage for the zone to the south of the project is 35% (65% open). The proposed SFR's on small lots have an average of 42% lot coverage and 58% open space.

The project proposes less open space than the R-1-AH zone to the south of the project.

To the north maximum usable open space for the R-3 zone is 45% usable landscaped open space. To the east, existing PD 71a most closely relates to the R-2 zone which requires 50% usable landscaped open space. The open space in the multi-family units abutting the adjacent development to the east varies between 41% and 72% and thus conforms in most cases.

Section 4: Tentative Tract Map and Tentative Parcel Map Findings.

Additional findings are required for the proposed subdivision pursuant to Section 66474 of the Subdivision Map Act. The Planning Commission makes the following findings as it relates to the Tentative Tract Map and Tentative Parcel Map applications:

> *a. The proposed Tentative Tract Map and Tentative Parcel Map are consistent with all applicable general and specific plans.*

The proposed TTM is consistent with the General Plan because the General Plan designation for these parcels is medium density residential (up to 15 du/ac). The proposed density of the tract map is 8 dwelling units per acre (du/ac) and is thus consistent with the General Plan in terms of density.

The project was given further review for conformity with the General Plan as follows:

> General Plan Policy CD5.2 "*When new residential structures are developed in existing neighborhoods with established uniform or consistent non-conforming setbacks, allow the setbacks of new structures to be consistent with those of the existing surrounding development*".

The proposed development is not consistent with many of the existing setbacks of the surrounding neighborhood.

> Policy CD 14.4 "*Prevent long monotonous walls and fencing through undulation, modulation, surface articulation and landscaping.*

Perimeter walls appear consistent with this policy.

> Policy CD 14.5: *Limit heights of walls and fencing and encourage the use of wall breaks and transparent fences to protect views.*

Perimeter walls do not incorporate breaks or open fence sections.

> Policy CD 14.6: *Prohibit gated community entries and perimeter walls around entire neighborhoods. Instead, provide privacy through design features such*

as meandering streets, ample landscaping, and house placement that provides privacy and exclusivity.

The proposed gated development does not conform to this General Plan policy and the project would be enhanced if it were to incorporate these characteristics and features.

Policy CD.22.1; *Require new and infill development to be of compatible scale, materials, and massing as existing development. Also ensure that the design character of the new development is appropriate to the area.*

The proposed development is of a similar scale to the development to the north. Single family homes in the vicinity are all single story.

Policy CD.22.7 *Ensure that residential communities are well connected with each other and with nearby commercial uses through the inclusion of pedestrian and bicycle friendly design feature such as trails, paths, and pedestrian oriented streets in the neighborhood's design.*

The proposed development would benefit from more consideration and thought given to better integrate it into the existing neighborhood.

With regard to street widths, the Circulation Element of the General Plan addresses private street widths on page 4-5 as follows:

"...Private streets provide access to individual parcels of land in planned development communities approved with privately maintained access. Private streets in any residential or mixed use land use designation may be reduced to a minimum of 28 feet (curb face to curb face) provided that (1) additional off-street parking is provided as determined by the City Engineer, the Fire Chief and Director of Planning, (2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and (3) pedestrian paths or sidewalks, if located along the street, , separated from the curb by a minimum five-foot parkway are provided."

The project proposes 24 feet wide street widths and sidewalks immediately behind the curb in the single family lots and thus does not conform.

The project appears consistent with the General Plan in terms of density, however is inconsistent with several policies of the General Plan and therefore is not consistent with this required finding.

b. The design and improvements of the proposed Tentative Tract Map and Tentative Parcel Map are consistent with the zone in which the property is located.

The proposed project design and improvements are generally consistent with the underlying R-2 zone in which the property is located. The PDD proposes a set of development standards and design details with smaller setbacks than would otherwise be required by the underlying zone. The overall density is less than the maximum allowable for the zone and the average lot size is smaller than required by the zone. Improvements proposed include single family homes and multi-family homes which are permitted uses in this zone, however single family development in the R-2 zone is required to be consistent with the R-1-A zone, and the proposed project does not conform in terms of lot dimensions, lot area, setbacks, lot coverage and building height. The applicant is seeking approval of the PDD, proposing to modify the development standards for the single family product. With the approval of the PDD, the project could be deemed consistent with this finding with the exception of building height for the single family units because building height is not a development standard that can be modified with a PDD.

c. The site is physically suited for this type of development.

The project site is flat and is located in an area with all urban services and utilities, including streets. The project proposes 72 single family residential dwelling units on individual lots with private streets and private common open space and 114 multi-family units arranged in 19 buildings scattered across four lots of varying size. The project is surrounded by similar residential uses, including other single family residences on estate sized lots as well as condominium units and a commercial retail center. The site has adequate vehicular access to the public streets; Baristo Road on the south and Louella Drive on the north (the segment of Louella south of Tahquitz Canyon Way is a private street and the project would require a reciprocal access agreement to provide legal access to the public thoroughfare of Tahquitz Canyon Way. With the aforementioned agreement, the site is physically suited for this type of development and is proposed with adequate access to the network of public streets.

d. The site is physically suited for the proposed density of development.

The project proposes an overall site density of eight (8) dwelling units per acre. The underlying R-2 zoning allows up to 15 dwelling units per acre and the General Plan land use designation of Medium Density Residential coincides with the R-2 zoning density. The site abuts improved public streets with existing utilities and with right of way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS). The project conforms to this finding.

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Initial Study prepared for the project determined that with implementation of proposed mitigation measures, any environmental impacts regarding project construction effects on air quality, and noise will be reduced to a level that is less than significant. There is no known

wildlife habitat in the vicinity of the project site.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The layout of internal private streets provides access to each lot. With the approval of the PDD, the residential uses proposed would be found to be consistent with the General Plan with the exception of building height for the single family units. The subdivision is proposed with sidewalks along one side of the private streets within the development.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no known public easements across the subject property; therefore the design of the subdivision will not conflict with easements for access through or use of the property. Any utility easements can be accommodated within the project design.

Section 5: Policy requirement for PDD's to provide Public Benefits

Pursuant to the City Council Policy dated September 17, 2008 (Public Benefit), The Planning Commission has evaluated the applicant's requests for deviations in development standards of the zoning code and general plan and the proposed public benefits and makes the following determination:

The applicant is requesting relief from the following development standards of the PSZC and the General Plan:

- Proposed as a gated community; gated communities are prohibited in the General Plan.
- Single Family Units that do not conform to the development standards of the R-1-A zone.
- Private streets are not consistent with the minimum widths for private streets,
- Numerous other General Plan inconsistencies as noted in the analysis charts and tables herein.
- Numerous development and performance standards of the R-2 zone.
- Project proposes deviations in building height; a development standard which cannot be waived or approved with a PDD.

The applicant is proposing the following as the Public Benefit of the project

- Welcome sign for Tahquitz Canyon Way.

- Pre-wiring for photovoltaics.
- Energy efficiency.
- Offering prospective buyers option of purchase of photovoltaic system.
- Offering prospective buyers other energy efficient upgrades.

The Planning Commission believes the proposed public benefits are not proportionate to the degree of relief being sought from the development standards of the zoning code.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 5.1046 PDD 262 AMND / TTM 36689 / TPM 36767 a preliminary planned development district (PDD) in lieu of a change of zone, a tentative parcel map proposing a two-lot subdivision for financing purposes, and a tentative tract map subdividing the site for the development of 72 single family residential units on individual lots, 114 multi-family units in 19, 6-unit buildings on four lots, private streets and open space on a roughly 24-acre site located at the southeast corner of East Tahquitz Canyon Way and South Farrell Drive, subject to the conditions of approval set forth in Exhibit A and the condition that the design revisions below be implemented prior to submittal of the Major Architectural Application and the Final Planned Development District application and recommends approval of the same by the City Council.

- Create street-fronting single family units along Baristo. They must relate to the estate residential to the south and to create better compatibility with existing adjacent development or relocate multi-family buildings.
- Create exclusivity via other means than gates and walls.
- Redesign the private streets to conform to the minimum width requirements private streets in the General Plan.
- All units may not exceed two stories and/or twenty-four (24) feet in height.

ADOPTED this ninth day of July, 2014.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

_____

Margo Wheeler, FAICP
Director of Planning Services

RESOLUTION NO. ____
EXHIBIT A

Case No. 5.1046 PDD 232 AMND, TTM 36689 and TPM 36767
"JUL PS"

Preliminary Planned Development District,
Tentative Tract Map and Tentative Parcel Map
Northeast Corner of South Farrell Drive and Baristo Road

July 9, 2014

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

ADM 1. Project Description. This approval is for the project described per Case (5.1046 PDD 232 AMND / TTM 36689 / TPM 36767); except as modified with the approved Mitigation Monitoring Program and the conditions below;

ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (May 8, 2014, and TPM dated May 27, 2014), including the site plan, site sections, vehicular entry details, phasing plan, preliminary floor plans for single family and multi-family units the tentative tract map and tentative parcel map on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.

ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.

ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.

ADM 5. Tentative Tract Map 36689. This approval is for Tentative Tract Map 36689,

date stamped May 8, 2014. This approval is subject to all applicable regulations of the California Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances and resolutions.

ADM 6. Tentative Parcel Map 36767. This approval is for Tentative Parcel Map 36767 date stamped May 27, 2014. This approval is subject to all applicable regulations of the California Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances, and resolutions.

ADM 7. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1046 PDD 232 AMND / TTM 36689 / TPM 36767. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 8. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste, graffiti, and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 9. Time Limit on Approval. Approval of the Preliminary Planned Development District (PDD), the Tentative Tract Map (TTM) and the Tentative Parcel Map (TPM) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

Extensions of time may be approved pursuant to Code Section 9.63.110. Such extension shall be required in writing and received prior to the expiration

of the original approval.

ADM 10. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ADM 11. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first $100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

ADM 12. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

ADM 13. Tribal Fees NOT Required.

ADM 14. Local Development Mitigation Fee (LDMF) required. The project is subject to payment of the LDMF fees pursuant to the requirements of the Coachella Valley Multiple Species Habitat Conservation Plan.

ADM 15. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.

ADM 16. CC&R's The applicant prior to issuance of building permits shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City

Attorney. These CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances

ADM 22. CC&R's Prior to recordation of a final Tentative Tract Map or issuance of building permits, the applicant shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. The draft CC&R package shall include:

a. The document to convey title

b. Deed restrictions, easements, of Covenant Conditions and Restrictions to be recorded.

c. Provisions for joint access to the proposed parcels, and any open space restrictions.

d. A provision, which provides that the CC&R's may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.

Approved CC&R's are to be recorded following approval of the final map. The CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances,

ADM 23. CC&R's Deposits & Fees. The applicant shall submit to the City of Palm Springs, a deposit in the amount of $3,500, for the review of the CC&R's by the City Attorney. A $675 filing fee shall also be paid to the City Planning Department for administrative review purposes

ADM 24. CC&R's Noise Disclosure. The CC&R's shall have a disclosure statement regarding the location of the project relative to roadway noise, City special events, roadway closures for special events, and other activities which may occur in the vicinity of the Palm Springs Mall, Palm Springs High School, The Palm Springs Stadium and Sunrise Park. Said disclosure shall inform perspective buyers about traffic, noise and other activities which may occur in this area.

ADM 25. Notice to Tenants. The applicant shall provide all tenants with a copy of the Conditions of Approval for this project.

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the

Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.

ENV 2. Mitigation Monitoring. The mitigation measures of the environmental assessment shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the negative declaration or EIR will be included in the plans prior to Planning Commission consideration of the environmental assessment. Mitigation measures are defined in the approved project description.

ENV 3. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.

ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)

ENV 5. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.

PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency and the State's Water Efficient Landscape Ordinances.

PLN 3. Submittal of Final PDD. The Final Planned Development plans shall be submitted in accordance with Section 94.03.00 (Planned Development District) of the Zoning Ordinance. Final development plans and Major Architectural Application shall include site plans, building elevations, floor plans, roof plans, grading plans, landscape plans, irrigation plans, exterior lighting plans, sign program, mitigation monitoring program, site cross sections, property development standards and other such documents as required by the Planning Commission and Planning Department. Final Planned Development District applications must be submitted within two (2) years of the City Council approval of the preliminary planned development district.

PLN 4. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:

a. . Make the project open, not gated.

b. If walled, maximize wall articulation and variety on Baristo and Farrell.

c. Add a community pool and provide all pools with restrooms.

d. Study the corner at Baristo and Farrell to provide more open space for the community.

e. Provide a minimum of 30 guest parking spaces with 2/3rds of the parking

distributed around the multi-family units.

PLN 5. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.

PLN 6. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Only matte (non-specular) roofing is allowed in colors such as beige or tan.

PLN 7. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.

PLN 8. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.

PLN 9. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.

PLN 10. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.

PLN 11. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.

PLN 12. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

PLN 13. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.

PLN 14. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and guests. Location and design shall be approved by the Director of Planning.

PLN 15. Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Department which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approved tentative map:

a. The document to convey title.

b. Deed restrictions, easements, covenant conditions and restrictions that are to be recorded.

c. The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for joint access to the proposed parcels and open space restrictions. The approved documents shall contain a provision which provides that they may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.

PLN 16. Update of City's Zoning Map. Upon approval of the proposed Change of Zone, Tract Map and/or Planned Development District, the applicant shall be responsible for costs associated with update of the City's GIS based zoning maps.

POLICE DEPARTMENT CONDITIONS

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

Please note Engineering Conditions of Approval will be submitted under separate cover.

FIRE DEPARTMENT CONDITIONS

GENERAL CONDITIONS

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated **May 15, 2014**. Additional requirements may be required.

FID 2 Fire Department Conditions are based on the *2013 California Fire Code*. Three complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

FID 3 Fire department access roads/driveways shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.

FID 4 **Security Gates (CFC 503.6):** A Knox key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch when required by the fire code official. The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gates in the open position.

FID 5 Fire Department access roads shall have a minimum width of at least 20 feet, pursuant to *California Fire Code* 503.2.1 however, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a minimum width of 24 feet, unless otherwise allowed by the City Engineer. No parking shall be allowed in either side of the roadway. The following text, developed in concert with Engineering, Planning, and Fire is as noted in the General Plan Circulation Element, page 4-5:

- **Local.** Primarily provides access to individual parcels of land. Minimum right-of-way is 50 feet. In Estate, Very Low and Low Density Residential neighborhoods, street widths may be reduced to 28 feet (curb face to curb face) provided that 1) additional off street parking is provided as determined by the City Engineer, the Fire Chief and Director of Planning, 2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and 3) pedestrian pathways or sidewalks, separated from the curb by a minimum five foot parkway, are provided.

- **Private Streets.** Private streets provide access to individual parcels of land in planned development communities approved with privately maintained access. Access may be restricted. Private street widths shall be established based on a hierarchy of primary and secondary streets and parking conditions such that uninterrupted traffic flow, pedestrian safety, and emergency access is assured.

- **Private Primary Streets** are typically the main access street in a private development or main 'ring road'. Private Primary Streets may provide access to individual parcels in a planned development as well as receive traffic from Secondary Private Streets or other parcels that do not front the street. Private Primary Streets shall be either a minimum of 32 feet wide (curb face to curb face) to accommodate on-street parking on one side and emergency access, or 36 feet wide (curb face to curb face) with on-street parking on two sides.

- **Private Secondary Streets** provide access to individual parcels in a planned development and do not receive traffic from other streets or other parcels that do not front that street. Private Secondary Streets may range in width from 28 to 32

feet (curb face to curb face) provided that 1) additional off-street (guest) parking is provided in the area of the Secondary Street as determined by the Planning Commission, 2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and 3) pedestrian pathways or sidewalks, separated from the curb by a minimum five foot parkway, are provided. If all three of these conditions are NOT provided, private secondary streets shall be a standard minimum 32 feet with parking on one side only.

- **Designated fire lanes** in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side.
- **Reduced Roadway Width**: Areas with reduced roadway width (such as entry and exit gates, entry and exit approach roads, traffic calming areas) that are under 36 feet wide require red painted curb to maintain minimum 24 foot clear width. Red curb shall be stenciled "NO PARKING" and "FIRE LANE" with white paint.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 45 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9-4-02.

FID 6 **Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

FID 7 **Fire Hydrant Flow and Number of Fire Hydrants (CFC 508.5):** Fire hydrants shall be provided in accordance with CFC Appendix B, Fire Flow Requirements for Buildings, for the protection of buildings, or portions of buildings, hereafter constructed. The required fire hydrant flow for this project is 750 gallons per minute (with fire sprinklers) (CFC Appendix B) and one available fire hydrant must be within 250 feet from any point on lot street frontages. (CFC Appendix C)

FID 8 **Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.

FID 9 **NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2010 Edition, as modified by local ordinance.

END OF CONDITIONS

CITY OF PALM SPRINGS

DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: April 17, 2014

To: See Distribution List Below

From: Ken Lyon, RA, Associate Planner

Subject: **Case 5.1046 PDD 232 AMND "JUL PS" A Residential Planned Development District and Tentative Tract Map Application #36689**

CEQA Environmental Analysis Initial Study and Notice of Intent to adopt a Mitigated Negative Declaration Public Comment Period

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Attached please find the subject document for your use, distribution, and/or availability at your public counter.

This public document summarizes the City's evaluation of the environmental impacts of the proposed project and the City's intent to adopt a Mitigated Negative Declaration (MND) pursuant to the guidelines of the California Environmental Quality Act.

The document is being circulated for public comment. As noted in the attached Notice of Intent (NOI) persons wishing to submit written comments on the content of the document should do so in writing to my attention. The public comment period closes on May 6, 2013 at 5pm.

Thank you.

Distribution:
Dave Barakian, Public Works
Planning Counter
City Clerk
Library
Tom Nolan, Airport
Doug Holland
City Manager
Police Department
City Council (7)
Planning Commission (7)

3200 E. TAHQUITZ CANYON WAY, PALM SPRINGS, CA 92262
TEL: (760) 323-8245 FAX: (760) 322-8360 E-MAIL: KEN.LYON@PALMSPRINGS-CA.GOV

TRANSMITTAL

TERRA NOVA PLANNING & RESEARCH, INC.®
42635 Melanie Place, Suite 101
Palm Desert, CA. 92211
Phone: (760) 341-4800
FAX#: (760) 341-4455
E-mail: kcuza@terranovaplanning.com

RECEIVED
APR 17 2014
PLANNING SERVICES DEPARTMENT

DATE: April 16, 2014 UPS

TO: Ken Lyon,
Associate Planner
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

FROM: Kimberly Cuza
Assistant to
Nicole Sauviat Criste

RE: **JUL IS NOI**

Enclosed please the twenty (20) copies of the Initial Study and Notice of Intent for Intra-City Project Review Distribution.

Upon receipt of delivery confirmation for the distribution list, I will forward a complete copy of all backup documentation for your files.

If you need anything further, please do not hesitate to contact me.

Kindest Regards,

Cc:
Enclosures: **X** Yes Δ No
Δ E-Mail

Documents to follow: Δ FEDEX/UPS
Δ Mail

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
Case 5.1046 PD 232 AMND / TTM 36689
"JUL PALM SPRINGS"

LEAD AGENCY: **City of Palm Springs**
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CONTACT PERSON: KEN LYON, Associate Planner (760) 323-8245

PROJECT TITLE: Jul Palm Springs
Case Nos. 5.1046, PDD-232 AMND, TTM 36689

PROJECT LOCATION: Southeast corner of Farrell Drive and Tahquitz Canyon Way.
Assessor's Parcel No. 502-600-001, 502-600-002

PROJECT DESCRIPTION: The applicant proposes a gated 186-unit residential project on 24± acres at the southeast corner of Farrell Drive and Tahquitz Canyon Way. The project extends northerly to Tahquitz Canyon Way, but excludes the southeastern corner of this intersection. The project includes 72 single-family lots and 114 condominium units distributed in 19 six-plex buildings. Single-family units will be three-story structures, and multi-family units will be two-story. The project also includes three community swimming pools, common space with pedestrian trails, and guest parking spaces. A Tentative Tract Map (TTM 36689) is proposed to subdivide the property into 72 single-family lots, multi-family lots, common lots, and private streets.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on April 17, 2014 and end on May 6, 2013 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: Ken.Lyon@palmspringsca.gov Copies of the Mitigated Negative Declaration and Initial Study are available for review at the above address and at the City library.

PUBLIC MEETING: This matter has been set for public hearing before the Planning Commission on May 28, 2014. City Council consideration is expected at a public hearing on June 18, 2014, but please confirm the date with the City Clerk's office.

	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	Jul Palm Springs	
Case No.	5.1046 PDD-232 AMND TTM 36689	
Assessor's Parcel No.	502-600-001, 502-600-002	
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262	
Project Location:	SE corner of Farrell Drive and Tahquitz Canyon Way	
Project Sponsor's Name and Address:	Rudy Herrera Family Development, Inc.	73081 Fred Waring Drive Palm Desert, CA 92260
General Plan Designation(s):	Medium Density Residential	
Zoning:	Planned Development (PD) 232	
Contact Person:	Ken Lyon, Associate Planner City of Palm Springs	
Phone Number:	(760)323-8245	
Date Prepared	April 10, 2014	

Description of the Project

The applicant proposes a gated 186-unit residential project on 24± acres at the southeast corner of Farrell Drive and Tahquitz Canyon Way. The project extends northerly to Tahquitz Canyon Way, but excludes the southeastern corner of this intersection. The project includes 72 single-family lots and 114 condominium units distributed in 19 six-plex buildings. Single-family units will be three-story structures, and multi-family units will be two-story. The project also includes three community swimming pools, common space with pedestrian trails, and guest parking spaces.

Two primary access points will be provided: at the intersection of Baristo Road and Compadre Road, and on S. Louella Road, on the eastern boundary of the project, connecting to Tahquitz Canyon Way.

An amended Planned Development District (PDD) is proposed to address modifications to permitted land uses and development standards. A Tentative Tract Map (TTM 36689) is proposed to subdivide the property into 72 single-family lots, multi-family lots, common lots, and private streets. This Initial Study addresses both applications and refers to them as "the project" or "the proposed project."

The subject property is designated for Medium Density Residential (up to 15 du/ac) development in the City General Plan, and Planned Development District (PDD) on the zoning map. The project proposes a density of 8 units per acre.

