



Planning Commission Staff Report

Date: September 10, 2014

SUBJECT: PALM SPRINGS, LLC, REQUEST FOR A FINAL PDD PLANS APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF A 150-ROOM HOTEL WITH RETAIL AND PARKING STRUCTURE LOCATED AT 400 NORTH PALM CANYON DRIVE, ZONE PD324, (5.1091-PD-324)

From: Department of Planning Services

SUMMARY

The Planning Commission to review Final PDD plans of a previously approved Preliminary Planned Development District consisting of a 150-room hotel with ancillary retail, restaurant and parking structure. The property is the vacant 4.1-acre site bounded by Alejo Road on the north, North Palm Canyon Drive on the west, North Indian Canyon Drive on the east, and commercial development on the south.

RECOMMENDATION:

Find that the Final PD plans are in substantial conformance with the preliminary PD standards; approve with recommended condition from the AAC.

PRIOR ACTIONS / APPROVALS:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
10.07.13	The AAC reviewed the proposed amendment to the project approved by the Council on September 7, 2011, and provided comments to the applicant
10.21.13	The AAC considered the project and by a unanimous vote recommended approval to the Planning Commission.
12.11.13	The Planning Commission approved the proposed amended project and recommended approval to the City Council with conditions.
04.02.14	The City Council approved the proposed amended project to develop the 150-room hotel, ancillary retail commercial and a parking structure.
08.25.14	The AAC reviewed the project and by a unanimous vote recommended approval to the Planning Commission with condition of approval.

Background:

Preliminary Planned Development 324 (PDD 324) established development and design standards that were proposed by the applicants for a new 150-room hotel, ancillary retail and parking structure project. The preliminary approval called for a substantial

conformance review prior to final approval by the Planning Commission. The Final Development plans maintain the same mixed-use character as the Preliminary PD project with a 150-hotel, retail/commercial, bar and restaurant uses. The ground level will feature approximately 32,705 square feet of commercial retail spaces, a restaurant and a bar. The proposed development still consists of a four-story building; the upper two stories are hotel guest rooms and suites. The layout calls for the 150 rooms to be distributed across the lot with private garden spaces around each room. The preliminary architectural design which was a "desert contemporary" vernacular remains the same. Basic building massing and heights remains consistent and within the guidelines of the approved planned development district.

Comparison of Approved Preliminary and Proposed Final PD-324 Project		
Type of Standard	Preliminary PDD 324 Project	Proposed Final PD-324 Project
Location	414 North Palm Canyon Drive	414 North Palm Canyon Drive
Proposed Use	Mixed-use; Hotel & Commercial	Mixed-Use; Hotel & Commercial
Lot Size	4.1 Acres	4.1 Acres
FAR:		
Total Area	171,160 Sq. ft.	171,160 Sq. Ft.
Building Coverage	57,969 Sq. ft. (34%)	57,969 Sq. ft. (34%)
GP & ZO Density		
Approved PDD 324	37 Units per acre	37 Units per acre
Architecture	Contemporary	Contemporary
Phasing	N/A	N/A
Building Coverage	34%	34%
Front Setbacks:		
North Palm Canyon	9.10-13.0 Feet	9.10-13.0 Feet
Indian Canyon	12.5-17.5 Feet	12.5-17.5 Feet
Side Setbacks:		
Alejo Road	4.5-13.0 Feet	4.5-13.0 Feet
South Side	11.7-14.8 Feet	11.7-14.8 Feet
Stories	4	4
Height	51 feet	51 feet
Hotel Units	150	150
Commercial Space	32,705 Sq. Ft.	32,705 Sq. Ft.
Restaurant Space	Yes	Yes
Event Spaces	Yes	Yes
Swimming Pools	2	2
Roof Top Terrace	None	None
Parking; Hotel	Free standing parking structure	Free standing and surface parking
Parking; Commercial	Free standing parking structure	Free standing and surface parking
Total Parking Spaces:		
Required:	226	226
Provided:	283	283
Site Circulation	Ingress, egress, access and parking per City Standards	Ingress, egress, access and parking per City Standards
Access into hotel	Street Level Entry Point	Street Level Entry; Palm Canyon Drive
Common Open Space	17% excluding hotel patios & balconies	17% excluding hotel patios & balconies

AAC Review Comments on 08.25.14:

On August 25, 2014, the Architectural Advisory Committee (AAC) reviewed the project and recommended approval with the following condition:

1. The maximum front panel separating store front façade along North Palm Canyon Drive shall be 8 feet long. Any individual tenant improvement involving the front panel façade exceeding 8 feet shall be subject to review by the AAC.

The comments below were made by the AAC at the preliminary review. The applicant has since incorporated the comments into the final plans.

- Consider a wraparound of the ground level retail on the south side
- Improve the overhang on the east side of the project.
- Add bulkhead on the east to block vehicle lights
- Provide additional corner options on the northwest section of the site.

Plan Conformance:

The proposed final development plans provide additional architectural detail and include refined project information. Comments and recommendations from the AAC and the Planning Commission have been incorporated into the final development plans as well. Differences between the preliminary and final development plans include:

- Refinement and elaboration to the building facades facing public streets
- Extension of canopy along Palm Canyon to increase shade on the retail tenant spaces and pedestrian sidewalk areas.
- A more intimate arrival statement created for arriving guests to the hotel.
- Significant emphasis placed on the building elevation, walkways and landscaping along Indian Canyon to provide a more pleasant pedestrian experience.
- A public pedestrian connection has been created for guests parking on the north Parking Structure allowing easier access from Palm Canyon to the public parking garage.
- Bulkhead has been designed behind screening to block vehicle lights.

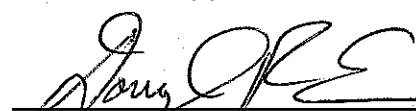
Landscape Plan:

Fully developed final landscape, irrigation and exterior lighting plans with planters on Palm Canyon Drive will be taken back to the AAC for review and recommendation to the Planning Commission. The AAC reviewed an updated preliminary landscape plans and was supportive of the revisions and directions.

CONCLUSION:

The proposed final development plans have been reviewed by staff and the AAC. And it has been determined that the final plans are in substantial conformance with the previously approved development standards, therefore asks the Planning Commission to approve the Final PDD with the recommended condition of approval.


Edward O. Robertson
Principal Planner

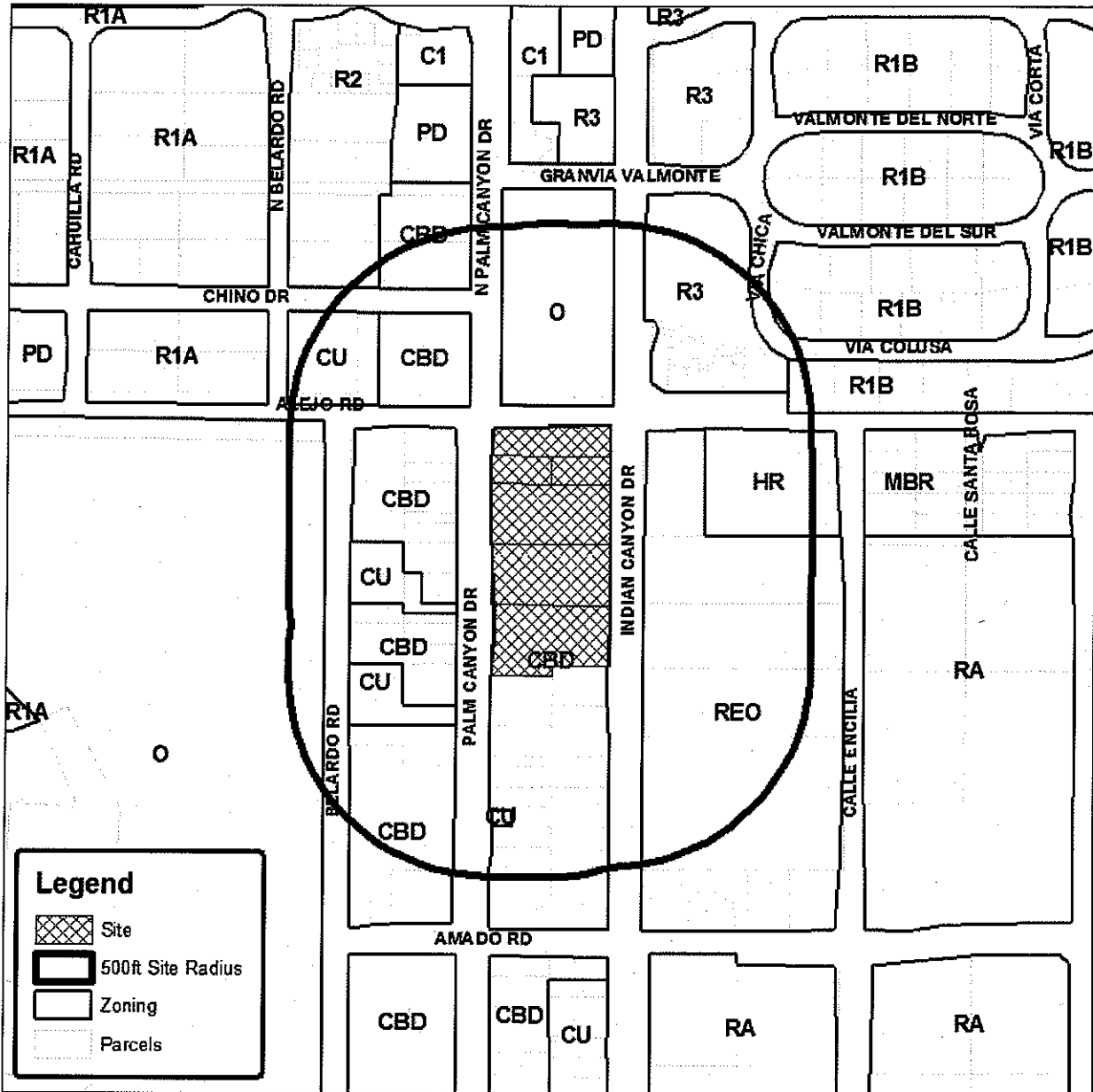
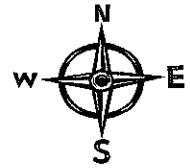

Douglas R. Evans
Interim Director of Planning Services

Attachments:





1. Vicinity Map
2. Draft AAC Minutes from the meeting of August 25, 2014
3. 11"x17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans



Department of Planning Services Vicinity Map



Legend

-  Site
-  500ft Site Radius
-  Zoning
-  Parcels

CITY OF PALM SPRINGS

CASE NO: 5.1091 Final PD 324

APPLICANT: Palm Springs, LLC

DESCRIPTION: The Planning Commission to consider an application by Palm Springs, LLC, for a Final Planned Development District 324 consisting of a 150-room hotel, and approximately 32,705 square feet retail commercial development at 414 North Palm Canyon Drive.

DRAFT AAC MINUTES AUGUST 25, 2014

4. PALM SPRINGS, LLC, REQUEST FOR FINAL PDD PLANS APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF A 150-ROOM HOTEL WITH RETAIL AND PARKING STRUCTURE LOCATED AT 400 NORTH PALM CANYON DRIVE, ZONE PD324, (5.1091-PD-324). (ER)

MEMBER PURNEL noted his abstention on this project.

PRINCIPAL PLANNER ROBERTSON summarized the staff report. He also stated that it is the staff's recommendation to approve the final PDD plans to submit to the planning commission.

MEMBER HIRSCHBEIN asked if the presentation that was approved last October could be viewed again.

PRINCIPAL PLANNER ROBERTSON showed the board the previous plans.

CHAIR FAUBER noted the only change was the addition of an access to the parking lot on Alejo Road.

PRINCIPAL PLANNER ROBERTSON acknowledged that was a recommendation.

MEMBER FREDRICKS asked if there was a more detailed landscape plan.

PRINCIPAL PLANNER ROBERTSON answered that there is one as stated in the staff report.

CHAIR FAUBER invited the applicants to present their case.

GRAHAM RAIL explained the attributes the project would bring to the City of Palm Springs.

JOSEPH SMART, architect, summarized the proposed project objects and the Board's previous comments and concerns.

BORIS MATHIS, architect, explained the improvements to the plans and the additional architectural designs.

RON GREGGORY, landscape architect, detailed the proposed landscape design.

MEMBER HIRSCHBEIN asked a question.

BORIS MATHIS answered that the plan has a center division.

MEMBER HIRSCHBEIN stated that he would like to see a site plan with Palm Canyon Drive's elevations. He also asked if there was a reason as to why the retail space did not expand to the property line.

BORIS MATHIS explained that the City Council had made it a condition to have a 10 foot gap. The purpose is also to provide an addition access point other than the parking lot.

MEMBER HIRSCHBEIN stated that the 10 foot gap disrupts pedestrian flow.

BORIS MATHIS maintained that the addition space is not necessary for the overall proposed project.

MEMBER HIRSCHBEIN questioned how much space lies between the store fronts and the property lines.

BORIS MATHIS answered that there is a 10 foot setback.

MEMBER FREDRICKS asked if the tree box sizes would remain the specified size.

RON GREGGORY explained that the boxes are shown with their minimum size and have potential to be larger.

MEMBER SECOY-JENSEN asked if there had been another restaurant added.

PRINCIPAL PLANNER ROBERTSON stated that there is still one tenet restaurant and the other shown is outdoor seating for the hotel's restaurant. This would not affect parking.

MEMBER SECOY-JENSEN expressed her excitement for the project and reminded the applicant that the wooden lubbers could become an eye sore if not done properly.

MEMBER SONG stated that the overall look of clean white linear shapes is disrupted by the wooden trellis.

JOSEPH SMART said the wooden trellis adds on as a compliment to the design.

CHAIR FAUBER asked if there would be additional wood structures beside the trellis.

BORIS MATHIS answered there would not be any other structures. The wooden trellis is a piece of furniture.

MEMBER SONG questioned if the floor to ceiling glass store front would provide an excessive amount of sunlight. She also questioned if the proposed project has too many elements that may not end in a cohesive manner. Additional renderings

are needed to provide a better understanding.

BORIS MATHIS showed some details on the presentation.

MEMBER HIRSCHBEIN asked why the columns that separate the store fronts were 30 feet high.

BORIS MATHIS said the purpose was to distinguish each establishment.

CHAIR FAUBER asked if the guest room doors were also going to be wooden. Also if the roof that was coming down to the pavement would be one plane,

BORIS MATHIS answered that the guest room doors would be wooden and the roof would be one continuous plane of the cement plaster.

