



PLANNING COMMISSION STAFF REPORT

DATE: December 10, 2014

SUBJECT: RHSMAX T41, LLC, OWNER FOR A MAJOR ARCHITECTURE APPLICATION AND RE-ADOPTION OF A PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 41-UNIT CONDOMINIUM COMPLEX KNOWN AS VIBRANTE, LOCATED AT 6500 34TH AVENUE, ZONE R-G-A(6), SECTION 30. (GM)

FROM: Flinn Fagg, AICP, Director of Planning Services

SUMMARY

The Planning Commission to review a Major Architectural application request for a 41-unit condominium complex consisting of four (4) house types and seven (7) house elevations and the re-adoption of a previously approved Mitigated Negative Declaration.

RECOMMENDATION:

Approve Major Architecture to include new house elevations and re-adoption of previously approved Mitigated Negative Declaration.

REVISIONS FROM LAST PLANNING COMMISSION MEETING

This project was previously reviewed by the Planning Commission on November 12, 2014 and by a 6-1 vote, the project was sent back for a redesign to eliminate gates based upon the General Plan policy and neighborhood testimony; and turn seven units to front along 34th Avenue.

The applicant has redesigned the project with the following changes:

- Seven units have been re-oriented with frontage along 34th Avenue. Homes to be a combination of one and two-story structures with driveways to street.
- All control access gates to community have been eliminated.
- Internal sidewalks have been added.
- Secondary access has been realigned to be a continuation of Marguerite Street.
- Width of two main streets to be 28 feet; smaller street at 24 feet wide.
- Houses along community main street have been re-oriented with the elimination of two hammer head driveways.
- East – West oriented street has been eliminated.
- New park area has been added with houses backing up to open space.
- Community pool has been relocated to middle of development.
- Guest parking spaces have been added throughout community.

- One of three duplex units has been relocated to the northeast corner of complex.
- Low wall at main entrance for complex name.

The applicant has met Trae Daniel, lead neighborhood representative to review the revised plan. Staff has received an email from the applicant stating that the neighborhood residents will be attending the Planning Commission meeting to express their support for the changes to the project.

ISSUES:

- Project was originally approved by City Council on October 4, 2006 for a 41-unit condominium complex.
- A Mitigated Negative Declaration was adopted for the project.
- Entitlements for architectural review expired in 2010.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
10/4/2006	City Council approves TTM 32736 for a 41-unit condominium development and adopts a Mitigated Negative Declaration.
10/4/2009	Planning Commission approves a one-year time extension until 2009.
10/4/2010	Planning Commission approves a one-year time extension until 2010.
7/21/2014	AAC reviews Vibrante project and votes to table discussion with direction to applicant.
9/8/2014	AAC tables discussion and appoints sub-committee to review revised plans.
10/6/2014	AAC sub-committee meets to review revised plans and recommends several changes to landscape plan and building architecture.
10/15/2014	Applicant revises plans based upon sub-committee recommendations.
11/12/2014	Planning Commission reviews project and votes for redesign.

<i>Most Recent Ownership</i>	
4/29/2013	RHSMAX T41, LLC

<i>Neighborhood Notification</i>	
11/29/2014	Public hearing notice sent to all property owners within 500 feet.
	No neighborhood organization is present.

<i>Field Check</i>	
October 2014	Staff visited site to observe existing conditions

<i>Site Posting</i>	
6/30/2014	Property posted with project description

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Area	7.6-acres



Subject Site: 6500 34th Avenue

ANALYSIS:

<i>Surrounding Property</i>	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	Low Density Residential	Vacant	RGA (6) - Cluster Residential Zone
North	Tourist Resort Commercial	Vacant	M-1 Industrial
South	Low Density Residential	Single-Family Residential	R-1-C Single-Family Residential
East	Low Density Residential	Dinah Shore Drive	M-1 Industrial
West	Low Density Residential	Condo Complex	RGA (6) - Cluster Residential Zone

General Plan			
Land Use Designation	Units / Acre	Request	Compliance
Low Density Residential	6 units per acre	5.4 units per acre	Yes

Zoning – Uses & Lot Standards			
	RGA(6) Zone	Proposed	Compliance
Uses permitted	Multi-Family Residential	Same	Yes
Lot Standards			
Min. Area	2 acres	7.6 acres	Yes
Min. Width	165 ft. minimum	635 ft.	Yes
Min. Depth	135 ft. minimum	625 ft.	Yes

Zoning – Building Development Standards			
	RGA(6) Zone	Proposed	Compliance
Building Height	24 ft.*	19 ft. – 2 nd story units	Yes
Yard Setbacks			
Front	25 ft. front prop. line	25 ft. front prop. line	Yes
Landscape	50% of site area	Over 50% of site area	Yes
Rear	20 ft.	20 ft.	Yes
Off-street Parking	2 parking spaces per unit = 82 1 guest space per 4 units = 10 Total = 92	82 garage parking spaces 32 guest spaces Total = 114	Yes

- Building height RGA(6): buildings and structure may have a height not to exceed 24 feet and 2 stories; provided that the second story and the area of the buildings with a height over fifteen (15) feet does not exceed more than 50% of the enclosed ground floor area. The purpose of this section is to provide a variety of building heights for design purposes.

PROJECT DESCRIPTION:

The project consists of an approved Tentative Tract Map consisting of one lot and a condominium map along with an architectural approval for the development of a 41-unit condominium complex on approximately 7.6-acre property fronting 34th Avenue. The new residential development named Vibrante will consist of single story detached units; and one duplex house plan all ranging in sizes of 1,834 to 2,449-square feet. The proposed architectural style is re-imagined Mid-Century with Modern elements consisting of four (4) house types and seven (7) building elevations. Plans 1, 2, 3, and 4 with two house elevations each.

This project was originally approved in 2006 for the development of a 41-unit condominium complex. The project received two time extensions in 2009 and 2010 with architectural entitlements expiring in 2011. The Tentative Tract Map has been extended by State Legislature AB 116 and is active. Staff has determined that the proposed application is consistent with the 2006 TTM with minor revisions to street layouts.

Access to the community will be from two entry points along 34th Avenue. The site plan has been revised removing all gates. The main entrance will be marked by a low wall

with the name of the complex and patterned concrete driveway. The secondary entrance has been realigned and will function as an extension of Marguerite Street. Perimeter walls along the east and north property line will be constructed of precision block brown color and walls within the complex to be wrought iron tubular steel.

Proposed building elevations are described as the following:

- **Plan 1** - One-Story
Elevations A & B
- **Plan 2** - Two-Story
Elevations A & B
- **Plan 3** - Two-Story Duplex
Elevation A
- **Plan 4** - One-Story
Elevations A & B

Each of the units will have a two car garage and contain three bedrooms on a first or second floor. To provide variety in the house elevations, 9 paint schemes are proposed. Each scheme provides a combination of door, stucco wall, concrete block and garage door color. Additional elevation variations include the use of scored stucco, double steel front entry posts, roof overhangs, and varied roof angles.

The landscape plan consists of a combination of trees, palms, shrubs, accent plants, ground cover, rock and gravel. Each proposed house Plan will include a typical planting scheme for Plans 1 and 4; and Plans 2 and 3 to provide variety throughout the community. A community pool and restroom building is proposed centrally located in the middle of the development.

The landscape area for the 34th Avenue frontage includes a meandering sidewalk as a continuation of the adjacent complex to the west. The seven homes fronting 34th Avenue will include individual driveways 16 feet wide by 35 feet long. Plantings at the community entrance and along the street include shade trees and palms, shrubs, accents, boulders, gravel and rock.

AAC REVIEW AND REVISIONS:

The Architectural Advisory Committee reviewed the project on July 21, and September 8, 2014 and voted to table the discussion with direction to the applicant. The AAC reviewed included extensive discussions on the design of the vehicle and wall along 34th Avenue. The AAC felt that adding seven pedestrian gates, varying height, and staggering the wall for lots backing up to 34th Avenue will provide a community connection. The AAC made several recommendations regarding the building elevations ranging from roof lines, window placement, exterior wall treatments, awning designs

and colors (see AAC minutes for detail listings). Additional revisions to the site and landscape plan included enhanced plantings, street pavers inside the complex, individual pool locations, and internal wall designs. The applicant has revised all the plans based upon the AAC recommendations.

D. Planning Commission Architectural Advisory Committee Review Guidelines.

The Planning Commission and Architectural Advisory Committee 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:

1	Does the proposed development provide a desirable environment for its occupants?	Yes	The proposed Vibrante condo complex will provide a desirable place for its occupants and the surrounding community.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The adjacent area around the proposed complex consists of similar multi-family developments and single-family homes. The revision to the site plan eliminating entry gates will better integrate the development with the surrounding community.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	Proposed building materials include stucco walls, metal doors, windows with sloped and flat roofs. Nine color schemes include a combination of browns, bright door colors, and the use of slate and precision block.
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	Yes	The proposed site layout with the alignment of entries with Lawrence and Marguerite Streets will allow for ease of pedestrian and vehicular circulation. Proposed vehicular access and driveway widths are consistent with City Standards.

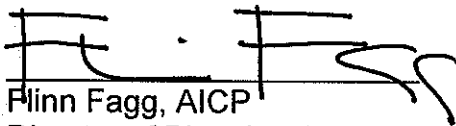
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The use of 4 house types with 2 different front elevations will provide variety within the complex. In addition, 2 typical planting palettes are proposed for the front yard landscaping.
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	Yes	The maximum height, overall mass, and setbacks are all in keeping with the required development standards of the RGA(6) zone.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The combination of 9 paint schemes utilizing browns, and brightly colored accents for the house doors is consistency in the composition and treatment of the proposed homes.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The proposed materials, colors and other components of the building are adequate.
9	Consistency of composition and treatment	Yes	There is consistency in the composition and treatment of the building as proposed.
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	Yes	The proposed landscape plans are consistent with desert appropriate plants.

ENVIRONMENTAL DETERMINATION:

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Environmental Initial Study was prepared for the proposed project in 2006. Additional studies for greenhouse gas and noise have been submitted. From these studies, Staff has concluded that the originally adopted Mitigated Negative Declaration shall remain as the approved environmental document. The Planning Commission received and reviewed the original MND as part of the November 12, 2014 packet.



Glenn Mlaker, AICP
Assistant Planner



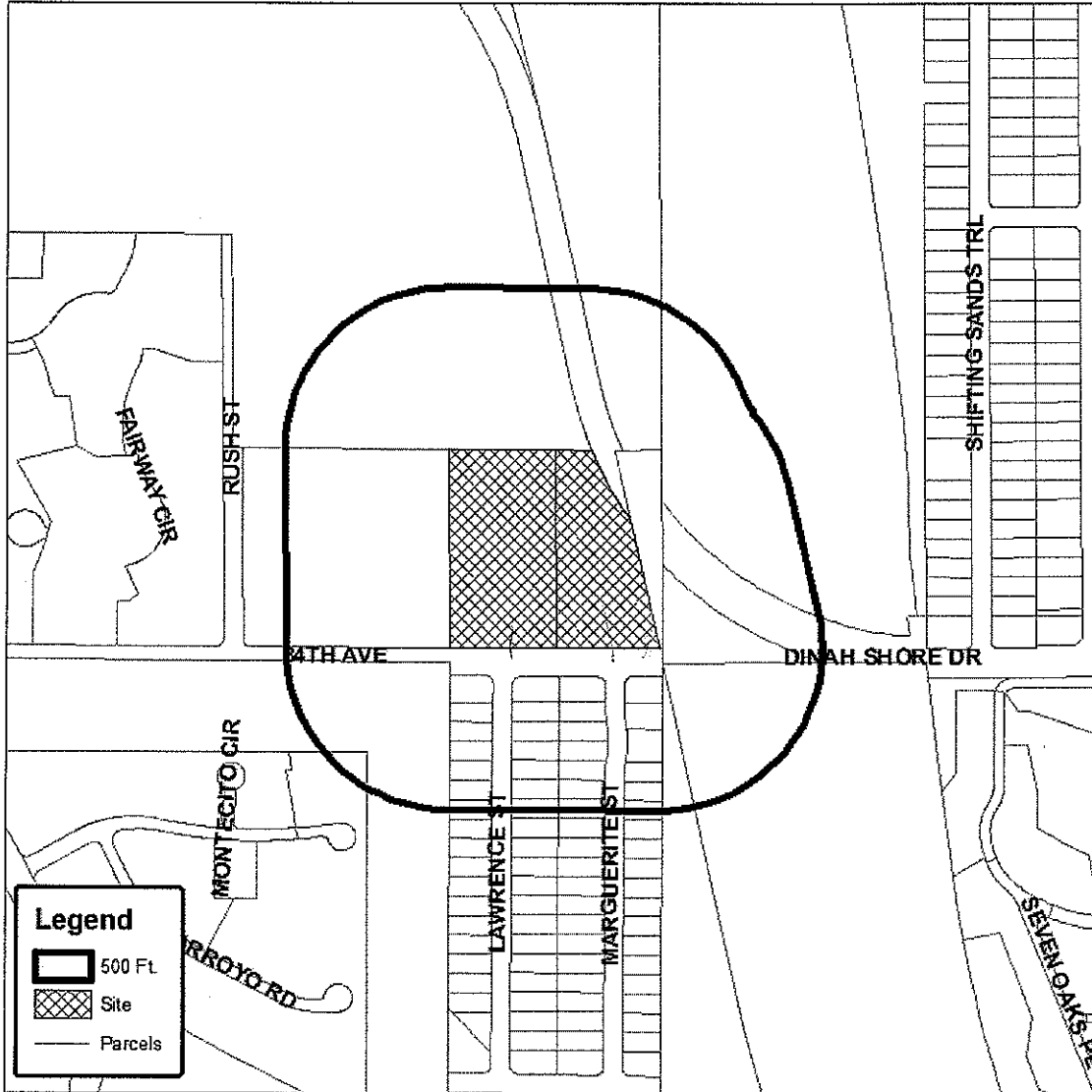
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Justification Letter
5. Draft Planning Commission Minutes 11/12/2014
6. Site / Landscape / Entry Wall Plan
7. Paint Schemes
8. Photo Simulation of Entry Gate and Streetscapes
9. Building Elevations / Floor Plans
10. Site Plan from previous Planning Commission Review



Department of Planning Services Vicinity Map



Legend

- 500 Ft. (represented by a square with a solid border)
- Site (represented by a square with a cross-hatch pattern)
- Parcels (represented by a solid line)

CITY OF PALM SPRINGS

CASE NO: 3.3745 MAJ
APPLICANT: RHSMAX T41 LLC

DESCRIPTION: RHSMAX T41, for a Major Architectural application and a re-adoption of a previously approved Mitigated Negative Declaration for the construction of a 41-unit condo complex known as Vibrante located at 6500 34th Avenue, Zone RGA(6), Section 30

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING A MAJOR ARCHITECTURE APPLICATION AND RE-ADOPTION OF A PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 41-UNIT CONDOMINIUM COMPLEX KNOWN AS VIBRANTE, LOCATED AT 6500 34TH AVENUE, ZONE R-G-A(6), SECTION 30.