Environmental Setting and Surrounding Land Uses

The subject property is located in central Palm Springs. It is surrounded by urban development, including arterial roadways, single- and multi-family residential, office, and retail commercial land uses. The site is vacant, relatively flat, and contains sparse desert vegetation. It includes concrete slab remnants from World War II-era structures, as well as evidence of an old road and off-highway vehicle use. Surrounding land uses include the following:

North: medical offices at the southeast corner of Farrell Drive and Tahquitz Canyon Way; multi-family residential (Desert Crest Apartments) north of Tahquitz Canyon Way

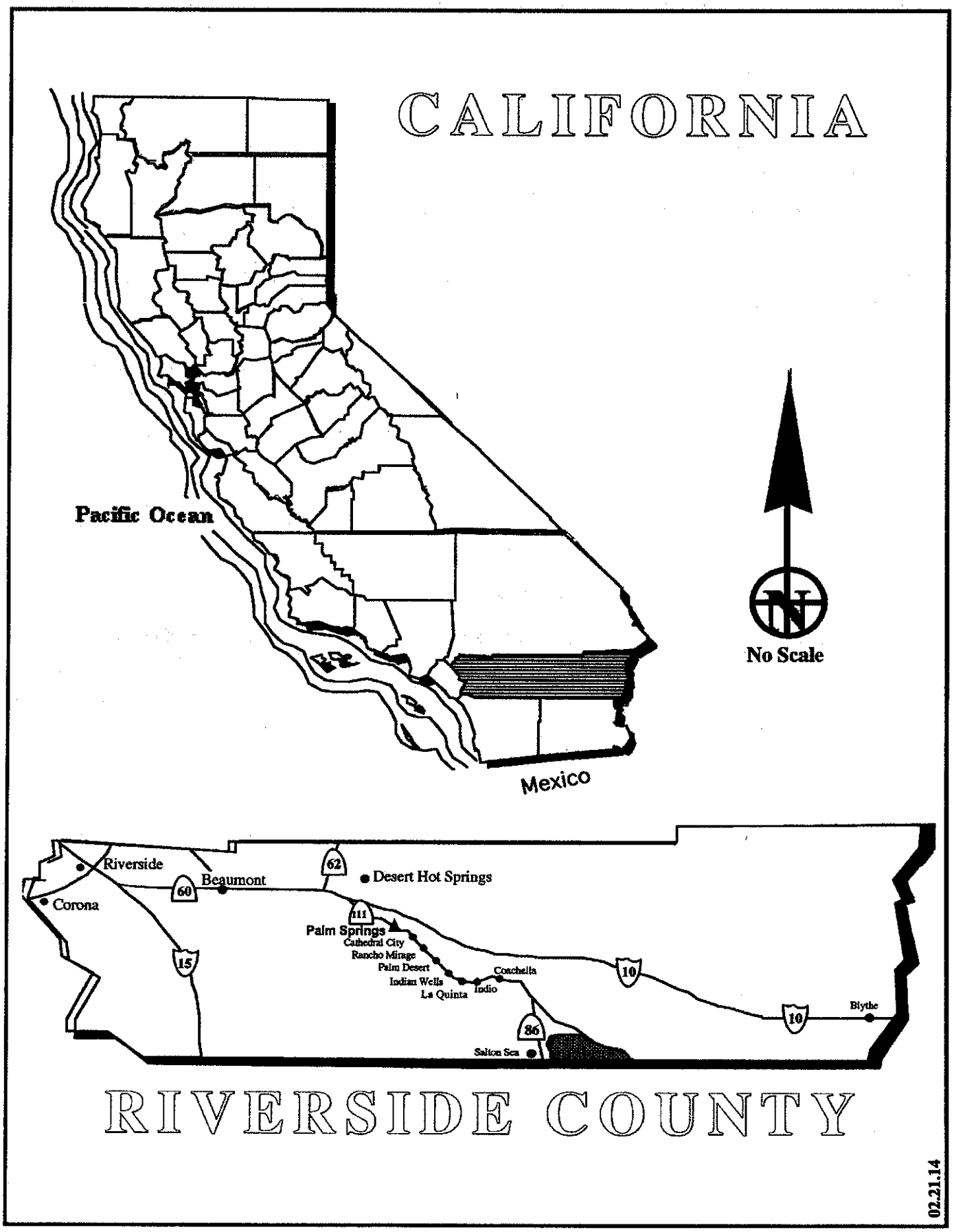
South: single-family residential and stand alone office (Auto Club) south of Baristo Road

East: multi-family residential (Sun Dial) and offices

West: retail commercial (Palm Springs Mall)

Other public agencies whose approval is required

None.



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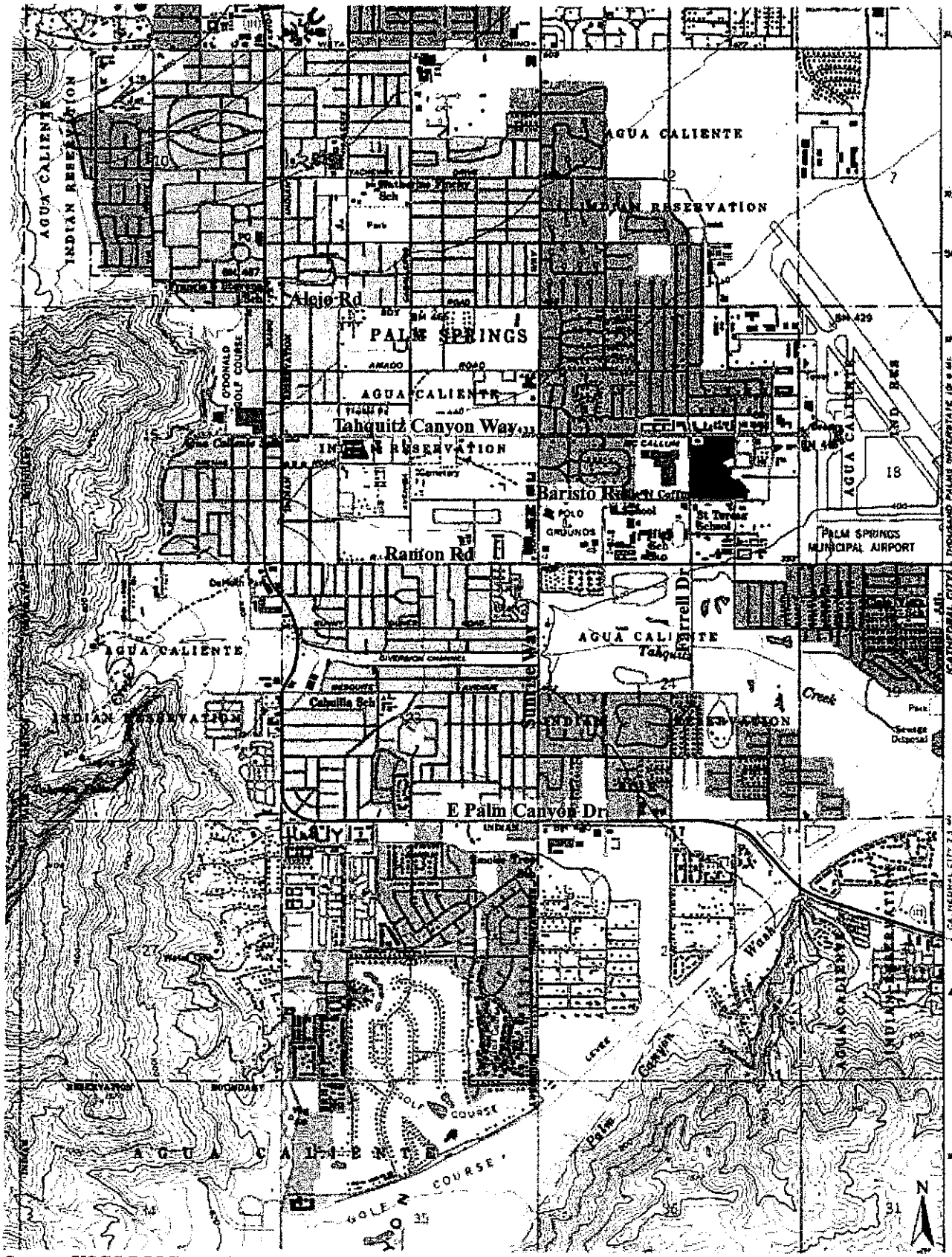
Jül Residential Development Project
Regional Location Map
Palm Springs, California

Exhibit
1



Source: USGS 7.5 Minute Quad Map
Palm Springs, CA 1957 Photorevised 1988

02.24.14

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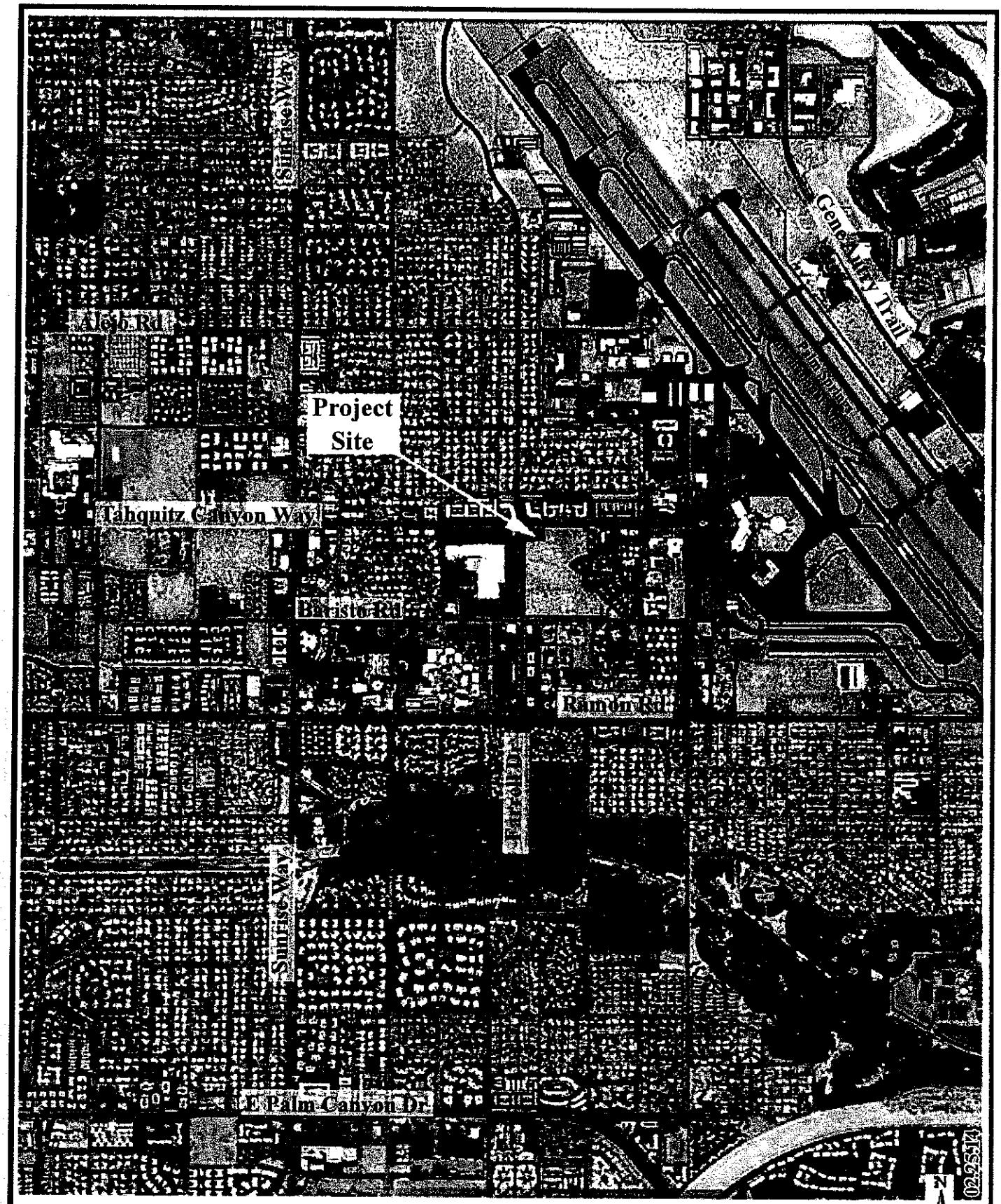
Jül Residential Development Project
Project Vicinity Map
Palm Springs, California

Exhibit
2



Source: Google Earth image data 3.22.13

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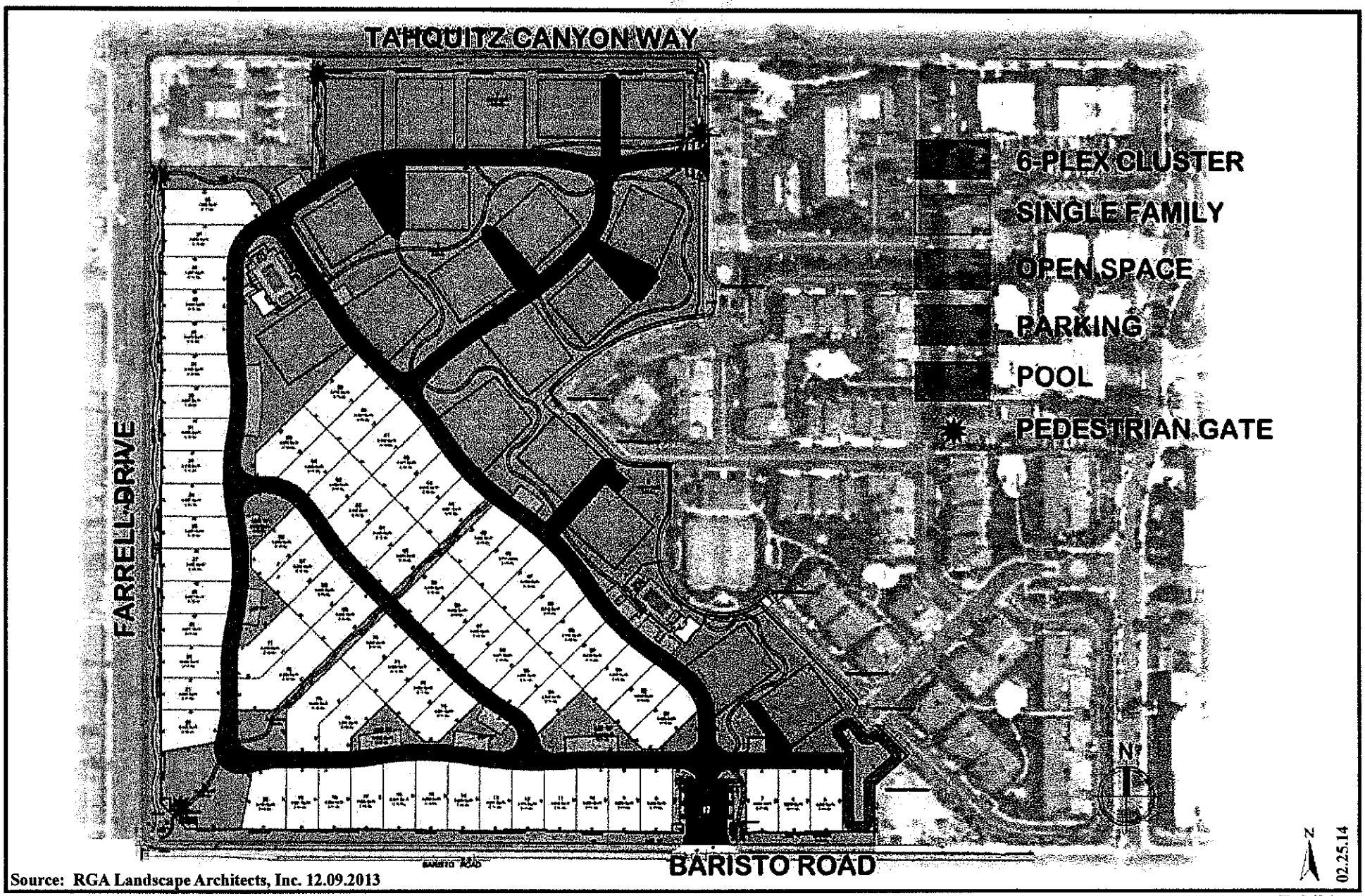
Jül Residential Development Project
Project Aerial
Palm Springs, California

Exhibit
3



Source: RGA Landscape Architects, Inc. 12.09.2013

TERRA NOVA®
Planning & Research, Inc.

Jül Residential Development Project
Project Site Plan
Palm Springs, California

Exhibit
4

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- ☐ Aesthetics
- ☐ Agricultural Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology/Soils
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/ Traffic
- ☐ Utilities/Service Systems
- ☐ Mandatory Findings of Significance

DETERMINATION: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Ken Lyon
Associate Planner

4/15/14
Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

I. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion of Impacts

a-d) **Less Than Significant Impact.** The foothills and peaks of the San Jacinto Mountains extend along the westerly and southerly portions of the City and constitute a scenic vista for much of the region. Given their significant rise over the low-lying valley floor, they are visible from most locations in the upper Coachella Valley, including the subject property.

A perimeter wall is proposed to surround the proposed development, and drought tolerant landscaping is planned along the rights-of-way of Tahquitz Canyon Way, Farrell Drive, and Baristo Road. Plantings and a public art feature are proposed as part of a small landscaped area at the corner of Farrell Drive and Baristo Road. Building colors, textures, and finishes will be subject to design review by the City's Architectural Advisory Committee (AAC), and approval by the Planning Commission and City Council.

The project will obstruct mountain views from adjacent properties to some extent, but given the distance of the project area to the mountains (2½ miles), this impact will be less than significant.

Street level views in the project area are impacted by residential and retail commercial development, roadways, and other elements of the built environment, including parking lots, traffic lights, and utility infrastructure. The proposed project will include similar structures and features, and street level visual impacts will be less than significant.

The subject property is not located along a state scenic highway and does not contain scenic resources such as rock outcroppings, trees, or historic buildings. It has been disturbed by the past construction of several concrete World War II-era aircraft tie-downs (see Section V, Cultural Resources) and contains evidence of an old roadway and off-highway vehicle use.

The proposed project is generally consistent with existing development patterns and the visual character of the surrounding area. Multi-family units are planned for the northeasterly half of the site. Their proposed location and height are consistent with

existing two- and three-story multi-family units to the north (Desert Crest Apartments) and east (Sun Dial). A proposed 6-foot wall will provide visual separation between the proposed project and Sun Dial to the east.

Three-story single-family residences are planned for the southwesterly half of the site. Single-family land uses are somewhat consistent with existing single-family development south of Baristo. The proposed density (8 du/ac) is more intense than residences to the south (Very Low Density, up to 4.0 du/ac), but is consistent with medium density residential land use designations in the General Plan. Proposed three-story heights are taller than the existing one-story residences to the south. However, existing and proposed residences will be separated by Baristo Road and its 80± foot right-of-way, including the roadway, sidewalk, landscape buffer, and perimeter wall, in addition to building setbacks. The views from these homes are to the west and southwest. The proposed project is located to the north of these properties. Impacts to scenic vistas and visual character will be less than significant.

The proposed project will create new sources of light in the project area. Light sources will be typical of a medium-density residential neighborhood, including indoor lights, outdoor security lighting, landscape lighting, and vehicle headlights. The lighting levels are not expected to exceed typical lighting within an urbanized environment. The area surrounding the proposed project is currently impacted by lighting, including street lights and vehicle headlights, building lighting, and the stadium lighting at the Palm Springs High School athletic fields, located southwest of the project site.

All lighting proposed within the proposed project will be required to comply with the outdoor lighting standards established in the City Zoning Ordinance Section 93.21.00 to assure lighting is directed away from adjacent properties. These standards will assure that project light and glare impacts will be less than significant.

II. AGRICULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Discussion of Impacts

a-c) ***No Impact.*** The proposed project will not adversely impact farmland or result in the conversion of farmland to non-agricultural uses. The upper Coachella Valley, in which the subject property is located, does not contain land suitable for agricultural uses. The property is located in an urban area and surrounded by residential and commercial development, roadways, utility infrastructure, and other improvements. It is not designated as Prime or Unique Farmland, or Farmland of Local or Statewide Importance by the California Department of Conservation, and is not subject to a Williamson Act contract. The City's General Plan designates the property for residential uses.

III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Result in significant construction-related air quality impacts?	☐	☒	☐	☐
e) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion of Impacts

An air quality impact analysis was prepared for the proposed project and is provided in Appendix A ("Air Quality and Global Climate Change Impact Analysis, Jul Residential Development Project," Vista Environmental, December 10, 2013). The following summarizes the findings of that report.

a) Less Than Significant Impact.

Consistency with Applicable Plans

The Coachella Valley is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant concentrations and establishing policies for the SSAB. All development in the SSAB is subject to SCAQMD's 2012 Air Quality Management Plan (AQMP) and the 2003 Coachella Valley PM_{10} State Implementation Plan.

The Palm Springs General Plan Land Use Plan serves as the basis for the assumptions used in the SCAQMD AQMP. The project is consistent with the land use designations set forth in the Land Use Plan and will not require a General Plan Amendment. Therefore, it will not exceed AQMP assumptions or criteria, or result in inconsistencies with the AQMP.

b)-e) Less Than Significant Impact with Mitigation Incorporated.

Criteria Air Pollutants

Criteria air pollutants will be released during both the construction and operational phases of the project. The California Emissions Estimator Model (CalEEMod Version 2013.2.2) was used to project air quality emissions generated by the proposed project. Detailed modeling output data is provided in the project-specific air quality report (see Appendix A).

Construction Emissions

The construction phase includes all aspects of project development, including site preparation, grading, building construction, paving, and application of architectural coatings. As shown in Table 1, none of the analyzed criteria pollutants will exceed regional emissions thresholds during the construction phase. Air quality impacts of the proposed project will be less than significant.

Table 1
Maximum Daily Construction-Related Emissions Summary
(pounds per day)

	CO	NO_x	ROG	SO_2	PM_{10}	$PM_{2.5}$
Total Emissions	3.09	2.67	68.74	0.00	0.41	0.27
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00

Source: CalEEMod version 2013.2.2. Table H, "Air Quality and Global Climate Change Impact Analysis, Jul Residential Development Project," Vista Environmental, December 10, 2013.

Localized Impacts to Sensitive Receptors

Although construction is not anticipated to result in significant air quality impacts, it could adversely impact air quality immediately surrounding the project site during construction. The nearest sensitive receptors to the subject property are multi-family homes immediately east of the site (Sun Dial). To evaluate local impacts, SCAQMD's Localized Significance Threshold (LST) methodology was used. Emission thresholds were based on the Coachella Valley source receptor area, a disturbance area of 5 acres (a 5-acre grading disturbance limit is recommended for the construction phase of the proposed project, see Mitigation Measures below), and a 25-meter proximity to the nearest sensitive receptor. Table 2 summarizes projected local construction emissions at the nearest sensitive receptors prior to mitigation.

Table 2
Localized Construction-Related Emissions at Nearest Receptors
(pounds per day)

	NOx	CO	PM_{10}	$PM_{2.5}$
Total Unmitigated Emissions	197.34	130.35	37.61	24.69
SCAQMD Thresholds	304.00	2,292.00	14.00	8.00

Source: CalEEMod and SCAQMD's Mass Rate Look-Up Tables for 5 acres in the Coachella Valley. Table J, "Air Quality and Global Climate Change Impact Analysis, Jul Residential Development Project," Vista Environmental, December 10, 2013.

As shown in Table 2, the proposed project will exceed local emissions thresholds for PM_{10} and $PM_{2.5}$ at the nearest sensitive receptors. This exceedance will occur during the site preparation phase of construction. However, CalEEMod modeling indicates that emissions can be reduced to less than significant levels with implementation of the mitigation measures listed below.

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the project. Emission sources include area sources (such as consumer products and landscape equipment), energy consumption, and mobile sources. Table 3 summarizes projected emissions during operation of the proposed project. The data represent worst-case summer or winter emissions. As shown, none of the analyzed criteria pollutants will exceed emissions thresholds, and impacts will be less than significant.

Table 3
Maximum Daily Operation-Related Emissions Summary
(pounds per day)

	CO	NO_x	ROG	SO_2	PM_{10}	$PM_{2.5}$
Total Emissions	81.08	19.42	14.83	0.11	7.17	2.31
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00

Source: CalEEMod version 2013.2.2. Table K, "Air Quality and Global Climate Change Impact Analysis, Jul Residential Development Project," Vista Environmental, December 10, 2013.