CHAIR FAUBER asked how much control would be placed on the façade of the store fronts. He also asked if the fountain would have small structures.

BORIS MATHIS said the objective of the proposed project is to maintain a cohesive project with minimal change to the proposed project designs. The fountain would not have small structures it is only water splashes.

MEMBER SONG asked if more of the natural stone structures could be placed and why the location of the faux turf was set as it was.

RON GREGGORY answered that they did not want the stones to become places to have people sleep on and the turf cannot be where it will have car wheel disturb it.

MEMBER SECOY-JENSEN moved to approve as submitted to planning commission.

PRINCIPAL PLANNER ROBERTSON added that no more comments could be made as this would be the final decision for the Architectural Advisory Committee. The board may add conditions to its approval. Any significance change will be subject to additional review by the board.

M/S/C (Secoy-Jensen/Fauber, 6-0) Approved to submit to the Planning Commission on the condition that if the panels separating the store front façade exceed 8 feet the Committee will review it.

PROJECT INFORMATION

OPEN SPACE CALCULATION:

REQUIRED OPEN SPACE:	8,558.00 SF	(5%)
PROVIDED OPEN SPACE:	49,871.62 SF	(29.14% > MIN PER PSMC 92.09.03.C.a.)
REQUIRED OPEN SPACE 1st LEVEL (OPEN TO SKY):	2,567.40 SF	(30% OF OPEN SPACE)
PROVIDED OPEN SPACE 1st LEVEL (OPEN TO SKY):	32,035.72 SF	(64.24% > MIN. PER PSMC 92.09.03.C.a.)
REQUIRED OPEN SPACE 2nd LEVEL (OPEN TO SKY):	77,021.99 SF	(45% OF LOT AREA)
PROVIDED OPEN SPACE 2nd LEVEL (OPEN TO SKY):	104,784.00 SF	(61.22% > MIN. PER PSMC 92.09.03.C.a.)

TOTAL LOT AREA = 171,160.00 SF (-4.1 ACRES)

TOTAL AREA OF BUILDING COVERAGE:	59,297.00 SF	(34.65%)
TOTAL AREA OF DRIVES & PARKING:	79,917.00 SF	(46.69%)
TOTAL AREA OF OPEN SPACE:	31,946.00 SF	(18.66%)

*AREAS CALCULATED AT GROUND LEVEL

BUILDING AREA:

LEVEL 1		
RETAIL AREA:	33,754.00 SF	
HOTEL AREA:	25,543.00 SF	
PARKING AREA:	68,751.00 SF	
LEVEL 2		
HOTEL AREA:	66,347.00 SF	
LEVEL 3		
HOTEL AREA:	34,955.00 SF	
LEVEL 4		
HOTEL AREA:	11,841.00 SF	

TOTAL BUILDING AREA: 241,191.00 SF

PARKING ANALYSIS

HOTEL @ 150 ROOMS	
1ST 50 ROOMS REQUIRE	50 SPACES
REMAINING 100 ROOMS X .75 REQUIRE	75 SPACES
HOTEL SUB-TOTAL	125 SPACES

MIKED-USE DEVELOPMENT IN CENTRAL BUSINESS DISTRICT (~20,000 SF)
 *INCLUDES SPA, RESTAURANTS & LOUNGE
 *CONSIDERS RESTAURANTS ARE LESS THAN 25% OF TOTAL FLOOR AREA

COMMERCIAL/RETAIL (25,000SF) @ 1 SPACE / 325 SF	77 SPACES
MIKED-USE DEVELOPMENT SUB-TOTAL	77 SPACES

EVENT SPACE
 *150 HOTEL ROOMS @ 30 SF / ROOM ALLOWS FOR 4,500 SF EVENT SPACE
 *PROPOSED EVENT SPACE AREA = 4,499 SF, THEREFORE NO ADDL PARKING REQ'D.

EVENT SPACE	0 SPACES
EVENT SPACE SUB-TOTAL	0 SPACES

CITY PUBLIC PARKING	
AT GRADE WITHIN PARKING STRUCTURE	40 SPACES
SURFACE PARKING ALONG STREET	40 SPACES
CITY PUBLIC PARKING SUB-TOTAL	80 SPACES

TOTAL PARKING SPACES REQUIRED: 202 SPACES

GRAND TOTAL / PARKING SPACES PROVIDED: 280 SPACES

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TENTATIVE TRACT NO. 34190, BEING A SUBDIVISION OF THE FOLLOWING:

PARCEL A: (513-081-023)
 THE NORTHERLY RECTANGULAR 80 FEET OF LOT 1 IN BLOCK 24 OF PALM SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 432 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL B: (513-081-002 AND 003)
 THE SOUTHERLY RECTANGULAR 70 FEET OF LOT 1 IN BLOCK 24 OF PALM SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 432 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL C: (513-081-004)
 LOT 2 IN BLOCK 24 OF PALM SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 432 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL D: (513-081-005)
 LOT 3 IN BLOCK 24 OF PALM SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 432 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL E: (513-081-006)
 LOT 4 AND THE NORTHERLY 25 FEET OF THE WESTERLY 145.5 FEET OF LOT 5, IN BLOCK 24 OF PALM SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 432 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE WESTERLY 10.00 FEET OF THE NORTHERLY 100.00 FEET OF LOT 4 IN BLOCK 24, AS GRANTED TO THE CITY OF PALM SPRINGS, BY DEED RECORDED SEPTEMBER 26, 1966 AS INSTRUMENT NO. 95406, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EAST ALEJO ROAD

NORTH INDIAN CANYON ROAD

NORTH PALM CANYON DRIVE



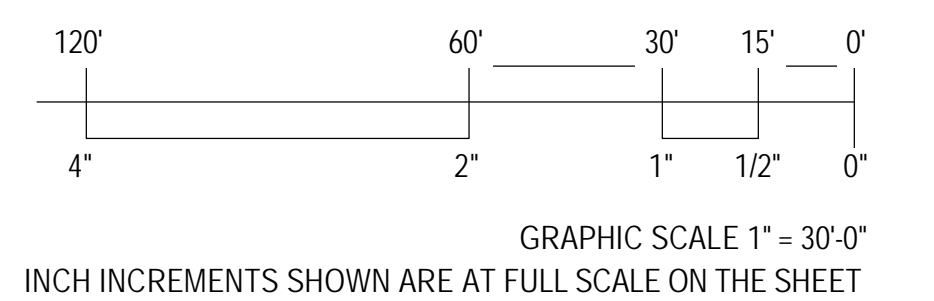
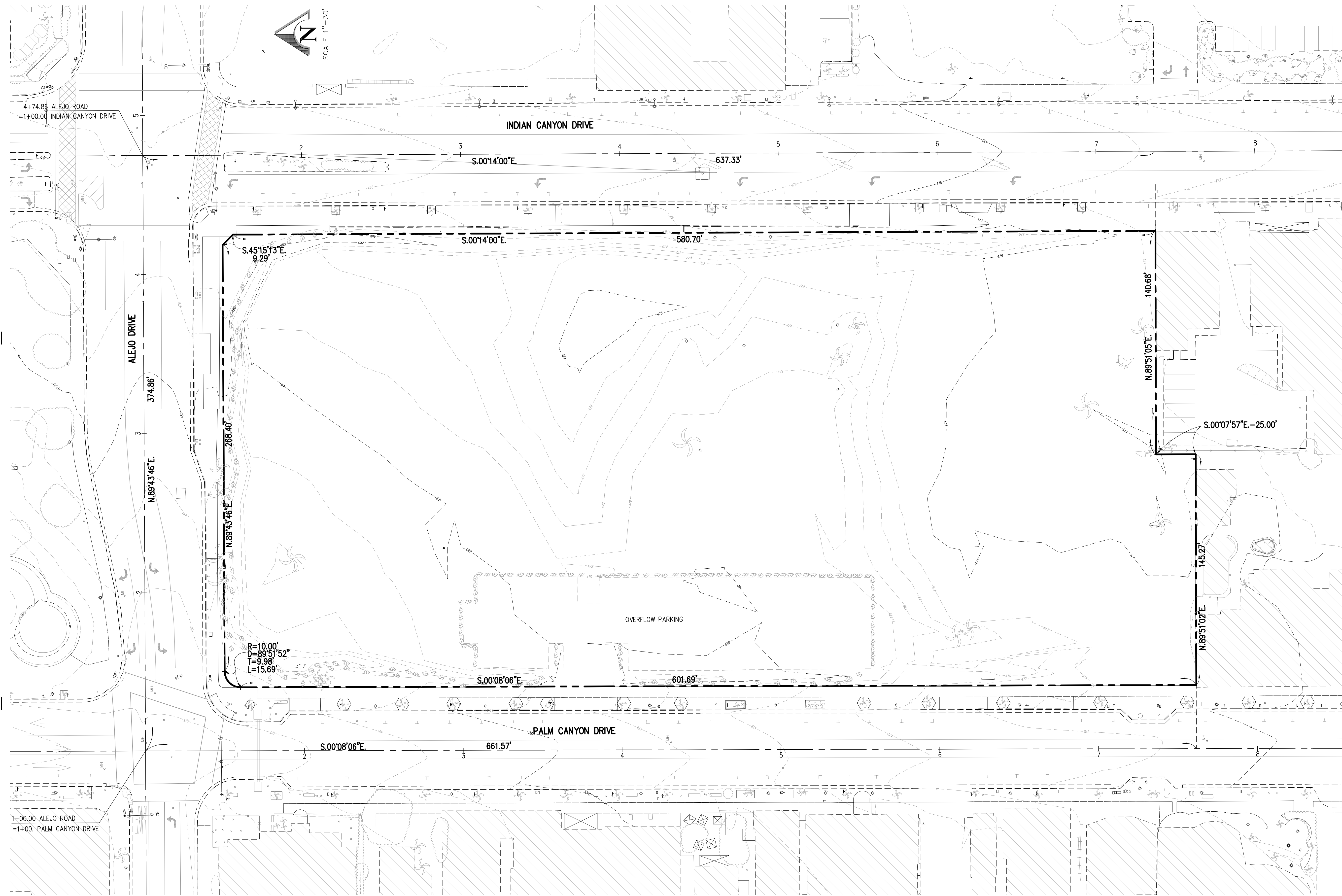
PS HOTEL

August 11, 2014

Planned Development District 324
 414 N. Palm Canyon Drive
 Palm Springs, CA 92262

SITE PLAN





PS Hotel

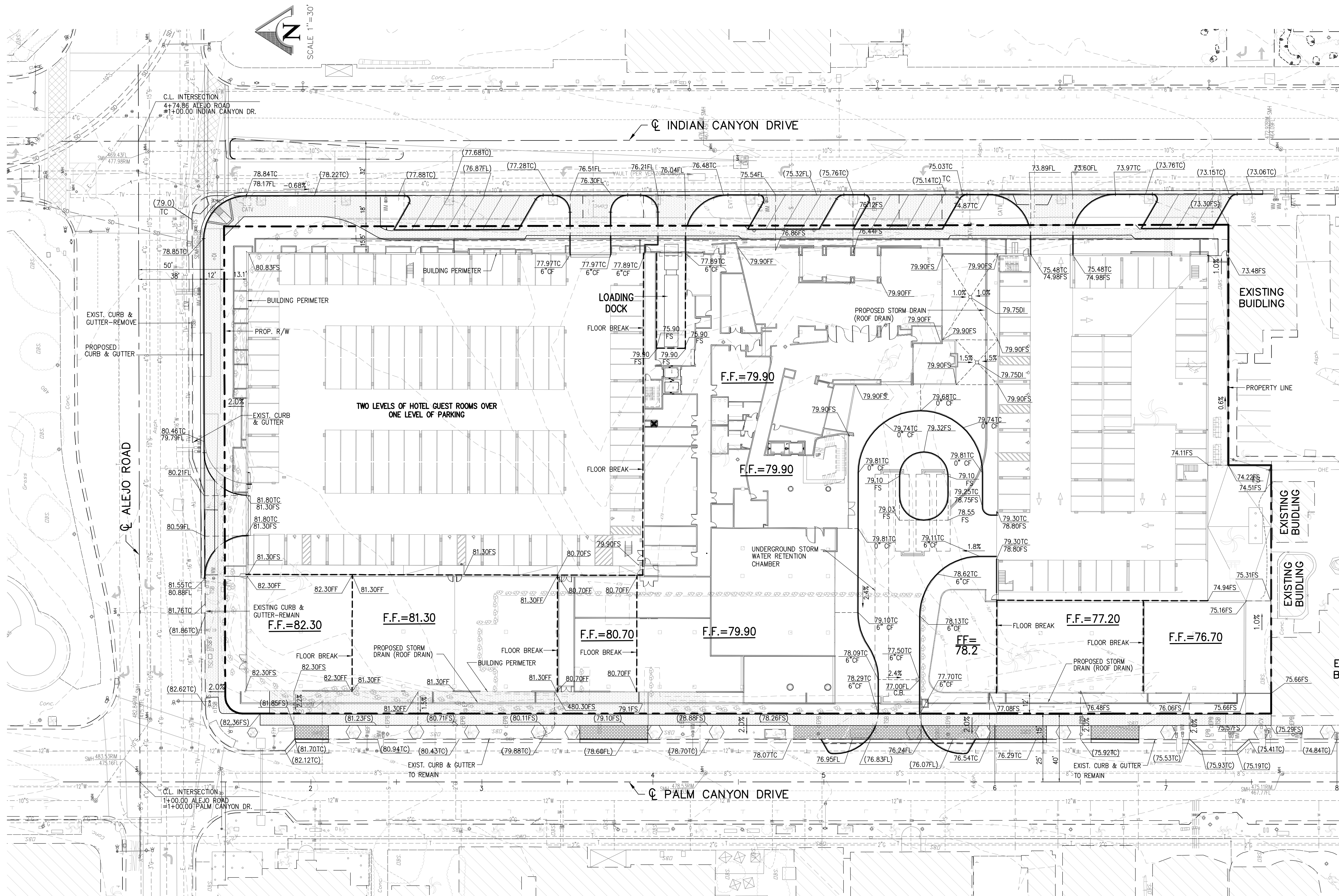
August 11, 2014

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EXISTING TOPOGRAPHIC MAP

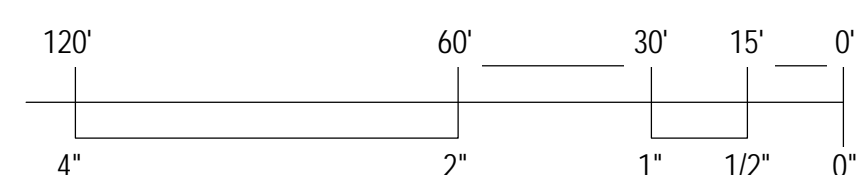
17848 Skypark Cir
Irvine, CA 92614
949 . 757 . 3240
www.sms-arch.com





NOTES:

1. TOPOGRAPHIC MAPPING SOURCE: THE EXISTING TOPOGRAPHIC MAPPING WAS PERFORMED BY INLAND AERIAL SURVEYS ON MARCH 8, 2007 AFTER DEMOLITION AND CLEARING OF THE SITE.
2. EXISTING ONSITE UTILITIES: EXISTING ONSITE UTILITIES WERE REMOVED AND CAPPED AT THE PROPERTY LINE AT THE TIME OF SITE DEMOLITION IN 2007.
3. PROPOSED DRAINAGE: THE PROPOSED DRAINAGE PATTERNS ARE SHOWN ON THIS CONCEPTUAL GRADING PLAN. PROPOSED STORM WATER QUALITY TREATMENT AND HYDROLOGY ARE INCLUDED IN THE PRELIMINARY WQMP REPORT THAT IS PART OF THE CURRENT PLANNING SUBMITTAL.
4. SLOPES: NO SUBSTANTIAL (2:1) SLOPES ARE EXPECTED ON THIS PROJECT.
5. ALL EXISTING DECORATIVE STREET IMPROVEMENTS, LANDSCAPING, AND LIGHTING IMPROVEMENTS SHALL BE PROTECTED IN PLACE, EXCEPT REMOVAL APPROVED BY THE CITY.