WHEREAS, on October 4, 2006, the City Council adopted a Mitigated Negative Declaration (MND); a Tentative Tract Map 32736; and Major Architectural 5.1112 to construct forty-one (41) residential condominium units on approximately 7.6 acres at the subject site; and

WHEREAS, Case 5.1112 MAJ expired as a result of no action but TTM 34580 is presently valid as a result of automatic time extensions granted by the State of California; and

WHEREAS, RHSMAX T41, LLC ("Applicant") has filed an application with the City pursuant to Section 94.04.00 (Architectural Review) seeking architectural approval and a re-adoption of the previously approved Mitigated Negative Declaration (MND) proposing a 41-unit condominium complex known as Vibrante located at 6500 34th Avenue; and

WHEREAS, on July 21 and September 8, 2014, the Architectural Advisory Committee (AAC) reviewed the proposal and appointed a sub-committee to review further revisions; and

WHEREAS, on October 6, 2014 a sub-committee of the AAC reviewed revised plans and made a favorable recommendation to the Planning Commission; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case 3.3745 MAJ and re-adoption of a previously approved Mitigated Negative Declaration was given in accordance with applicable law; and

WHEREAS, on November 12, 2014, a public hearing on Case 3.3745 MAJ was held by the Planning Commission in accordance with applicable law and by a vote of 6-1 the project was sent back for a redesign to eliminate gates based upon the General Plan policy and neighborhood testimony; and turn seven units to front along 34th Avenue; and

WHEREAS, notice of a second public hearing of the Planning Commission of the City of Palm Springs to consider Case 3.3745 MAJ and re-adoption of a previously approved Mitigated Negative Declaration was given in accordance with applicable law; and

WHEREAS, on December 10, 2014, a public hearing on Case 3.3745 MAJ was held by the Planning Commission in accordance with applicable law; and

WHEREAS, pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Environmental Initial Study was prepared for the proposed project in 2006. Additional studies for greenhouse gas and noise have been reviewed and are acceptable; and

WHEREAS, the originally adopted Mitigated Negative Declaration shall remain as the approved environmental document and re-adopted by the Planning Commission.

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: The project has been reviewed under the provisions of the California Environmental Quality Act (CEQA). The Planning Commission previously adopted a Mitigated Negative Declaration (MND) as part of Tentative Tract Map 32736 and Major Architectural 5.1112 MAJ and hereby re-adopts the previously approved MND;

Section 2: *Architectural Review.* Pursuant to Section 94.04.00 "Architectural Review" of the Zoning Code, the proposed project is evaluated against the review guidelines listed in subsection (D) as follows:

1. *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;*

Site and building layout will allow for ease of pedestrian and vehicular circulation. Proposed vehicular access and driveway widths are consistent with City standards. The elimination of entry gates will better integrate the development with the surrounding community.

2. *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;*

The use of four (4) house types with two (2) front elevations will provide variety within the complex. In addition, two typical planting palettes are proposed for the front yard landscaping to include a combination of shade and palm trees, shrubs, and other accent plants.

3. *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;*

The maximum height, overall mass, and setbacks are all in keeping with the required development standards of the RGA(6) zone. The development includes a one-story single-family house and two-story duplexes and single-family residences.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*

The combination of 9 paint schemes utilizing browns, and brightly colored accents for the house doors is consistency in the composition and treatment of the proposed homes.

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;*

The proposed materials, colors and other components of the building are adequate. The use of scored stucco, concrete block, metal posts and awnings and a variety of paint schemes will provide contrast and interest.

6. *Consistency of composition and treatment;*

There is consistency in the composition and treatment of the building as proposed. The site plan includes the placement of four (4) house types and seven (7) building elevations throughout the community providing varied streetscapes.

7. *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;*

The proposed landscape plans are consistent with desert appropriate plants and includes the use of a typical planting scheme for Plans 1 and 4; and Plans 2 and 3 to provide variety throughout the Community. Landscaping along 34th Avenue frontage includes shade trees and palms, shrubs, accent plants, boulders, gravel and rock.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.3745 MAJ for architectural approval and re-adopt a previously approved Mitigated Negative Declaration.

ADOPTED this 10th day of December, 2014.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.3745 MAJ

VIBRANTE

December 10, 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 3.3745 MAJ; 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 November 25, 2014, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading 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. 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 3.3745. 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 6. 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 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 7. Time Limit on Approval. Approval of the Major Architectural Application (MAJ) 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.
- ADM 8. 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 9. 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 10. 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 11. 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 12. 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 13. CC&R's.
- 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 Central Business District, Desert Museum and Desert Fashion Plaza. 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. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. 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 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)

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's and the State's Water Efficient Landscape Ordinances.

- PLN 3. 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 4. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 5. 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 6. 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 7. 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 8. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 9. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 10. 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 11. Notice to future buyers on views. Applicant shall notify all prospective buyers of units within the proposed development that there are no written or implied rights to the preservation of scenic views from any of the units.
- PLN 12. "Smart Controllers" for landscape irrigation. Single Family Residential units are to be provided with "smart controllers" for managing efficient use of water for landscape irrigation.
- PLN 13. Pre-wiring for Installation of Photo-voltaic systems. If the project does not include photo-voltaic system(s) for electrical production, "pre-wiring" and appropriate configuration of electrical panels and conduit must be provided to accommodate the future installation of such equipment on rooftops of structures within the proposed development.
- PLN 14. (add any additional conditions imposed by the Planning Commission or City Council here)

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

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

STREETS

1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
2. Submit street improvement plans prepared by a California Registered Civil Engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.

34TH AVENUE

3. Construct a 6 inch curb and gutter located 32 feet north of centerline along the frontage with an appropriate transition to the existing 6 inch curb and gutter located 32 feet north of centerline at the southwest corner of the site in accordance with City of Palm Springs Standard Drawing No. 200.

4. Construct a 40 feet wide driveway approach (Main Entry) in accordance with City of Palm Springs Standard Drawing No. 205. The centerline of the Main Entry shall be aligned with the centerline of Lawrence Street. The gated entry design, including widths of ingress and egress lanes, shall be subject to the review and approval by the Fire Marshall. Emergency access shall be provided to the Fire Department.

The gated Main Entry is subject to review and approval by the City Engineer and Fire Marshall. The applicant shall provide an exhibit showing truck turning movements around the entry, demonstrating the ability of standard size vehicles to maneuver through the entry (without reversing) if unable to enter the project. A minimum of 50 feet shall be provided between the back of sidewalk on the adjacent street and the gated entry directory/control panel, with an approved maneuvering area provided between the directory/control panel and the entry gates. The ingress and egress lanes shall be a minimum of 20 feet wide, unless otherwise approved by the Fire Marshall. An opticom system for automatic operation by emergency vehicles, with uninterrupted power supply (battery back-up), shall be installed for the entry gates, meeting the approval of the Fire Marshall.

5. The second gated entry onto 34th Avenue is not approved; the access shall be limited to emergency access for the benefit of the City of Palm Springs. The gated entry, as proposed, does not provide sufficient stacking or maneuvering area for vehicles unable to enter the development.
6. Construct a 35 feet wide emergency exit access driveway approach in accordance with City of Palm Springs Standard Drawing No. 201. The centerline of the emergency access shall be aligned with the centerline of Marguerite Street. The entry shall be restricted to emergency access only, to the City of Palm Springs, in a manner acceptable to the Fire Marshall.
7. Construct a Type C curbramp meeting current California State Accessibility standards on each side of the Main Entry in accordance with City of Palm Springs Standard Drawing No. 214. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer and ADA Coordinator. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.
8. Construct a 5 feet wide sidewalk behind the proposed curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210. The applicant may construct a 5 feet wide meandering sidewalk. Easements for sidewalk purposes shall be dedicated for those portions of the meandering sidewalk that extend onto private property.

9. Construct a minimum pavement section of 3 inches asphalt concrete pavement over 6 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 315. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
10. The applicant shall be required to construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift prior to completion of on-site construction will not be allowed, unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer.
11. All broken or off grade street improvements shall be repaired or replaced.

DINAH SHORE DRIVE EMBANKMENT SLOPE MAINTENANCE ROAD

12. Dedicate an easement for access purposes with the right of ingress and egress for service vehicles and personnel over the southeast corner of the site as necessary to provide a 15 feet wide access road along the Dinah Shore Drive embankment slope.
13. Acquire an easement for access purposes for the benefit of Palm Springs across the property located immediately east of the project, identified by Assessor's Parcel Number 680-340-002, as may be necessary to construct the 15 feet wide access road from Avenue 34. In the event it is not possible to acquire said easement, the site plan shall be revised to relocate the 15 feet wide access road such that the entire access road is located on-site.
14. Dedicate an easement for access purposes with the right of ingress and egress for service vehicles and personnel over the northeast corner of the site as necessary to provide a turn-around maneuvering area for the north end of the 15 feet wide access road along the Dinah Shore Drive embankment slope. The layout of the turn-around maneuvering area shall be submitted to the City Engineer for review and approval.

15. Construct a retaining wall in accordance with a Geotechnical Report and designed by a California registered Engineer, along the easterly property line to support the proposed embankment for the access road to the Dinah Shore Drive Bridge embankment slope, as generally indicated in Typical Section "D" and Detail 1 on Tentative Tract Map 32736. The retaining wall shall be designed using appropriate loading caused by maintenance vehicles on the access road. The structural retaining wall design shall be submitted to and approved by the Building Department prior to approval of a grading plan.
16. Construct a 15 feet wide access road in accordance with a Geotechnical Report and designed by a California registered Engineer, on the easterly side of the proposed retaining wall along the easterly property line. The access road shall be designed for maintenance vehicles and shall be gated at the south end. The access road shall be surfaced with clean gravel.

ON-SITE PRIVATE STREETS

17. The on-site layout of streets and parking spaces is subject to further review and approval by the City Engineer. Adjustment of proposed street alignments, and deletion or relocation of proposed parking spaces may be required during review and approval of construction plans for on-site improvements, as required by the City Engineer. Approval of the preliminary site plan does not constitute approval of the on-site layout of streets and parking spaces as proposed. **CONDITION HAS BEEN SATISFIED PER TTM 32736 DATED 5/23/14**
18. The proposed central island of the traffic circle shall not exceed 20 feet in diameter. Construct the traffic circle with a minimum outside curb radius of 43 feet throughout the traffic circle.
19. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.
20. Dedicate an easement for public utility purposes, with the right of ingress and egress for service and emergency vehicles and personnel over the proposed private streets.
21. All on-site private streets shall be constructed with standard 6 inch curb and gutter, a wedge curb, or other approved curbs, and cross-gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system. On-site streets may also be constructed with inverted crowns as necessary to convey street surface drainage to the on-site drainage system.

22. Construct a minimum pavement section of 2½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, between the edges of the proposed gutters. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
23. Parking shall be restricted along the on-site private streets as necessary to maintain a 24 feet wide clear two-way travel way, except for designated parking spaces and parking bays. Regulatory Type R26 "No Parking" signs or red curb shall be installed along the drive aisles as necessary to enforce parking restrictions. A Home Owners Association shall be responsible for regulating and maintaining required no parking restrictions, which shall be included in Covenants, Conditions, and Restrictions required for the development.

SANITARY SEWER

24. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.
25. The on-site private sewer system shall connect to the existing public sewer system in 34th Avenue. Connection shall be made to the gravity sewer main and not into the existing sewer force main. Sewer plans shall be submitted to the Engineering Division for review and approval. Private on-site sewer mains for residential projects shall conform to City sewer design standards, including construction of 8 inch V.C.P. sewer main and standard sewer manholes. All on-site private sewer systems shall install sewer manhole covers with the words "Private Sewer". A profile view of the on-site private sewer mains is not necessary provided sufficient invert information is provided in the plan view, including elevations with conflicting utility lines. Plans for sewers other than the private on-site sewer mains, i.e. building sewers and laterals from the buildings to the on-site private sewer mains, are subject to separate review and approval by the Building Division.
26. The on-site private sewer system shall not connect to the existing sewer manhole within 34th Avenue. The on-site sewer system shall connect to the sewer main with a standard sewer lateral connection in accordance with City of Palm Springs Standard Drawing No. 405.
27. All on-site sewer systems shall be privately maintained by a Home Owners Association (HOA). Provisions for maintenance of the on-site sewer system acceptable to the City Engineer shall be included in the Covenants, Conditions and Restrictions (CC&R's) required for this project.