Localized Impacts to Sensitive Receptors

Although operation of the proposed project is not expected to exceed SCAQMD thresholds, it may have an impact on air quality immediately adjacent to the proposed project. Ongoing emissions will be generated by architectural coatings off-gassing, landscaping equipment emissions, natural gas appliance emissions, and on-site vehicular emissions. Given the residential nature of the project, the principal source of operational emissions will be vehicles traveling on roadways away from the project site. However, these emissions will be spread over a large area and combined with other existing mobile sources, and therefore will not result in localized air quality impacts to sensitive receptors or in close proximity to the subject property. Additionally, as described in the project-specific Traffic Study, project-generated traffic is not anticipated to decrease the Level of Service (LOS) at any analyzed intersection to LOS E or worse, which is often indicative of high carbon monoxide concentrations in a localized area. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations on the roadway network. Operation of the proposed project will have less than significant impacts on local air quality and sensitive receptors.

Non-Attainment and Cumulative Impacts

The Coachella Valley, in which the project is located, is classified by the Environmental Protection Agency (EPA) as a non-attainment area for PM_{10} and ozone. As shown in Table 2 above, emissions modeling found that the proposed project can be expected to result in localized significant emissions of PM_{10} and $PM_{2.5}$ during construction. These impacts will contribute to cumulative impacts of non-attainment pollutants; however, they will be mitigated to less than significant levels with implementation of the mitigation measures described below.

Mitigation Measures

MM III-1 Site preparation and grading shall be limited to an area to 5 acres or less on a daily basis.

MM III-2 All site preparation and grading activities shall comply with all applicable measures listed in SCAQMD Rule 403 to control fugitive dust, including the application of water to all exposed surfaces, a minimum of three times per day throughout the duration of site preparation and grading operations.

f) ***Less Than Significant Impact.*** Objectionable odors, including those emitted by diesel-operated vehicles and the application of asphalt pavement and paints/solvents, may be emitted during the construction phase of the project. However, these impacts will be temporary and infrequent.

Given the residential nature of the project, long-term operation is not expected to generate significant odors. Potential odor sources may include trash storage areas for multi-family residential units; however permanent trash enclosures will be required to comply with City regulations, and adverse impacts will be less than significant.

IV. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion of Impacts

A project-specific raptor and passerine study was prepared for the project and is provided in Appendix B("Passerine & Raptor Nesting Census," NOREAS, November 2013).

a-f) ***No Impact.*** The subject property is located in an urban area and surrounded on all sides by development, including single- and multi-family residential neighborhoods, commercial retail (shopping mall), paved roadways, and parking lots. The site is currently vacant, but contains remnants of concrete hardstands, structural foundations, and a taxiway (see Section V, Cultural Resources). In more recent years, it has been further disturbed by off-road vehicle use, pedestrian use, and trash dumping. The ground surface consists of sandy soils with sparse vegetation, the majority of which is dominated by creosote and Burrow weed.

An onsite biological survey was prepared in 2004 in conjunction with a previously proposed project (James W. Cornett, December 12, 2004). Additionally, a records search and onsite avian and raptor survey was conducted on the property and immediate vicinity in November 2013. Neither study identified sensitive or special-status species onsite. Small mammal burrows were seen throughout, but they were of poor quality. No sign of burrowing owls or other species of nesting raptors or passerines was observed, and no nesting activity of any avian species was found.

The property does not contain any streams, riparian habitat, marshes, protected wetlands, or other waters or related habitat.

The subject property is surrounded by roadways and development and has been heavily disturbed by human activity. As such, it does not function as a migratory wildlife corridor or nursery site. It does not contain any trees or other biological species or features that are protected by local policies or ordinances, and the proposed project will not conflict with any such policies.

The project will not conflict with the policies or intent of a habitat conservation plan or natural community conservation plan. The property is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP), and therefore is subject to payment of the City's Local Development Mitigation Fee, which will mitigate potential impacts to covered species.

The project site is not within or adjacent to a CVMSHCP-designated Conservation Area, so no additional mitigation measures or provisions are required. It is not located within the reservation of the Agua Caliente Band of Cahuilla Indians, and therefore is not subject to the Tribal Habitat Conservation Plan (HCP).

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion of Impacts

a) Less Than Significant Impact With Mitigation Incorporated.

2004 Site Survey

In 2004, a cultural resources survey was prepared for the subject property in conjunction with a development proposal ("Historical/Archaeological Resources Survey Report for The Aqua Project," CRM Tech, December 7, 2004). The survey consisted of a records search, historical search, consultation with the Agua Caliente Band of Cahuilla Indians, and a field survey of the property. The report indicated that no historical resources were previously recorded within or adjacent to the site, and none were discovered during the field survey. A nondescript dirt road and four "likely modern concrete foundations" were observed, but no further study was recommended.

2006 Findings

In 2006, the City was made aware of the presence of five historic features onsite dating to World War II ("Proposal to the Palm Springs Board of Historic Site Preservation," James Toenjes, June 13, 2006). The information was investigated and confirmed by the project historian (letter from Bai "Tom" Tang, CRM Tech, to Greg Trousdell, Palm Springs Modern Homes, July 14, 2006).

All documentation described above is included in Appendix C of this document.

The ultimate findings were that the subject property contains three (3) World War II-era airplane "hardstands" or "tie-downs," remnants of an asphalt taxiway, and a structural foundation. The features were part of a larger Palm Springs air base that supported military aircraft efforts during WWII. The hardstands consist of circular concrete structures approximately 60 feet in diameter and flush with the surrounding ground surface. Two of the hardstands are intact, and one has been partially destroyed. The taxiway is discernible but has been disrupted by development and construction activity in the

surrounding area. The foundation of a demolished building near the northern property boundary has less historic integrity than the other features.

The project historian determined that the historic integrity of the features has been lost as a result of nearby development over many years, and the features are not eligible for listing on the National Register of Historic Places or the California Register of Historic Places. It was suggested that the hardstands and taxiway could be designated as a City of Palm Springs Class 1 historic site because they represent some of the last remaining relics associated with the City's contribution to WWII. However, such action was not taken, and none of the features are included on the City's list of Class 1 and Class 2 Historic Sites and Historic Districts (December 2, 2013). Another such feature has been designated a Class 1 historic site, but is not part of the proposed project (Easemor Circle).

Other suggestions offered by the project historian for acknowledging the importance of the features include completing a comprehensive recordation program and establishing a commemorative plaque in an onsite location. The recordation program would preserve important historic data about the site and include photo documentation, scaled drawings, site mapping based on current aerial photography, compilation of site history, and limited archaeological excavation to determine depth and subsurface construction methods.

The proposed project will demolish the above-described features through earthwork and construction, and the features will be lost. This represents a potentially significant impact which requires mitigation. To mitigate the project's impacts to the historic features, the following mitigation measures shall be implemented.

Mitigation Measures

MM V-1 Prior to any ground disturbing activity, the applicant shall contract with a City-approved historian to prepare a comprehensive recordation program of the historic features onsite. The program shall include photo documentation, scaled drawing(s) of a typical hardstand, systematic site mapping on the basis of current aerial photographs, compilation of the site's history, and limited archaeological excavation to probe the depth and subsurface construction of the primary features. All documentation shall be provided to and archived by the City.

MM V-2 A commemorative plaque describing the importance of the site's historic features shall be constructed and installed within the small open space area proposed at the southwest corner of the project. The plaque shall be maintained by the project's Homeowner's Association.

b) ***Less Than Significant Impact.*** Prehistoric resources, such as habitation areas, pottery scatters and lithic workshops associated with the Agua Caliente Band of Cahuilla Indians are known to occur in the Palm Springs area. However, the highest likelihood for occurrence is in the San Jacinto Mountains and foothills (General Plan Figure 5-5). The subject property has been disturbed by previous development, and is located on the valley floor. As a result the site has a low likelihood of containing prehistoric resources. None were observed or documented in the 2004 cultural resources study for the property.

c) ***No Impact.*** The subject property is not known to contain unique paleontological or geologic features and has been heavily disturbed by historic and recent use. No adverse impacts resulting from the project are anticipated.

d) ***Less Than Significant Impact.*** No cemeteries or human remains are known to occur onsite, and given that the property has been disturbed for many decades, it is unlikely that human remains will be uncovered during project development.

Should human remains be uncovered, California law requires that all development activity be suspended, and that the procedures established in Public Resources Code 5097.94 be followed to determine the disposition of the remains. Compliance with the law will reduce potential adverse impacts to less than significant levels.

VI. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion of Impacts

A project-specific Geotechnical Investigation from the previously proposed project has been prepared for the project site (Appendix F, "Geotechnical Investigation, Proposed 24-Acre Condominium Complex," Sladden Engineering, April 30, 2003). The following discussion is based on that analysis.

a.i) ***No Impact.*** The subject property is not located in an Alquist-Priolo Earthquake Fault Zone, and no impacts associated with fault rupture will occur onsite. The nearest Alquist-Priolo

Zone is located along the Banning Pass Fault, approximately 7 miles north of the subject property.

a.ii) ***Less Than Significant Impact.*** Numerous active earthquake faults are located in the Coachella Valley region, and severe ground shaking can occur from earthquakes originating on local and regional faults. Onsite structures will be subjected to ground shaking impacts and could sustain mild to significant damage. At a minimum, all buildings must be constructed in accordance with the most recent edition of the California Building Code (CBC) to provide collapse-resistant design. This standard requirement ensures that impacts associated with seismic ground shaking are less than significant.

a.iii) ***Less Than Significant Impact.*** The subject property is located on the valley floor, and its near surface soils consist of fine- to coarse-grained alluvial sands. For liquefaction to occur, groundwater levels must be within 50 feet of the ground surface. Onsite groundwater depths are estimated to be in excess of 100 feet below the ground surface at the project site, and therefore the potential for liquefaction to occur is considered low. Project-specific geotechnical analysis will be required by the City as part of the grading and building permit process. This analysis will provide foundation design recommendations based on site-specific and project-specific analysis. This standard requirement ensures that impacts associated with liquefaction are less than significant.

a.iv) ***No Impact.*** The proposed project site is located on the valley floor. It consists of, and is surrounded by, relatively flat terrain. The nearest hillsides and mountainous slopes are approximately 2½ miles west and south of the property. No impacts associated with landslides will occur (General Plan Figure 6-2).

b) ***Less Than Significant Impact.*** The proposed project will require grading, paving, and other ground disturbance by heavy machinery. However, the terrain is largely flat with sparse vegetation, and the site has been graded and developed in the past (see Section V, Cultural Resources); therefore, grading impacts are expected to be less than significant.

The project will be required to comply with the requirements of the National Pollution Discharge Elimination System (NPDES) and the Best Management Practices (BMP) set forth in the project-specific Water Quality Management Plan (WQMP). The project proposes an underground storm water conveyance system and the use of pavers on internal streets which will minimize soil erosion after construction. A Notice of Intent to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. The project requires preparation and implementation of a Stormwater Pollution Prevention Plan. The City's standard requirements ensure that impacts associated with soil erosion are less than significant.

c) ***Less Than Significant Impact.*** As described in VI.a, above, the site is not susceptible to liquefaction due to groundwater depths estimated to be in excess of 100 feet. The site is not susceptible to landslide due to its distance from mountainous slopes and foothills.

The geotechnical report prepared in 2003 for the previously proposed project on the subject property, contained within Appendix F of this Initial Study considered the soil conditions as they relate to the construction of residential units. Given that onsite physical

conditions are largely unchanged since the report was prepared, its design and engineering guidelines are consistent with what can be expected for the proposed project.

The report indicates that the site contains loose, dry, and potentially compressible surface soils, underlain by firm soils and density that generally increases with depth. Surface soils may be susceptible to settlement. Remedial grading within building areas, including extensive site watering and recompaction of primary foundation bearing soils, will be required to adequately compact surface soils. As previously described, site- and project-specific geotechnical analysis will be required by the City for the grading and building permit process. This standard requirement ensures that impacts associated with settlement are less than significant.

d) ***No Impact.*** No adverse impacts associated with expansive soils will occur. Surface soils are non-expansive and fall within the "very low" expansion category of the Uniform Building Code classification system. ("Geotechnical Investigation, Proposed 24-Acre Condominium Complex," Sladden Engineering, April 30, 2003)

e) ***No Impact.*** The proposed project will connect to the City's existing sewer system. No septic tanks or alternative wastewater disposal systems are proposed. No adverse impacts will occur.

VII. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion of Impacts

An air quality impact analysis, which includes analysis of greenhouse gas emissions, was prepared for the proposed project and is provided in Appendix A ("Air Quality and Global Climate Change Impact Analysis, Jul Residential Development Project," Vista Environmental, December 10, 2013).

a-b) ***Less Than Significant Impact.*** The proposed project will generate greenhouse gas (GHG) emissions during both the construction and operational phases of the project. Construction emissions will be generated by a variety of sources, including the operation of construction equipment and energy usage. Construction impacts will be temporary and will end once the project is complete. Typically, they can be minimized by limiting idling times, proper maintenance of heavy machinery, and efficient scheduling of construction activities. Long-term operation of the project will generate GHG emissions from area sources, energy and water usage, mobile sources, and waste disposal.

The California Emissions Estimator Model (CalEEMod Version 2013.2.2) was used to estimate greenhouse gases emitted by the project (see Appendix A). The table below summarizes estimated annual unmitigated GHG emissions generated by the project.

Table 4
Estimated Project-Generated GHG Annual Emissions

	Emissions (metric tons per year)					
Category	**Bio-CO_2**	**NonBio-CO_2**	**Total CO_2**	**CH_4**	**N_2O**	**CO_2e**
Area Sources	0.00	64.54	64.54	0.01	0.00	65.01
Energy Usage	0.00	588.41	588.41	0.02	0.01	591.28
Mobile Sources	0.00	1,504.05	1,504.05	0.06	0.00	1,505.22
Solid Waste	28.71	0.00	28.71	1.70	0.00	64.33
Water/Wastewater	3.93	70.94	74.87	0.41	0.01	86.57
Construction	0.00	24.64	24.64	0.01	0.00	24.75
Total Emissions:	32.64	2,252.58	2,285.22	2.21	0.02	**2,337.16**

Source: Table L, "Air Quality and Global Climate Change Impact Analysis, Jul Residential Development Project," Vista Environmental, December 10, 2013.
Results generated by CalEEMod Version 2013.2.2 for year 2015.

There are currently no adopted thresholds of significance for greenhouse gas emissions. The project will be required to comply with standards and regulations for reducing GHG emissions. State legislation, including AB32, aims for the reduction of greenhouse gases to

1990 levels by 2000. Statewide programs and standards, including new fuel-efficient standards for cars and expanding the use of renewable energies, will help reduce GHG emissions over the long-term. The City has also implemented a number of measures to reduce greenhouse gas emissions and is currently completing a Climate Action Plan. The proposed project will be required to comply with Title 24 of the California Building Code, which in 2014 requires a further 30% reduction in energy use for construction. These and standard requirements and City initiatives will reduce GHG emissions from the project once implemented.

VII. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion of Impacts

a-b) ***Less Than Significant Impact.*** The proposed project will result in the development of a medium density neighborhood with two community swimming pools.

Limited quantities of paints, solvents, architectural coatings, and similar chemical agents will be transported to the site and used during the construction process. A vehicle staging area will be used during the construction phase of the project to minimize potential fuel or oil spills and the risk of explosion or accidental chemical release. The project will be required to adhere to applicable local, State, and federal laws pertaining to occupational safety and disposal of hazardous materials.

Over the long-term, residents will store and use chemicals for routine household and landscaping purposes, and chemicals such as chlorine will be stored and used for swimming pool operation and maintenance. However, none of these will be used in sufficient quantities as to pose a threat to humans or cause a foreseeable chemical release into the environment.

c) ***No Impact.*** Schools located within one-quarter mile of the subject property include Palm Springs High School at 2401 E. Baristo Road and Ramon Alternative Center at 2248 E. Ramon Road, both of which are located southwest of the project site. The transport and usage of hazardous materials associated with the project will be limited and typical of a residential neighborhood. No impacts to the nearby schools are anticipated.

d) ***No Impact.*** The subject property is not listed as a hazardous materials site, cleanup site, or hazardous waste facility and, therefore, the proposed project will not create a significant hazard to the public or environment. (Envirostor map database, California Department of Toxic Substances Control, 2013).

e) ***Less Than Significant Impact.*** The Palm Springs International Airport is located approximately ½-mile east of the subject property, and the subject property is located in Zone E of the Riverside County Land Use Compatibility Map for the airport (Map PS-1, Riverside County Airport Land Use Compatibility Plan, Volume 1, Oct. 14, 2004). Zone E represents "other airport environs" for which there are no limits on residential densities or requirements for open land. Airspace review is required only for objects greater than 100 feet in height. Structures proposed by the project will be limited in height to two- and three-story residences less than 100 feet in height. The proposed project will be compatible with the provisions of the Plan and is not expected to create a safety hazard for people working or residing in the area.

f) ***No Impact.*** The project site is not located in the vicinity of a private airstrip and, therefore, will not result in a safety hazard for people working or residing in the project area.

g) ***Less Than Significant Impact.*** The proposed project will not interfere with an emergency response or evacuation plan. The site is located in an urban area and will be accessed by the existing roadway network (Baristo Road and S. Louella Road). Private internal roads will be required to provide adequate turn-around space for emergency vehicles, and gated entrances will be accessible to emergency personnel. A construction traffic plan will be required to assure that the project does not physically interfere with emergency access during the construction phase.

h) ***No Impact.*** The subject property is located in an urban area and surrounded on all sides

by development. The nearest wildlands are the foothills of the San Jacinto Mountains, approximately 2 ½ miles south and west of the project site. The property is not susceptible to wildfire hazards, and the proposed project will not expose people or structures to significant risks associated with wildland fires.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion of Impacts

A project-specific Water Quality Management Plan was prepared for the project and is provided in Appendix D ("Preliminary Water Quality Management Plan, Jul," The Altum Group, December 10, 2013). It includes a Hydrology Report (Appendix E, "Preliminary Hydrology Report," The Altum Group, December 9, 2013) as well as a Geotechnical Investigation from the previously proposed project (Appendix F, "Geotechnical Investigation, Proposed 24-Acre Condominium Complex," Sladden Engineering, April 30, 2003).

a) ***Less Than Significant Impact.*** The proposed project will comply with all applicable local, State, and federal water quality standards and wastewater discharge requirements. The project will be connected to existing sewer lines near the proposed entry at Baristo Road, and wastewater will be transported to, and processed at the City's Wastewater Treatment Plant (WTP). The WTP complies with the requirements of the Regional Water Quality Control Board pertaining to water quality standards and waste discharge.

The project-specific Water Quality Management Plan (WQMP) identifies a wide range of Best Management Practices (BMPs) that will be built into the project to minimize the pollutant load associated with urban runoff, and assure the project will comply with the requirements of the City and the Regional Water Quality Control Board. A storm drain system and retention basin will serve as the principal BMP methods for managing water quality. As a result of these standard requirements, the impacts associated with water quality will be less than significant.

b) ***Less Than Significant Impact.*** The proposed project will increase the demand for water supplies and services, but will not substantially deplete water supplies or interfere with groundwater recharge. In the short-term, water will be required during site grading. At buildout, the project will include dwelling units and two community swimming pools that will require water supplies and services. The project will connect to existing water lines at Paseo Florida and at the main entry at Baristo Road. No new wells or additional water infrastructure are proposed.

The Desert Water Agency (DWA) provides domestic water to the project area. Its primary source of water is groundwater extracted by deep wells, which is replenished with Colorado River Water; a lesser amount of water comes from regional mountain streams. DWA is a participant in the Coachella Valley Regional Water Management Group that prepared an Integrated Regional Water Management Plan (draft WMP, November 2013). The WMP indicates that long-term demand for potable water is expected to

increase throughout the region; however, with continued conservation measures and replenishment of groundwater, sufficient supplies will be available to meet demand. The proposed project will be required to comply with DWA's and the City's water-efficiency requirements, including the use of drought tolerant planting materials and limited irrigation for landscaping. The implementation of City and DWA conservation requirements will assure that impacts associated with water supplies will be less than significant.

c-e) ***Less Than Significant Impact.*** The project is not expected to result in erosion, siltation, or flooding on or off-site, or generate runoff that exceeds the capacity of planned or existing drainage facilities. The subject property is generally flat and slopes slightly from northwest to southeast. No streams or rivers are located on-site. Post-development impervious area is estimated at 16.5 acres (approximately 68%) of the site; pavers will be used on interior streets to reduce the amount of impervious surfaces.

Historical drainage paths will be largely maintained at project buildout. Stormwater flows will be conveyed through an underground storm drain system to a retention basin at the southeast corner of the property. The retention basin is designed to retain 100-year stormwater flows. In addition to on-site retention, which is the City's typical requirement for projects not located adjacent to existing storm drains, the project may be required to install lateral 20CA in the Baristo Road right-of-way, from Compadre Road to El Cielo Road, as planned in the City's Master Drainage Plan. Should the City impose this requirement, the lateral will be plugged for future use, until another lateral is constructed, ultimately connecting the project to an existing storm drain on Ramon Road.

f) ***Less Than Significant Impact.*** As described in VIII.a, above, the project will be required to comply with all applicable water quality standards. It will incorporate a range of Best Management Practices (BMPs), including an onsite underground storm drain system, to minimize potential water quality degradation. As a result of the City's standard requirements, impacts will be less than significant.

g, h) ***No Impact.*** The proposed project is not located in a 100-year floodplain and will not place housing or other structures in an area that would impede or redirect flows. According to Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the subject property is located in Zone X, which represents "other areas – areas determined to be outside the 0.2% annual chance floodplain." (FIRM Map No. 06065C1559G, August 28,2008).

i,j) ***No Impact.*** The project area is not located near any bodies of water that would cause it to be inundated as a result of dam or levee failure or seiche. It is outside the dam inundation pathway for the Tachevah Creek Detention Reservoir (General Plan Figure 6-5). The property is relatively flat and located approximately 2½ miles from the nearest mountain foothills, and therefore is not susceptible to mudflow. Given its distance from the Pacific Ocean, the property is not subject to tsunamis.

IX. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

Discussion of Impacts

a) ***No Impact.*** The proposed project will not physically divide an established community. It is vacant and surrounded by urban development, including residential and commercial land uses. The proposed single- and multi-family residential uses are compatible with existing residential development to the north, east, and south.

b) ***No Impact.*** The proposed project is consistent with current land use designations. The project proposes dwelling units on 24± acres, which yields a density of 8 dwelling units per acre and is consistent with the Medium Density Residential General Plan designation. It is also consistent with the Planned Development (PD) zoning designation, which allows some flexibility in zoning provisions, such as height limits and setback requirements. No conflict with land use plans will occur.

c) ***Less Than Significant Impact.*** In 2008, numerous regional agencies, including the City of Palm Springs, adopted the Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan (CV MSHCP). The subject property is located within the boundaries of the CV MSHCP, and the project will be required to pay the City's Local Development Mitigation Fee. The project is not located within or adjacent to a designated CV MSHCP Conservation Area, and therefore, no further mitigation is required.

X. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion of Impacts

a-b) ***No Impact.*** The subject property is not known to contain mineral resources. It is surrounded by urban development and designated for residential land uses in the City's General Plan. It is not identified as containing any important mineral resources by the California Division of Mines and Geology. No adverse impacts to mineral resources will occur. (General Plan Figure 5-3)(Mineral Land Classification Map, Aggregate Resources Only, Palm Springs Production-Consumption Region," California Division of Mines and Geology, 1987)

XI. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion of Impacts

A project-specific Noise Impact Analysis was prepared in December 2013 to evaluate the existing noise environment in the project area and potential noise impacts generated by the proposed project. ("Noise Impact Analysis, Jul Residential Development Project," Vista Environmental, December 10, 2013)(see Appendix G).

a) Less Than Significant Impact With Mitigation.

Existing Noise Environment

Noise measurements taken in the project area as part of the Noise Impact Analysis exceed the City's acceptable noise standards of 60 dBA CNEL for single-family residences and 65 dBA CNEL for multi-family residences. The principal noise sources in the area are vehicular traffic on nearby roadways and to a minor extent because of its current vacancies, activity at the Palm Springs Mall. The nearest sensitive receptors are multi-family residences immediately east of the subject property (Sun Dial).

Construction Noise

The proposed project will generate noise during both the construction and operational phases of the project. During the construction phase, noise will be generated by heavy construction machinery and equipment, such as excavators, dozers, loaders, scrapers, and pavers. Construction activity could occur as near as 45 feet to Sun Dial residences, and short-term impacts could temporarily exceed acceptable noise thresholds. However, these impacts will be short-lived and temporary. The Municipal Code exempts construction activities, when conducted during permitted time frames, from short term, short duration noise standards.

The City will require that construction activity comply with Section 8.04.220 of the City's Municipal Code, which limits construction activity to between 7 a.m. to 7 p.m. on weekdays, and between 8 a.m. to 5 p.m. on Saturdays, with no activity permitted on Sundays and holidays. These City requirements will control the noise impacts to the less sensitive daytime hours. This standard requirement will assure that the short term impacts of construction noise will be less than significant.

Operational Noise

Noise levels generated over the long-term operational phase will be consistent with a medium-density residential neighborhood. Noise sources will include typical household appliances, landscape maintenance equipment, and vehicles traveling in and around the site. Long-term noise impacts generated by the project will be less than significant.

The project proposes residential uses adjacent to Tahquitz Canyon Way, Farrell Drive, and Baristo Road, and vehicular traffic on these roads may create noise levels that exceed City standards at the proposed residences. The City's standard for acceptable noise levels is 60 dBA CNEL for the exterior of single-family homes and 65 dBA CNEL for the exterior of multi-family homes. Single- and multi-family homes will be designed in accordance with the California Building Code noise insulation standards, which require that interior noise levels of single- and multi-family homes do not exceed 45 dBA CNEL from outside noise sources. The Noise Impact Analysis demonstrates that traffic noise could exceed these levels. This would represent a potential significant impact that requires mitigation. Implementation of the following mitigation measures will reduce potential noise impacts to acceptable levels.

Mitigation Measures

MM XI-1 A minimum 6-foot high sound wall shall be constructed along the rear yard property line of all single-family residential lots adjacent to Farrell Drive.

MM XI-2 A minimum 4-foot high sound wall shall be constructed along the rear yard property line of all single-family residential lots adjacent to Baristo Road.

MM XI-3 All residences shall be designed for a "windows closed" condition, which requires a means of mechanical ventilation per Chapter 12, Section 1205 of the Uniform Building Code. This shall be achieved with a standard forced air conditioning and heating system with a filtered outside air intake vent for each residential unit.

b) ***Less Than Significant Impact.*** The primary source of vibration during construction is expected to be from the operation of heavy equipment, such as bulldozers. Based on the analysis in the Noise Study, vibration levels will be infrequent, temporary, and below thresholds of perception for transient sources. No groundborne vibrations are anticipated during the operational phase of the project. Impacts will be less than significant, and no mitigation is required.

c) ***Less Than Significant Impact.*** As described in XI.a, above, permanent increases in ambient noise levels will be less than significant. The project's primary permanent noise source will be vehicles traveling to and from the site. Proposed residential land uses are consistent with surrounding land uses, and the vehicle mix will be consistent with vehicles already traveling on area roadways. The Traffic Impact Analysis demonstrates that the project's additional vehicular traffic would not result in a substantial permanent increase in ambient noise levels under existing conditions, Opening Year 2016, or Horizon Year 2035.

Other permanent noise sources will be typical of a medium-density residential neighborhood and may include household appliances and lawn maintenance equipment, which are not known to generate high ambient noise levels.

d) ***Less Than Significant Impact.*** As described in XI.a, above, temporary noise generated during the construction phase of the proposed project could exceed acceptable noise levels, particularly during site preparation. Primary noise sources will be heavy equipment, some of which will operate in relatively close proximity to sensitive receptors. These impacts, however, will be periodic and temporary, and are allowed in the City's Municipal Code, as long as they occur during specified daytime hours. The City's standards will assure that impacts are less than significant.

e) ***Less Than Significant Impact.*** The Palm Springs International Airport is located approximately ½ mile east of the subject property. However, the subject property is located outside of the 60 dBA CNEL noise contours of the airport (General Plan Figure 8-6). Runway and taxiway orientation is roughly parallel to the proposed project, resulting in no overflights. The project will not interfere with any flight path or airport operations, and will not expose people residing or working in the project area to excessive noise levels from aircraft.

f) ***No Impact.*** The subject property is not located in the vicinity of a private airstrip, and no impacts associated with such a noise source will occur.

XII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion of Impacts

a) ***Less Than Significant Impact.*** The project will not induce substantial population growth, either directly or indirectly. The project proposes the development of 72 single-family and 114 multi-family dwelling units. Based on the City's average household size of 1.93 persons (2010 U.S. Census), the project will have a population of approximately 359 residents at buildout. This represents less than one percent of the City's total population (44,552 persons, 2010 U.S. Census). This increase in population can be expected to be consistent with natural growth in the City, and will not induce growth either directly or indirectly.

No major infrastructure extensions will be required. Access will be taken from existing roads (Baristo and Louella Roads), and the project will connect to existing utility infrastructure located immediately adjacent to the project site.

b-c) ***No Impact.*** The subject property is vacant, and no demolition of existing housing or other structures will occur. No residents will be displaced, and no replacement housing will be required elsewhere.

XIII. PUBLIC SERVICES Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Discussion of Impacts

a-e) ***Less Than Significant Impact.*** The proposed project will generate a buildout population of approximately 359 residents, which represents a population increase of 0.8% to the City population (see Section XII.a). Project buildout will increase the demand for public services; however, given the relatively limited population increase, impacts are not expected to be substantial. New and/or expanded facilities are not anticipated.

Fire Protection
The Palm Springs Fire Department is responsible for local fire protection. The nearest fire station to the project site is Station 2 (442) at 300 N. El Cielo Road, approximately ½ mile to the northeast. Fire personnel will be able to reach the site within the target five-minute response time. Project plans will be reviewed by the Fire Department to ensure they meet applicable fire standards and regulations. Emergency personnel will be able to access the project's gated entrances as necessary through the installation of required Knox boxes.

Police Protection
The Palm Springs Police Department is located at 200 S. Civic Drive, approximately ¼ mile east of the subject property. Police will be able to access the gated entrances as needed, and the project will be required to comply with all Police Department regulations and procedures.

Schools
Public school services and facilities are provided by the Palm Springs Unified School District. The nearest schools to the project site are Palm Springs High School at 2401 E. Baristo Road, and Ramon Alternative Center at 2248 E. Ramon Road, both of which are

southwest of the subject property. Given the limited population anticipated at buildout, the number of students generated by the proposed project is not expected to result in the need for additional schools or facilities. The project will be required to pay State-mandated school fees to mitigate impacts to public schools.

Parks

The City's owns approximately 163.5 acres of public parks and 82.6 linear miles of trails. Additionally, there are 1,353.5 acres of public and private golf courses in the City (General Plan Tables 5-1 and 5-3). The project will increase the use of these facilities; however, the increase is not expected to be substantial, or result in the need for new or expanded facilities. The proposed project includes 3 community swimming pools, 2 spas, pedestrian paths, and a 0.33±-acre open space at the southwest corner of the site.

The City also implements Quimby Act requirements for parklands. Whether the proposed project is required to pay Quimby fees will be determined based on the project's recreational and public open space components, and whether these facilities meet the City's per capita requirements for park lands.

Other Public Facilities

The project will be accessed from existing roads (Baristo and Louella) and will connect to existing utility infrastructure. No new public roads or public transportation facilities will be required.

XIV. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion of Impacts

a-b) ***Less Than Significant Impact.*** Proposed onsite recreational amenities include 2 community swimming pools, 2 spas, pedestrian paths, and a 0.33±-acre open space area at the southwest corner of the site. The single-family lots will include private rear yards. At buildout, the proposed project will include an estimated population of 378 residents (see Section XII.a). Increased usage of local and regional parks and recreational facilities will occur; however, it is not anticipated to cause substantial deterioration of existing facilities or the need for new or expanded facilities.

XV. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion of Impacts

A Traffic Impact Study (TIS) was prepared in November 2013 to analyze potential traffic impacts of the proposed project and is provided in Appendix H ("Traffic Impact Study Update, Jul Residential Development," Arch Beach Consulting, November 15, 2013).

Proposed Circulation Plan

Two access locations will be provided for the proposed project: at the intersection of Baristo Road and Compadre Road, and on Louella Road, south of Tahquitz Canyon Way. Vehicular entrances at these locations will be gated, and all internal streets will be privately maintained. The project includes five (5) pedestrian gates: one (1) at each vehicular entryway, and three (3) at the northwest and southwest corners of the property. Guest parking spaces are located throughout the site, and a parking lot is provided at the southernmost project swimming pool.

Traffic Impact Study

A number of traffic scenarios were evaluated, including existing traffic conditions, existing plus project, opening year 2016 baseline, opening year 2016 plus project, buildout year 2035 baseline, and buildout year 2035 plus project.

The study analyzed potential impacts to 3 intersections in the immediate project vicinity:

1) Farrell Drive/Baristo Road,
2) Compadre Road/Baristo Road, and
3) Louella Road/Tahquitz Canyon Way.

The following discussions are based on the findings of the TIS.

a) ***Less Than Significant Impact.*** The project will generate additional traffic on area roads during construction and over the long-term. Construction traffic will include heavy trucks carrying construction equipment, water trucks, delivery vehicles, and personal vehicles of construction workers. However, construction-related impacts will be temporary and will end once construction is complete. Construction signage, barricades, and lighting will be required to comply with City and State standards.

Long-term project-related traffic volumes will be generated by residents driving to and from their homes. At buildout, the project is estimated to generate a total of 1,386 daily trips, including 108 during the AM peak hour and 136 during the PM peak hour.

Roads in the immediate project vicinity have available capacity to serve this increase. The General Plan Traffic Study analyzed levels of service on numerous arterials throughout the City. In the project vicinity, Baristo (from El Cielo Road to Farrell Drive) had a volume of 8,100 vehicles per day and a capacity of 13,000. This equates to a volume-to-capacity (V/C) ratio 0.63 and Level of Service B. Farrell Drive (north of Ramon Road) had a daily traffic volume of 16,000 and capacity of 35,900. Its V/C ratio was 0.45, and it operated at Level of Service A (Table 3.2, "General Plan Update Traffic Analysis," Parsons Brinckerhoff Quade & Douglas, Inc. May 25, 2007).

Although traffic volumes have risen since these traffic counts were measured, each of the roadway segments had substantial available ,capacity. The TIS for the proposed project identified LOS B and C at all studied intersections under current conditions, without the proposed project.

b) ***Less Than Significant Impact With Mitigation.*** The table below compares projected function at each analyzed intersection, defined in terms of Level of Service (LOS), for existing conditions and all other analyzed scenarios. The LOS scale ranges from LOS A to LOS F, with LOS A representing free-flowing traffic conditions and LOS F representing over-saturated traffic flow throughout the peak hour. The City's General Plan Circulation Element establishes a policy to provide and maintain LOS D or better at all intersections. Therefore, if the project causes an intersection to operate below LOS D, it can be considered a significant impact.

Table 5
Projected Level of Service (LOS) Summary

	Projected LOS (AM peak hour/PM peak hour)					
Intersection	**Existing**	**Existing Plus Project**	**2016 Without Project**	**2016 With Project**	**2035 Without Project**	**2035 With Project**
Farrell Dr/Baristo Rd	B/B	B/B	B/B	B/B	B/B	C/B
Compadre Rd/Baristo Rd NB approach	C/B	D/B	C/B	D/B	C/B	E/B
SB approach	does not exist	C/B	does not exist	C/B	does not exist	C/B
Louella/Tahquitz Cnyn Wy NB approach	C/C	C/C	C/C	C/C	C/D	C/C
SB approach	C/C	C/C	C/C	C/C	C/C	C/C

Source: "Traffic Impact Study Update, Jul Residential Development," Arch Beach Consulting, November 15, 2013.

The data indicate that all three area intersections are expected to function at acceptable Levels of Service (LOS D or better) during a.m. and p.m. peak hours for all project scenarios, except during "buildout year 2035 plus project" conditions. Under this scenario, the northbound approach at Compadre Road/Baristo Road is projected to operate at LOS E during the AM peak hour. However, with implementation of the improvements listed below, the intersection will operate at an acceptable Level of Service (LOS B).

Mitigation Measures

MM XV-1 Prior to the issuance of the first certificate of occupancy (or equivalent) within the proposed project, the following improvements shall be completed:

a. Provide a single southbound and northbound lane for site access.

b. Re-stripe the south side of Baristo Road to designate two eastbound through lanes of uniform width, as specified by the City Engineer (for at least 150 feet west of and 200 feet east of Compadre Road).

c. Replace the existing two-way stop control with all-way stop control.

d. Traffic striping plans shall be prepared by a California registered Civil Engineer and submitted to the Palm Springs Engineering Division for review and approval. All required striping improvements shall be completed in conjunction with required street improvements, to the satisfaction of the City Engineer.

As part of project approval, all internal circulation plans and site access plans will be subject to review and approval by the City Traffic Engineer. The project proponent will be required to pay traffic mitigation fees required by the City and contribute to regional transportation improvements.

c) ***No Impact.*** The Palm Springs International Airport is located approximately ½ mile east of the subject property. None of the improvements proposed by the project will adversely impact air traffic patterns, airport functions, or safety.

d) ***No Impact.*** The project does not propose any hazardous design features. Proposed residential land uses are compatible with surrounding development, and vehicles types will be compatible with those on surrounding streets.

e) ***No Impact.*** All automated vehicular gates will be outfitted with approved access switches for use by emergency personnel. The Fire Department will review development plans to assure that adequate turnaround space for emergency vehicles is provided. No adverse impacts are anticipated.

f) ***No Impact.*** The project proposes covered parking for each residential unit, guest parking spaces throughout the site, and a small parking lot at the southernmost community swimming pool. Parking requirements will be addressed through Zoning Code and Planned Development District standards.

g) ***No Impact.*** Sunline Transit Agency provides public transit services in the Coachella Valley. Lines 14 and 24 serve the immediate project area, and several bus stops are located on surrounding roadways, including bus stops immediately adjacent to the site on Farrell Drive. The project will not conflict with alternative transportation policies, plans, or programs.

XVI. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion of Impacts

a-e) Less Than Significant Impact.

Wastewater Treatment

Project-related impacts to wastewater treatment requirements and facilities will be less than significant. The proposed project will require construction of onsite sewer infrastructure that will be connected to existing sewer lines near the main entry at Baristo Road, and wastewater will be transported to the City's Wastewater Treatment Plant (WTP). The WTP has a capacity of 10.9 million gallons per day (mgd) and treats approximately 6 mgd; therefore, it has available capacity to serve new development.

The WTP implements all applicable requirements of the Colorado River Basin Regional Water Quality Control Board, and no exceedances of wastewater treatment requirements are anticipated.

Domestic Water

The Desert Water Agency (DWA) provides domestic water services to the subject property and vicinity. In 2013, the Coachella Valley Regional Water Management Group, of which DWA is a part, prepared its draft Integrated Regional Water Management Plan (IRWMP), an analysis and long-range plan addressing the region's domestic water needs. The IRWMP indicates that long-term demand for potable water is expected to increase throughout the region; however, conservation measures and groundwater replenishment programs will make it possible to meet increasing demand.

The proposed project will require construction of onsite domestic water infrastructure, including water lines that serve individual dwelling units, community pools, and irrigation systems. These improvements will connect to existing water lines at Paseo Florida and near the main entry at Baristo Road. No new wells or additional water infrastructure or entitlements will be required.

Stormwater Management

Impacts associated with project-related stormwater improvements are expected to be less than significant. The project proposes the construction of an onsite underground storm drain system to capture and convey onsite stormwater flows, and a stormwater retention basin at the southeast corner of the site to retain 100-year flows. The project may be required to construct a stormwater lateral within the Baristo Road right-of-way between Compadre Road and El Cielo Road, which is planned in the City's Master Drainage Plan and will provide connectivity to an existing lateral in Ramon Road.

f-g) ***Less Than Significant Impact.*** Palm Springs Disposal Services (PSDS) provides solid waste collection and disposal services to the City and will serve the proposed project. Solid waste is transported to Edom Hill Transfer Station in northern Cathedral City and distributed to several regional landfills that have adequate capacity to serve additional development. Facility operators, including PSDS and Burrtec, are required to meet all local, regional, state, and federal standards for solid waste disposal.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) Less Than Significant Impact With Mitigation Incorporated.

Biological Resources

The proposed project will not significantly reduce the habitat or population of a fish, wildlife, or plant species. The site is surrounded on all sides by urban development and has been disturbed by historic uses (see Cultural Resources, below) and recent vehicular and pedestrian traffic and trash dumping. No sensitive species or communities are known to occur onsite, and the quality of existing habitat is marginal.

Cultural Resources

As described in Section V, the proposed project will result in the elimination of several features that were part of a larger Palm Springs air base that supported military aircraft efforts during WWII. The features include two complete and one partial hardstand, a taxiway, and remnants of a structural foundation. The historic integrity of some of the features has been compromised as a result of development in the project vicinity, and none are designated as local, state, or national historic features. Nonetheless, they represent some of the last relics of the City's involvement in WWII. To mitigate the loss of

these features, a comprehensive recordation program and installation of a commemorative plaque will be required. With implementation of these mitigation measures, impacts to cultural resources will be less than significant.

b) ***Less Than Significant Impact With Mitigation Incorporated.*** The proposed project will contribute, to a limited extent, to the cumulative impacts of development in the City and broader Coachella Valley region. Project construction, particularly site preparation, will contribute to regional exceedances of PM_{10}; however, these impacts will be mitigated to less than significant levels through implementation of numerous site preparation and grading requirements that minimize fugitive dust. Over the long-term, project-generated traffic will contribute to worsening levels-of-service at the intersection of Baristo and Compadre Roads, but mitigation measures requiring roadway improvements will reduce impacts to acceptable levels.

c) ***Less Than Significant Impacts with Mitigation Incorporated.*** As described in the geotechnical report, the site contains dry, loose, and potentially compressible soils that may be subject to settlement. Proper site preparation and compaction techniques will be required to minimize potential structural damage and associated hazards to residents. Project-related impacts to air quality and noise can be mitigated to less than significant levels. With implementation of mitigation measures, the project will result in less than significant impacts to human beings.

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The following Appendices are available at the Planning Department, City of Palm Springs City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262

Appendix A: "Air Quality and Global Climate Change Impact Analysis, Jul Residential Development Project," Vista Environmental, December 10, 2013.

Appendix B: "Passerine & Raptor Nesting Census for Palm Springs Project, Riverside County, California," NOREAS, November 2013.

Appendix C: "Historical/Archaeological Resources Survey Report for The Aqua Project," CRM Tech, December 7, 2004. "Proposal to the Palm Springs Board of Historic Site Preservation," James Toenjes, June 13, 2006. Letter from Bai "Tom" Tang, CRM Tech, to Greg Trousdell, Palm Springs Modern Homes, July 14, 2006

Appendix D: "Preliminary Water Quality Management Plan for Jul," The Altum Group, December 10, 2013.

Appendix E: "Jul Preliminary Hydrology Report," The Altum Group, December 9, 2013.

Appendix F: "Geotechnical Investigation, Proposed 24-Acre Condominium Complex, NEC Baristo Road and Farrell Drive, Palm Springs, California," Sladden Engineering, April 30, 2003.

Appendix G: "Noise Impact Analysis, Jul Residential Development Project," Vista Environmental, December 10, 2013.

Appendix H: "Traffic Impact Study Update, Jul Residential Development," Arch Beach Consulting, November 15, 2013.

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Minutes of March 10, 2014

CALL TO ORDER: Chair Secoy-Jensen called the meeting to order at 3:00 pm.

ROLL CALL:

Committee Members Present:	Cassady, Fredricks, Hirschbein, Purnel, Song, Vice-Chair Fauber and Chair Secoy-Jensen
Committee Members Absent:	None
Planning Commissioner Present:	J.R. Roberts
Also Present:	Director Wheeler and Assistant Planner Mlaker

REPORT OF THE POSTING OF AGENDA: The Agenda is available for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter by 5 pm on Wednesday, March 5, 2014.

ACCEPTANCE OF THE AGENDA: The agenda was accepted, as presented.

PUBLIC COMMENTS: No comments were received.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: FEBRUARY 24, 2014

M/S/C (Secoy-Jensen/Fredricks, 4-0-3 absent Hirschbein, Purnel, Song) Approve the Architectural Advisory Committee Minutes of February 24, 2014.

UNFINISHED BUSINESS:

2. FAMILY DEVELOPMENT, LLC, FOR A PRELIMINARY PLANNED DEVELOPMENT DISTRICT COMPRISED OF 70 SINGLE FAMILY UNITS ON

INDIVIDUAL LOTS AND 114 MULTI-FAMILY UNITS IN A GATED COMMUNITY ON ROUGHLY 24 ACRES LOCATED AT THE SOUTHEAST CORNER OF TAHQUITZ CANYON DRIVE AND FARRELL DRIVE, ZONE PD 71A/232 AND A TENTATIVE TRACT MAP (36689) TO SUBDIVIDE THE 24 ACRE SITE INTO INDIVIDUAL LOTS (CASE 5.1046 PDD 232). (KL)

Director Wheeler gave a staff report summarizing changes made by the applicant since the last meeting: some guest parking added, wall moved off perimeter on Tahquitz, 3rd pool added and one moved, 2/3 of tandem parking eliminated, Louella entrance improved, some sidewalks added. Staff issues of solid walls on Farrell and Baristo and use of tandem parking remain.

COMMITTEE MEMBER FREDRICKS questioned precedent for tandem parking.

VICE-CHAIR FAUBER asked if we had traffic counts at Baristo and Farrell.

RUDY HERRERA, APPLICANT, stated that 2/3 units have no tandem parking. If tandem not approved, he will assign outdoor parking spaces to units.

COMMITTEE MEMBER SONG wants to understand the sidewalks between the buildings.

RUDY HERRERA, APPLICANT, responded that paths are to show connectivity through the site.

COMMITTEE MEMBER SONG asked about design intent at the Baristo entrance.

RUDY HERRERA, APPLICANT, commented that the dog park will be located on the private side.

COMMITTEE MEMBER SONG commented that the center diagonal should look through to the rear open space or front of building.

CHAIR SECOY-JENSEN asked if the dog park is fenced. She is struggling with the need for gated communities.

RUDY HERRERA, APPLICANT, said that they are more popular - Sol, Escena and Morrision - for safety.