GRAPHIC SCALE 1" = 30'-0"
INCH INCREMENTS SHOWN ARE AT FULL SCALE ON THE SHEET

August 11, 2014

**CONCEPTUAL GRADING
PLAN AND STORM DRAIN
PLAN**

Planned Development District 324
414 Palm Canyon Drive
Palm Springs, CA 92262

17848 Skypark Cir
Irvine, CA 92614
949 . 757 . 3240
www.sms-arch.com



PS Hotel



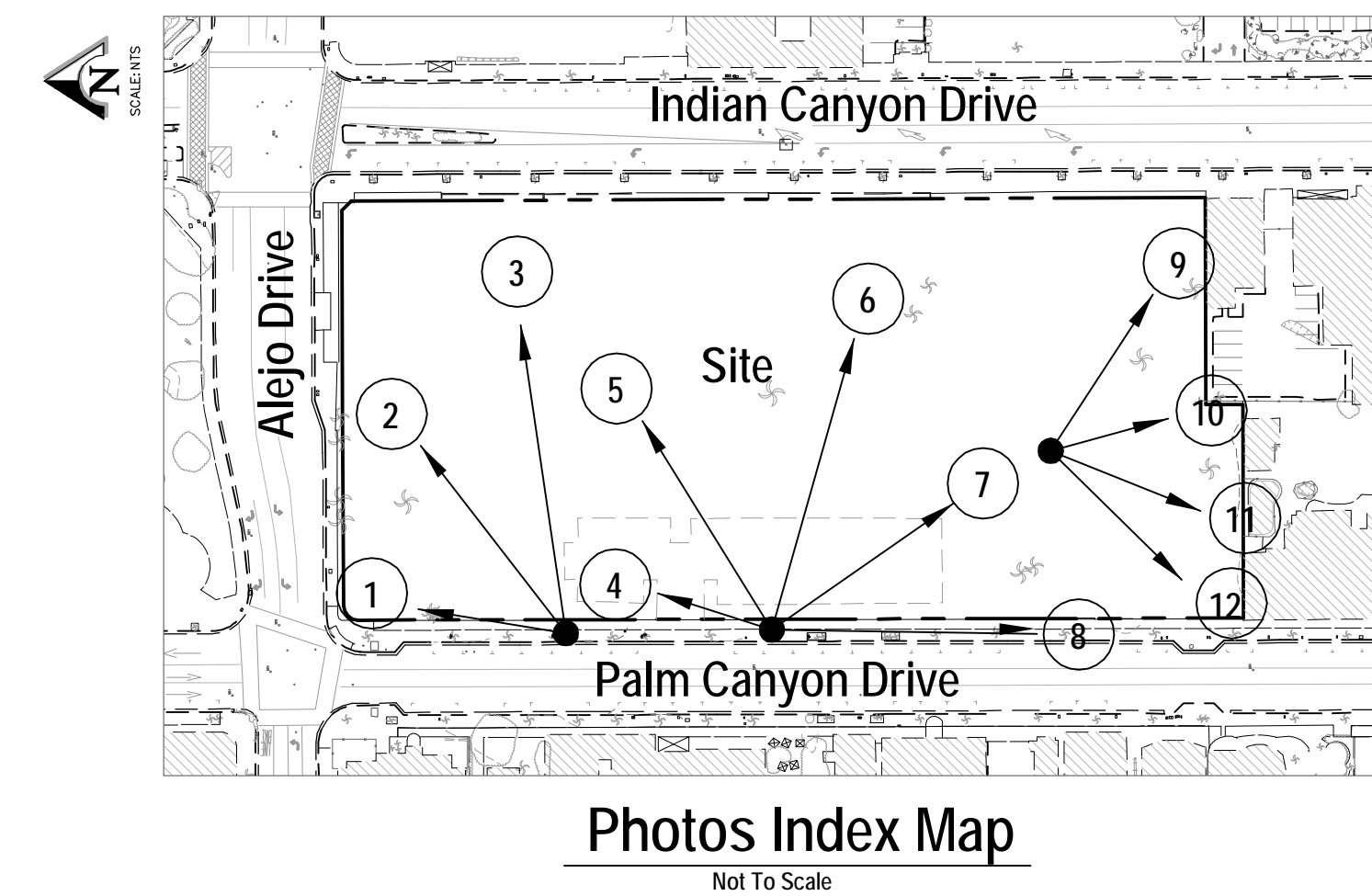
1



2



3



4



5



6



7



8



9



10



11



12

PS Hotel

August 11, 2014

Planned Development District 324
414 Palm Canyon Drive
Palm Springs, CA 92262

Existing Site Photos

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NORTH INDIAN CANYON ROAD

EAST ALEJO ROAD

NORTH PALM CANYON DRIVE

PS HOTEL

August 11, 2014

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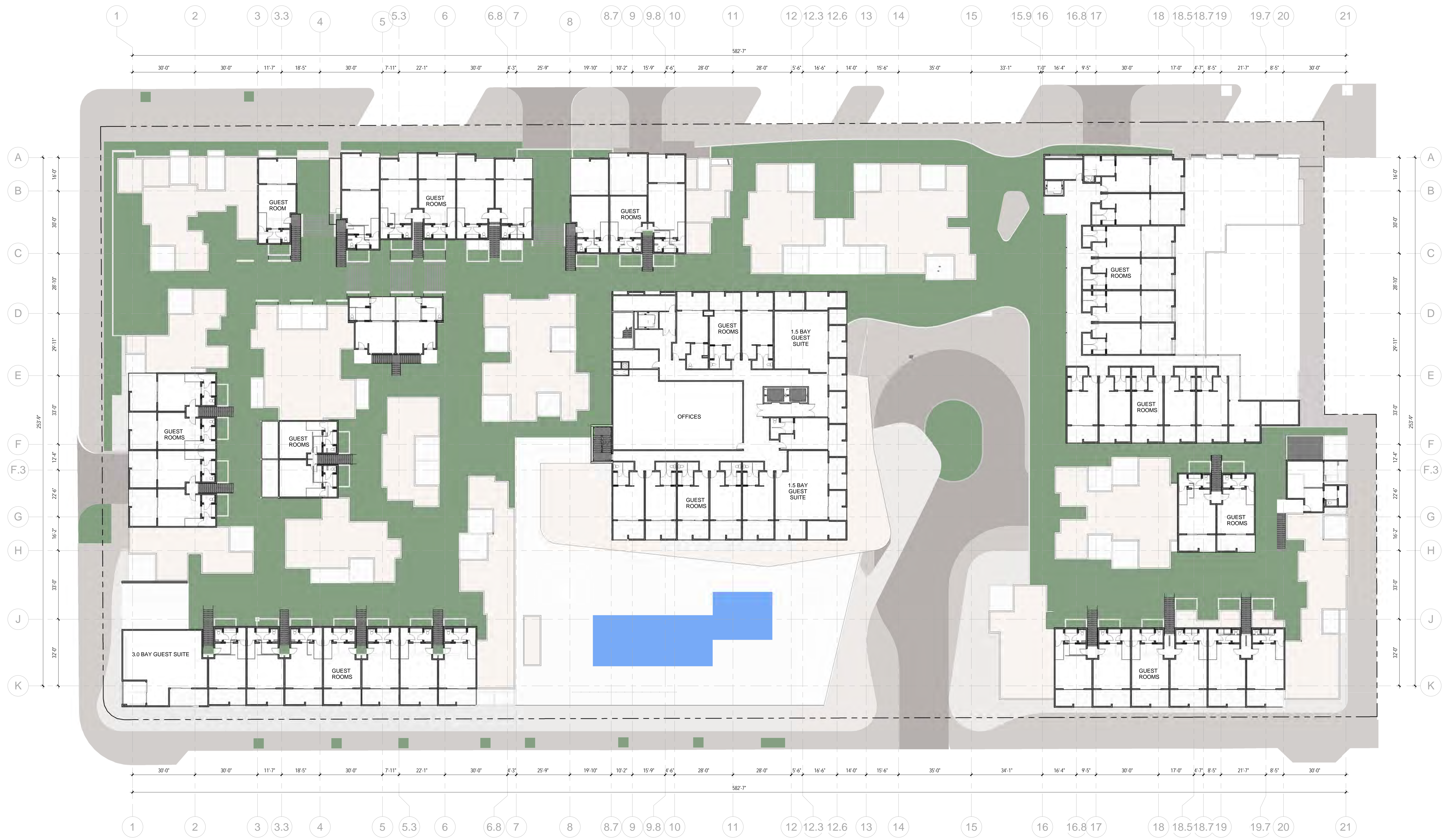
GROUND FLOOR