GRADING

28. Submit a Precise Grading and Paving Plan prepared by a California registered Civil Engineer to the Engineering Division for review and approval. The Precise Grading and Paving Plan shall be approved by the City Engineer prior to issuance of grading permit.
 - a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at www.AQMD.gov. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Precise Grading and Paving plan.
 - b. The first submittal of the Precise Grading and Paving Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Tentative Tract Map; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report.
 - c. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
 - d. Perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

- e. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
29. Prior to approval of a Grading Plan, the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
30. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
31. A National Pollutant Discharge Elimination System (NPDES) stormwater permit, issued from the California Regional Water Quality Control Board (Phone No. 760-346-7491) is required for the proposed development. A copy of the executed permit shall be provided to the City Engineer prior to issuance of a grading permit.
32. Notice of Intent to comply with Statewide General Construction Stormwater Permit (Water Quality Order 99-08-DWQ as modified December 2, 2002) is required for the proposed development via the California Regional Water Quality Control Board (Phone No. (760) 346-7491). A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading permit.
33. In accordance with City of Palm Springs Municipal Code, Section 8.50.025 (c), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre for mitigation measures for erosion/blowsand relating to this property and development.
34. A soils report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the soils report shall be submitted to the Engineering Division with the first submittal of a grading plan.
35. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food

and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Precise Grading Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

DRAINAGE

36. All stormwater runoff passing through and falling onto the site shall be accepted and conveyed to a new drainage system to be constructed as part of the development. On-site retention and other storm drainage facilities approved by the City Engineer shall be required.
37. This project will be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating stormwater runoff, will be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Said measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.
38. This project may be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating stormwater runoff, may be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. If required, such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.

39. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.
40. Construct drainage improvements, including but not limited to catch basins, and storm drain lines, for drainage of on-site streets into the on-site underground retention system, as described in the Hydrology and Hydraulic Study for Mountain Terraces at Indian Oasis, Tentative Tract No. 32736, prepared by Jones, Cahl & Associates, revised March 9, 2005. The hydrology study for Tentative Tract Map 32736 shall be amended to include catch basin sizing, storm drain pipe sizing, and underground retention system sizing calculations and other specifications for construction of required on-site storm drainage improvements.
41. The applicant is advised that the proposal for an underground retention system within the landscaped parkway along 34th Avenue may preclude the ability to install appropriate landscaping as may be required by the Department of Planning Services. The underground retention system shall be designed at a sufficient depth to allow typical landscape planting, including trees, and in a manner that does not interfere with the ability of the system to receive runoff in the future.
42. Installation, maintenance and operation of drywells or similar facilities used for on-site stormwater management are subject to certain federal regulations. In accordance with the Code of Federal Regulations (CFR) Title 40 Part 144.26, the owner and/or operator of any Class V injection well shall submit an Inventory Form to the Environmental Protection Agency (EPA) to register ownership, liability, and location for any and all Class V injection wells. Drywells, unlined sumps, seepage pits, and infiltration galleries are all classified as shallow Class V injection wells. Injection wells on private property (except for those strictly intended for roof runoff) are subject to these regulations. No owner and/or operator of any Class V injection well, shall construct, operate, maintain, convert, plug, abandon, or conduct any other injection activity in a manner that allows the movement of fluid containing any contaminant into underground sources of drinking water, if the presence of that contaminant may cause a violation of any drinking water regulation under CFR Chapter 40 Part 142 or may otherwise adversely affect the health of persons (in accordance with CFR Title 40 Part 144.12). Every injection well and infiltration device shall be accessible for routine inspection and maintenance. For more information on the use of Best Management Practices for drinking water source protection in relation to Class V injection wells, go to <http://www.epa.gov/safewater/protect/swpbmp.html>.
43. The underground retention system shall be installed on-site and not within the public right-of-way. The underground stormwater retention system shall be sized to have a sufficient capacity equal to the volume of increased stormwater runoff due to development of the site, as identified in a final hydrology study approved by the City Engineer. A decrease to the required retention volume may be allowed for percolation of the stormwater runoff into the underlying gravel and

soil, not to exceed 2 inches per hour or as otherwise supported by a percolation test at the site. Provisions for maintenance of the underground stormwater retention system shall be included in Covenants, Conditions, and Restrictions (CC&R's) for the Home Owners Association (HOA), including reference to the fact that maintenance and/or replacement of the system may require removal of existing landscaping improvements within the landscape parkway at the sole expense of the HOA. The CC&R's shall reserve the right of the City to inspect and ensure that the underground retention system is operable, and in the event of its failure, shall provide the City the right to advise the HOA and require its repair or replacement to the satisfaction of the City Engineer.

44. All on-site storm drain systems shall be privately maintained by a Homeowners Association (HOA). Provisions for maintenance of the on-site storm drain systems acceptable to the City Engineer shall be included in Covenants, Conditions and Restrictions (CC&R's) required for this project.
45. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$9,212.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.
46. On phases or elements of construction following initial site grading (e.g., sewer, storm drain, or other utility work requiring trenching) associated with this project, the applicant shall be responsible for coordinating the scheduled construction with the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. Unless the project site has previously been waived from any requirements for Tribal monitoring, it is the applicant's responsibility to notify the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, for any subsequent phases or elements of construction that might require Tribal monitoring. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during construction, and to arrange payment of any required fees associated with Tribal monitoring. Tribal monitoring requirements may extend to off-site construction performed by utility companies on behalf of the applicant (e.g. utility line extensions in off-site streets), which shall be the responsibility of the applicant to coordinate and arrange payment of any required fees for the utility companies.

GENERAL

47. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities

installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

48. All proposed utility lines shall be installed underground.
49. In accordance with Chapter 8.04.401 of the City of Palm Springs Municipal Code, all existing and proposed electrical lines of thirty-five thousand volts or less and overhead service drop conductors, and all gas, telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground unless specific restrictions are shown in General Orders 95 and 128 of the California Public Utilities Commission, and service requirements published by the utilities. The existing overhead utilities across the south property line (excluding the 115kV power lines) meet the requirement to be installed underground. A letter from the owners of the affected utilities shall be submitted to the Engineering Division prior to approval of a grading plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, a utility undergrounding plan shall be submitted to the Engineering Division identifying all above ground facilities in the area of the project to be undergrounded. Undergrounding of existing overhead utility lines shall be completed prior to issuance of a certificate of occupancy.
50. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
51. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.
52. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

53. Nothing shall be constructed or planted in the corner cut-off area of any (intersection or) driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
54. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed per City of Palm Springs Standard Drawing No. 904.
55. The City's embankment slope parcel may be landscaped, if required by the Director of Planning Services or if requested by the applicant. In either case, the applicant shall submit an application for an Encroachment Agreement for installation and maintenance of landscaping within the City's embankment slope parcel. The applicant will be required to include provisions in the Covenants, Conditions and Restrictions (CC&R's) for this project which require the perpetual maintenance of the landscaping on the City's embankment slope parcel, including liability for all damages and for repair to the embankment slope and/or the Dinah Shore Drive street and bridge improvements in the event of failure of the City's embankment slope due to the applicant's use of the parcel.

MAP

56. A Final Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Division as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of building permits.
57. A copy of draft Covenants, Conditions and Restrictions (CC&R's) shall be submitted to the City Attorney for review and approval for any restrictions related to the Engineering Division's recommendations. The CC&R's shall be approved by the City Attorney prior to approval of the Final Map, or in the absence of a Final Map, shall be submitted and approved by the City Attorney prior to issuance of a Certificate of Occupancy.
58. Upon approval of a final (parcel) map, the final (parcel) map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way, and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile,

Arclnfo Coverage or Exchange file (e00), DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file)), and PDF (Adobe Acrobat 6.0 or greater) formats. Variations of the type and format of G.I.S. digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

TRAFFIC

59. Install a street name sign at the intersection of 34th Avenue and the Main Entry in accordance with City of Palm Springs Standard Drawing Nos. 620 through 625.
60. Install a 30 inch stop sign, stop bar, and "STOP" legend for traffic exiting the development at the intersection of 34th Avenue and the Main Entry in accordance with City of Palm Springs Standard Drawing Nos. 620-625.
61. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development. Minimum clearance on public sidewalks (or pedestrian paths of travel) shall be provided by either an additional dedication of a sidewalk easement (if necessary) and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the 34th Avenue frontage of the subject property.
62. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control of the California Manual on Uniform Traffic Control Devices for Streets and Highways" dated January 13, 2012 or subsequent additions in force at the time of construction.
63. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

- FIRE 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan received and dated May 27, 2014. Additional requirements may be required at that time based on revisions to site plans.
- FIRE 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Four 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.

FIRE 3 Buildings and Facilities (CFC 503.1.1): Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

FIRE 4 Security Gates (CFC 503.6): 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. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch). Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

FIRE 5 The Palm Springs Fire Department requires a minimum width of 24 feet for two-way private streets, minimum width of 24 feet. No parking shall be allowed in either side of the roadway.

FIRE 6 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. Wedge, or rolled curbing contained within a 24 foot fire lane shall be capable of supporting 73,000 pound GVW fire apparatus.

FIRE 7 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.

- FIRE 8** 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.
- FIRE 9** **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.
- FIRE 10** **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)
- FIRE 11** **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
- FIRE 12** **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 13R, 2010 Edition, as modified by local ordinance.

END OF CONDITIONS

Taquitz 41, LLC

32823 Temecula Pkwy., Temecula CA 92592
(951) 296-5070 Fax (951) 296-5071

May 27, 2014

Mr. David Newell
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Major Architectural Review
TTM 32736
Case #5.1112-MAJ

Dear Mr. Newell,

This property is located along the North Side of 34th Avenue at Lawrence Street and West of the Dinah Shore Drive Bridge. The homes that are proposed range in size between approximately 1,834 to 2,449 S.F. with two-car garages and will be one and two stories in height. The private streets will have the appearance of conventional streets without sidewalks. Project will provide guest and supplementary parking.

As discussed prior, this application is being submitted for consideration for Major Architectural Review. The project site of 7.6 Acres has an approved Tentative Map for 41 detached and attached condominium residential units with the General Plan Designation, L6 Low and Zoned for R-G-A (6) (Cluster Residential). At the time of the Tentative Map approval, August 23, 2006, the applicant also received a major architectural review approval for the product. The project did not start construction before it was stopped due to the recession of 2008. The Tentative Map is still valid however the Major Architectural approval has since expired. We are reprocessing a Major Architectural Review Application to obtain approval for the subject residential units.

It is important to note that the project scope has not changed. The original approval consisted of an Initial Study/Mitigated Negative Declaration. There still is no anticipated impact on this project. Additionally, we are in process of obtaining the Study for Green House Gas. It has been conveyed by our Engineer that our project will not exceed the maximum emissions/gases allowed for this property.

That being said, with many approvals behind us, we anticipate a smooth transition and we look forward to working with you through this process of approval. Should you have any questions, please do not hesitate to contact me.

Best Regards,


Rick Scott

Authorized Agent

RECEIVED

MAY 27 2014

PLANNING SERVICES
DEPARTMENT

3.3745

ALEXANDER APARTMENTS, AN EXISTING FIVE-UNIT BUILDING LOCATED AT 1425 VIA SOLEDAD, ZONE R-2 (CASE 5.1282 CUP). (KL)

Director Fagg requested Item 2A and 2B to be trailed to the end of the agenda.

Chair Hudson combined Items 2A and 2B and opened the public hearing; and with no appearances coming forward the public hearing was closed.

Director Fagg reported that the mediator for Items 2A and 2B has requested for a continuance to December 10, 2014.

ACTION: To continue Items 2A and 2B to a date certain of December 10, 2014.

Motion Chair Hudson, seconded by Vice-Chair Klatchko and unanimously carried on a roll call vote.

AYES: Commissioner Calderine, Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

2B. CONT'D - A REQUEST BY ERIC MCLAUGHLIN OF INTERVENTION 911 FOR APPROVAL OF A CONDITIONAL USE PERMIT (CUP) FOR A SUBSTANCE ABUSE RECOVERY CENTER / ASSISTED LIVING FACILITY USE AT THE PALM TEE HOTEL, AN EXISTING 16 UNIT BUILDING LOCATED AT 1590 EAST PALM CANYON DRIVE ZONE R-2 / R-3 / RESORT COMBINING ZONE (CASE 5.1283 CUP). (KL)

This item was continued, as noted above.

2C. RHSMAX T41, LLC. OWNER FOR A MAJOR ARCHITECTURE APPLICATION AND RE-ADOPTION OF A PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 41-UNIT CONDOMINIUM COMPLEX KNOWN AS VIBRANTE, LOCATED AT 6500 34TH AVENUE, ZONE R-G-A(6), SECTION 30 (CASE 3.3745 MAJ). (GM)

Assistant Planner Mlaker provided background information and presented the proposed project as outlined in the staff report. He outlined the recommendations provided by the AAC at the exhibits and noted a correction to delete condition ENV 3. as noted in the staff memorandum.

The Commission asked for clarification pertaining to the street width, side yard setbacks, guest parking and walk-thru of the project site for the cultural survey.

Commissioner Calderine noted that this project will be adjacent to the CVAG trail and if any additional landscape will be provided.

Chair Hudson opened the public hearing:

RICK SCOTT, Corman Leigh Companies, stated the minimum street width is 24' and 28' on other streets including an over-supply guest parking throughout the project. He addressed the slope and access to the bikeway path, building separation, technical matters and issues of circulation.

CHARLES MELTON, senior partner, Knitter Partners, provided details on the architectural theme, colors, window coverings, shade structures, stucco elements and the color concrete block.

CHRIS HERMANN, Hermann Design Group, landscape architect, provided details on the 34th street elevation, entry gates to the rear yards, enhanced landscaping, plant massing and interlocking pavers.

RANDY SCOTT, resides on Marguerite St., expressed concern being surrounded by walls and hoped for more of a community type development.