COMMITTEE MEMBER FREDRICKS noted that one guest parking is needed for each 4 for multi-family units, therefore need 29 and only 25 are proposed.

RUDY HERRERA, APPLICANT, responded that they will exceed the code.

VICE-CHAIR FAUBER commented that guest parking is not evenly distributed.

CHAIR SECOY-JENSEN commented that on Farrell, single-family homes face the street on both sides and has concerns of neighbors on Baristo.

RUDY HERRERA, APPLICANT, said they held a neighborhood meeting in November and they said they wanted a wall on Baristo.

COMMITTEE MEMBER HIRSCHBEIN questioned traffic access on Farrell.

DIRECTOR WHEELER confirmed that the Traffic Engineer is opposed.

COMMITTEE MEMBER HIRSCHBEIN commented that the landscape depth is good on three street sides. Three pools for 114 units are too sparse. Other locations are available for pools. "End piece" landscaping or centered building at the diagonal is good.

COMMITTEE MEMBER FREDRICKS asked if the roof top decks have been removed from the multi-family.

RUDY HERRERA, APPLICANT, responded that yes they want to keep the roof deck as an option of single-family units.

COMMITTEE MEMBER FREDRICKS said to consider moving the buildings to the north. This would allow for a larger (7') landscape area on Baristo.

RUDY HERRERA, APPLICANT, said they would like to keep 5000 square-foot lots.

COMMITTEE MEMBER FREDRICKS questioned if it's possible to move the interior street to the north.

RUDY HERRERA, APPLICANT, said it would require a study.

VICE-CHAIR FAUBER commented that the Tahquitz frontage is much improved.

RUDY HERRERA agreed.

VICE-CHAIR FAUBER noted an example, 48 @ Baristo which gives much better effect while leaving security.

RUDY HERRERA replied that their comments will be digested.

DIRECTOR WHEELER said that the Preliminary Planned Development District sets the site plan, not the color, material or landscape.

RUDY HERRERA stated that they are showing only the placement of the wall, not the wall.

COMMITTEE MEMBER FREDRICKS said that the development of the mall site may warrant a signal on Farrell.

VICE-CHAIR FAUBER said it really needs a 4th pool. He questioned if the fence at Baristo is at sidewalk or interior. Rendering shows it interior to the site.

RUDY HERRERA answered that there is a public open space. He would like to have their recommendations.

VICE-CHAIR FAUBER said he would like to see the fence moved back for more public space.

COMMITTEE MEMBER CASSADY said that he appreciates the changes. If all units are occupied during the season, he estimates 222 persons per swimming pool.

COMMITTEE MEMBER PURNEL said he favors homes inward on Baristo. He prefers open rather than a closed community; he wants dynamic movement of the walls, to move some into side yards; also more pools and restrooms.

M/S/C (Secoy-Jensen/Fauber, 6-1 Song) Recommend approval to the Planning Commission with conditions:

- Open Community and not gated
- Maximize wall articulation on Baristo & Farrell
- One additional community pool; all pools with restrooms
- Baristo corner to be restudied to be more open
- Minimum of 30 spaces of guest parking with a minimum of 20 distributed among multi-family buildings

COMMITTEE MEMBER FREDRICKS proposed an amendment to add no tandem parking.

CHAIR SECOY-JENSEN said she prefers tandem to one open parking.

COMMITTEE MEMBER HIRSCHBEIN agreed that he would rather have tandem instead of open parking.

CHAIR SECOY-JENSEN said she does not accept the amendment.

NEW BUSINESS:

3. PILOT TRAVEL CENTERS, LLC, FOR A MINOR ARCHITECTURAL APPROVAL TO PLACE AN ABOVE GROUND 20,000 GALLON FUEL STORAGE TANK AND 80-SQUARE FOOT EQUIPMENT SHED AT THE PILOT TRAVEL CENTER LOCATED AT 6605 NORTH INDIAN CANYON DRIVE, ZONE HC (CASE 3.3420). (GM)

COMMITTEE MEMBER CASSADY asked if they are required to be underground.

ASSISTANT PLANNER replied no.

CHAIR SECOY-JENSEN asked how high the fence is.

ASSISTANT PLANNER replied 8 feet high.

COMMITTEE MEMBER PURNEL asked if it is barbed wire.

ASSISTANT PLANNER MLAKER said that is not allowed.

APPLICANTS JOHN IRONS AND CHERRE NAES were available to answer questions for the board members.

JOHN IRONS, APPLICANT, said no problem with block wall and will leave bumpers.

VICE-CHAIR FAUBER asked if bollards will stay also.

JOHN IRONS responded yes.

VICE-CHAIR FAUBER asked what the shed material will be.

JOHN IRONS responded metal and roofed.

COMMITTEE MEMBER PURNEL asked if screening will consist of wind-resistant landscaping as viewed from I-10 overpass.

VICE-CHAIR FAUBER suggested continuing existing tree line.

M/S/C (Song/Cassady, 7-0) To approve, with staff recommendations and add:

- Existing landscaping be added / extended to screen.
- Landscape subcommittee to consist of Purnel, Fredricks and Fauber

4. CHRISTOPHER MEYERS, OWNER, FOR A MINOR ARCHITECTURAL APPLICATION FOR A PARTIAL REMODEL AND 792-SQUARE FOOT MASTER BEDROOM ADDITION; AND AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT ON A HILLSIDE LOT LOCATED AT 2353 WEST CANTINA WAY, ZONE R-1-A (CASE NOS. 3.3307 MAA & 7.1417). (GM)

M/S/C (Secoy-Jensen/Fredricks, 7-0) Table at the request of the applicant.

5. ROBERT W MINER FOR ARCHITECTURAL REVIEW OF A PROPOSED 150,560-SQUARE FOOT FED EX DISTRIBUTION CENTER LOCATED ON APPROXIMATELY 22.61 ACRES OF VACANT LAND AT 411 WEST GARNET AVENUE, ZONE M-1-P (CASE 5.1307 CUP / 3.3688 MAJ). (DN)

ASSISTANT PLANNER MLAKER presented an overview of the project.

COMMITTEE MEMBER asked if landscaping extends to the curb.

ASSISTANT PLANNER MLAKER said it goes to the property line.

KEVIN KIERNAN, APPLICANT, said he was available to answer questions. He said the chain link is shown behind the landscaping but he would do beta fence with sharp top.

COMMITTEE MEMBER FREDRICKS asked if he could go over trees and size.

ANDREA PETERSON, LANDSCAPE ARCHITECT, said that all will be 15 gal. trees and 5 gal. groundcover. She's been working here for years and worked with contractors on how to stake. A lot of trees will be shielded by the building.

COMMITTEE MEMBER FREDRICKS asked if covered parking was considered.

KEVIN KIERNAN, APPLICANT, responded saying that trees were preferred as better looking and more effective.

COMMITTEE MEMBER HIRSCHBEIN asked which colors are accurate, in the rendering or samples.

KEVIN KIERNAN, APPLICANT, said that the sample is accurate, rendering is not.

COMMITTEE MEMBER SONG had questions regarding heat gain with dark colors.

KEVIN EVERNHAM, ARCHITECT indicated all is insulated.

CHAIR SECOY-JENSEN commented that the roof material if slanted should not be white. Vinyl windows are better in neutral and not white. And the landscape is very important. She consented on the neutral colors for window; however, door details need more color.

COMMITTEE MEMBER FREDRICKS said aside from the turf, the landscape of the project is good.

M/S/C (Secoy-Jensen/Fauber, 4-0-3 absent Hirschbein, Purnel and Song) Recommend approval to the Planning Commission, as amended:

- Subcommittee consisting of Fauber, Secoy-Jenson and Cassady to review roofing color and materials, color options, fascia details and window / door mullion colors.
- No turf

6. FAMILY DEVELOPMENT, LLC, FOR A PRELIMINARY PLANNED DEVELOPMENT DISTRICT COMPRISED OF 70 SINGLE FAMILY UNITS ON INDIVIDUAL LOTS AND 125 MULTI-FAMILY UNITS IN A GATED COMMUNITY ON ROUGHLY 24 ACRES LOCATED AT THE SOUTHEAST CORNER OF TAHQUITZ CANYON DRIVE AND FARRELL DRIVE, ZONE PD 71A/232 AND A TENTATIVE TRACT MAP (36689) TO SUBDIVIDE THE 24 ACRE SITE INTO INDIVIDUAL LOTS (CASE 5.1046 PDD 232). (KL)

Director Wheeler presented the proposed project.

RUDY HERRERA, APPLICANT, reported that different options were discussed with staff. He noted that 6 access pts. He brought up the possibility of homes fronting on Baristo and neighbors did not want this. He commented that they can do sidewalks on single-family street on Baristo. They want the wall on Farrell because it is a busy street. There is one opportunity on Tahquitz to remove the wall. Parks are provided throughout the project. The architecture will break up massing of the multi-family housing. They will relocate the northwest pool to the northeast side. A pedestrian corridor is provided. Southwest corner will be community dog park. And they can accommodate additional guest parking. The three-story is a covered roof deck on only 30% of the buildings.

VICE-CHAIR FAUBER asked questions regarding the roof decks.

COMMITTEE MEMBER FREDRICKS asked where and how much guest parking will be provided.

COMMITTEE MEMBER CASSADY asked questions regarding the Tahquitz entrance.

CHAIR SECOY-JENSEN asked if an entrance off of Farrell was explored. She sees problem with primary entrance on Baristo.

APPLICANT responded that the gates will not be manned and each entrance has a person gate.

COMMITTEE MEMBER CASSADY commented that more than 2 swimming pools are needed; 4 would be better.

APPLICANT will consider it.

CHAIR SECOY-JENSEN said that Tahquitz Canyon frontage needs further study.

APPLICANT commented that setback meets special requirements for Tahquitz Canyon.

VICE-CHAIR FAUBER said he needs more information and would like to see alternatives as a number of conflicts exist. He noted that the project looks dense.

CHAIR SECOY-JENSEN concurred with the recommendations from the City. If we have multi-family on Farrell with additional entrance it would be an improvement. A big issue on Farrell and Tahquitz is the frontage. Single-Family on Farrell is problematic. More of a green belt type of development and more developed entries are needed.

COMMITTEE MEMBER FREDRICKS said a major problem is density; tandem parking is unacceptable especially in multi-family area. He does not see how they can work with what's in front of them. They need to see something else. He is familiar with traffic on Baristo and having the main entrance there will be problematic.

VICE-CHAIR FAUBER suggested more access points be provided on the Farrell side.

M/S/C (Secoy-Jensen/Fauber, 4-0-3 absent Hirschbein, Purnel and Song) Table.

- Improve connection to neighbors with access
- Study alternate to street front on Baristo
- Study relocation of multi-family to Farrell with access off of Farrell
- Larger useable open space
- Break down volume of multi-family buildings
- Community pools, as well as more pools.
- Widen pedestrian corridor
- More buffer at streets
- More guest parking

- No tandem parking
- Mix multi-family and single-family
- Creative solution to gated community
- Reduce overall density

A break was taken at 4:48 pm. Meeting resumed at 4:53 pm.

COMMITTEE MEMBER COMMENTS:

- The sign has been removed for the Boxing Club (city-owned property); is there a new project underway?

STAFF MEMBER COMMENTS:

No comments were made.

ADJOURNMENT: The Architectural Advisory Committee adjourned at 5:36 pm to the next regular meeting on March 10, 2014 at 3:00 pm, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way

M. Margo Wheeler, AICP
Director of Planning Services

May 22, 2014

PALM SPRINGS' PLANNING COMMISSION
3200 Tahquitz Canyon Way
Palm Springs, CA 92263

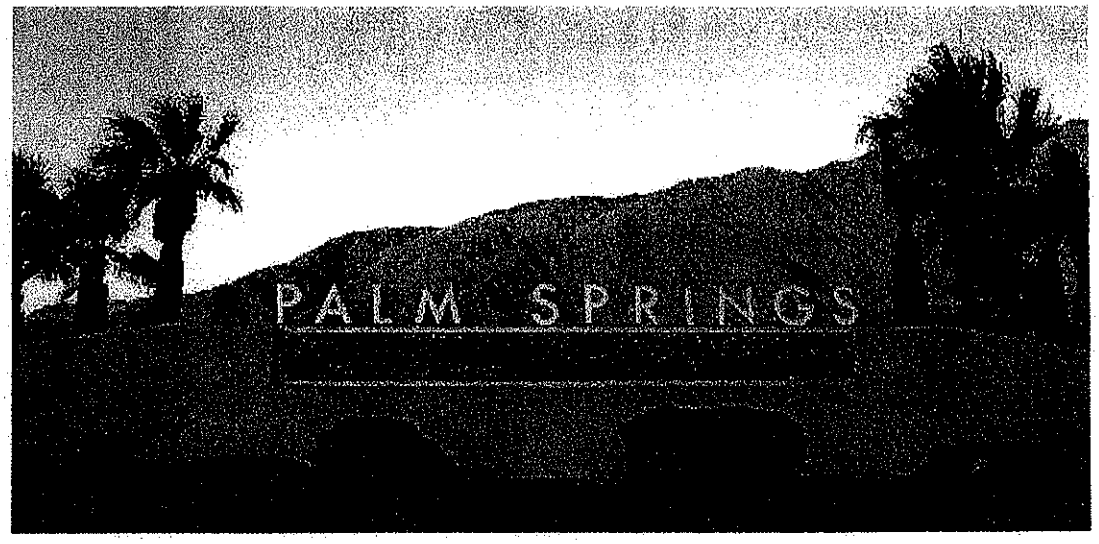
Project Name: Jul Palm Springs
Re: Proposed Public Benefit

Dear Planning Commissioners:

Thank you for your careful consideration of our project at the upcoming public hearing dated May 28, 2014. In consideration of our application for a Planned Development District (PDD), we propose the following Public Benefits:

1). **"Welcome to the City of Palm Springs" monument sign on Tahquitz Canyon Way.** Tahquitz Canyon Way is considered to be a major scenic corridor of the City. This scenic street originates at the Palm Springs International Airport (PSP) approximately two blocks from the Jul community. Every year, PSP welcomes hundreds of thousands of visitors from over 500 cities around the world, yet when these visitors leave the airport grounds they are not "officially" welcomed to the City.

As our primary Public Benefit consideration, Family Development proposes to construct a much-needed, high-quality "Welcome to Palm Springs" monument sign planted in the grassy median on Tahquitz Canyon Way approximately a 1/4 block from the airport exit.



We will work closely with the City to insure that the design, size, location and installation of this sign meets their approval and is consistent with the other signs planted throughout the City (See Samples). In doing so, we will incur the considerable costs associated with the licensing, fabrication and installation of the sign.

As an alternative to these designs, to add impact, we could oversee a City-wide event where we invite local artists to submit their designs for the sign. The event will be capped off with the City Council deciding on the ultimate design winner. This event can be an exceptional way to celebrate community pride and a great way to rally the citizens.

We will work with the Planning Department to set all of the criteria - size, height and budget. The artists will have to comply with the criteria for it to be considered. Once approved by the City, we will agree to secure the licensing, construct and install the "soon-to-be" iconic sign.

2). **Pre-wire for Photovoltaics.** By proposing to pre-wire our homes, the cost of installing photovoltaics would be less for the future owners. Therefore, homeowners will be economically encouraged to add this resource-saving feature to their homes.

3). **Energy Efficiency.** We propose that all of our structures will demonstrate 10% or more energy efficiency than the minimum required by California Building Code Title 24. Providing our residents with this feature will reduce their impact on the environment.

4). **Solar Upgrade.** In addition to pre-wiring our homes, we will work with a local solar energy company to provide our homebuyers with the option to add solar to their home. Our goal will be to make this option as affordable as possible to encourage our buyers to include it in their purchase.

5). **Energy-Efficiency Upgrades.** In addition to the standard energy-efficient features that we will provide our owners, we will also make a list of many energy-efficiency upgrade options available to them for purchase and inclusion in the price of their home. Such options will include, but are not limited to, the aforementioned Solar, LED interior lighting, LED pool & landscaping lighting, multi-speed pool motors, appliances with higher efficiency ratings as well as wireless setback controllers.

We hope you will agree the above-mentioned proposed public benefits are proportionate with the relief sought in the development standards via the PDD application. We respectfully ask for your approval of our submittal.

Thank you in advance for your consideration.

Sincerely,

Vincent J. Barbato
FAMILY DEVELOPMENT

City Council Policy Statement
Adopted September 17, 2008

PLANNED DEVELOPMENTS AND THE REQUIREMENT FOR PUBLIC BENEFITS

In order to provide for the long-term improvement of the community, every application for a Planned Development District (PDD) and every amendment thereto – including all those enacted in lieu of a change of zone – shall include a public benefit in accordance with the provisions listed below.

1. The concept of a "public benefit" shall be a condition of granting zoning flexibility via approval of a Planned Development District, and is consistent with the goals, policies and objectives of the Palm Springs General Plan.

2. The public benefit of an approved PDD shall be specifically identified by the Planning Commission and City Council within the record of approval (resolution or ordinance, as applicable).

3. The public benefit shall be proportional to the nature, type and extent of the flexibility granted from the standards and provisions of the Palm Springs Zoning Code.

4. A feature, improvement or dedication may only be considered as a public benefit when it exceeds the level of improvement needed to mitigate a project's environmental impacts or comply with dedication or exactions which are imposed on all projects, such as Quimby Act, public art, utility undergrounding, etc.

5. An approved public benefit shall be one of the following types:

   a. <u>The project as Public Benefit</u> – The project fulfills key General Plan objectives for land use (such as "mixed-use"), economic development, community beautification, additional parking, improved circulation, blight removal or the like.

   b. <u>Key Features of the Project</u> – The project includes features such as through-streets not indicated on the General Plan, interior parks, community open space, community meeting rooms, entry features, preservation of important buildings, preservation of natural features, daycare facility or other similar amenities.

   c. <u>Sustainable Features</u> – The project includes features which measurably aid achievement of the City's sustainability goals, including water conservation, energy conservation (e.g., LEED certified), active and passive solar features, California Green Building techniques, and other sustainable features.

   d. <u>Off-site Improvements</u> – The project includes off-site dedications and / or improvements, such as widened thoroughfares with meandering bikeways, public park lands, hiking trails, recreation facilities, construction of decorative medians, or other public improvements located off the project site.

Palm Springs Sundial Homeowners Association
c/o Personalized Property Management
68950 Adelina Road
Cathedral City, CA 92234

May 9, 2014

Planning Commission and City Council
c/o Mr. Ken Lyon
City of Palm Springs Planning Services
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Jūl project at 2705 East Tahquitz Canyon Way at Farrell
TTM 36689/5.1046 PD 232

Dear Council and Commission Members:

We are writing to you as the board of Palm Springs Sundial, the residential association immediately to the east of the proposed Jūl development identfied above. We are writing in support of the plans for the project presented to us to date.

A number of us attended the information session presented by Family Development on November 12, 2013. We have been in touch with Family Development representatives throughout 2014, and on April 1, 2014 they came to our clubhouse and presented an update on their plans to our board with other homeowners in attendance. We understand the plans for the development to be a 186-unit complex, with multi-unit housing at the northeast corner transitioning to single-family units at the south. We are aware that elevations and detailed plans have not been produced at this stage, so we can only comment on the plans to date. Our comments are very favorable.

First, we are keenly aware of the problems of having this prime parcel of land, surrounded by major thoroughfares, in its current undeveloped state. Trespassers have started fires on the property, abandoned shopping carts there, and littered it. We welcome a residential development on the parcel.

Second, to date the project has been planned as a good neighbor. We understand the planned structures will not exceed standard heights (30 feet). Though sundecks planned for some of the structures raised concerns in our community, we understand Family Development has agreed to remove them from the planned multi-family units as well as the other units along the border with Sundial and on Baristo. The agreements recorded in 2006 as part of the last effort to develop the property, and binding on successor owners, address the use of the Louella Road access to Jūl and the wall between Sundial and Jūl on

Palm Springs Sundial Homeowners Association
c/o Personalized Property Management
68950 Adelina Road
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MAY 12 2014
PLANNING SERVICES
DEPARTMENT

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Second, to date the project has been planned as a good neighbor. We understand the planned structures will not exceed standard heights (30 feet). Though sundecks planned for some of the structures raised concerns in our community, we understand Family Development has agreed to remove them from its proposal. The agreements recorded in 2006 as part of the last effort to develop the property, and binding on successor owners, address the use of the Louella Road access to Jūl and the wall between Sundial and Jūl on

terms that we and Family Development both consider fair. We believe we have a good relationship with Family Development about the implementation of these agreements.

Third, we support the project being gated. All three of the streets bordering the project – Tahquitz, Farrell, and Baristo – are major thoroughfares that do not attract great amounts of pedestrian traffic. It appears likely that College of the Desert will have a campus across Farrell in the currently unused shopping mall. Even if the mall property is put to another use, it will eventually attract a significant amount of activity, with associated security and privacy concerns.

As neighbors, we understand the wish to have the site gated. We are also concerned that the security issues of an ungated property could spill over to Sundial. On this particular site, a gated community will be a better neighbor for us than an ungated one.

As residents concerned about the cityscape, we believe that the best planning focus for this site is attractive landscaping, not open entrances. The goals typically associated with an ungated community are not likely to be achieved on this site. No realistic plan is going to turn these blocks of Tahquitz, Farrell, and Baristo into quiet pedestrian lanes. Ungated entrances to the Jūl community will not invite in foot traffic – with the possible exception of people intent on crime or vandalism. The far more important concern is for this site – which represents almost the first view of Palm Springs for people arriving from the airport – to present a well-kept and attractive view. We respect the concerns with gated communities in many contexts – but in some contexts, including this one, a gated community makes sense.

Fourth, we support the project's main entrance being on Baristo, rather than Farrell. Sundial's main entrance is on Civic Drive, which intersects Baristo. Our experience has been that traffic on Baristo is generally much lighter than that on Farrell. A project with entrances on Farrell and Louella would likely drive a disproportionate amount of traffic onto Louella, which would be a concern for Sundial, Jūl, and our neighbors on Tahquitz.

Fifth, we support the proposed division between multi-unit and single-family dwellings. We understand that some concerns have been expressed that the multi-unit buildings at Jūl should be interspersed with single-family residences. Considering the likely appearance of the Jūl development as best we can at this early stage in the planning, we believe clustering multi-unit dwellings and single-family dwellings separately is a better approach.

In summary, after thorough consideration, as neighbors we urge approval of this stage of the project. We look forward to following the further development of the plans, and hope to comment as they develop.

Thank you for your work for our City on this project and your consideration of this letter.

Sincerely,

Palm Springs Sundial Homeowners Association

Richard Pass, President

Rodger Evans, Vice President

Karen Joy Tabbah, Secretary

Peter Chadwick, Treasurer

Bill Feingold, Director

Ed Millner
466 E. Calle Begonia
Palm Springs, CA 92262

May 5, 2014

Planning Commission and City Council
C/o Mr. Ken Lyon
City of Palm Springs Planning Services
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Jul project at 2705 E Tahquitz Canyon Way at Farrell
TTM 36689/5.1046 PD 232

Dear Council and Commission Members:

I have lived in the neighboring complex (Sundial) to the proposed Jul project for 12 years and fully support the project going forward. I support the statements outlined in the letter from Sundial's board that approve of the project.