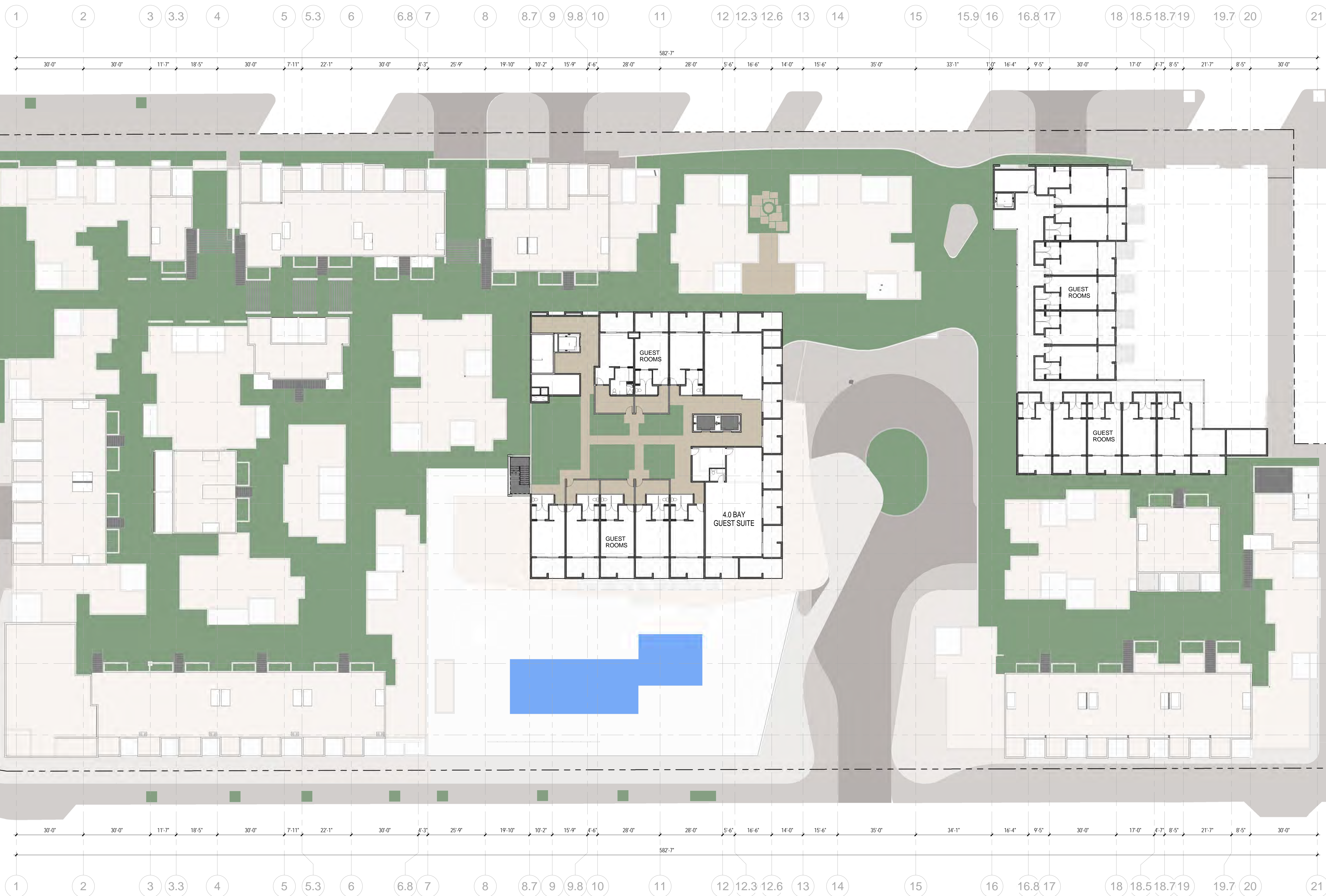
SECOND FLOOR





THIRD FLOOR



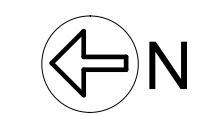


PS HOTEL

June 11, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

**FOURTH
FLOOR**





**ROOF
PLAN**





SUMMER SOLSTICE (4:00pm) | 1



FALL EQUINOX (4:00pm) | 2



WINTER SOLSTICE (4:00pm) | 3



SPRING EQUINOX (4:00pm) | 4

PS HOTEL

August 11, 2014

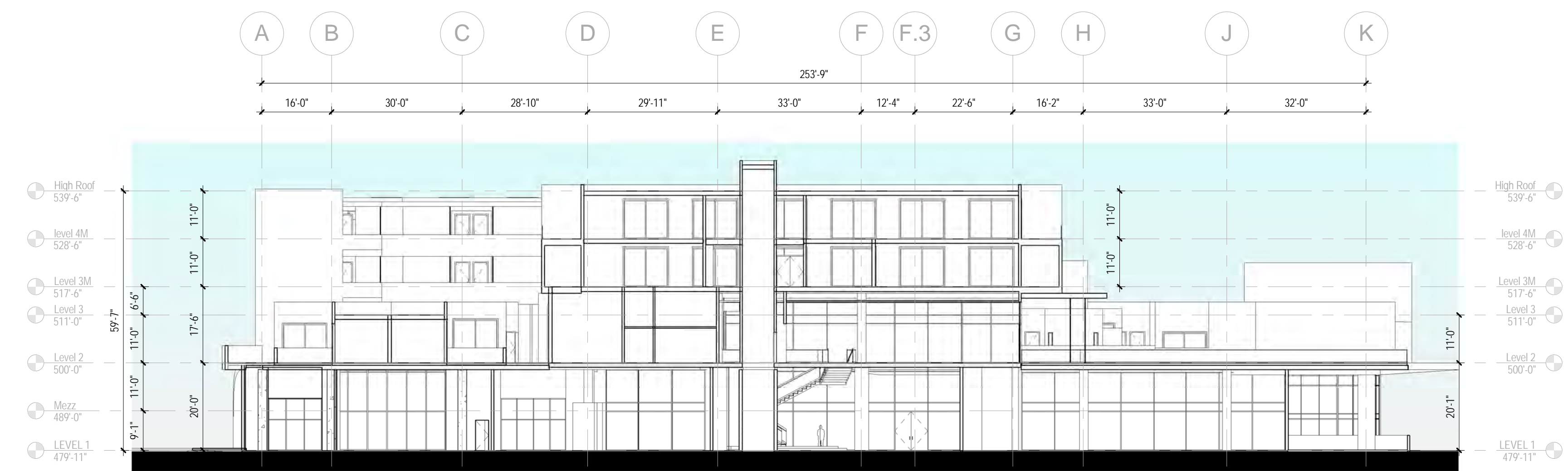
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**SOLAR
STUDY (3d
Views)**





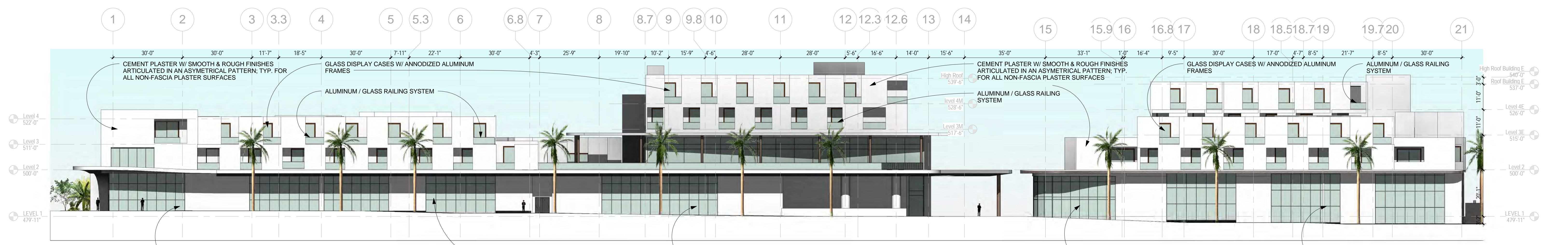
NORTH-SOUTH SECTION | 1
1" = 20'-0"



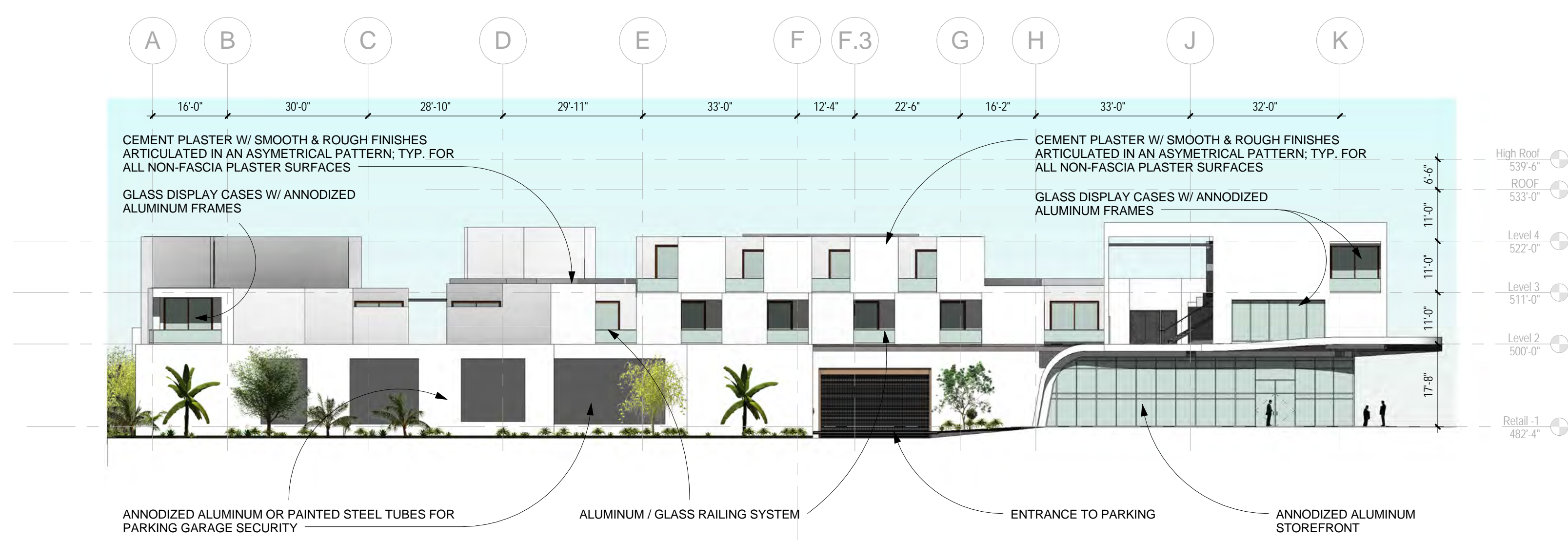
EAST-WEST SECTION | 2
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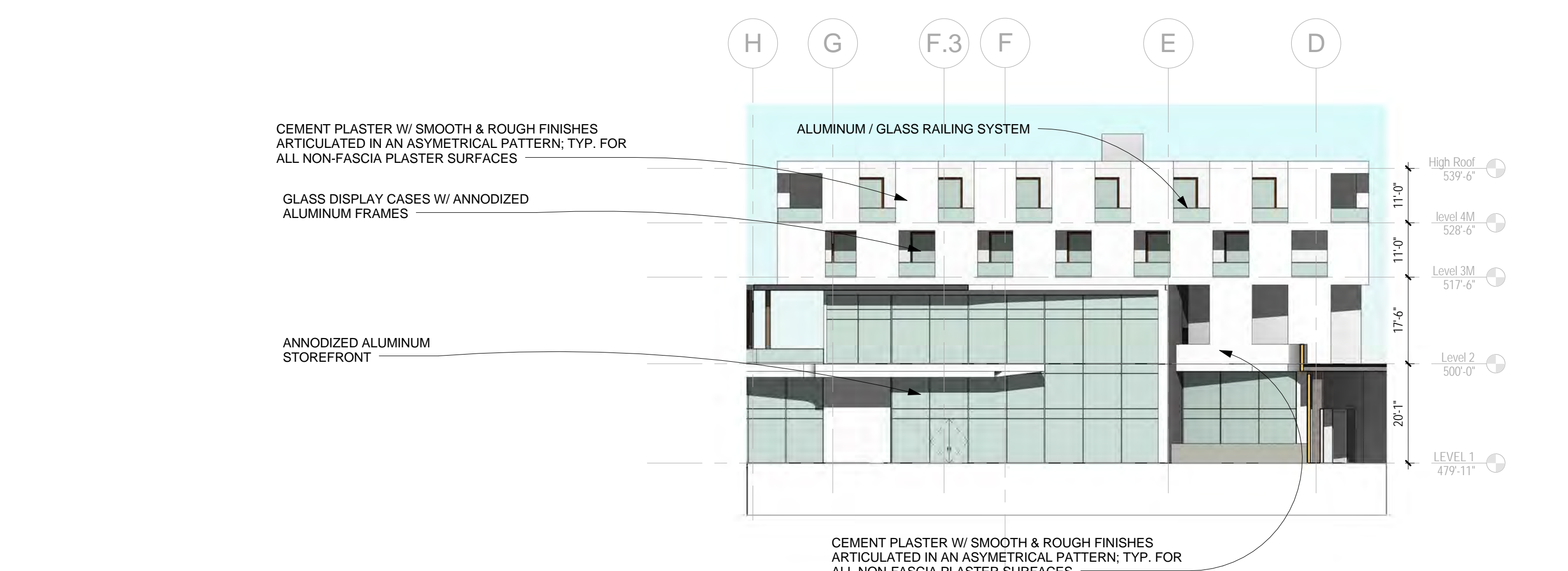
EAST ELEVATION | 1
1" = 20'-0"



WEST ELEVATION | 2
1" = 20'-0"



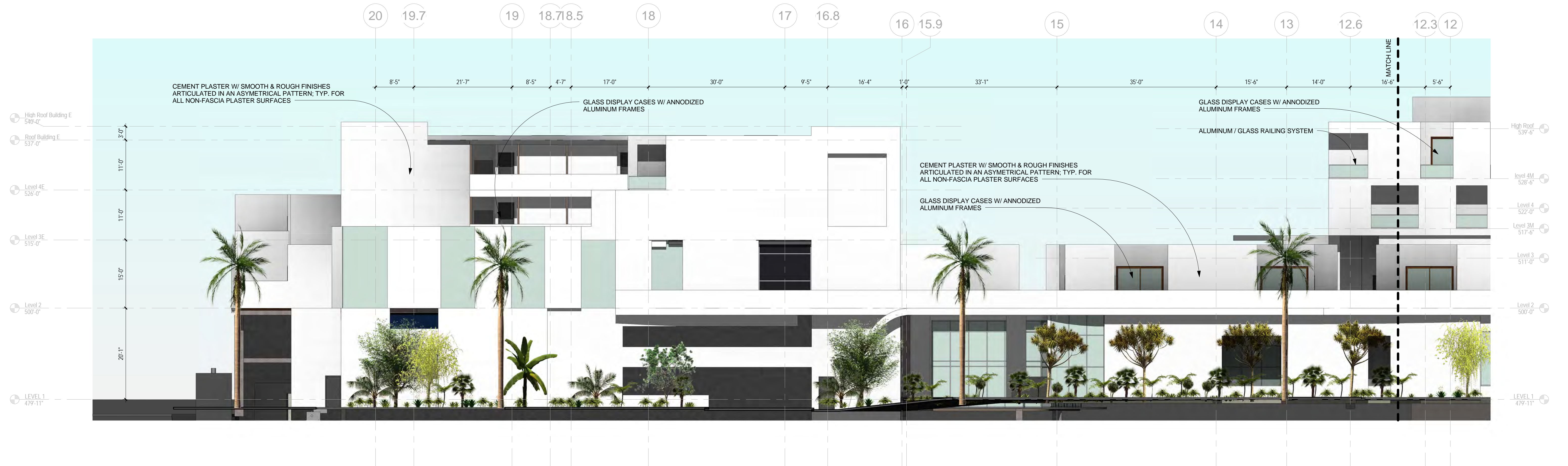
NORTH ELEVATION | 3
1" = 20'-0"



MAIN ENTRANCE ELEVATION | 4
1" = 20'-0"



EAST ELEVATION | 1
3/32" = 1'-0"



EAST ELEVATION | 2
3/32" = 1'-0"