RICK PURNEL, resides on Marguerite St., spoke about the openness of this neighborhood which creates an atmosphere of togetherness.

TRAE DANIEL, resides on Marguerite St., expressed concerned with the gated community and requested a redesign of the project.

WENDY RODGERS, resides in the neighborhood, said she is excited to see this project; however, is concerned with gates and encouraged diversity and improvement of the curb appeal for their neighborhood.

JOANNE HURT, expressed concern with emergency and safety access to the neighborhood other than 34th street.

RICK SCOTT, applicant, explained that this is an approved plan and there are power lines and sewer lines that run throughout 34th Street.

There being no further appearances the public hearing was closed.

Commissioner Weremiuk said in listening to the testimony she supports having the project redesigned with an extension of Lawrence and Marguerite Streets - so it's a continues neighborhood. The General Plan has a policy not to allow gated communities.

Commissioner Roberts asked questions to the applicant pertaining to changing the orientation of seven homes facing the power lines, access to the bike trail and adequate space to build the pools. The applicant responded.

Commissioner Middleton congratulated the applicant for going into this area where there is much difficulty and challenges in terms of building. She noted reluctance in approving a project that will gate off a community; she will not support gates. Commissioner Calderine asked about the possibility of narrowing 34th street. The applicant responded about the power poles and major water line and if the road were narrowed it would not be under the roadway.

Mr. Calderine thought this was more road than needed and it would allow for more landscape.

Savat Khamphou, Assistant Director of Engineering, said there may have been an agreement in the past where the utilities are under the street.

Vice-Chair Klatchko questioned if a redesign of the east entrance would be amenable to have an open access to the community.

The applicant responded that a redesign would be necessary to also make it a secondary primary access point.

Commissioner Calderine concerned about turning the units around because the entire site plan would have to be redesigned.

ACTION: To send this project back for a redesign to eliminate the gates based on the General Plan policy and neighborhood testimony; and turn the front units to face and enter through 34th street.

Motion Commissioner Weremiuk, seconded by Commissioner Middleton and carried 6-1-0 on a roll call vote.

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

NOES: Commissioner Calderine

A recess was taken at 2:53 pm.

The meeting resumed at 3:03 pm.

2D. PARKER PALM SPRINGS II, LLC REQUESTING A CONDITIONAL USE PERMIT TO RENOVATE AN EXISTING BANQUET ROOM INTO A RESTAURANT USE LOCATED AT 4200 EAST PALM CANYON DRIVE, ZONE R-3/PD-58 (CASE NO. 5.1354 CUP). (FF)

Glenn Mlaker

From: Rick Scott <rick@cormanleigh.com>
Sent: Tuesday, December 02, 2014 9:59 AM
To: Glenn Mlaker
Cc: trae@windermersocal.com
Subject: Input from Neighborhood on South 34th regarding case #3.3745

RECEIVED

DEC 02 2014

PLANNING SERVICES
DEPARTMENT

Glenn,

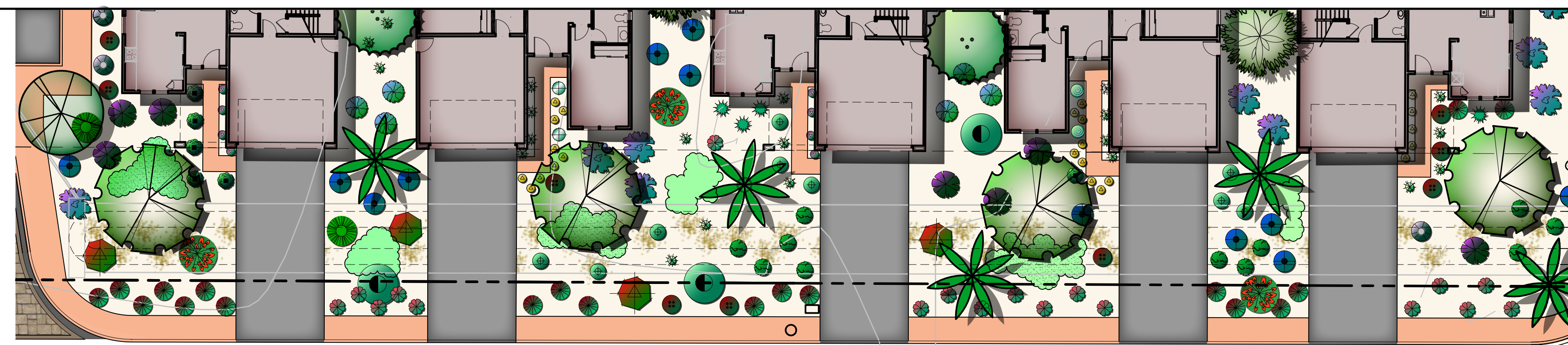
I met with Trae Daniel, lead representative of the neighborhood on the south side of 34th across from the subject project, last week to review the changes we made to the project site plan. Trae, in turn, met with the other neighborhood representatives over the weekend.

Mr. Daniel advised me on December 1, 2014 that they, the neighborhood, like the changes made to the plan, which include adjusting the seven units which had backed up to 34th to have the units front 34th. Also, the perimeter wall along 34th is eliminated as are the security gates at the entries. He stated they would be attending the Planning Commission meeting on December 10th to indicate their support of the project.

Respectfully,

Rick Scott

COO
Corman Leigh Companies
32823 Temecula Pkwy
Temecula CA 92592
rick@cormanleigh.com
cell 619 218 8348

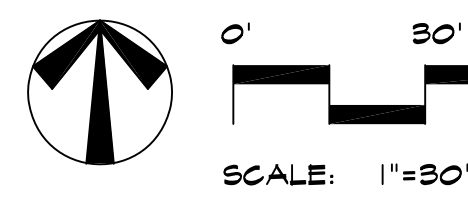


STREETSCAPE PLANTING ENLARGEMENT



VIBRANTE PALM SPRINGS

AVENUE 34, PALM SPRINGS CA
PLANTING PLAN

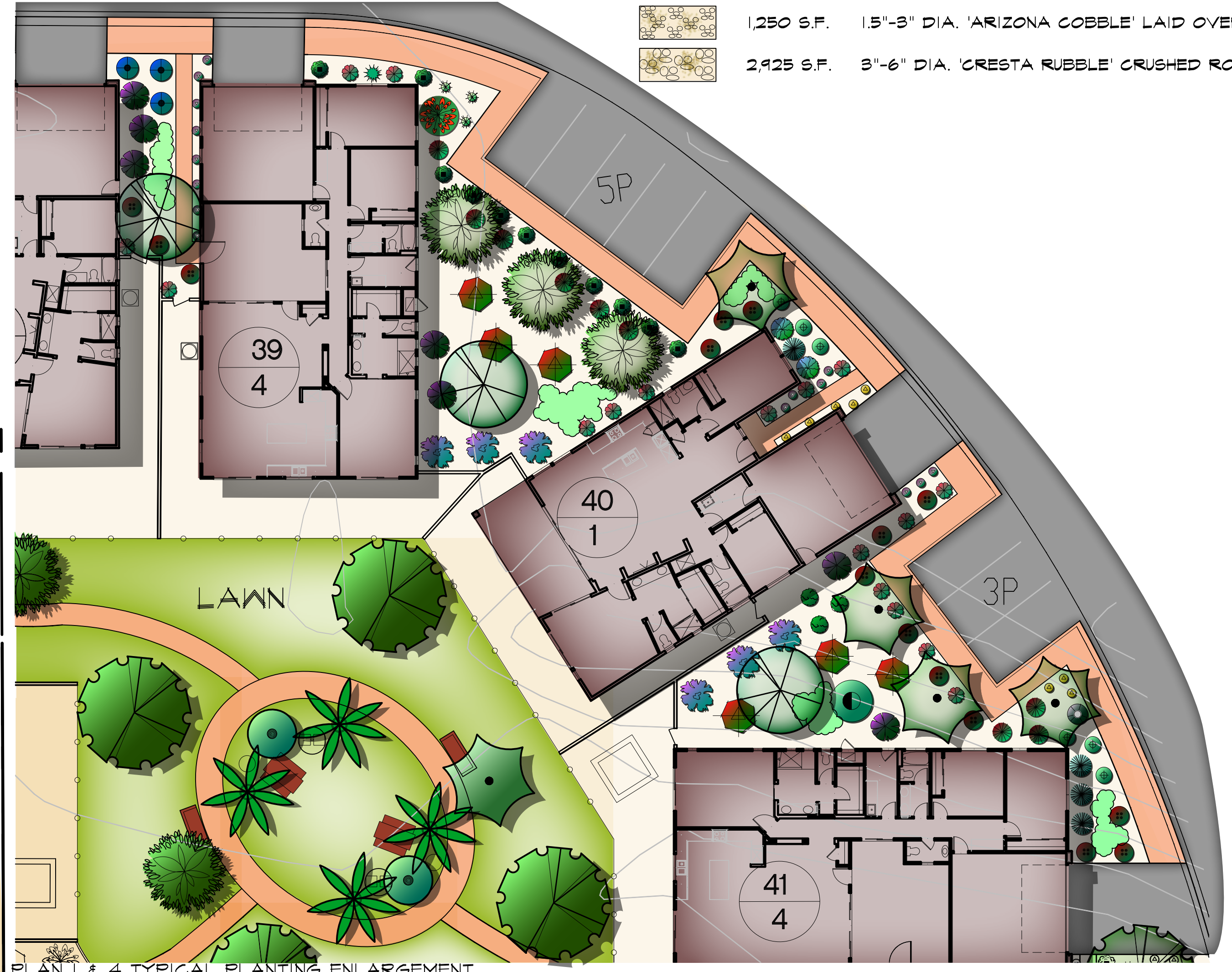


PLANT LIST

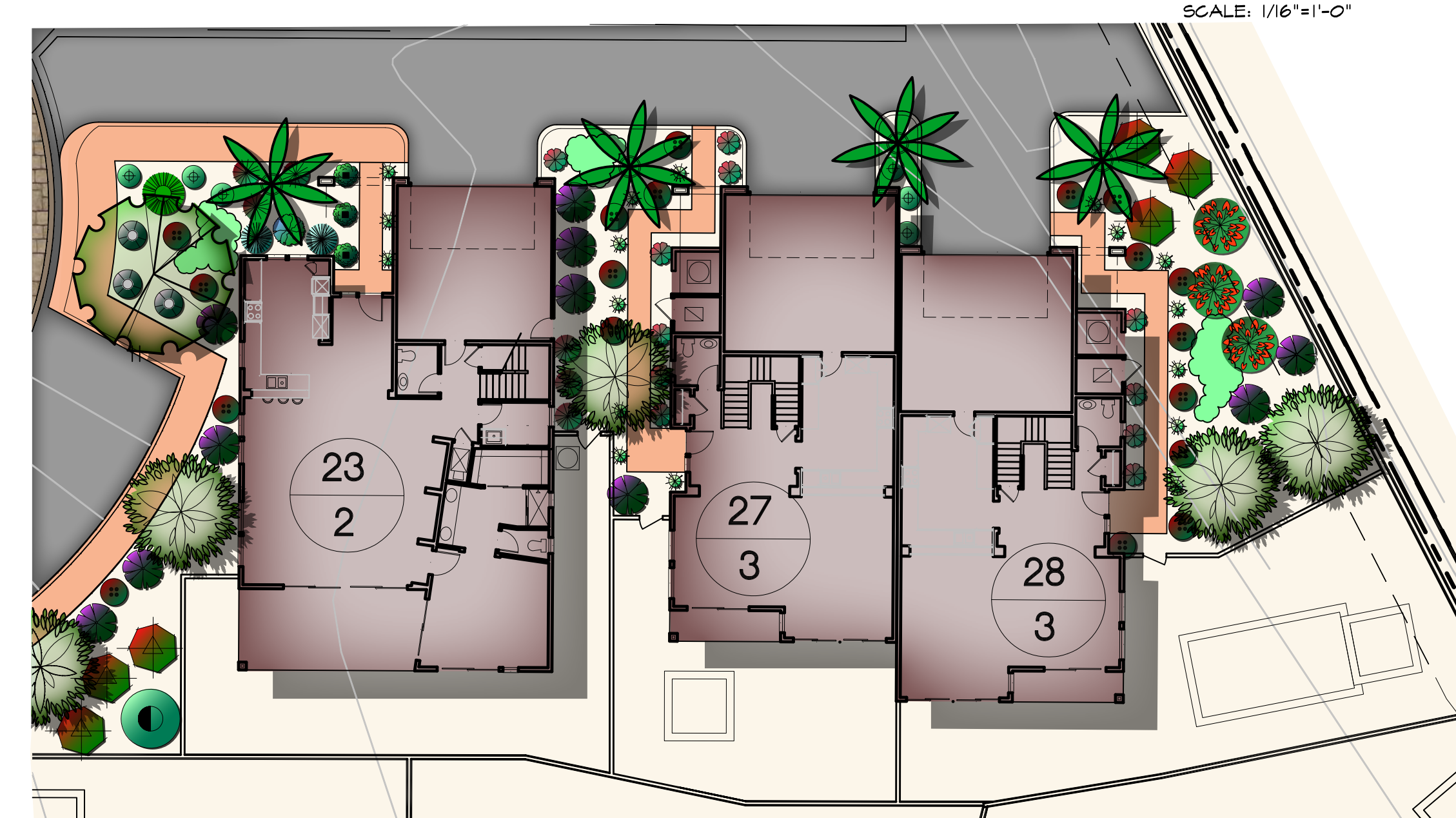
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES & PALMS				
	7	EUCALYPTUS MICROTHECA	"COOLIBAH"	36" BOX
	13	ACACIA STENOPHYLLA	"SHOESTRING ACACIA"	24" BOX
	13	TIPUANA TIPU	"TIPU TREE"	36" BOX
	22	THEVETIA PERUVIANA	"JAPANESE OLEANDER"	24" BOX
	17	LYSILOMA WATSONII	"FEATHER BUSH"	24" BOX
	15	ACACIA WILLARDIANA	"PALO BLANCO"	24" BOX
	14	CAESALPINIA 'SIERRA SUN'		24" BOX
	12	SOPHORA 'SILVER PESO'		24" BOX
	11	WASHINGTONIA HYBRID		12" BTH
	3	BRAHEA ARMATA	"MEXICAN BLUE PALM"	36" BOX
	3	CEPHALOCEREUS SENILIS	"OLD MAN CACTUS"	15 GAL.
	3	FACHYCEREUS MARGINATUS	"MEXICAN FENCE POST"	15 GAL.
SHRUBS & ACCENTS				
	1	YUCCA ROSTRATA	"BLUE BEAKED YUCCA"	15 GAL.