The project should be welcomed by the city of Palm Springs. I have attended several meetings during Family Development's presentations. They have a good track record in the valley and have made sincere efforts to meet with Sundial's HOA and assure this HOA that they are open to our input and that past agreements in 2006 with a different developer would be honored.

This land has been an eyesore for decades and has attracted more than a fair share of problems. We have had gates sprung, locks plugged or damaged, fires, clubhouse door break-ins, restrooms broken into to accommodate bathing and personal cleanup. It attracts trash, shopping carts and those wishing to find a spot for sleeping. Cooking has even taken place in the open field and we have experienced several fires over the years and there have been several police sweeps of the field. Thank you for your consideration.

Sincerely,

Ed Millner

RECEIVED
MAY 12 2014
PLANNING SERVICES
DEPARTMENT

Cell Phone (760) 219-5888
Home Phn (760) 323-3548
Email add: edmillner1@hotmail.com

Ken Lyon

From: Rudy C. Herrera <rudycherrera@gmail.com>
Sent: Thursday, May 01, 2014 11:51 AM
To: ranchorobert@dc.rr.com
Cc: Ken Lyon
Subject: Recap of our meeting

Dear Members of the Los Compadres HOA,

Thank you for taking the time to meet with my business partner, Vince Barbato, and me last week. It always renews my hope when everyone can sit down and work through their concerns together. The truth is, we were not really too far apart and now, after our discussion, I think we are in congruence with one another.

First and foremost, we all want a high-quality, responsible community built on this corner. To that effect, I wanted to memorialize the main concession points that you requested from us:

1). Family Development will agree not to build any three-or-more-story residences - including rooftop decks - along Baristo Road. More specifically, we will agree to limit these residences to single and two-story units only and these residents will not have the option to purchase a rooftop deck. Furthermore, we will agree to memorialize this concession by requesting that the City of Palm Springs makes this point a Condition of Approval.

2). To the extent allowed, we will work with the members of the Los Compadres HOA and the City of Palm Springs to bring a clearer distinction to the allowable uses of the bike lane along the north side of Baristo Road. We understand the safety concerns and we will do our best to provide what assistance we can to reduce these concerns.

3). Family Development will agree to enhance the entry/exit on Louella Road so that our residents will be encouraged to use it as often as the entry/exit planned along Baristo Road. Although we all know that a resident's use will most likely depend on their convenience, we will enhance the Louella entry/exit so that it does not appear to be a "back door." This concession will be evidenced by the drawings submitted to the City.

4). Family Development will agree that any metal used on the perimeter wall along Baristo Road will only be for simple accent purposes and that the primary wall will be attractive block similar to the renderings shown in our meeting. That is, we will agree not to use sheet metal (such as what was used at The Morrison) as a prime application along this perimeter wall. This concession will also be evidenced by the drawings submitted to the City.

I believe this covers all of our concessions. Once again, thank you for your time, consideration and patience. We hope that you can voice your support of our community with the City by either writing them a letter, attending the public hearings or both.

Should you have any questions, please do not hesitate to contact me.

Thank you,

Rudy C. Herrera
Principal
Family Development
73-081 Fred Waring Drive
Palm Desert, California 92260

Direct (760) 900-8989
Fax (760) 776-4422
rudycherrera@gmail.com
www.familydevelopmenthomes.com

LOS COMPADRES HOMES ASSOCIATION

March 25, 2014

M. Margo Wheeler, Director
Ken Lyon, Associate Planner
Department of Planning Services
3200 E. Tahquitz Way
Palm Springs, CA 92262

Re: Proposed Development of Vacant Land at Southeast Corner of Tahquitz Canyon Way and Farrell Drive South to Baristo

Dear Ms. Wheeler and Mr. Lyon:

Thank you for meeting with us on March 18, 2014 regarding our concerns and questions about the above matter. This will supplement the letters written by Arnold D. Kassoy and Dr. Pat Brotman, both homeowners and members of the Los Compadres Homes Association, and modify our position as to certain issues as follows:

1. We again urge moving the entrance on Baristo to Farrell where the street is much wider and there is already a dedicated left hand turn lane heading south on Farrell. An entrance on Baristo may well necessitate the installation of a traffic signal at the Compadre and Baristo intersection thereby altering the residential character of the neighborhood. That would be unacceptable and a nightmare for all.

2. If the entrance must remain at the proposed intersection, we request that there be no gates in order to alleviate backup of traffic on Baristo and Compadre and to eliminate the noise problem created by gates.

3. The single family residences being built on the Baristo perimeter of the project should be one story structures (and certainly not two stories with a third story deck structure) for the following two reasons:

(a) There would be greater connectivity and integration with the single story homes on the south side of Baristo. Just look at the size of the three story structures in the developer's complex at Söl.

(b) It would preserve the privacy of the single story homes on the south side of Baristo.

(c) The views of the single story homes on the south side of Baristo would not be obstructed as they would be if three story structures are built.

Please provide a copy of this letter to the appropriate individuals who are working on this project on behalf of the City of Palm Springs.

Cordially,

Bob Meisner, President

Owen Kiely, Vice President

Arnold D. Kassoy, Member

311649283.1

manatt
manatt | phelps | phillips

Arnold D. Kassoy
Of Counsel
Manatt, Phelps & Phillips, LLP
Direct Dial: (310) 312-4314
E-mail: akassoy@manatt.com

February 7, 2014

Client-Matter: 13986-001

RECEIVED
FEB 10 2014
PLANNING SERVICES
DEPARTMENT

Mayor Steve Pougnet
City of Palm Springs
3200 E. Tahquitz Way
Palm Springs, CA 92262

Doug Donenfeld
Chairperson, Planning Commission
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

City Council Members:
Rick Hutcheson
Ginny Foat
Paul Lewin
Chris Mills
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Ms. M. Margo Wheeler, A.I.C.P.
Director, Department of Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Proposed Development of Vacant Land located at Southeast Corner of Tahquitz Canyon Way and Farrell Drive South to Baristo Rd.

Dear Ladies and Gentlemen:

I enclose a copy of my letter to Margo Wheeler of December 12, 2013 regarding my personal and the Los Compadres Homes Association's ("Association's") concerns about and objections to the proposed development of the above referenced property. At the Association's January 18, 2014 annual meeting, it was determined that this letter should be sent to all of you as the leaders of Palm Springs in light of the recent posting of a sign on the property that the development process was moving forward. The twelve 1½ acre equestrian properties comprising

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the Association find much of the proposed current development plan as communicated at the developer's November 12, 2013 meeting UNACCEPTABLE as specified in my December 12, 2013 letter and Dr. Pat Brotman's more recent letter.

We request a copy of a detailed traffic study and environmental impact report for the proposed development. We will strongly be advocating the following positions during the developer's approval process with the City:

1. Moving the location of the primary entrance of the proposed development to Tahquitz Canyon Way or Farrell Drive.

2. Lower density than proposed 187 units.

3. A greater set back than the proposed 15 feet from the wall enclosing the development, at least on Baristo.

4. Elimination of any decking and other structures on top of the second story of the homes which would be unsightly and impair the view of the one story homes on Baristo and south of Baristo Road.

We look forward to attending all meetings regarding this matter and being part of the approval process.

Kindly acknowledge receipt of this letter.

Cordially,

ARNOLD D. KASSOY
of Counsel
Manatt, Phelps & Phillips, LLP

ADK:mt
cc: Vincent J. Barbato, Family Development Homes
Júl PA, LLC
Members of the Los Compadres Homes Association

To: Mayor Steve Pougnet
City of Palm Springs
3200 E. Tahquitz Way
Palm Springs, CA 92262

RECEIVED
FEB 04 2014
PLANNING SERVICES
DEPARTMENT

Doug Donenfeld
Chairperson, Planning Commission
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

City Council Members:
Rick Hutcheson
Ginny Foat
Paul Lewin
Chris Mills
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Ms. M. Margo Wheeler, A.I.C.P.
Director, Department of Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

From: Patricia Brotman, M.D.
2920 E. Via Vaquero Rd.
Palm Springs, CA 92262

Date: January 27, 2014

RE: Proposed development on Baristo and Farrell

I am a concerned property owner and member of the Los Compadres Homes Association, an equestrian community comprised of homes situated on the south side of Baristo and north side of Via Vaquero to the east and west of Compadre. We are very proud of our community

and are fiercely protective of our neighborhood, properties and quality of life. I was recently informed of a proposed development being considered for the vacant lot on Baristo and Farrell that would build some 186 residences, many two story multi-family complexes with third story decks with only a 15 foot setback from the street. The main entrance and exit is proposed to be at Baristo and Compadre, which, frankly, is unacceptable. I have concerns about the density, height and massing of this proposal. Further, I am concerned about the traffic, and noise, adequate water supply and other impacts to the environment. This is not a simple urban infill project and requires proper and full evaluation.

The rule of thumb is 10 vehicle entries and exits per residence per day - that would result in an estimated 1860 entries and exits on Baristo - right in front of our homes! Assuming that the majority of entries and exits occur between 7 am to 7 pm that would result in 13 entries and exits (development related traffic) every 5 minutes. We have 2 schools and a church 1.5 blocks from the corner of Compadre and Baristo. Every morning and afternoon parents line up and down Compadre to drop off and pick up children at these schools resulting in major traffic congestion daily along the Ramon-Compadre-Baristo Corridor. We feel that the addition of the development related traffic to the existing daily traffic congestion would have an UNACCEPTABLE impact on our neighborhood. What would the plan be to alleviate the traffic congestion? Widen the streets? How would that impact our properties? Would the widened street(s) impinge on our homeowners' properties or the development's property? Would a traffic light be put in at Baristo and Compadre? Baristo is an alternate route to the entrance of the airport and the airport parking facilities. Traffic congestion on Baristo would negatively impact access to the airport. This would have far reaching ramifications that include having a negative impact on airport security. Clearly a traffic study is warranted.

How are the water needs / requirements for this development going to be met? Will a new well be dug to serve this development? Directly across Baristo on Compadre our housing development has a community well. I have concerns that digging a new well in such

close proximity to our community well would have a negative impact on our water by usurping the water that supplies our well.
How is the Retention Water going to be handled for the proposed development? Will storm drains be put in? Who would pay for these storm drains to be installed? There are serious concerns that retention water, if not properly handled, could pollute our ground water resulting in pollution of our well water and our domestic drinking water supply.

Has a complete Environmental Impact Report been made and how can we access this report for review? I am also requesting access to the official Traffic Study and Noise Study reports for this development so the neighborhood can review them. I am also requesting access to the Air Pollution Report for the proposed development that includes the Mitigation Policy for PM10.

As a concerned homeowner I would greatly appreciate knowing, with advanced notice, when all meetings pertaining to this issue will be scheduled so that I, or my representative can arrange to attend such meetings.

Kindly acknowledge receipt of this letter.

Sincerely,

Patricia Brotman, M.D.

Family Development Group, Inc.
73081 Fred Waring Drive
Palm Desert, CA 92260
(760) 776-8300

Affidavit

Case No.: 5.1046 PD 232 AMND and TTM 36689
Posting Date: 1/7/2014

State of California, county of Riverside

Effective January 8, 2014

My name is Kimberly Guidry, and I am the Corporate Controller for Family Development, Inc.

I hereby state that 3 signs have been placed on the subject property. One sign on each of the street frontages: Tahquitz Canyon Way, Farrell Drive and Baristo Road.

Attached are the photographs of the on-site signs.

Kim Guidry
Signature

1-8-14
Date

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Arnold D. Kassoy
Of Counsel
Manatt, Phelps & Phillips, LLP
Direct Dial: (310) 312-4314
E-mail: akassoy@manatt.com

December 12, 2013

Client-Matter: 13986-001

Ms. M. Margo Wheeler, A.I.C.P.
Director, Department of Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Concerns and Objections Regarding Plans for Development of Vacant Land located at SE Corner of Tahquitz Canyon Way and Farrell (to Baristo Rd.)

Dear Ms. Wheeler:

I own the property located at 2915 E. Baristo Road, Palm Springs 92262 and I am writing this letter on behalf of myself and the association of the 12 equestrian properties known as Los Compadres Homes Association. We are all very concerned with and/or object to the following aspects of the proposed development of the above referenced vacant land as presented by Jul PS, LLC at the meeting for "Neighbors" on November 12, 2013 which you attended:

1. The density (186 homes) of the proposed development which is 30 more homes than "Cunningham" development proposal.

2. The location of the primary entrance at the intersection of Baristo and Compadres which was not the primary entrance for the aborted Cunningham development as Vincent Barbato of Family Development mistakenly stated at the meeting. There are two schools and a church just down the street on Compadres from Baristo Rd. The primary entrance for the Cunningham development was on Louella off of Tahquitz. Either Tahquitz or Farrell would be more appropriate for the main entrance.

3. The impact on traffic on Baristo Road which is already heavy enough for what is essentially a residential neighborhood.

4. The walls around the proposed development and the set back from the street and sidewalks.

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5. The environmental impact of the proposed development.

We want to make sure our concerns are voiced and heard at every stage, step and level of the process and that we receive notice of each and every opportunity to comment in detail about the proposed development.

Thank you.

Yours sincerely,

ARNOLD D. KASSOY
of Counsel
Manatt, Phelps & Phillips, LLP

ADK:mt

cc: Bob Meissner
Dr. Pat Brotman

December 16, 2013

Mr. Ken Lyon
CITY OF PALM SPRINGS
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Justification Letter Planned Development District

Dear Mr. Lyon,

As required, please find this Justification Letter to support the approval of the Tentative Map for the approximately 24-acre site located at the southeast corner of Tahquitz Canyon Way and Farrell Street in Palm Springs (named: *Jul*).

PROJECT DESCRIPTION:

Current Use: The site is currently undeveloped raw land. To the north of the site are several apartment buildings offering primarily small one and two bedroom units. To the east of the property are a small business complex and the *Sun Dial* condominium community built in the late 1970's. To the immediate west is the Palm Springs Mall and to the south are single family homes on large lots.

Past Entitlements: A Tentative Map for 156 detached condominiums was approved under the PDD application by the City of Palm Springs. Due to the economic downturn, the site was never developed by the owner and the map has since expired.

Proposed Use: *Jul* is a proposed gated residential community comprised of two different product types - 114 attached condominiums and 72 single family detached homes for a total of 186 homes. Included in the community will be common area parks, connective walking paths, green belts and recreation centers with pools.

INFORMATION:

In order to respond to market demands, two different product types will be offered at the site. The condominiums will be 6-Plex buildings with attached garages. Units will average approximately 1,550 square feet with a range of approximately 1,350 to 1,650 square feet. These 2 bedroom homes will have great appeal to the many residents who are desirous of a low-maintenance lifestyle. The detached homes will be on individual lots that are approximately 50' x 100'. These 3 bedroom homes are contemplated to be a combination of single story and two-story homes averaging approximately 2,400 square feet with a range of approximately 1,900 to 2,700 square feet. These homes will appeal to residents who are looking for the privacy and charm that a detached residence affords. Private rooftop decks are a proposed option on all units provided that they do not exceed the 30' height restriction.

The design of the site is in accordance with what planning experts deem a transition plan. That is, if you follow the product types in the surrounding area and through the site, you will find complete congruence. The smaller apartments found outside the community transition to attached condominiums found within the northern portion of the community to the medium-sized detached homes within the southern portion of the community transitioning to the larger homes found outside

the community to the south. Therefore, with the existing surrounding residential and commercial uses, the design of *Jul* is compatible with the area and its current uses.

FINDINGS:

Neighbor Support: A meeting was held on November 12, 2013 at *The Hard Rock Hotel* in Palm Springs inviting all residents living within close proximity of the subject property. Of the hundreds invited, 40 neighbors attended including members of the Homeowners Association Board of *Sun Dial* and many of the residents living to the south of the property. This was an exceptional turn out for a meeting of this type.

After a brief presentation of the proposed map, an open "Questions-and-Answers" period was held to allow for neighbor feedback. Neighbors were very communicative of their concerns and, even more so, of their desires for the property. All attendees were unanimous in their support of the community being built as they cited that the vacant land has been very problematic for them (crime, homeless, dumping, blow sand, etc.). Noting traffic and security concerns, the neighbors were unanimous in their support of having the community gated.

The *Sun Dial* HOA Board specifically requested an 8' high wall between *Sun Dial* and *Jul* and they did not want to see any product built over the 30' height restriction. The neighbors to the south were most vocal about their desire to have the community gated and potential traffic issues mitigated by having at least two ingress/egress points. **At the end of the meeting, everyone in attendance was supportive of the proposed community.**

Market Support: A detailed market research report was conducted on behalf of Family Development by the highly reputable firm, Meyer's Research, LLC. Meyer's objective was to identify the highest and best use of the property. The study noted that the strongest sales efficiencies for the site were found in the price range of $450,000 to $699,999. Furthermore, the study noted that all socio demographic data indicated that the area is dominated by small household sizes and moderate incomes. **Therefore, the design, anticipated pricing and product contemplated for *Jul* is in congruence with the highest and best use and is perfectly suited to respond to the noted market demand in the area.**

Public Benefit: The building of *Jul* will provide the City of Palm Springs residents with public benefit by being an environmentally responsible community as well as offering a public bike path along the western border of the site, a beautiful parkway along Tahquitz Canyon Way and art in public places on the southwest corner of the site.

In regards to environmental responsibility, the builder of *Jul* will agree to the following:

a). **Energy Efficiency.** All structures built within the community will demonstrate 10% or more energy efficiency than the minimum required by California Building Code Title 24. Providing this feature will reduce the impact that this community will have on City Resources as well as the environment.

b). **Pre-wire for Photovoltaics.** All homes will be pre-wired for solar energy to provide residents with a more-affordable option of adding solar power to their homes.

c). **Solar Upgrade.** In addition to pre-wiring the homes, a local solar energy company will be contracted to provide all homeowners with the option of adding solar power to their homes. If allowed by the lender, providing this option with the home gives the buyer the benefit of including the cost in their mortgage payment.

d). **Farrell Drive Bike Path.** In addition to traditional sidewalk, a bike path for public use will be built along the entire western border of the site.

e). **Tahquitz Canyon Way Parkway.** Considered the City's scenic corridor, developing the subject site's property along Tahquitz Canyon Way will greatly improve the aesthetic appeal of the road as residents drive to and from the Palm Springs International Airport.

f). **Art in Public Places.** With the approval of the City of Palm Springs, the builder will provide an attractive public convergence point on the corner of Farrell Drive and Baristo Road. Included at this high-profile corner will be a beautiful art sculpture that will be viewed by all visitors. The maintenance of this area and the art piece will be borne by the Jul HOA.

We hope that you agree that when all factors are considered, the *Jul* site is in compliance with the requirements of the City of Palm Springs for approval under the PDD application.

Thank you in advance for your consideration.

Sincerely,

Vincent J. Barbato
FAMILY DEVELOPMENT

Ken Lyon

From: Vince Barbato <vincebpositive@gmail.com>
Sent: Tuesday, February 04, 2014 12:16 PM
To: Ken Lyon
Cc: Rudy C. Herrera
Subject: Jul Neighborhood Outreach

Ken,

Here are some of the key notes from the Neighborhood Outreach Meeting we held for Jul on November 12, 2013 at The Hard Rock Hotel:

1). We mailed invitations to over 300 of our neighbors to attend the event giving them approximately a two week notice so that they could plan to attend if desired. Per the Public Notice requirement, these names were collected as they were within a 500 foot radius of the site.

2). We held the event in the evening to accommodate anyone who had a normal work schedule.

2). We had 40 neighbors in attendance.

3). Every member of the Sun Dial HOA Board of Directors attended (other than one).

4). Several members of the community of homes directly south of Baristo were also in attendance.

5). Our neighbors unanimously supported the build-out of the site. They noted that the vacant land is currently a "magnet" for vagrants and crime and that the blow sand is a constant problem.

6). Our neighbors unanimously supported the concept of the community being a walled, gated community. In fact, they specifically were opposed to it being "open" to the public.

7). When we offered to provide an Open Space/Park Area on the corner of Baristo and Farrell, they were adamantly opposed fearing that it would attract further truancy and crime. They recommended that the Open Space be positioned inside the walls. Reasons quoted were that it would help deter loitering (with the High School caddy corner to us) and that it would raise our homes' values - which, in turn, would benefit them by raising their values.

8). They all voiced approval of the concepts for the Single Family Detached Homes and the 6-Plexes.

9). The members of Sun Dial voiced the desire for us to build an 8' to 12' high wall between our community and theirs rather than the 6' wall that we told them would most likely be required.

If you would like any further information, please let me know.

Thanks,

Vince Barbato
(949) 283-5049

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

RCALUC

RECEIVED

APR 28 2014

PLANNING SERVICES DEPARTMENT

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

April 22, 2014

Mr. Ken Lyon, Associate Planner
City of Palm Springs Department of Planning Services
3200 East Tahquitz Canyon Way
Palm Springs CA 92262

RE: City Planning Case Nos. 5.1046, PDD-232 AMND, TTM 36689

Dear Mr. Lyon:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the Notice of Intent to Adopt a Mitigated Negative Declaration for this project, which includes an amendment to Planned Development District 232 and a Tentative Tract Map.

ALUC's statutory responsibilities include review of proposals for amendments to general plans, specific plans, zoning ordinances, and building regulations applicable within Airport Influence Areas. This project is located within Airport Compatibility Zone E of the Palm Springs International Airport Land Use Compatibility Plan (PSIALUCP).

The City of Palm Springs has not applied for, or received, a determination from this Commission that its General Plan is consistent with the Compatibility Plan, as adopted in 2005. Consequently, pursuant to Section 21676.5(a) of the California Public Utilities Code, this project is subject to ALUC review. Accordingly, please advise the applicant for this project to submit this project to ALUC for a determination as to consistency with the Palm Springs International Airport Land Use Compatibility Plan. Application forms are available at www.rcaluc.org, click Forms.

On page 29 of the Draft Initial Study/Mitigated Negative Declaration, it is correctly stated that the proposed project is located in Zone E, and that Zone E does not limit residential densities or require open areas to be set aside. The discussion proceeds to state that "airspace review is required only for objects greater than 100 feet in height." However, this provision is a Countywide criterion from Table 2A of the 2004 Riverside County Airport Land Use Compatibility Plan. As stated in Footnote 15 to Table 2A, "this height criterion is for general guidance."

It is likely that the 100 foot number was selected based on the standard distances between Zone E and runway locations applicable in most of the County's compatibility plans. The PSIALUCP is distinctive in its allocation of properties within two miles of the runway to Zone E. Unfortunately, the authors did not provide an airport-specific airspace review guideline when formulating this Plan.

The true airspace review requirement is that notification to the Federal Aviation Administration Obstruction Evaluation Service through Form 7460-1 is required for projects when the elevation at the highest point (top of structures) would exceed the elevation of the nearest runway greater than 3,200 feet in length by more than one foot for every 100 feet of distance from the runway to that structure.

The elevation of the primary runway at Palm Springs International Airport at its southerly terminus is 395.5 feet above mean sea level. If we assume that the project site is approximately 3,000 feet from the runway, then any structure whose top point exceeds 425.5 feet in elevation above mean sea level would require such notice to the FAA. Based on an approximate site elevation range of 412 to 424 feet above mean sea level, it would appear that most structures at top point would exceed 425 feet in elevation above mean sea level and would, therefore, require FAA notice.