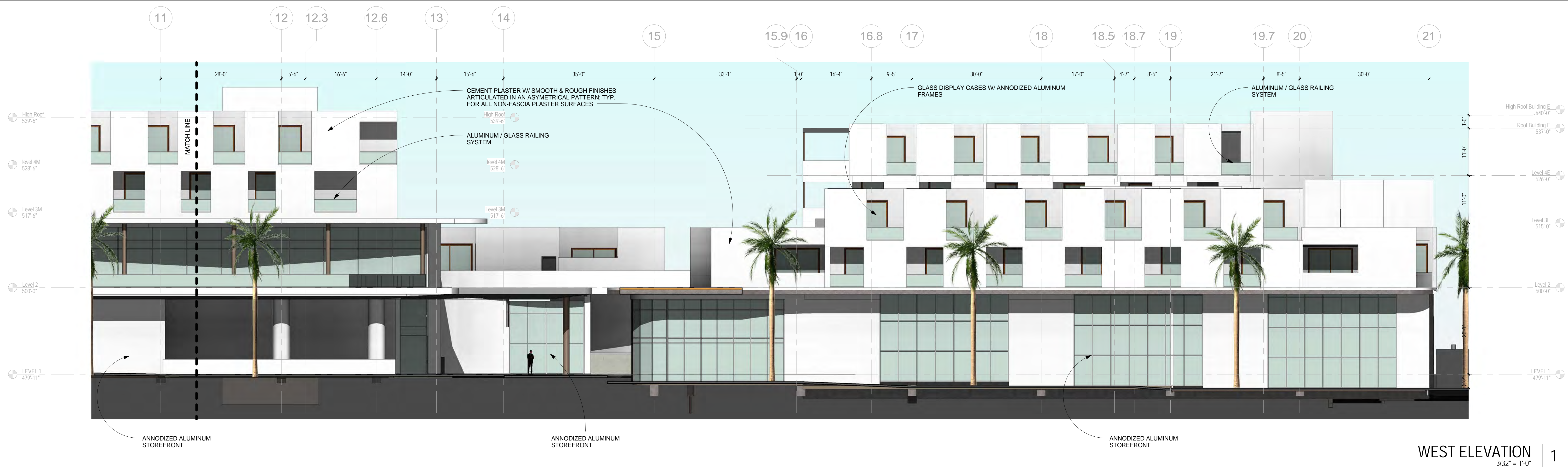
PS HOTEL

August 11, 2014

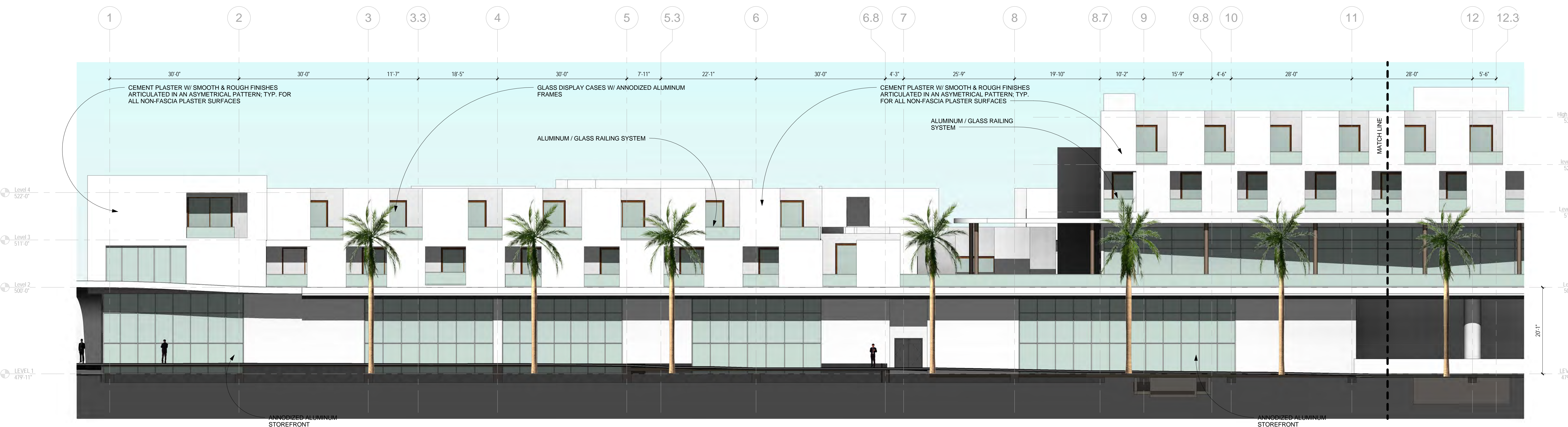
Planned Development District 324
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EAST
ELEVATION





WEST ELEVATION | 1
3/32" = 1'-0"



WEST ELEVATION | 2
3/32" = 1'-0"

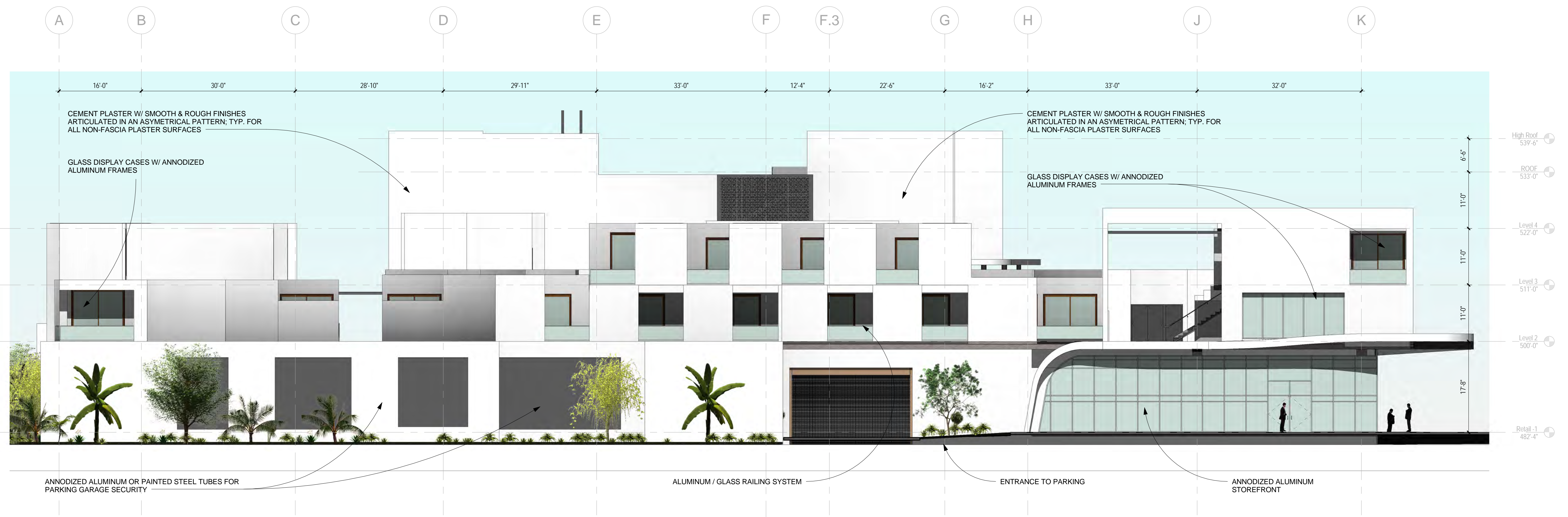
PS HOTEL

August 11, 2014

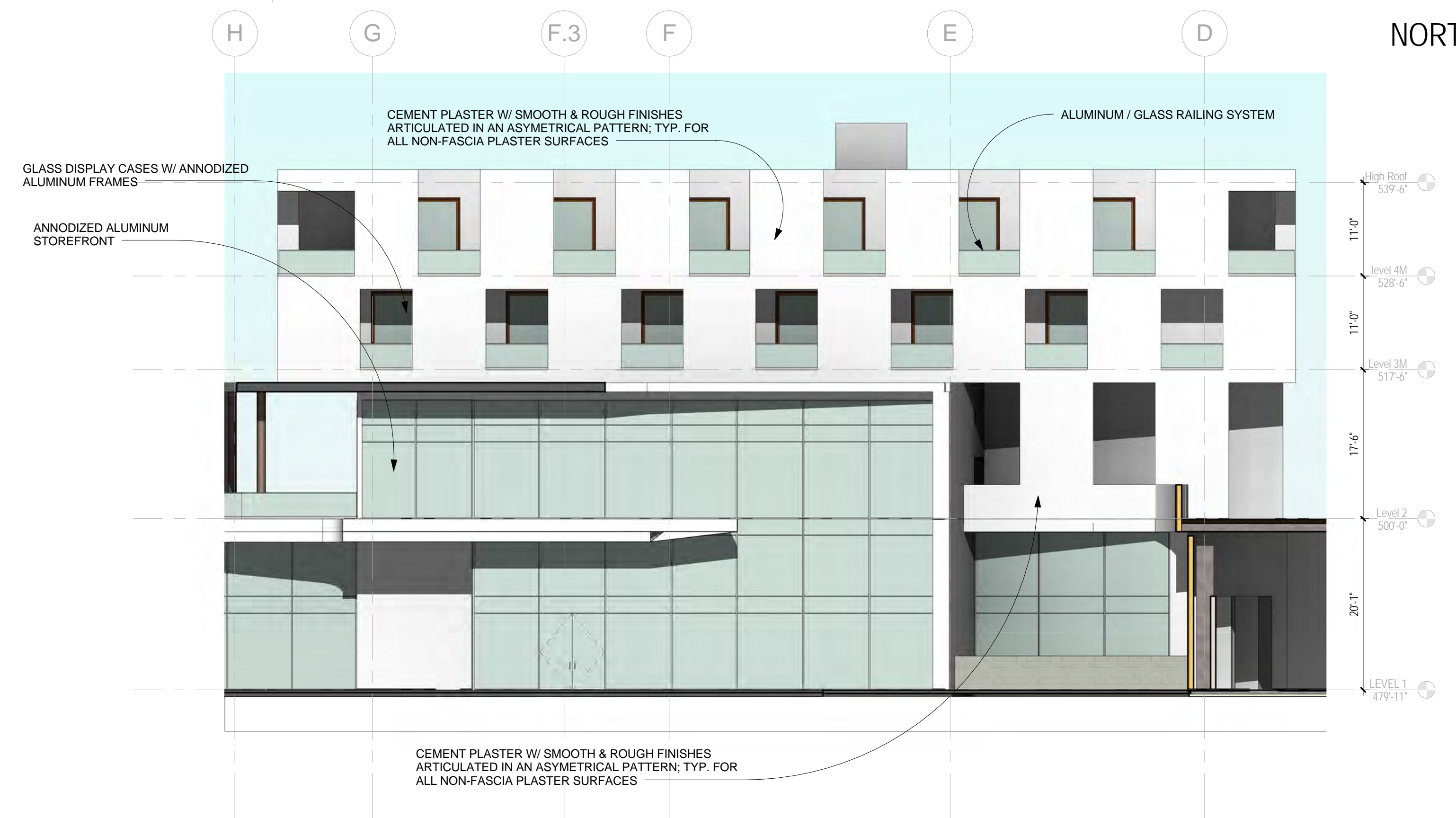
Planned Development District 324
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WEST
ELEVATION





NORTH ELEVATION | 1
3/32" = 1'-0"



MAIN ENTRANCE ELEVATION | 2
3/32" = 1'-0"

PS HOTEL

08/07/14

Planned Development District 324
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NORTH ELEVATION

RGALANDSCAPE ARCHITECTS, INC.

RAELCORP
RAEL DEVELOPMENT CORP

CHAPI CHAPO DESIGN

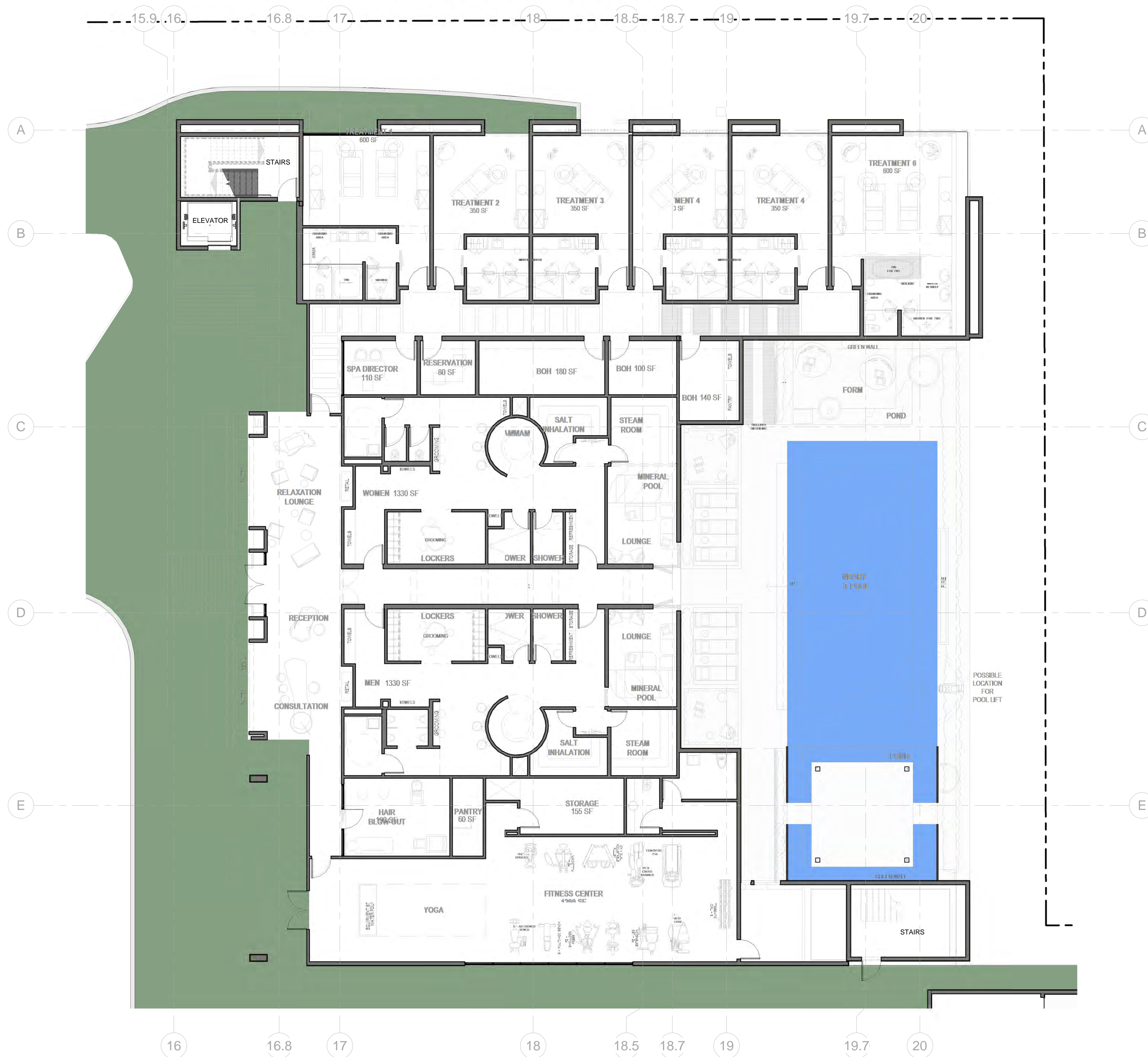
SMS ARCHITECTS

PS HOTEL

August 11, 2014

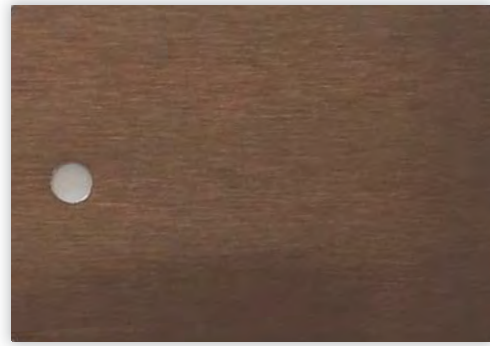
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ENLARGED
SPA PLAN