SHRUBS & ACCENTS			
	10	AGAVE POTATORUM	"BUTTERFLY AGAVE" 5 GAL.
	31	DASYLIRION LONGISSIMA	"MEXICAN GRASS TREE" 15 GAL.
	5	DASYLIRION WHEELERI	"DESERT SPOON" 15 GAL.
	24	CORDIA PARVIFOLIA	"LITTLE LEAF CORDIA" 5 GAL.
	14	CAESALPINIA FULCHERRIMA	"RED BIRD OF PARADISE" 5 GAL.
	26	LEUCOPHYLLUM PRUNOSUM 'SIERRA BOUQUET'	5 GAL.
	54	LEUCOPHYLLUM LANGMANIAE 'RIO BRAYO'	5 GAL.
	24	HESPERALOE PARVIFLORA 'BRAKELIGHT'	5 GAL.
	68	EREMOPHILA 'SUMMERTIME BLUE'	5 GAL.
	22	EREMOPHILA HYGROPHANA 'BLUE BELLS'	5 GAL.
	55	BOUGAINVILLEA 'ROSENKA'	5 GAL.
	30	BOUGAINVILLEA 'SAN DIEGO RED'	5 GAL.
	11	DODONAEA VISGOSA 'PURPUREA'	5 GAL.
	26	AGAVE GEMINIFLORA 'TWIN FLOWERING AGAVE'	5 GAL.
	231	STIPA TENUISSIMA 'MEXICAN FEATHER GRASS'	5 GAL.
	143	MUHLENBERGIA CAPILARIS 'REGAL MIST'	5 GAL.
	161	CARISSA 'BOXWOOD BEAUTY'	5 GAL.
	109	CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GAL.
	68	TETRANEURIS ACAULIS 'ANGELITA DAISY'	1 GAL. @ 3' O.C.
	138	RUELLIA BRITTONIANA 'KATIE'	5 GAL. @ 3' O.C.
GROUNDCOVER			
	173	EVOLVULUS GLOMERATUS 'HAWAIIAN BLUE EYES'	5 GAL. @ 4' O.C.
	289	DALEA CAPITATA 'SIERRA GOLD'	1 GAL. @ 3' O.C.
	136	CARISSA 'GREEN CARPET'	5 GAL. @ 4' O.C.
	19	ACACIA REDOLENS 'PROSTRATE'	5 GAL.

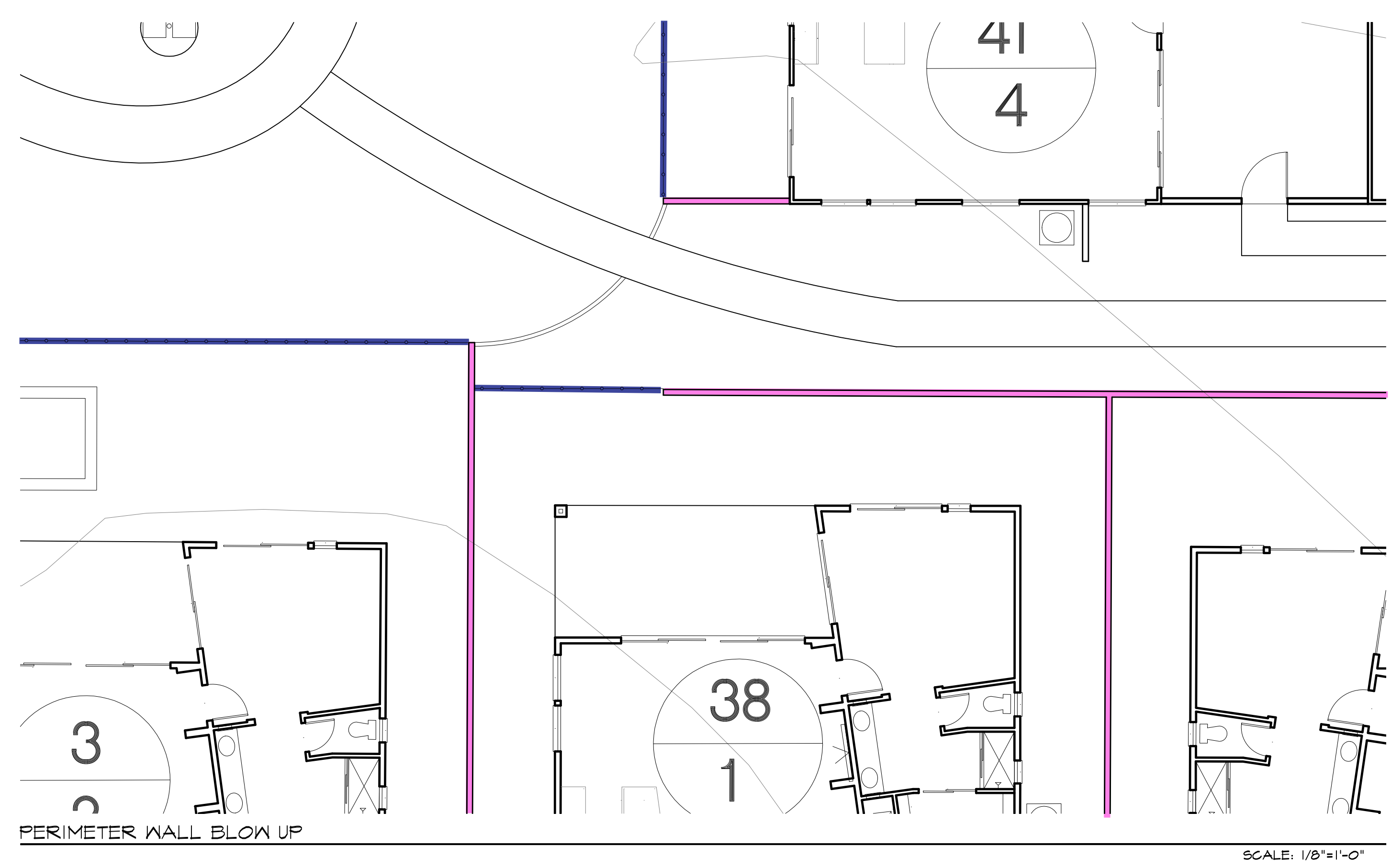
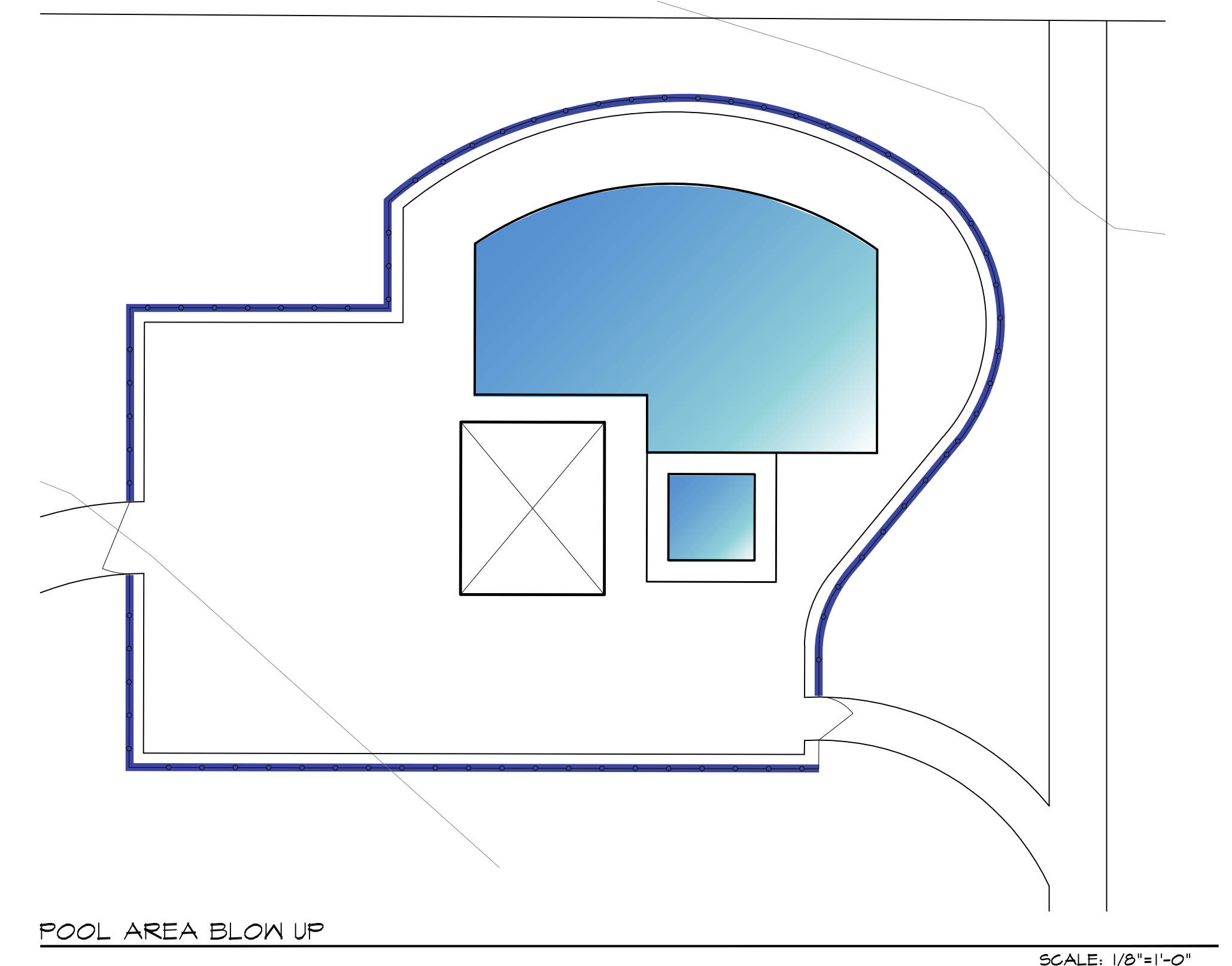
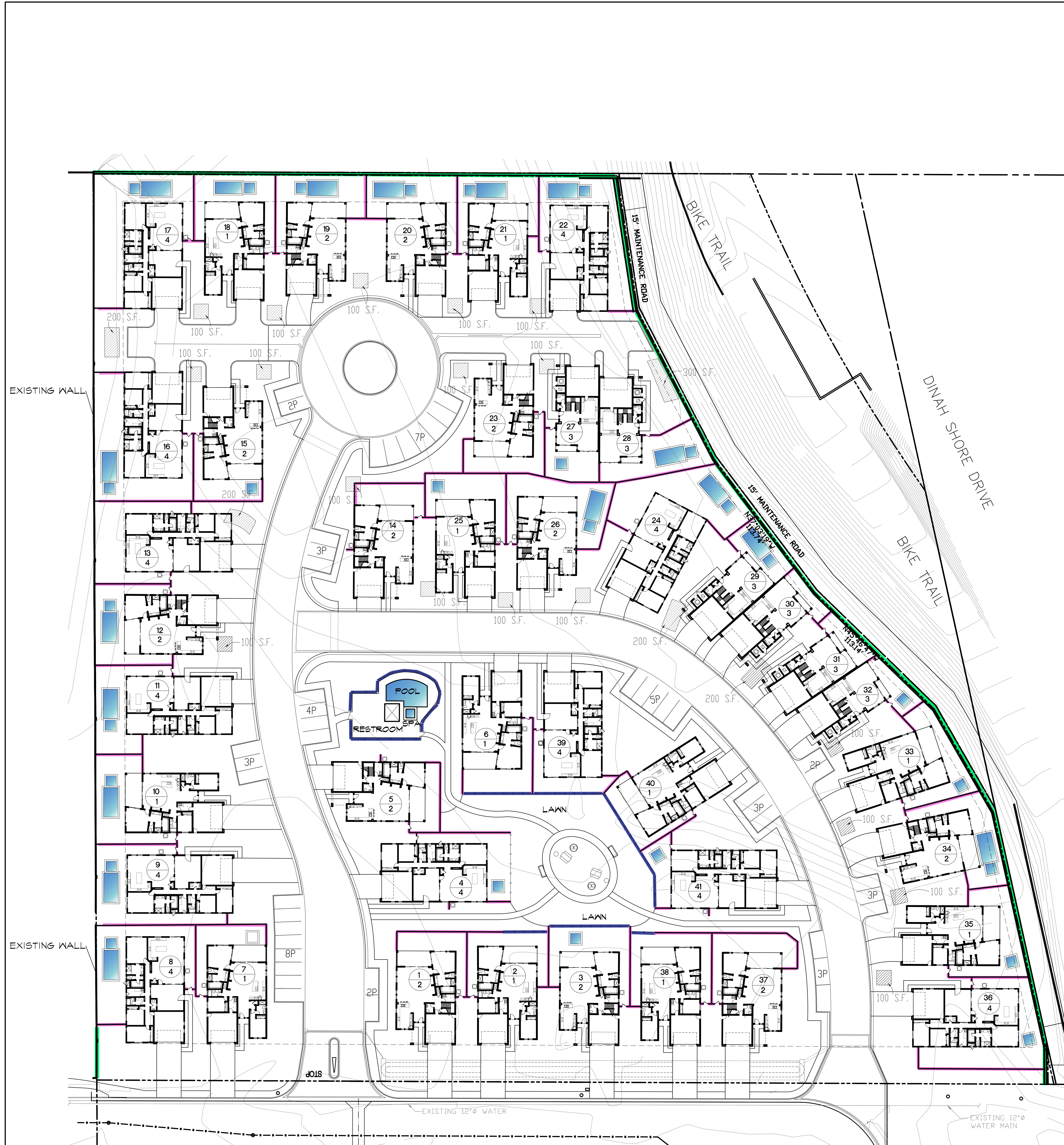
GRAVEL & ROCK	
	63,750 S.F. 3/4" DIA. 'HICKORY CREEK' CRUSHED GRAVEL LAID 2" THICK
	1,250 S.F. 1.5"-3" DIA. 'ARIZONA COBBLE' LAID OVER NEED CLOTHE
	2,425 S.F. 3"-6" DIA. 'CRESTA RUBBLE' CRUSHED ROCK