Please note that the above is simply a rough estimate in regard to the site's elevation and distance from the runway. As part of our review, we would request that the applicant provide a table specifying the distance to the nearest point of the runway, location of that nearest point on the runway in relation to the southerly terminus, finished floor elevation, and building height for each structure. We would then determine whether FAA notice is required for that specific building. We would not issue a determination of consistency until the FAA review process has been completed.

Please be advised that the FAA notification requirement is independent of ALUC action and whether or not an Airport Influence Area has been established pursuant to California state law.

Thank you for the opportunity to provide comments. If you have any questions, please contact John Guerin of ALUC staff at (951) 955-0982.

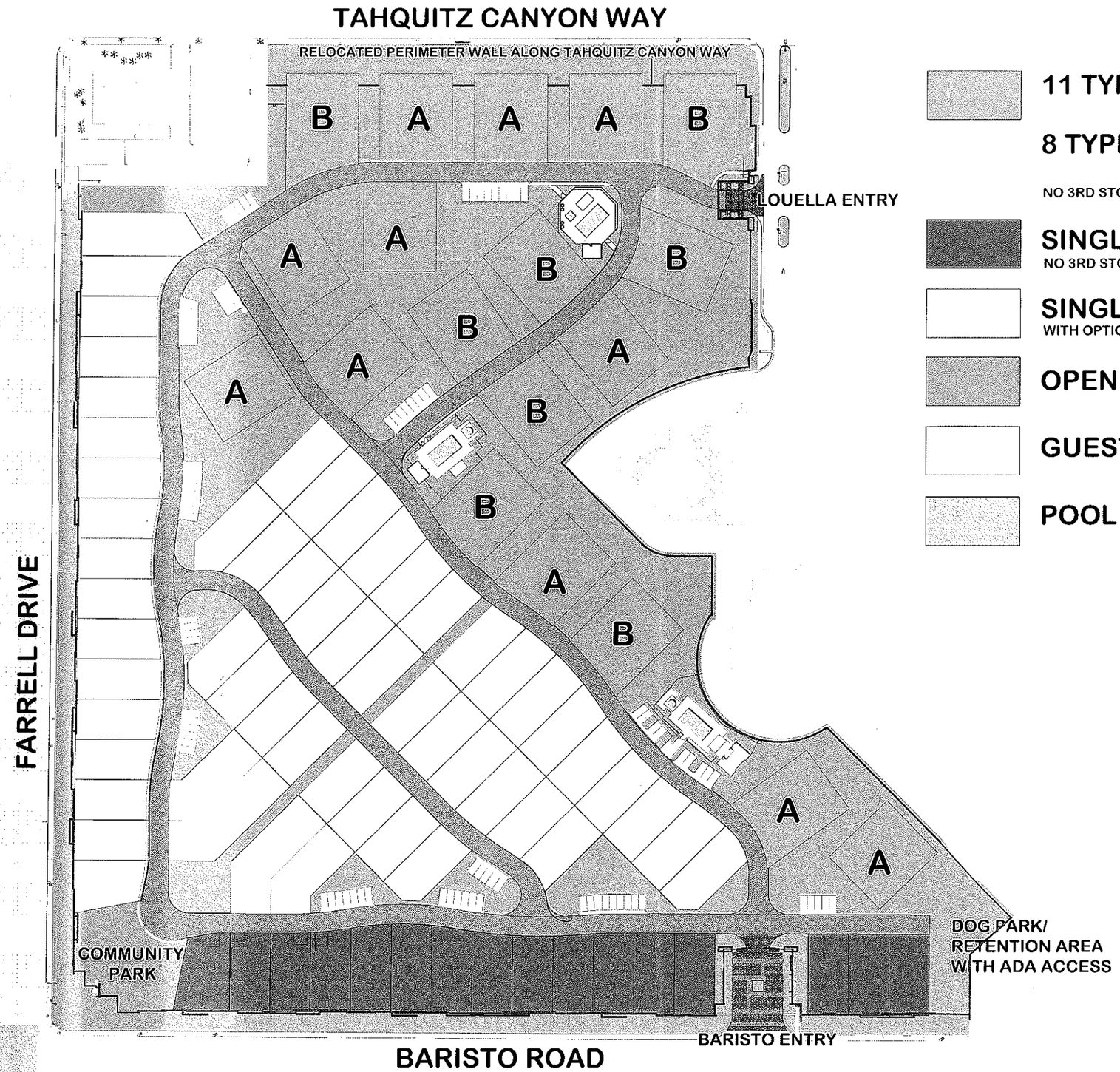
Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Director

JJGJG

cc: Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Staff

Y:\ALUC\Airport Case Files\Palm Springs\NOI Mit Neg Dec Case 5.1046, PDD-232 Amd, TR36689 – ltr to Plm Spgs.doc



11 TYPE A 2 TANDEM GARAGES
4 STANDARD GARAGES

8 TYPE B 4 TANDEM GARAGES
2 STANDARD GARAGES

NO 3RD STORY ROOF TOP DECK

SINGLE FAMILY 2 STORY
NO 3RD STORY ROOF TOP DECK

SINGLE FAMILY 2 STORY
WITH OPTIONAL ROOF TOP DECK

OPEN SPACE

GUEST PARKING 89 SPACES

POOL

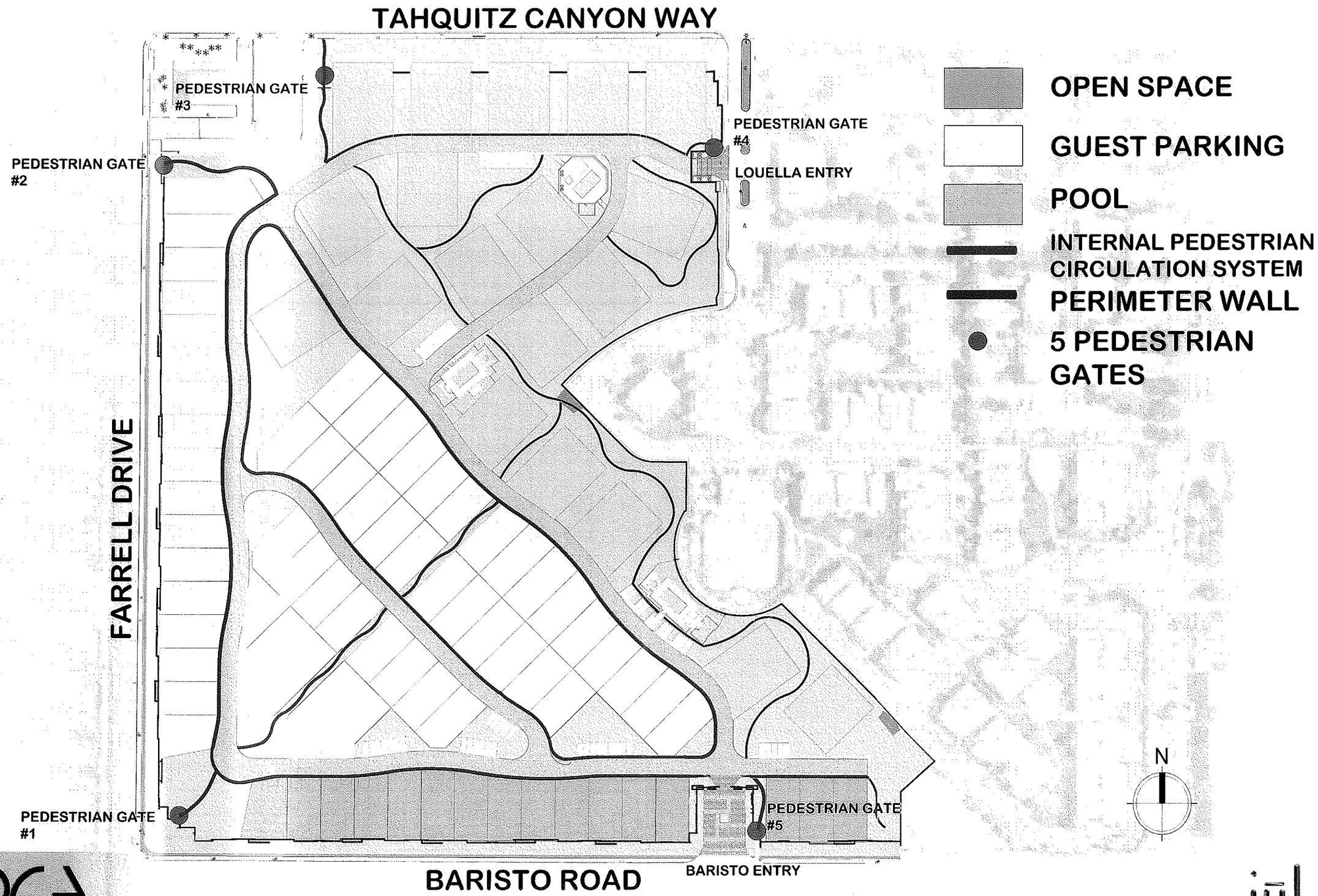
N

LAND USE PLAN

RGA LANDSCAPE ARCHITECTS INC.
73061 El Paseo | Suite 210 | Palm Desert CA 92260 (760) 568-3624

May. 5th, 2014

jul PALM SPRINGS



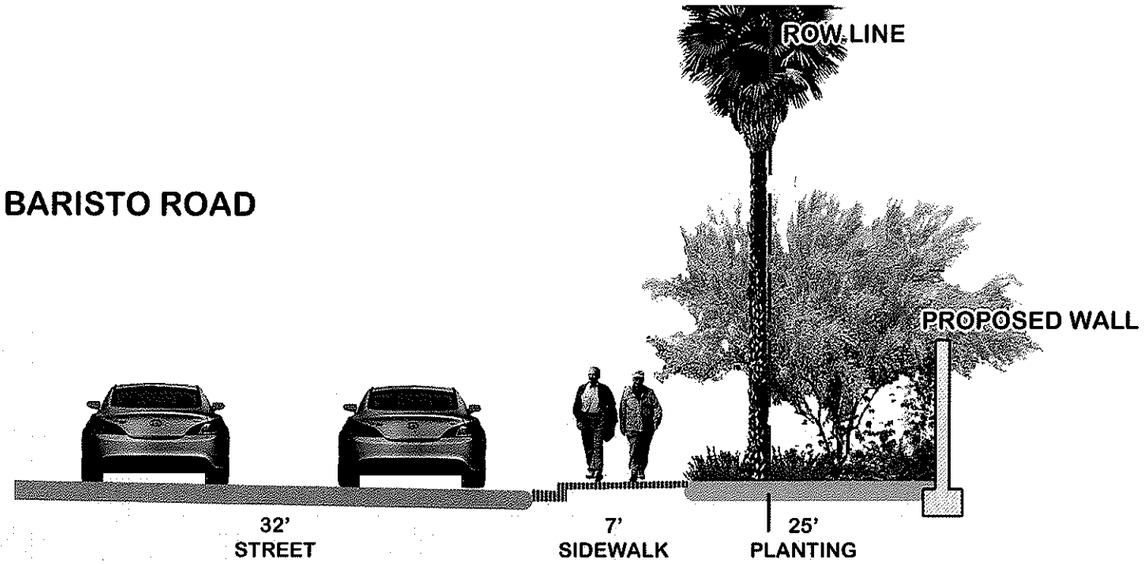
CIRCULATION PLAN

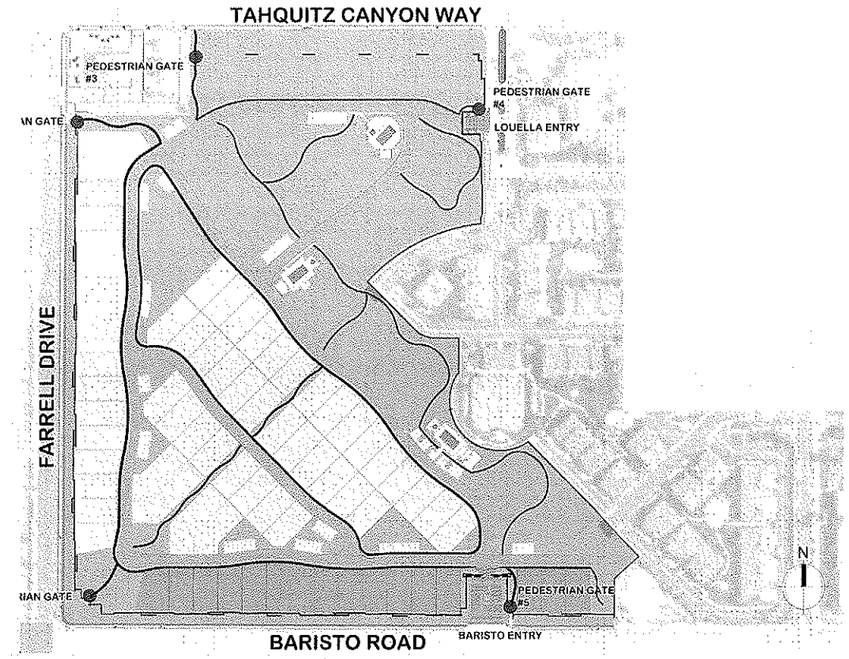
RGA LANDSCAPE ARCHITECTS INC.
73061 El Paseo | Suite 210 | Palm Desert CA 92260 | (760) 568-3624

May. 5th, 2014

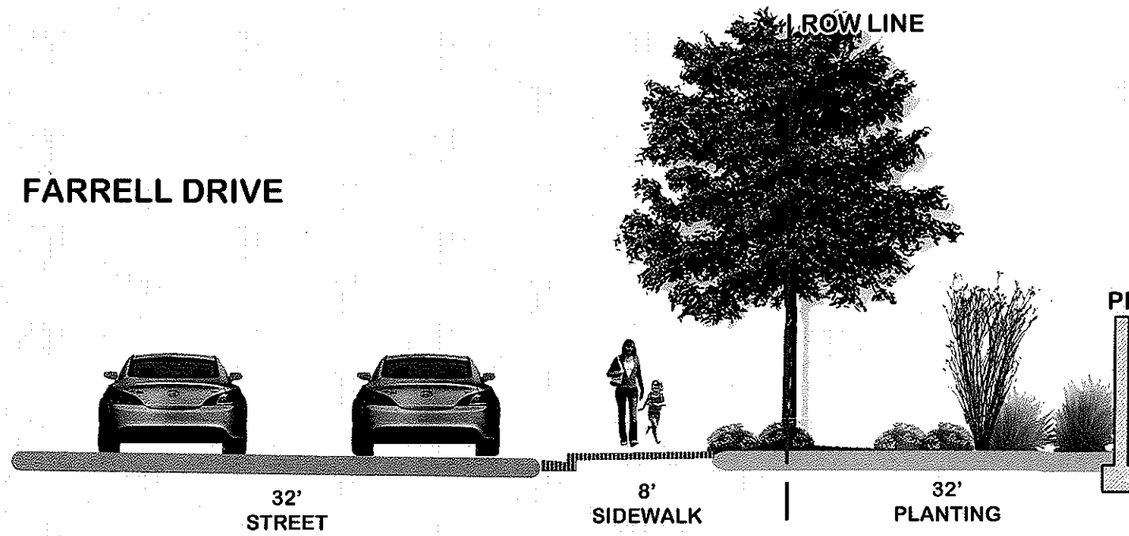
jūl PALM SPRINGS

BARISTO ROAD

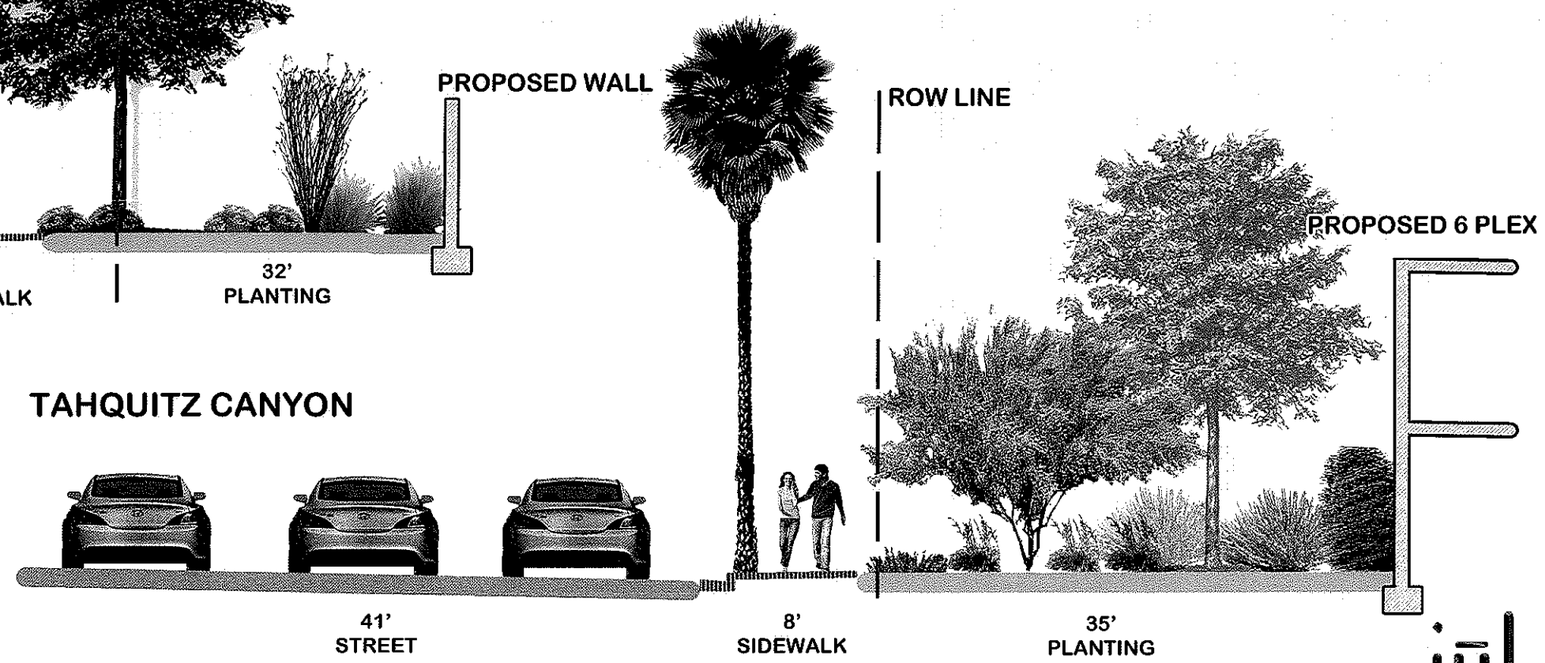




FARRELL DRIVE



TAHQUITZ CANYON



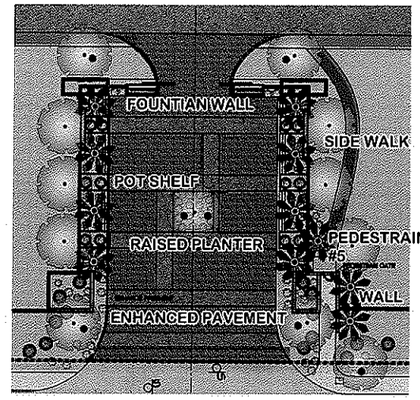
RGA LANDSCAPE ARCHITECTS INC.

CONCEPTUAL DESIGN | SECTIONS

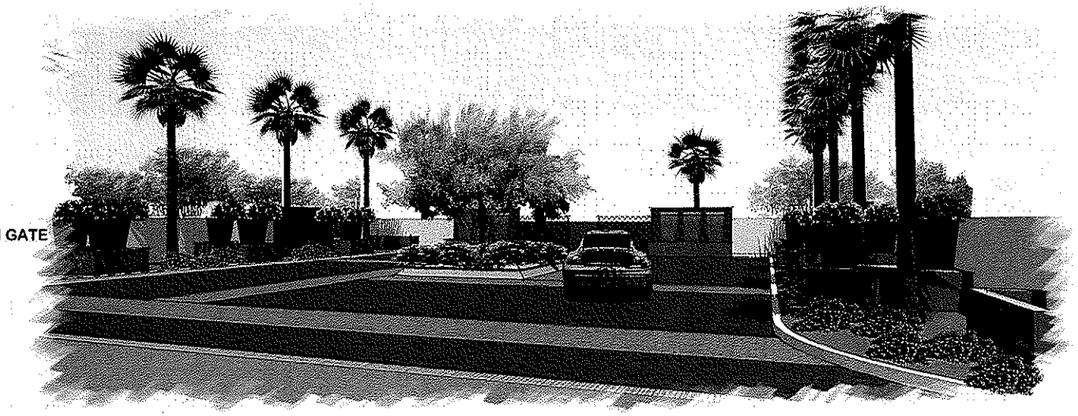
73061 El Paseo | Suite 210 | Palm Desert CA 92260 | (760) 568-3624

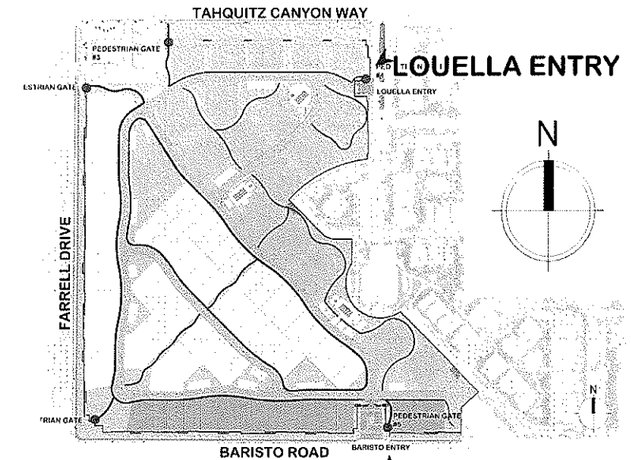
May.5th, 2013

jul PALM SPRINGS

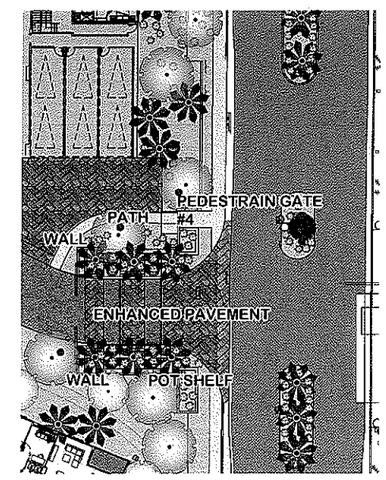


BARISTO ENTRY





BARISTO ENTRY



LOUELLA ENTRY

RGA LANDSCAPE ARCHITECTS INC.