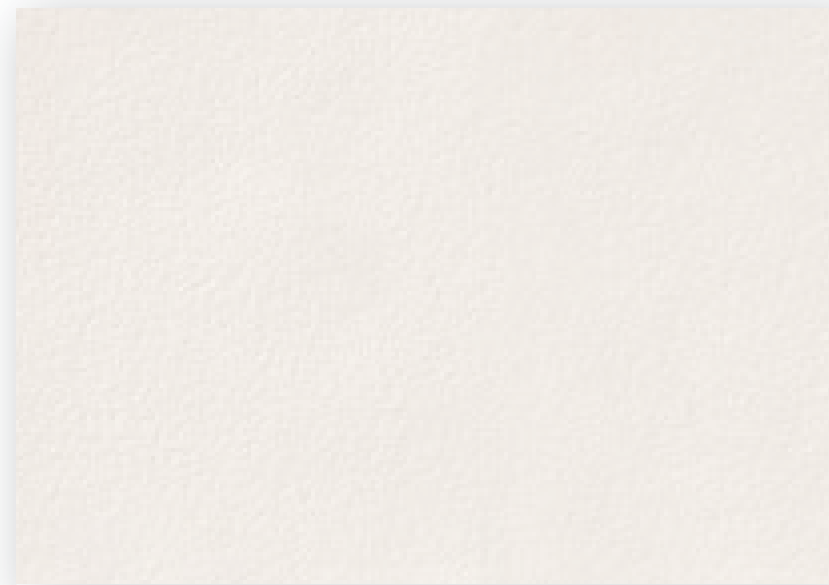
EXTERIOR WALL COLOR
BENJAMIN MOORE
NO. 967 CLOUD WHITE



METAL AT GARAGE
TO MATCH CHEMETAL #925
BRUSHED MEDIUM BRONZE



STOREFRONT
KAWNEER - NO. 106
LIGHT SATIN



STONE VENEER
CORONADO STONE
SMOOTH LIMESTONE - WHITE



STONE VENEER
CORONADO STONE
CHISELED LIMESTONE - WHITE



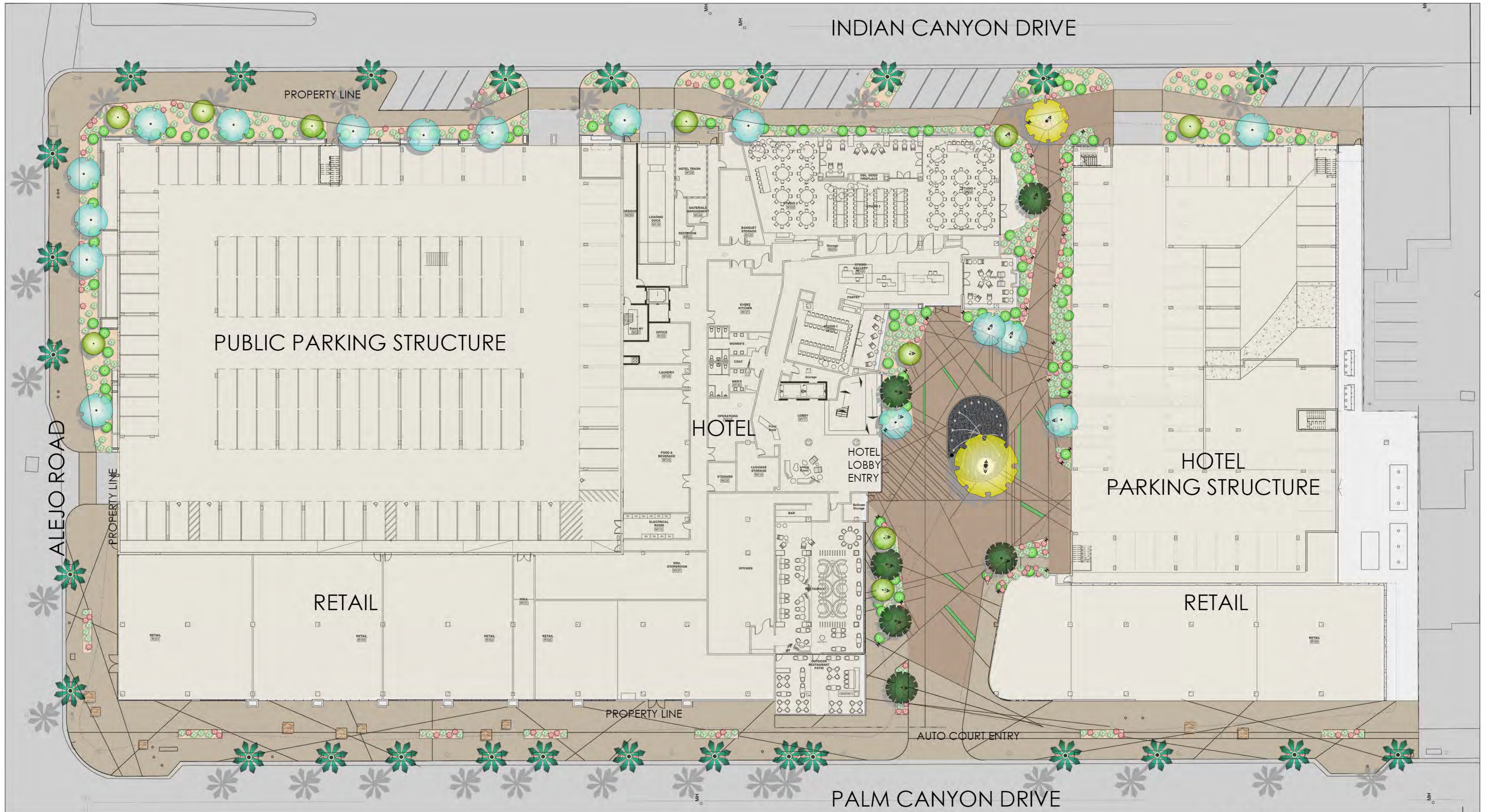
PS HOTEL

11 August, 2014

Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

COLORS/
MATERIALS





INDIAN CANYON DRIVE

PROPERTY LINE

PUBLIC PARKING STRUCTURE

HOTEL

HOTEL LOBBY ENTRY

HOTEL PARKING STRUCTURE

RETAIL

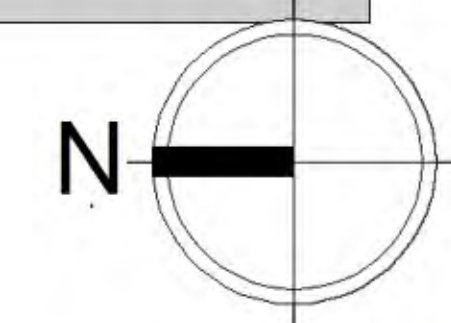
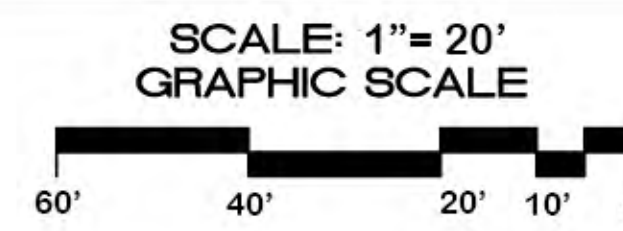
RETAIL

PROPERTY LINE

AUTO COURT ENTRY

PALM CANYON DRIVE

ALEJO ROAD



PS HOTEL

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Palm Springs, CA 92262

L-1
STREET LEVEL
SITE PLAN



TREES AND PALMS



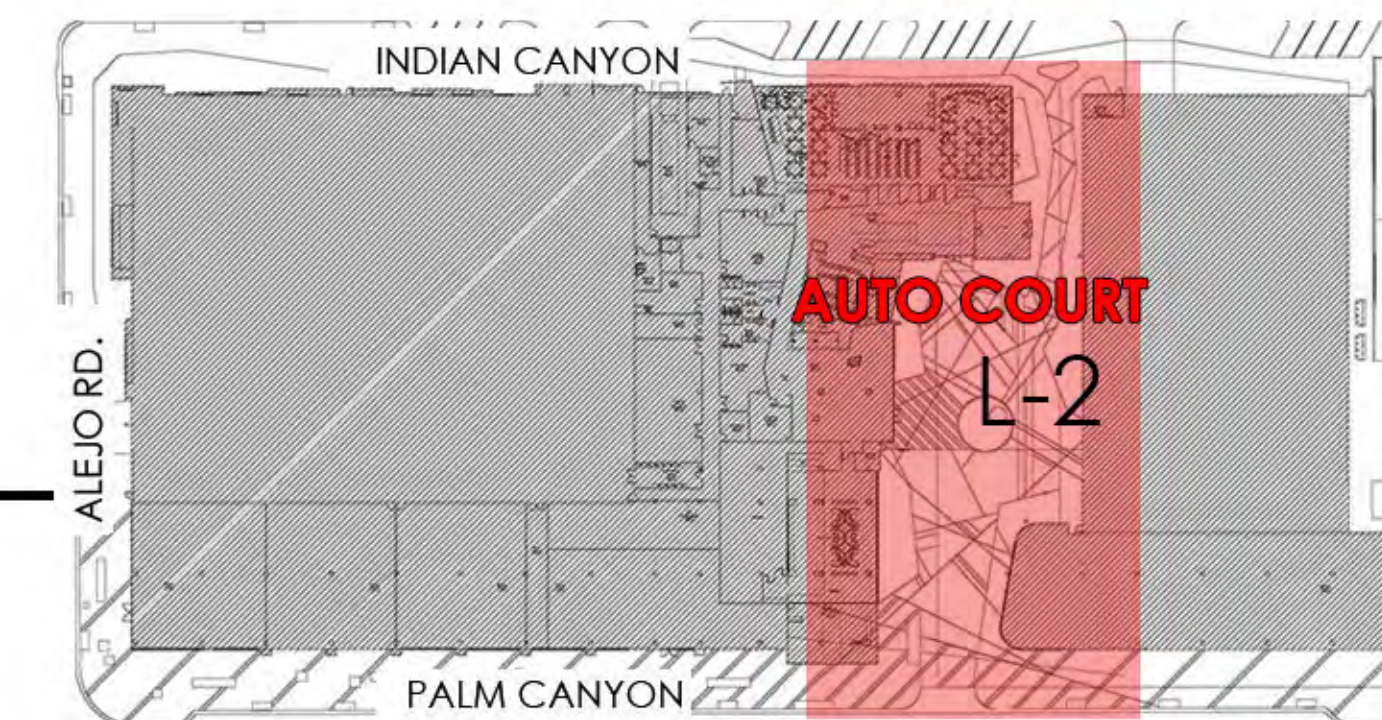
SHRUBS AND ORNAMENTAL GRASSES



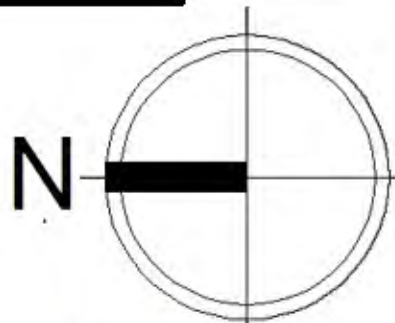
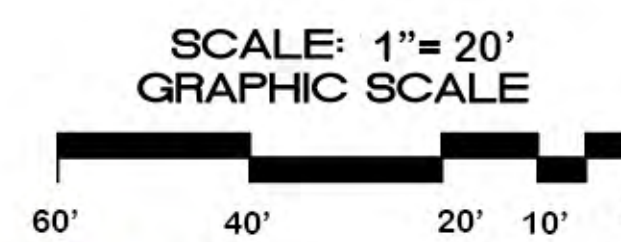
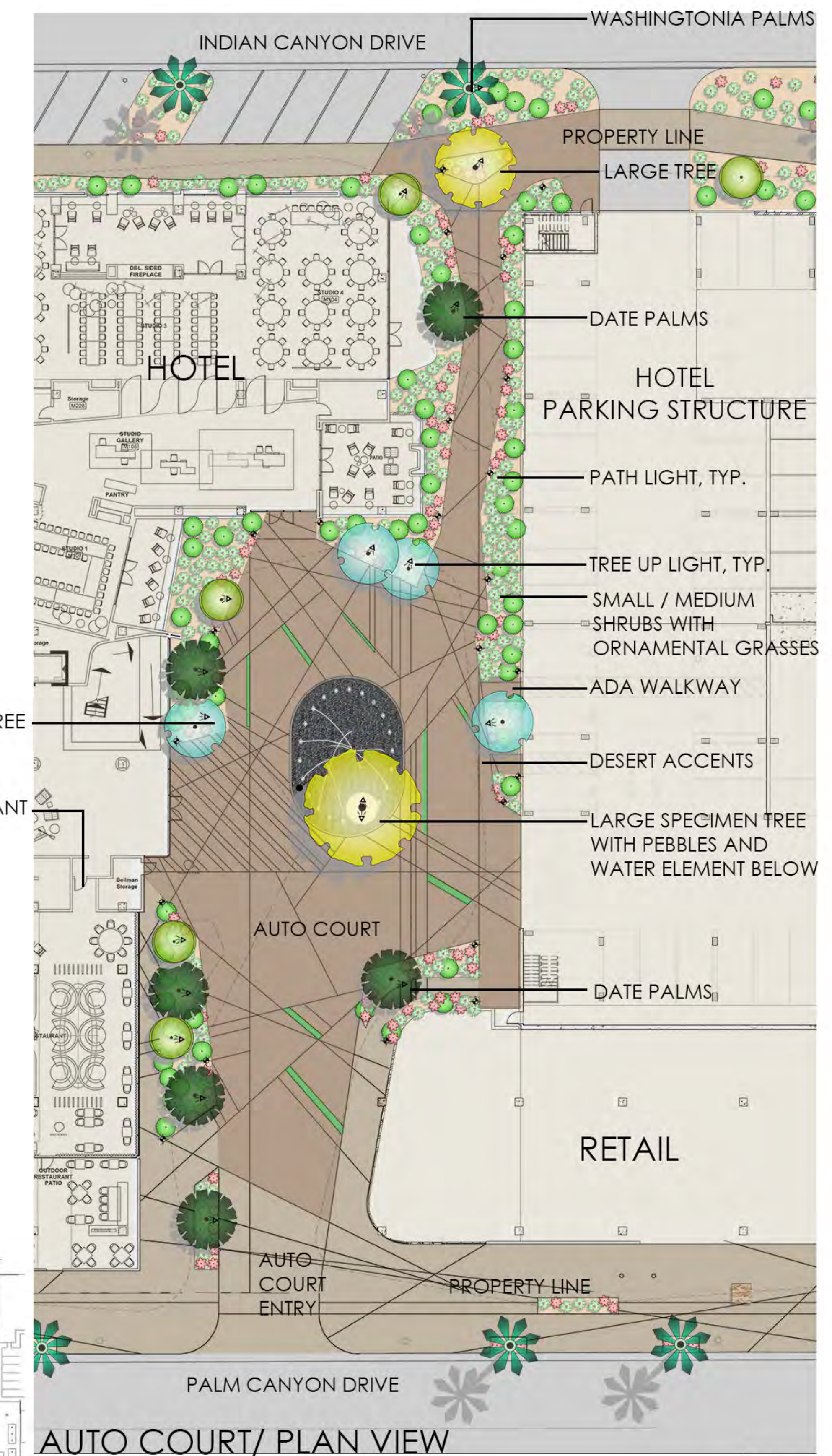
DESERT ACCENT PLANTS