PLAN 1 & 4 TYPICAL PLANTING ENLARGEMENT



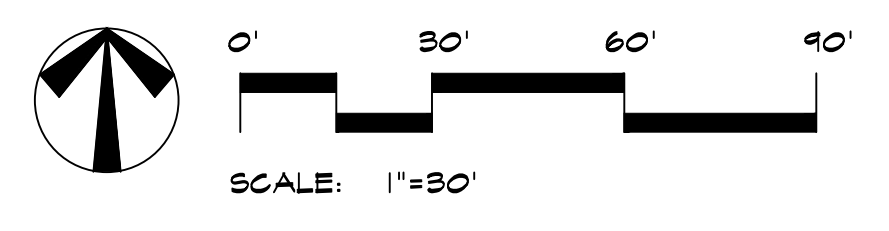
PLAN 2 & 3 TYPICAL PLANTING ENLARGEMENT



LEGEND

DESCRIPTION	MATERIAL	COLOR
EXTERIOR WALL	CONC. BLOCK 8\"/>	
REAR/SIDE YARD WALL	CONC. BLOCK 6\"/>	
REAR YARD FENCE	TUBULAR STEEL 6' HT.	TO BE DETERMINED
SIDE YARD GATES	TUBULAR STEEL	'BURMA JADE' SCOFIELD COLOR 2862
PEDESTRIAN GATE	TUBULAR STEEL	'CARIBBEAN CORAL' SCOFIELD COLOR 2854
POOL & SPA	TILE & PLASTER 20'X10' POOL 7' SQ. SPA	TO BE DETERMINED
SPA/POOL	TILE & PLASTER 7' SQ.	TO BE DETERMINED

VIBRANTE PALM SPRINGS
 AVENUE 34, PALM SPRINGS CA
WALL/FENCE & POOL LAYOUT



HERMANN DESIGN GROUP
 77-899 WOLF ROAD
 SUITE 102
 PALM DESERT, CA
 92211
 LIC# 2754, EXP 04/30/16
 PH. (760) 777-9131
 FAX (760) 777-9132

LIGHTING NOTES

1. ANY CHANGES, DEVIATIONS OR ANY DISCREPANCIES IN THE PLANS OR SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
2. ALL LIGHTING INSTALLATIONS SHALL CONFORM TO ALL LOCAL CODES AND AGENCIES HAVING JURISDICTION IN THE PROJECT AREA.
3. ALL WIRING (INCLUDING LOW VOLTAGE WIRES) SHALL BE ENCASED IN 1" SCH 40 PVC PLASTIC PIPE, BURIED TO A DEPTH OF 12" BELOW FINISH GRADE WHEN DIRECT BURIAL WIRE IS UNDER HARD SURFACES OTHERWISE ALL WIRE IS 10 GAUGE DIRECT BURIAL.
4. EXACT LOCATION OF THE FIXTURES SHALL BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT AFTER THE SUBJECT BEING LIT HAS BEEN PLACED.
5. FINAL ADJUSTMENTS OF LIGHT FIXTURES SHALL BE MADE IN THE FIELD AT AN EVENING MEETING ON THE SITE WITH THE LANDSCAPE ARCHITECT, ELECTRICAL CONTRACTOR, AND GENERAL CONTRACTOR.
6. ALL LIGHTS SHALL BE WHITE UNLESS OTHERWISE INDICATED.
7. ALL APPROPRIATE FIXTURES SHALL BE MOUNTED ON A FERMA POST BASE COLOR: PAINT TO MATCH INDIVIDUAL FIXTURE, SET AT 2" ABOVE FINISHED GRADE.
8. PROVIDE ROUND JUNCTION FLOOR BOX ON THE COUNTER FOR AN ADJUSTABLE BARBECUE LIGHT FIXTURE.
9. ALL LANDSCAPE LIGHTING CIRCUITS SHALL BE CONTROLLED BY A COMMON PHOTCELL AND ELECTRONIC PROGRAMABLE TIME CLOCK, INTERMATIC 1000 SERIES OR EQUAL.
10. PROVIDE A JUNCTION BOX AT 18" ABOVE THE WATER LINE PER ARTICLE 680 OF THE CALIFORNIA ELECTRICAL CODE FOR ALL LIGHTING CIRCUITS IN POOL AND FOUNTAINS.
11. ALL COPPER WIRING USED ON SITE SHALL BE STRANDED COPPER, NOT SOLID.



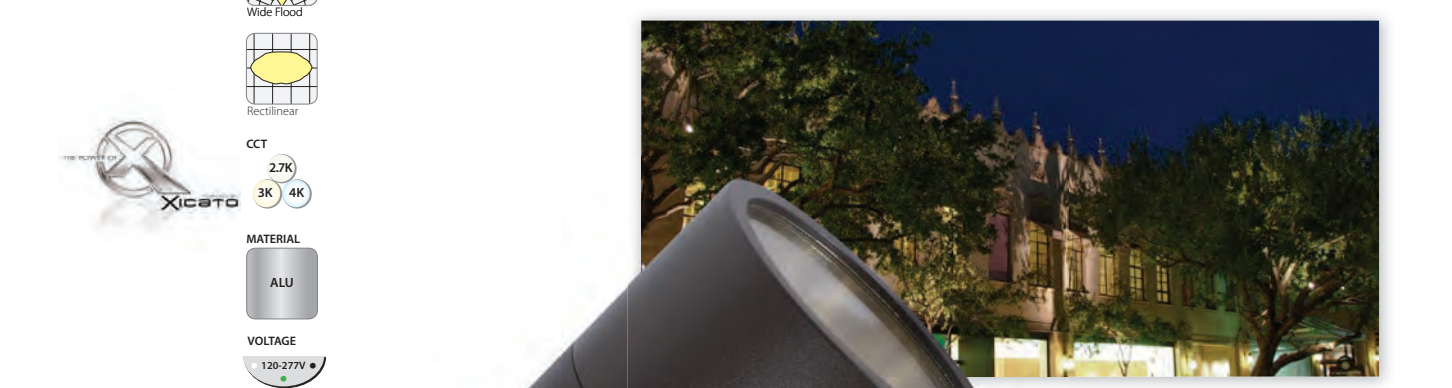
LIGHTING FIXTURE LEGEND

- 17 DIRECTIONAL BS SERIES-ABS6CAST PACIFIC LIGHTING
- 4 DIRECTIONAL DENALI SERIES B-K LIGHTING

FLOODLIGHTS

DENALI™ DE 15 WATT, 25 WATT • 120V-277V

The Denali Series™ floodlight is a powerful, yet innovative solid-state lighting fixture designed to deliver higher lumen output and unprecedented color consistency. Incorporating our new "X" technology, Denali™ Floodlight utilizes Patented "Color Corrected Cold Phosphor" technology to deliver near-perfect natural white light while maintaining "lifetime" color consistency. It's universal design accommodates a variety of remote and integral driver mounting options. Visit www.bklighting.com for ordering logic. Keyword DE-LED.



PACIFIC LIGHTING & STANDARDS CO.

2831 Los Flores Blvd, Lynwood, CA 90262 Tel. 310.603.9344 Fax. 310.603.9421

BS SERIES

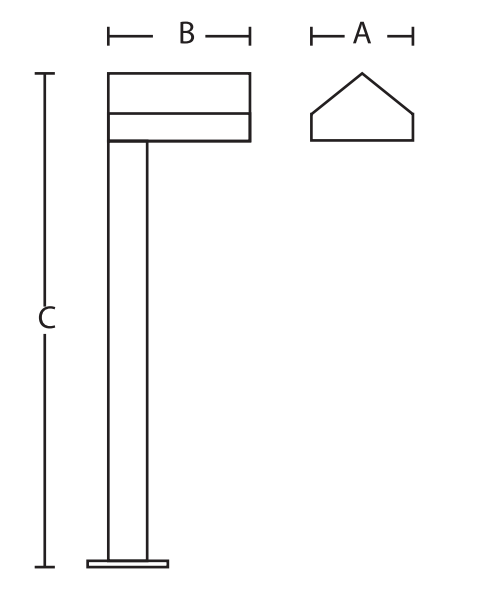
- Housing:** Corrosion resistant, cast A356 aluminum alloy, .188" min. wall thickness top and .125" wall thickness extruded aluminum bottom section.
- Lens:** 3/16" thick clear tempered glass.
- Electrical:** All electrical components are UL approved.
- Ballast:** High power factor - 20°C starting temperature. The ballast is removable as a unit for easy maintenance.
- Anchor Bolts:** (4) 1/2" x 12" x 2" galvanized on 8" bolt circle
- Finish:** Polyester powder fuse coating is standard; other finishes are available upon request.



Ordering Information:

1. Model Number
2. Wattage
3. Lamp Type
 - H - Metal Halide
 - S - High Pressure Sodium
 - PS - Pulse Start
 - CF - Compact Fluorescent*
 - IN - Incandescent
4. Voltage
 - 120, 208, 240, 277, 480 and
 - MT (Multi Tap) - 120, 208, 240, 277
5. Finish
 - BK - Black
 - BZ - Bronze
 - GR - Green
 - VG - Verde Green
 - (Other color upon request)
6. Option
 - FS - Fuse

WATTAGE	A	B	C
175 MAX	8"	12"	42"



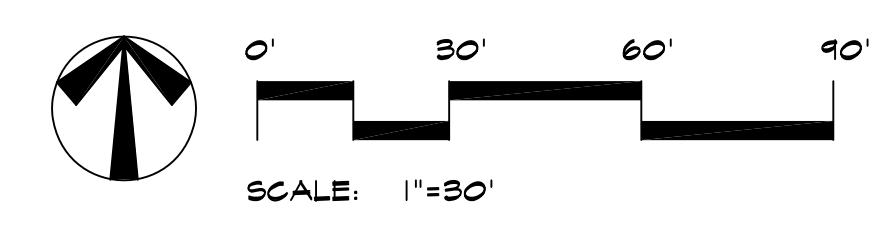
1. Mod. #	2. Wattage	3. Lamp Type	4. Voltage	5. Finish	6. Options

UL LISTED FOR WET LOCATIONS

www.pacificlighting.com

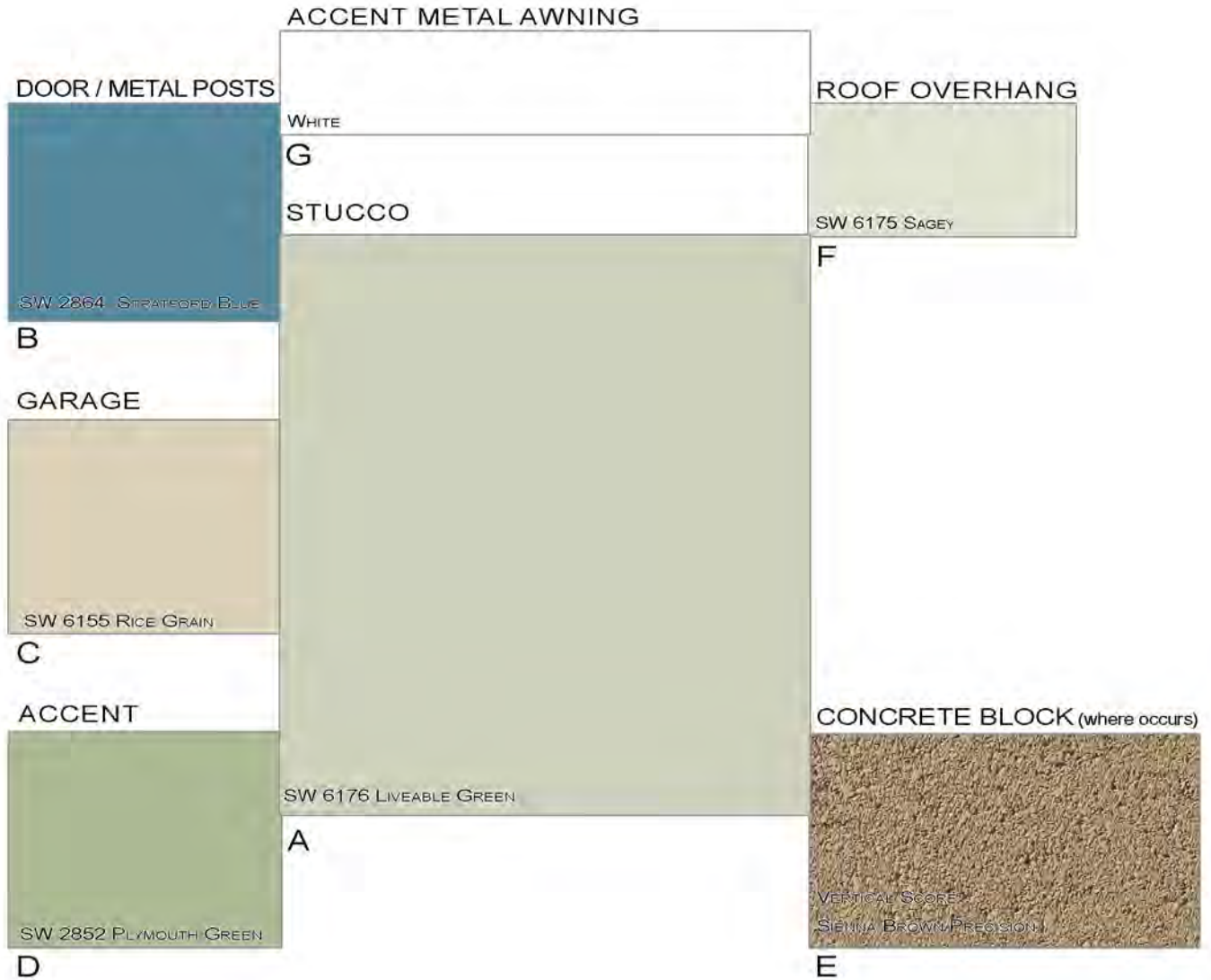
VIBRANTE PALM SPRINGS

AVENUE 34, PALM SPRINGS CA
LIGHTING PLAN




HERMANN DESIGN GROUP
77-899 WOLF ROAD
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/16
PH. (760) 777-9131
FAX (760) 777-9132

SCHEME 1



VIBRANTE PALM SPRINGS, CALIFORNIA Corman Leigh, Inc.