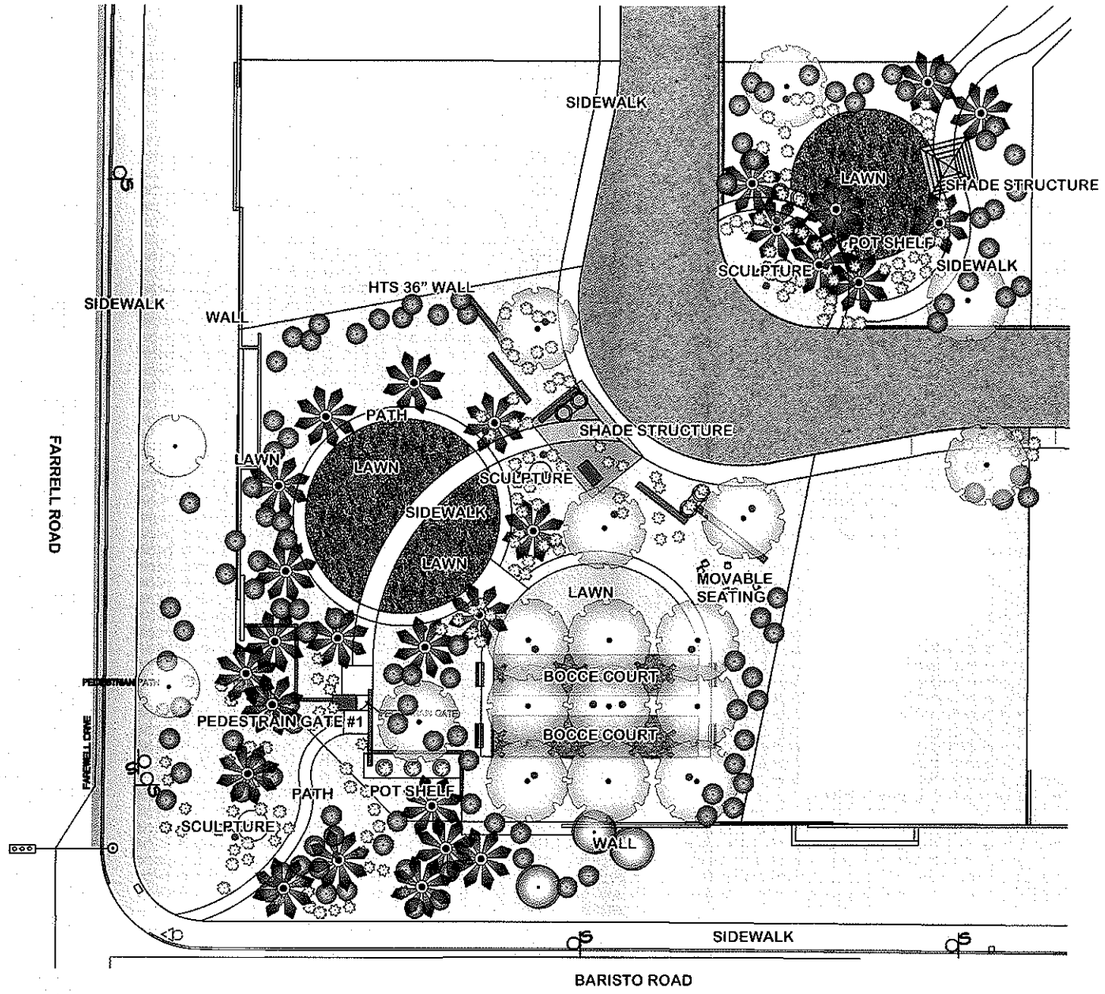
CONCEPTUAL DESIGN | ENTRIES

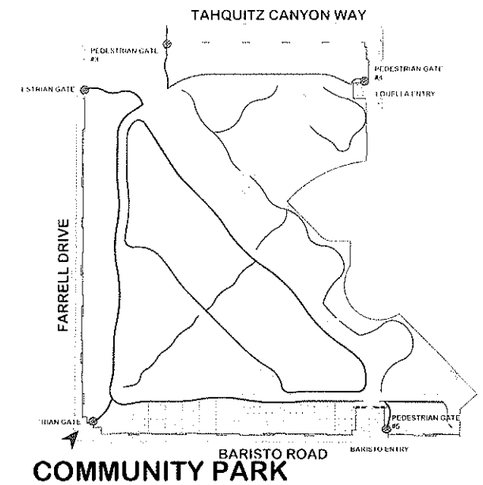
73061 El Paseo | Suite 210 | Palm Desert CA 92260 | (760) 568-3624

May. 5th, 2014

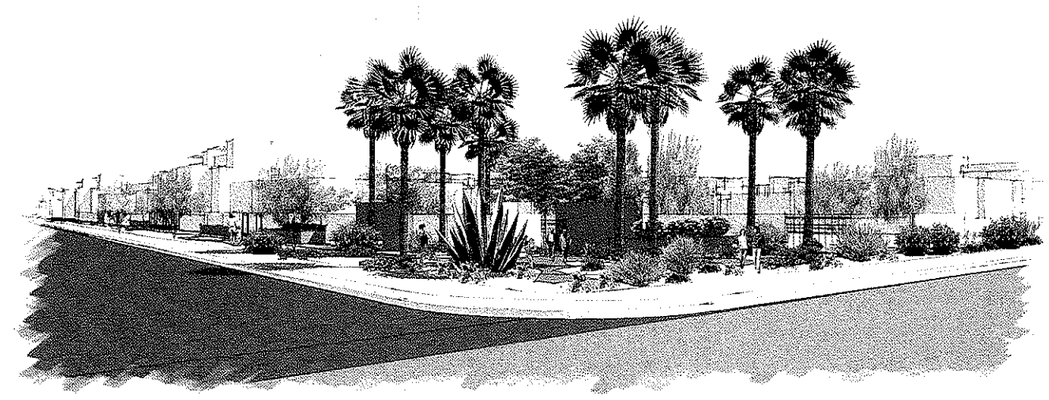
jul PALM SPRINGS

COMMUNITY PARK





COMMUNITY PARK



RGA LANDSCAPE ARCHITECTS INC.

CONCEPTUAL DESIGN | CORNER PARK

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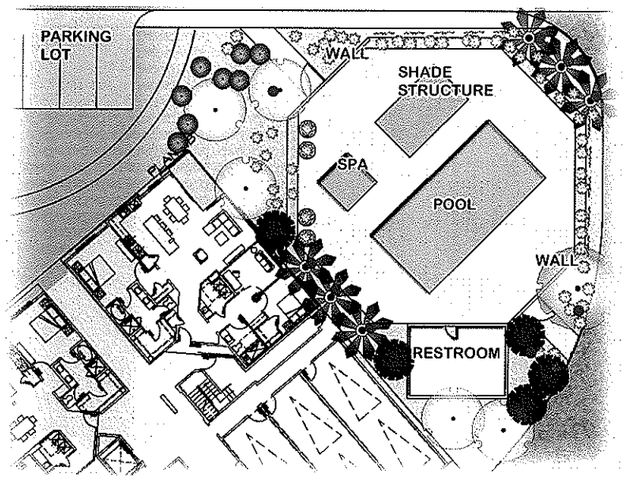
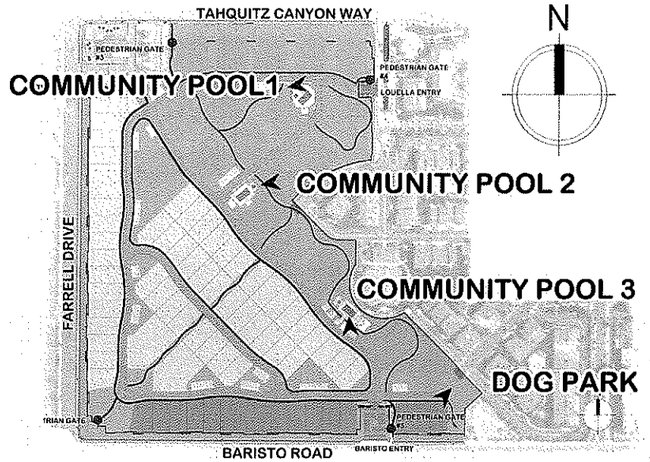
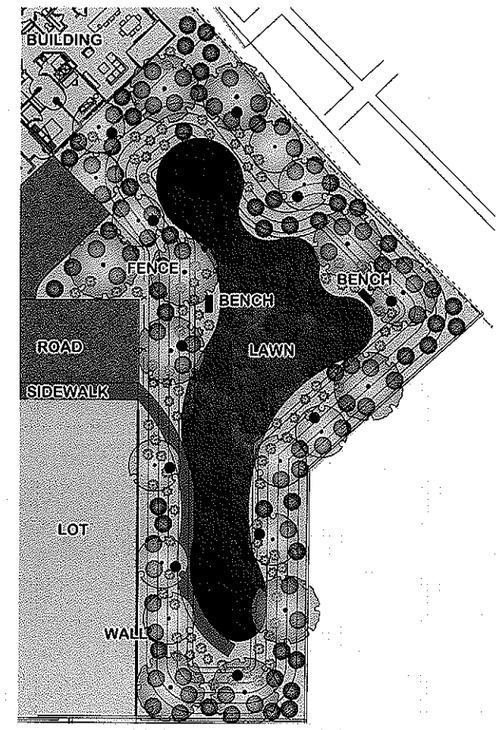
May. 5th, 2014

jul PALM SPRINGS

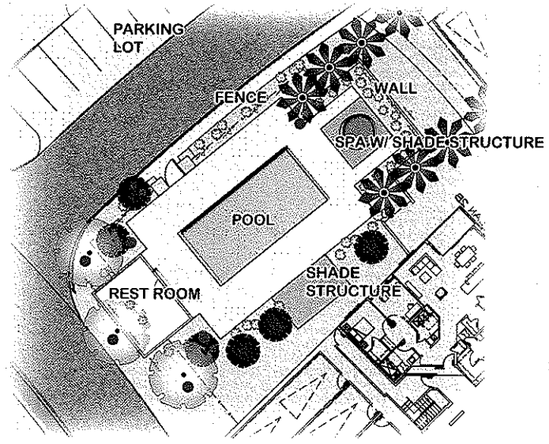


COMMUNITY POOL 1

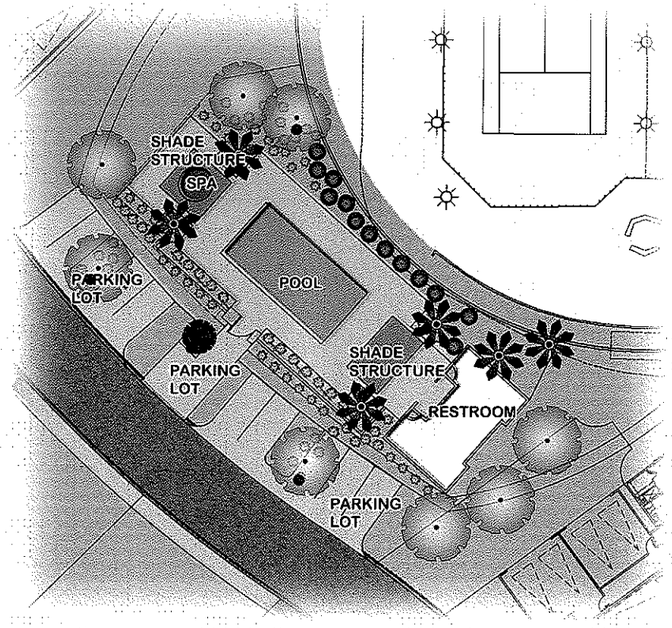




DOG PARK



COMMUNITY POOL 2



COMMUNITY POOL 3

RGA LANDSCAPE ARCHITECTS INC.

CONCEPTUAL DESIGN | POOL AREAS + DOG PARK

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May. 5th, 2014

jul PALM SPRINGS

CONCEPT PLANT SCHEDULE

LARGE TREES (24-36"BOX)
PALO VERDE SPECIES
PROSOPIS CHILENSIS / CHILEAN MESQUITE THRONLESS
TIPUANA TIPU / TIPU TREE

UPRIGHT TREES(24"BOX)
ACACIA SALICINA / WILLOW ACACIA
ACACIA STENOPHYLLA / SHOESTRING ACACIA
LAGERSTROEMIA INDICA / CRAPE MYRTLE

SMALL TREES (24"BOX)
CAESALPINIA CACALACO `SMOOTHIE` / THORNLESS CASCALOTE
CHILOPSIS LINEARIS `ARTS SEEDLESS` / DESERT WILLOW
CORDIA BOISSIERI / TEXAS OLIVE
PITHECELLOBIUM FLEXI PITHECELLOBIUM FLEXICAULE / TEXAS EBONY

PALMS
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
TAHQUITZ ROAD ONLY
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM 20' HTS

ACCENT PALMS
BEAUCARNEA RECURVATA / BOTTLE PALM
CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
PACHYPODIUM LAMEREI / MADAGASCAR PALM

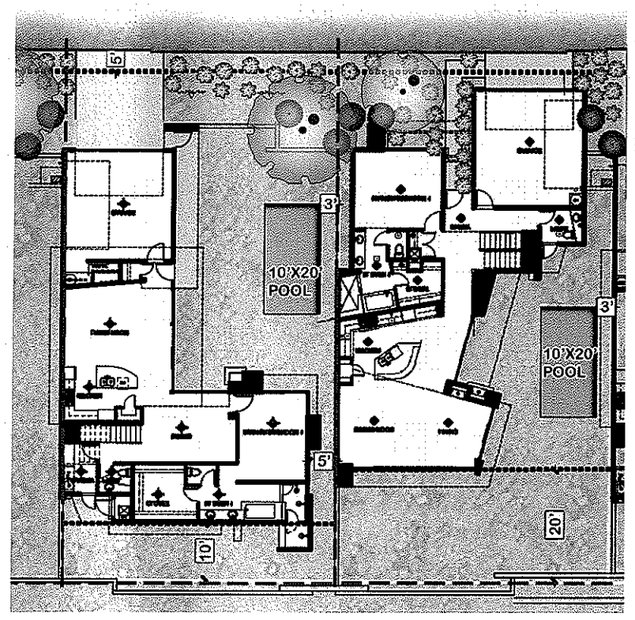
ACCENTS 5 GAL ~15GAL
AGAVE SPECIES
DASYLIRION SPECIES / DESERT SPOON
HESPERALOE FUNIFERA / GIANT HESPERALOE
YUCCA SPECIES / YUCCA
NOLINA SPECIES

UP LIGHTING

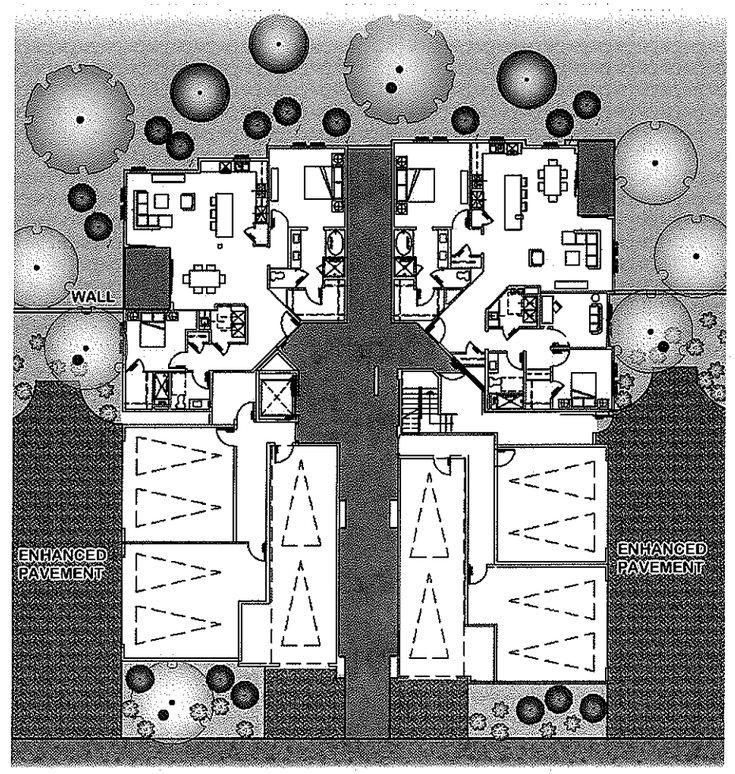
LARGE AND MEDIUM SHRUB 5GAL~15 GAL
CAESALPINIA SPECIES
CASSIA ARTEMISIOIDES / FEATHERY CASSIA
LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER
MUHLENBERGIA SPECIES
RUSSELIA EQUISETIFORMIS / CORAL FOUNTAIN
TECOMA STANS / YELLOW BELLS
THEVETIA PERUVIANA / YELLOW OLEANDER
VITEX TRIFLOIA PURPUREA / ARABIAN LILAC
XYLOSMA CONGESTUM / SHINY XYLOSMA
BUSH BOUGAINVILLEA / BOUGAINVILLEA

SMALL SHRUBS AND GROUNDCOVERS(1 GAL~5GAL)
ACALYPHA MONOSTACHYA `RASPBERRY FUZZIES` TM / ROUND COPPERLEAF
BAILEYA MULTIRADIATA / DESERT MARIGOLD
CARISSA SPECIES / NATAL PLUM
CALLISTEMON CITRINUS `LITTLE JOHN` / DWARF BOTTLE BRUSH
DALEA CAPITATA `SIERRA GOLD` TM / SIERRA GOLD DALEA
DALEA GREGGII / TRAILING INDIGO BUSH
EVOLVULUS GLOMERATUS `BLUE DAZE` / BRAZILIAN DWARF MORNING GLORY
HESPERALOE PARVIFLORA / RED YUCCA
LANTANA SPECIES
PORTULACARIA AFRA / ELEPHANT BUSH
ROSMARINUS OFFICINALIS / ROSEMARY
SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON

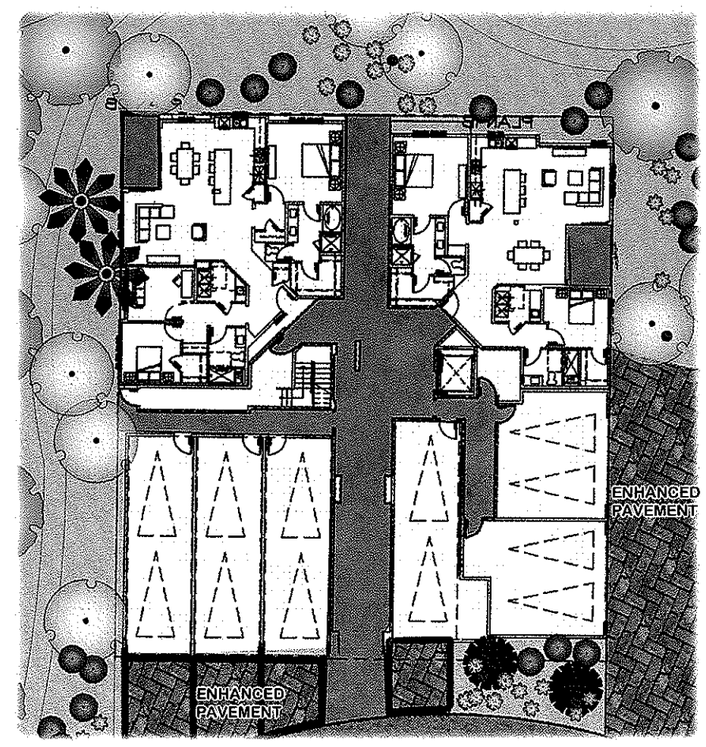
VINE 5GAL~15 GAL
BOUGAINVILLEA X SPECIES / BOUGAINVILLEA
CALLIANDRA INAEQUILATERA / PINK POWDER PUFF
WIRE TO WALL
EVOLVULUS NUTTALLIANUS `BLUE DAZE` / SHAGGY DWARF MORNING GLORY
MACFADYENA UNGUIS-CATI / CAT`S CLAW
PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY
PARTHENOCISSUS TRICUSPIDATA `FENWAY PARK` / BOSTON IVY
TECOMA STANS / YELLOW BELLS
TECOMARIA CAPENSIS / CAPE HONEYSUCKLE



SINGLE FAMILY HOME TYPICAL



6-PLEX TYPICAL A



6-PLEX TYPICAL B

RGA LANDSCAPE ARCHITECTS INC.

CONCEPTUAL DESIGN | SINGLE FAMILY HOMES & 6 PLEX

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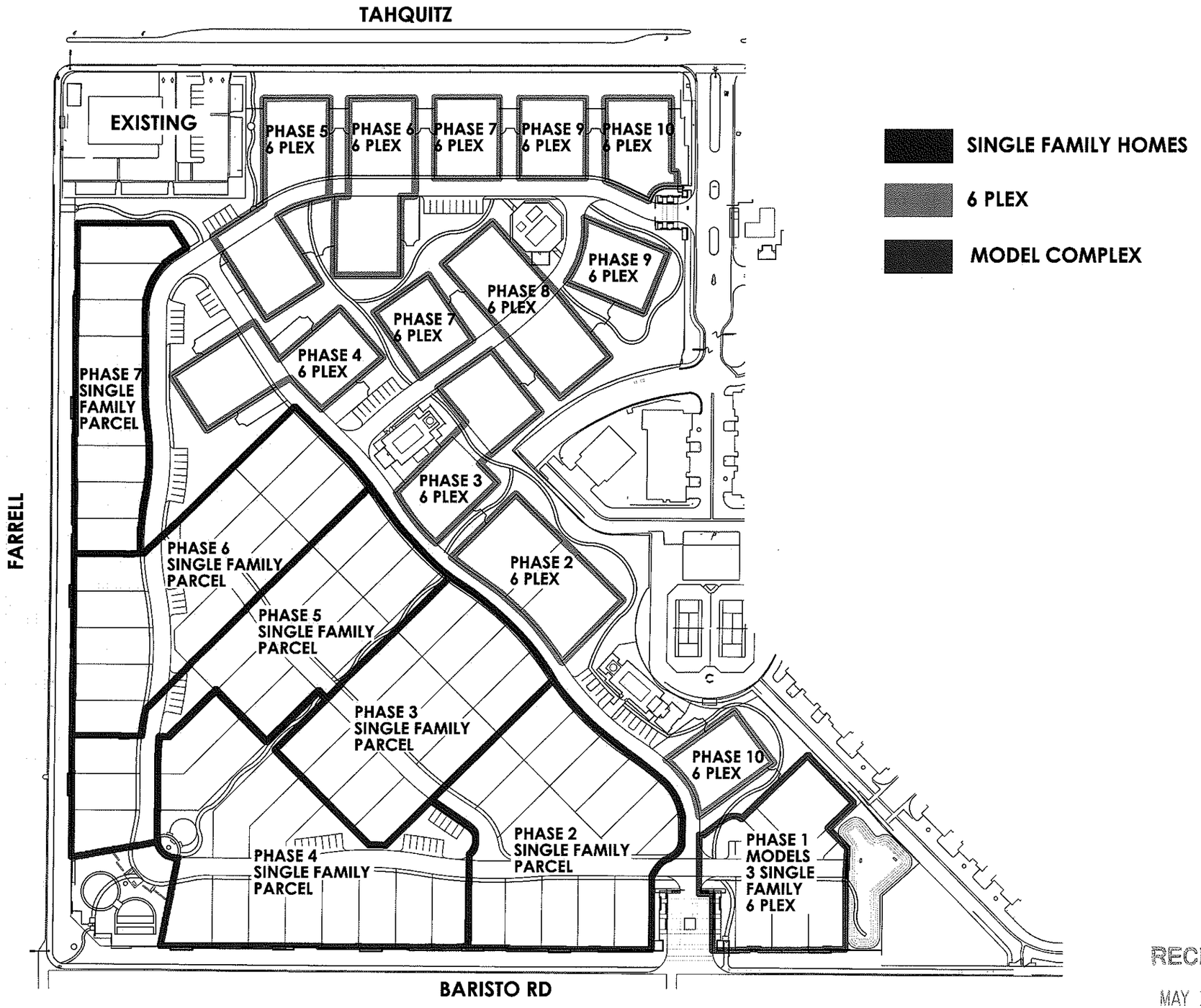

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PLANNING SERVICES DEPARTMENT

N

RGA LANDSCAPE ARCHITECTS INC.

Jul | PHASING MAP

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May 8th, 2014