WATER JETS EFFECT



KEY MAP



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L-2
AUTO COURT
PLAN



CHAPI CHAPO DESIGN



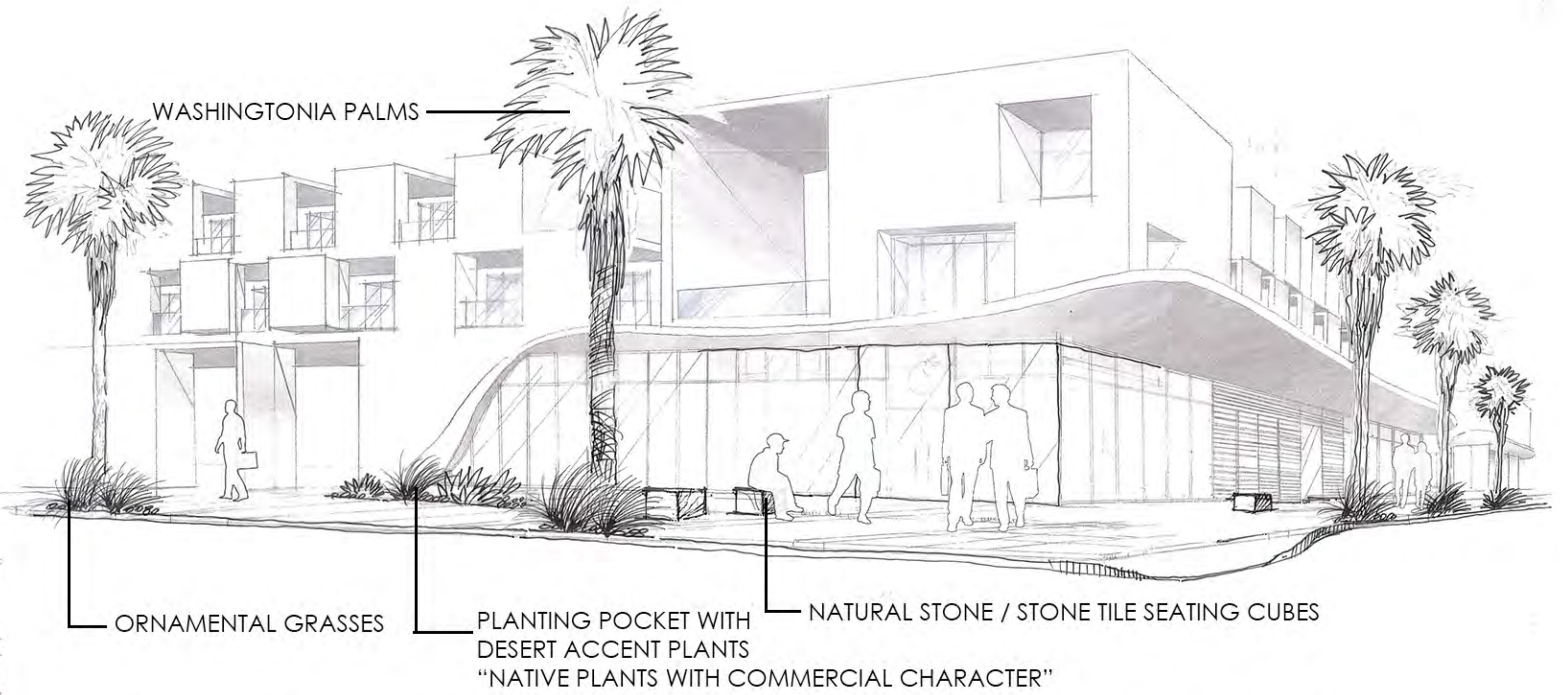
WASHINGTONIA PALM



DESERT ACCENT PLANTS



ORNAMENTAL GRASSES



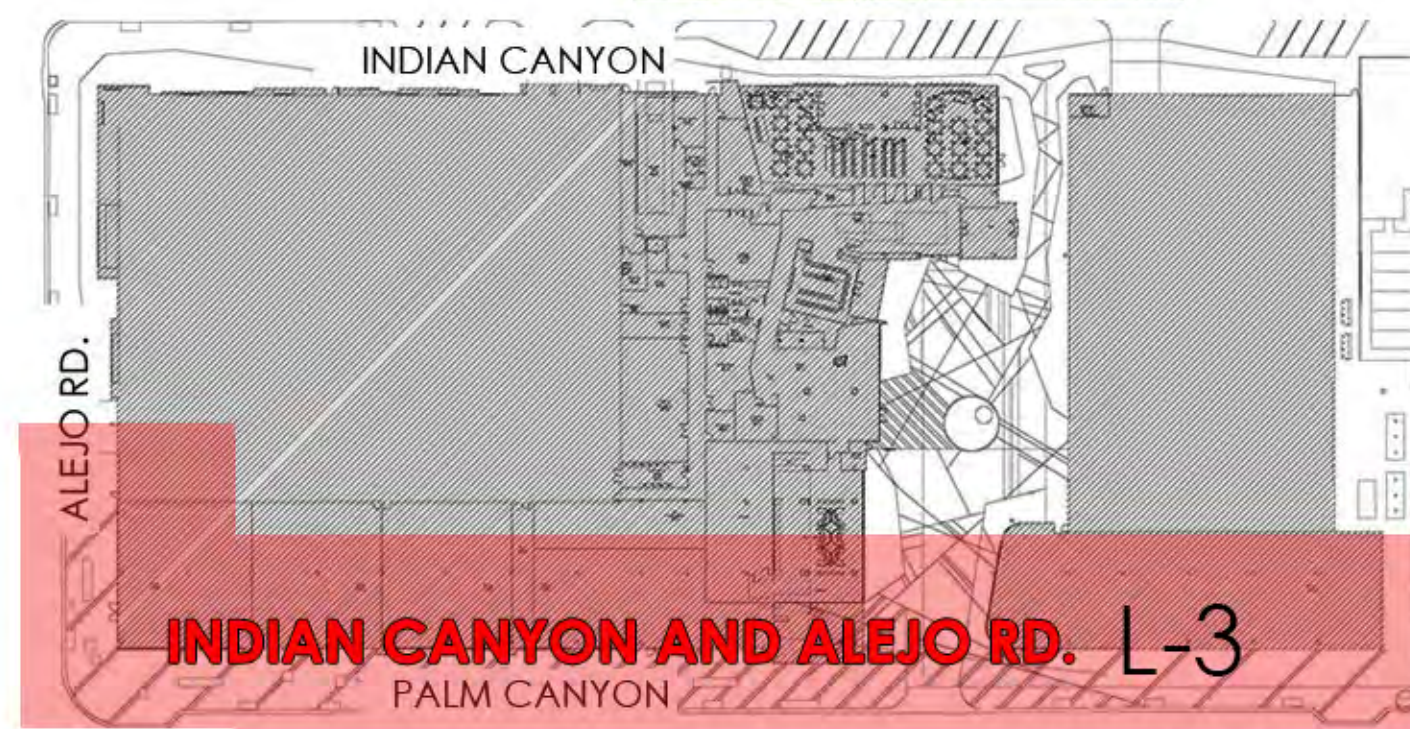
WASHINGTONIA PALMS

ORNAMENTAL GRASSES

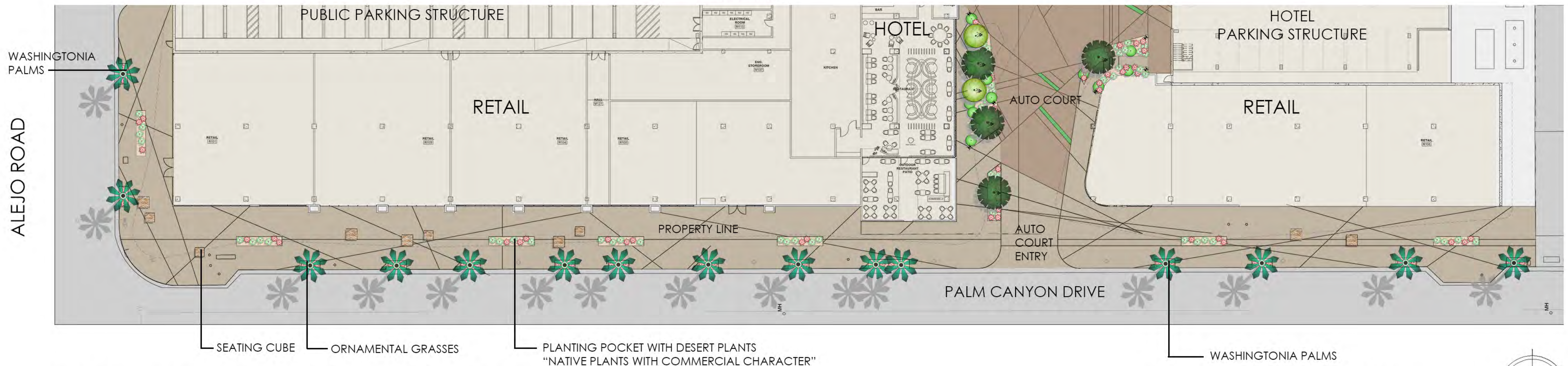
PLANTING POCKET WITH DESERT ACCENT PLANTS "NATIVE PLANTS WITH COMMERCIAL CHARACTER"

NATURAL STONE / STONE TILE SEATING CUBES

PALM CANYON DRIVE AND ALEJO ROAD / ELEVATION



KEY MAP



ALEJO ROAD

WASHINGTONIA PALMS

PUBLIC PARKING STRUCTURE

RETAIL

HOTEL

HOTEL PARKING STRUCTURE

RETAIL

PROPERTY LINE

AUTO COURT

AUTO COURT ENTRY

PALM CANYON DRIVE

SEATING CUBE

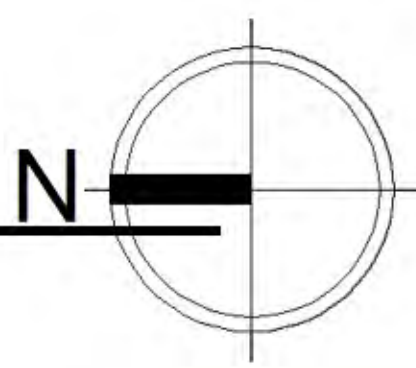
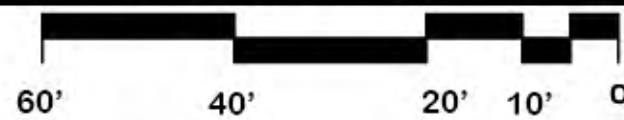
ORNAMENTAL GRASSES