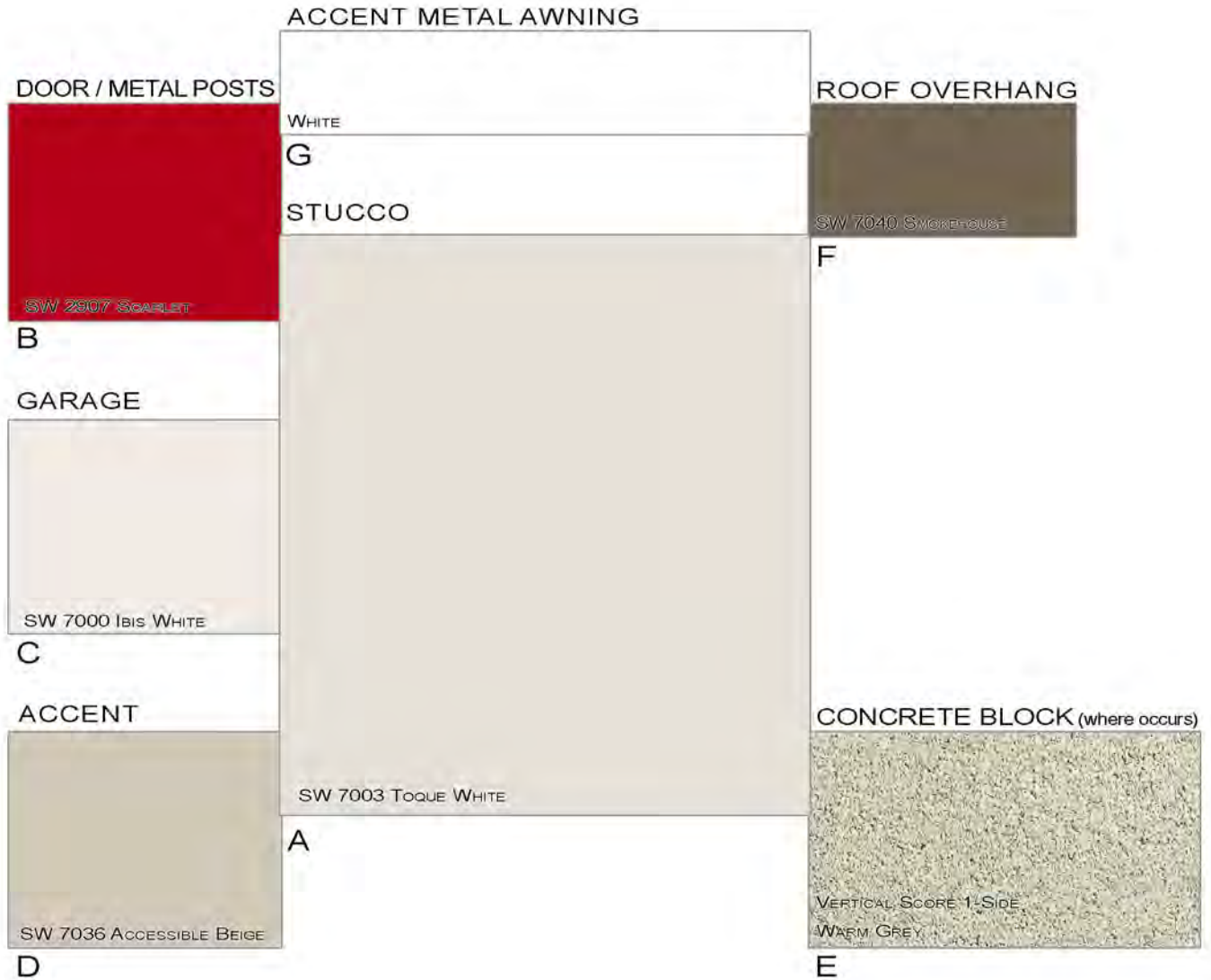
NOTES:

- * CONCRETE BLOCK TO HAVE ONE VERTICAL SCORE LINE
- * CONCRETE BLOCK COLOR TO MATCH ANGELUS BLOCK COLORS
- * PAINT COLORS TO MATCH SHERWIN WILLIAMS COLORS

KPI Inc.
KNITTER PARTNERS
INTERNATIONAL, Inc.
architecture & planning
14015 10/01/2014

The color board represents approximate printable color only. Job color and texture will vary due to methods of application and job conditions. Please refer to the Color Matrix and material suppliers for colors.

SCHEME 2



VIBRANTE PALM SPRINGS, CALIFORNIA Corman Leigh, Inc.

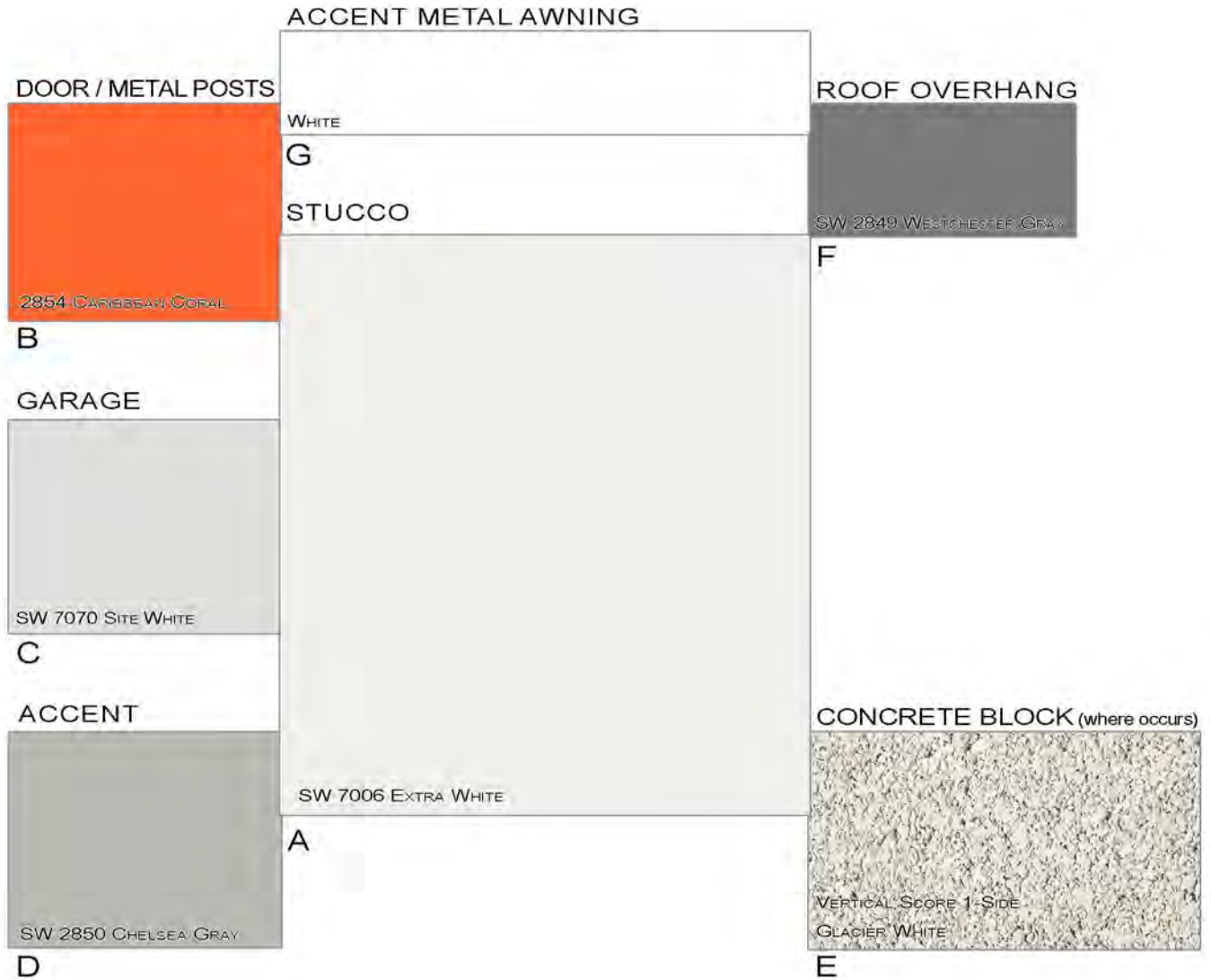
NOTES:

- * CONCRETE BLOCK TO HAVE ONE VERTICAL SCORE LINE
- * CONCRETE BLOCK COLOR TO MATCH ANGELUS BLOCK COLORS
- * PAINT COLORS TO MATCH SHERWIN WILLIAMS COLORS

KPI Inc.
KNITTER PARTNERS
INTERNATIONAL, Inc.
architecture & planning
14015 10/01/2014

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SCHEME 3



VIBRANTE PALM SPRINGS, CALIFORNIA Corman Leigh, Inc.

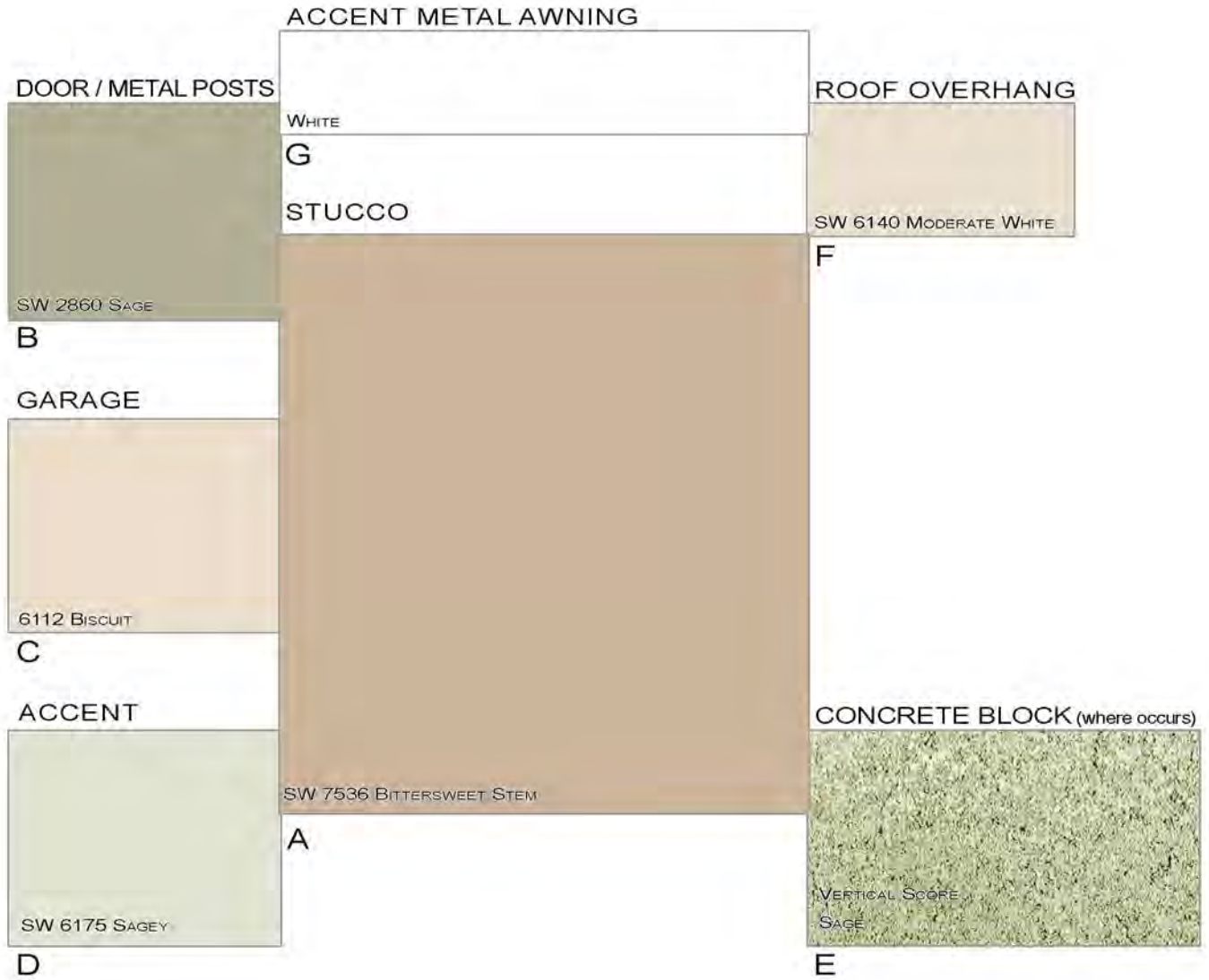
NOTES:

- * CONCRETE BLOCK TO HAVE ONE VERTICAL SCORE LINE
- * CONCRETE BLOCK COLOR TO MATCH ANGELUS BLOCK COLORS
- * PAINT COLORS TO MATCH SHERWIN WILLIAMS COLORS

KPI Inc.
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning
14015 10/01/2014

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SCHEME 4



VIBRANTE

PALM SPRINGS, CALIFORNIA
Corman Leigh, Inc.