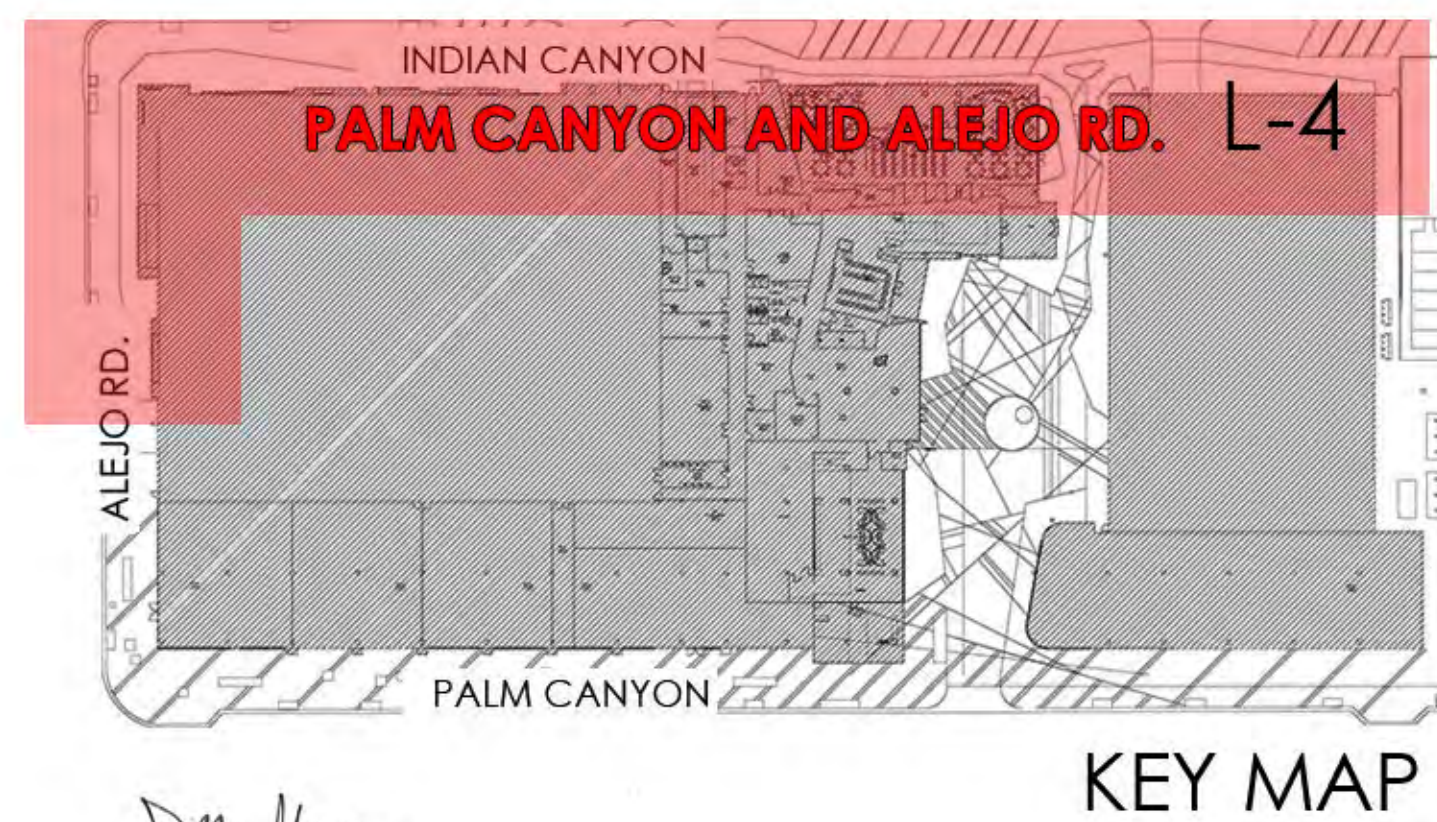
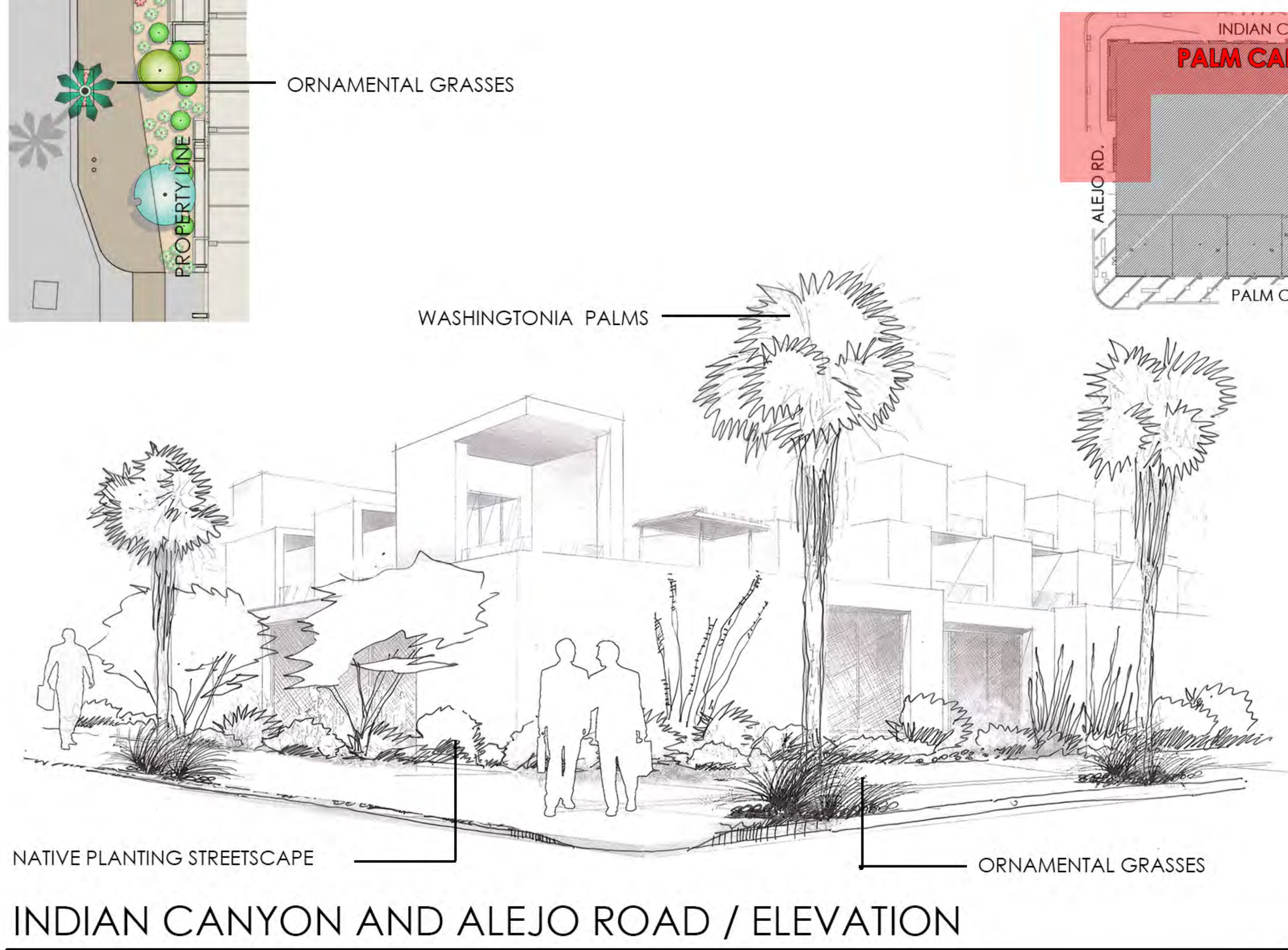
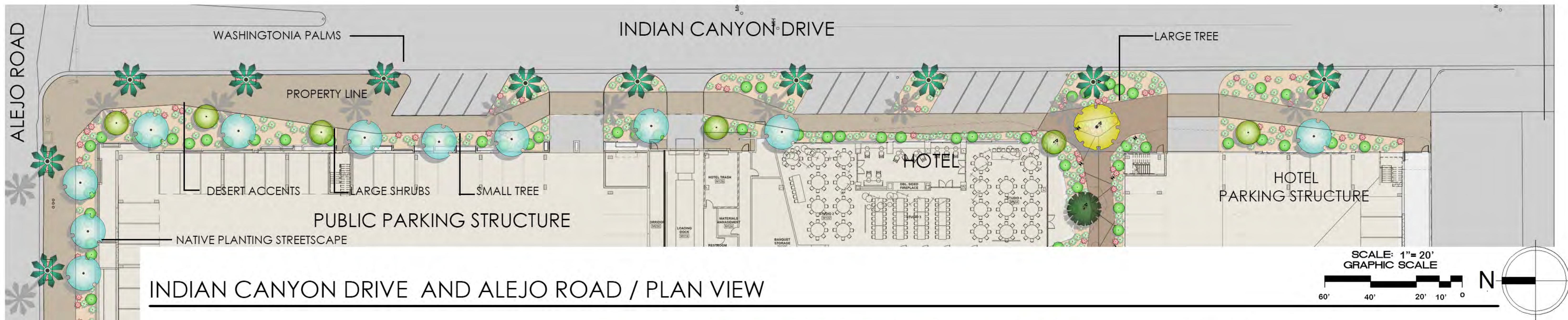
PLANTING POCKET WITH DESERT PLANTS "NATIVE PLANTS WITH COMMERCIAL CHARACTER"

WASHINGTONIA PALMS

PALM CANYON DRIVE AND ALEJO ROAD / PLAN VIEW

SCALE: 1" = 20' GRAPHIC SCALE





INDIAN CANYON DRIVE

PUBLIC PARKING STRUCTURE

HOTEL PARKING STRUCTURE

NATURAL STONE SEATING CUBES
OPTION (A)

STONE TILE SEATING CUBES
OPTION (B)



RETAIL

RETAIL

ARTIFICIAL TURF BANDS

DARK GRAY PEBBLES

INTEGRAL COLOR CONCRETE
COLOR (B)

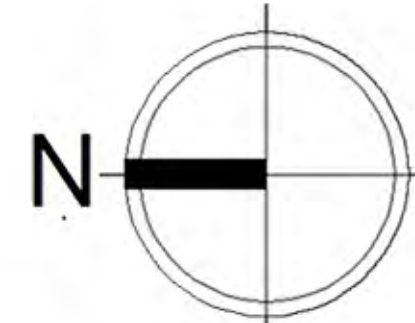
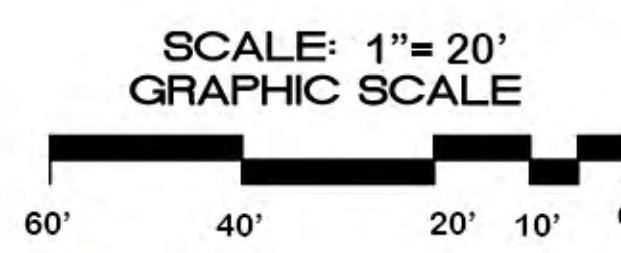
CONCRETE
COLOR (B)

CONCRETE
COLOR (A)

PALM CANYON DRIVE

INTEGRAL COLOR CONCRETE COLOR (A)

SEATING CUBES



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L-5

HARDSCAPE
MATERIALS



CHAPI CHAPO DESIGN



CONCEPT PLANT LEGEND



PALMS
 WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
 STREET TREE ON PALM CANYON, ALEJO AND INDIAN CANYON

LARGE TREES (24-36"BOX)
 PALO VERDE SPECIES
 PROSOPIS CHILENSIS / CHILEAN MESQUITE THORNLESS

SMALL TREES (24"BOX)
 CAESALPINIA CACALACO `SMOOTHIE` / THORNLESS CASCALOTE
 CHILOPSIS LINEARIS `ARTS SEEDLESS` / DESERT WILLOW
 CORDIA BOISSIERI / TEXAS OLIVE

PALMS
 PHOENIX DACTYLIFERA / DATE PALM
 AUTO COURT AREA ONLY

UPRIGHT TREES(24"BOX)
 ACACIA SALICINA / WILLOW ACACIA
 ACACIA STENOPHYLLA / SHOESTRING ACACIA

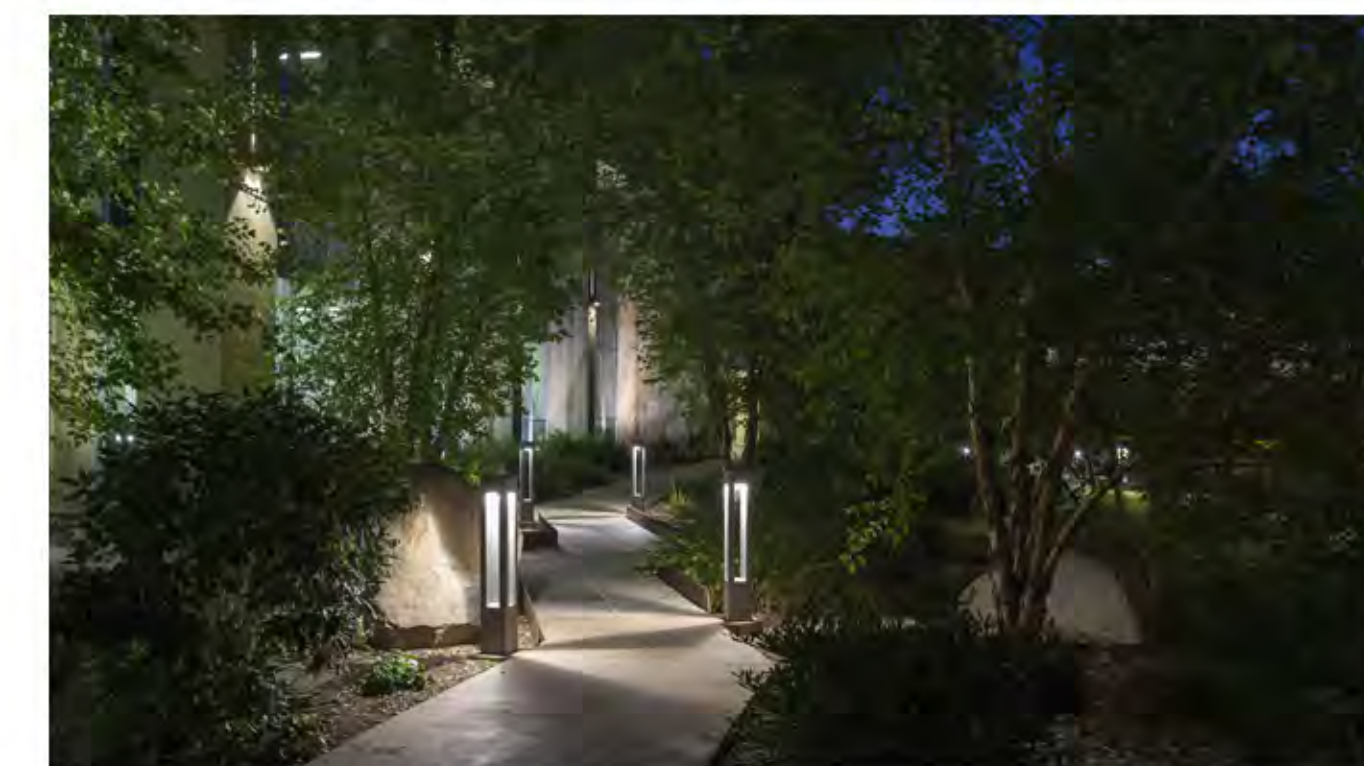
LARGE AND MEDIUM SHRUB(5GAL~15GAL)
 CAESALPINIA SPECIES
 CASSIA ARTEMISIOIDES / FEATHERY CASSIA
 MUHLENBERGIA LINDHEIMERI `AUTUMN GLOW` TM / LINDHEIMER`S MUHLY
 MUHLENBERGIA RIGENS / DEER GRASS
 PITTOSPORUM TOBIRA `WHEELER`S DWARF` / WHEELER`S DWARF MOCK ORANGE
 VITEX TRIFLOIA PURPUREA / ARABIAN LILAC

SMALL SHRUBS AND GROUNDCOVERS(1 GAL~5GAL)
 DALEA CAPITATA `SIERRA GOLD` TM / SIERRA GOLD DALEA
 DALEA GREGGII / TRAILING INDIGO BUSH
 EREMOPHILA GLABRA `MINGENEW GOLD` / EMU BUSH
 EREMOPHILA MACULATA `WINTER GOLD` / SPOTTED EMU BUSH
 EUPHORBIA CANARIENSIS / CANDELABRA TREE
 NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHERGRASS

ACCENTS(5GAL~15GAL)
 ALLUAUDIA PROCERA / MADAGASCAR OCOTILLO
 AGAVE ATTENUATA / AGAVE
 AGAVE DESMETTIANA / DWARF CENTURY PLANT
 AGAVE SPECIES
 ALOE BARBADENSIS / BARBADOS ALOE
 ALOE DAWEI / ALOE
 ALOE X `BLUE ELF` / ALOE
 ASCLEPIAS SUBULATA / RUSH MILKWEED
 DASYLIRION QUADRANGULATUM
 DASYLIRION SPECIES / DESERT SPOON
 DASYLIRION TEXANUM / TEXAS SOTOL
 HESPERALOE FUNIFERA / GIANT HESPERALOE

CONCEPT LANDSCAPE LIGHTING

PATH LIGHTS



TREE UP LIGHTS AND ACCENT PLANT LIGHTING



Discover the most technologically evolved lighting fixtures available in the landscape industry.

We've engineered our exclusive **Radix™** optics to generate **more lumens with less wattage** for superior results. We've also expanded your options for design with **multiple Kelvin temperatures and lumen output choices**. And, we've integrated it all into a unit that's **sealed and fully potted to protect it from the elements**. Then, we backed it up with a 10 year commercial and 15 year residential warranty*. Our latest Design Pro LED 12V accent or in-ground options, as well as our 120V accent products, deliver versatility that gives every residential and commercial job a **more professional look**.

*For warranty, go to landscapepro.com