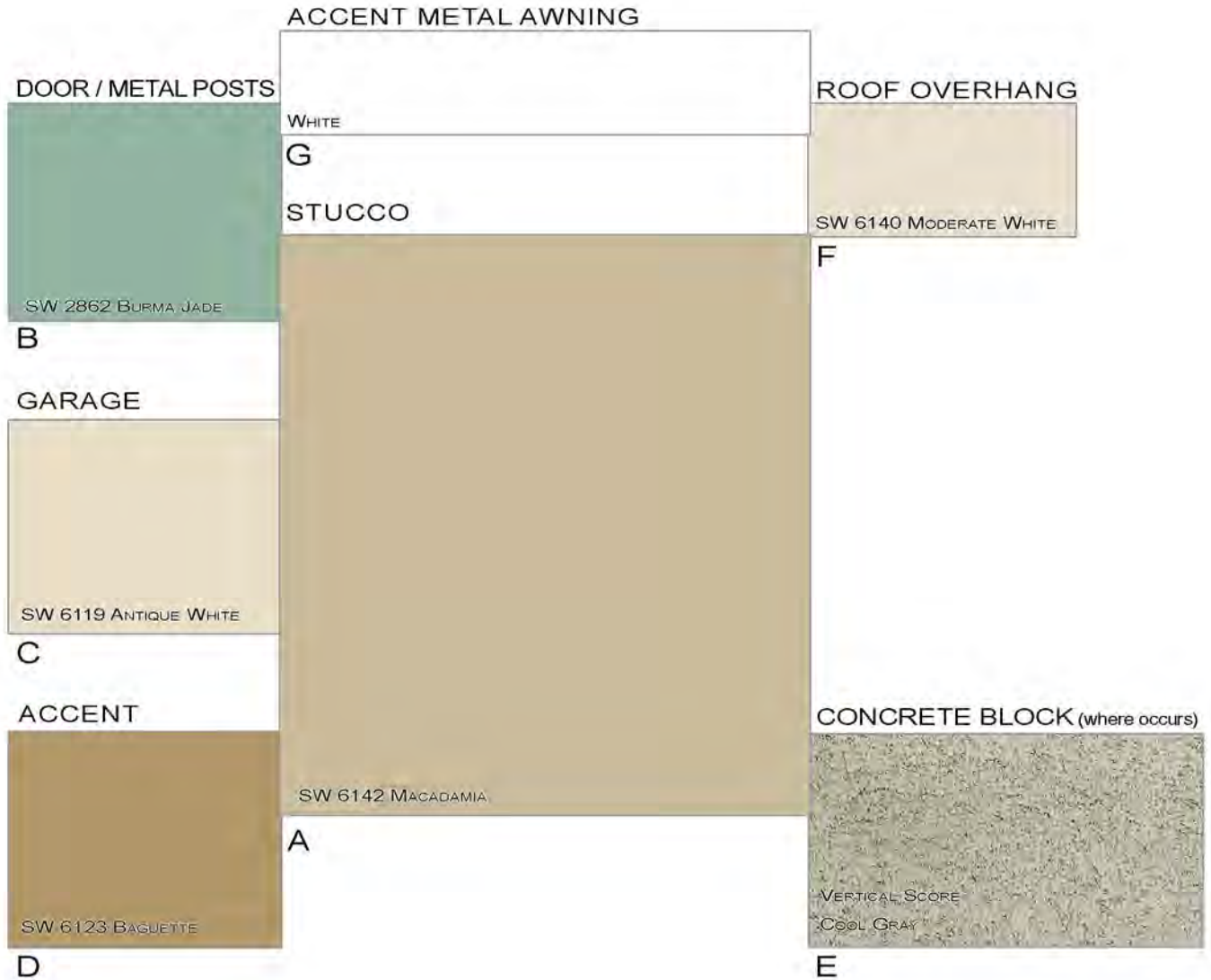
NOTES:

- * CONCRETE BLOCK TO HAVE ONE VERTICAL SCORE LINE
- * CONCRETE BLOCK COLOR TO MATCH ANGELUS BLOCK COLORS
- * PAINT COLORS TO MATCH SHERWIN WILLIAMS COLORS

KPI Inc.
KNITTER PARTNERS
INTERNATIONAL, Inc.
architecture & planning
14015 10/01/2014

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SCHEME 5



VIBRANTE PALM SPRINGS, CALIFORNIA Corman Leigh, Inc.

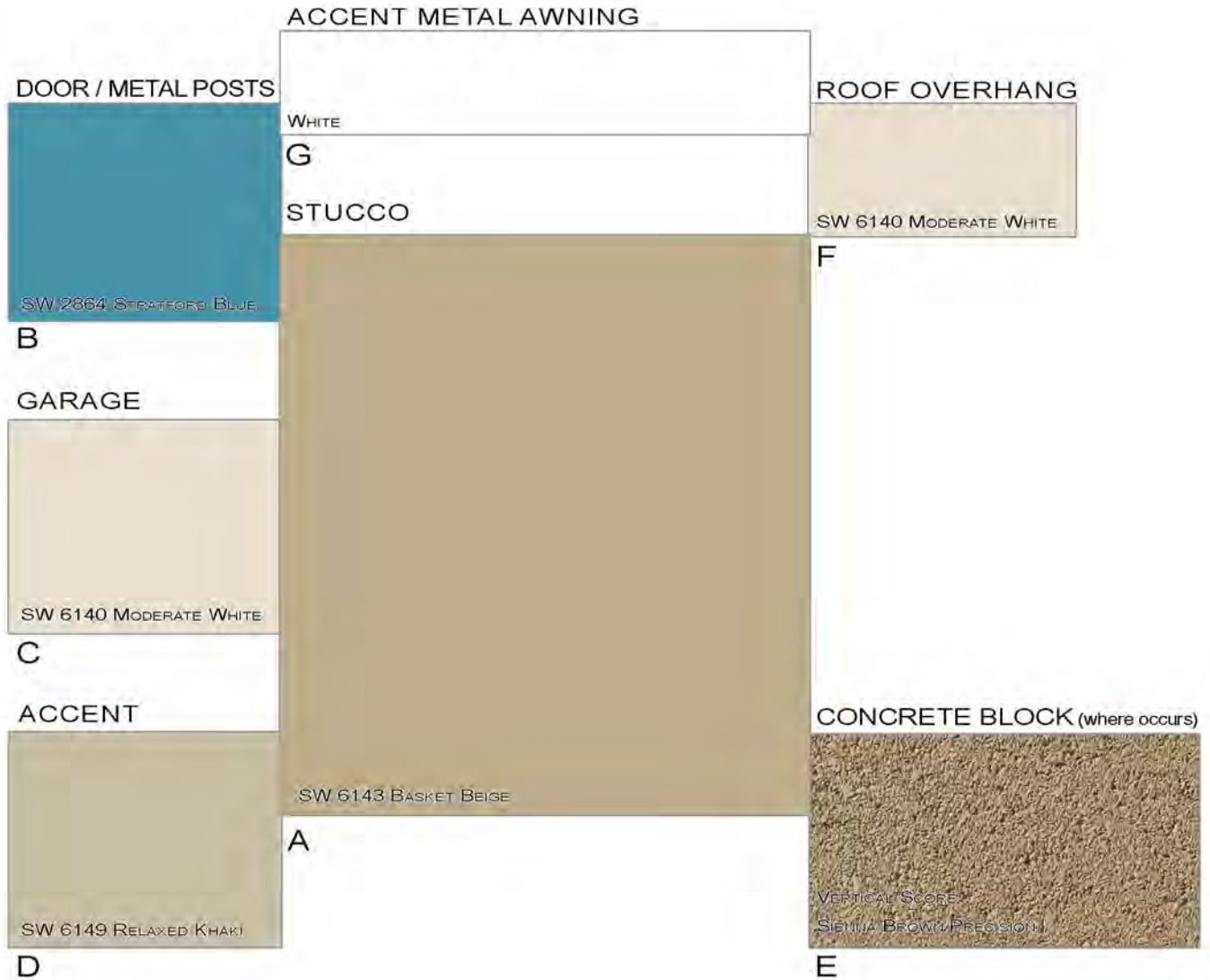
NOTES:

- * CONCRETE BLOCK TO HAVE ONE VERTICAL SCORE LINE
- * CONCRETE BLOCK COLOR TO MATCH ANGELUS BLOCK COLORS
- * PAINT COLORS TO MATCH SHERWIN WILLIAMS COLORS

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The color board represents approximate printable color only. Job color and texture will vary due to methods of application and job conditions. Please refer to the Color Matrix and material suppliers for colors.

SCHEME 6



VIBRANTE PALM SPRINGS, CALIFORNIA Corman Leigh, Inc.

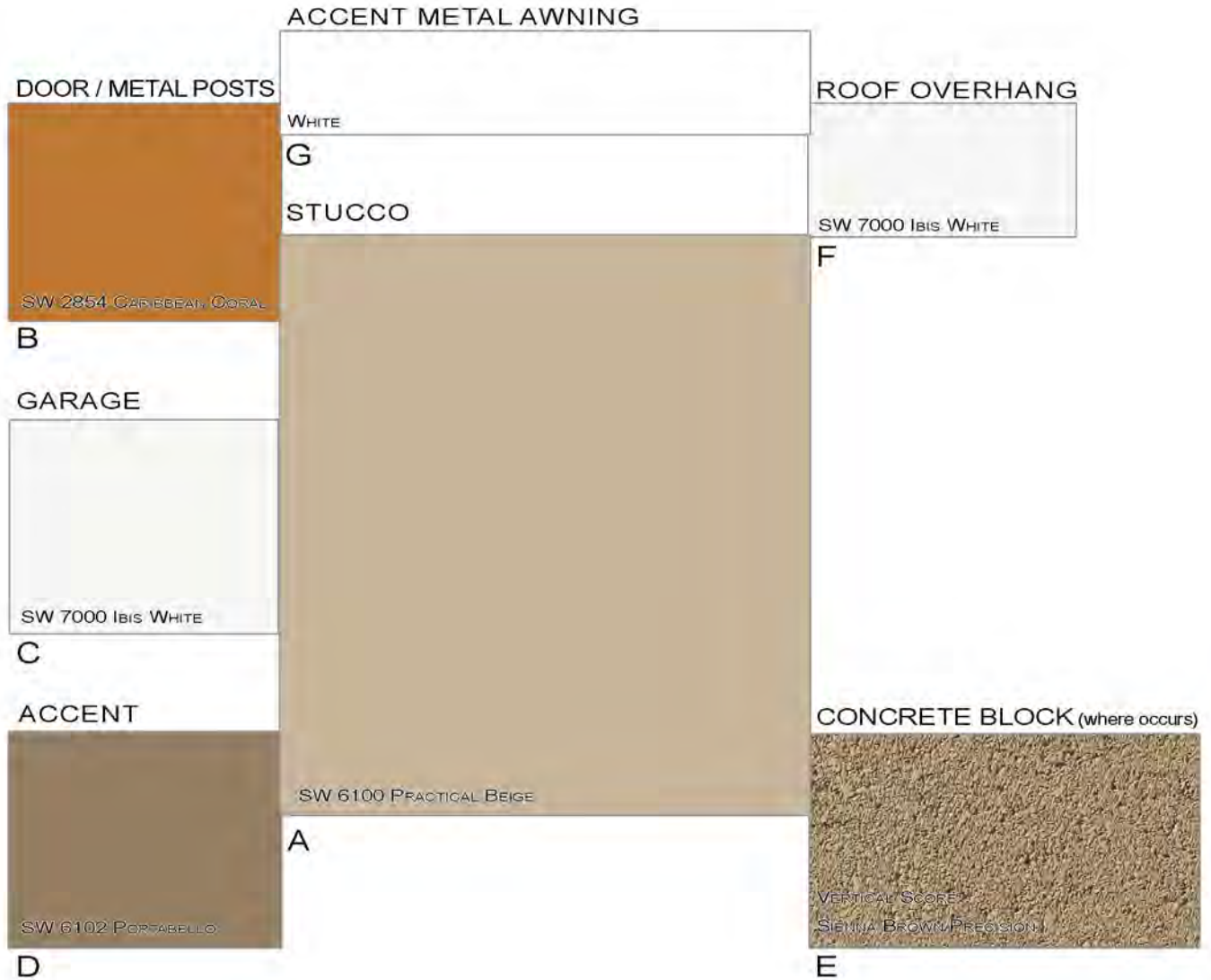
NOTES:

- * CONCRETE BLOCK TO HAVE ONE VERTICAL SCORE LINE
- * CONCRETE BLOCK COLOR TO MATCH ANGELUS BLOCK COLORS
- * PAINT COLORS TO MATCH SHERWIN WILLIAMS COLORS

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The color board represents approximate printable color only. Job color and texture will vary due to methods of application and job conditions. Please refer to the Color Matrix and material suppliers for colors.

SCHEME 7



VIBRANTE

PALM SPRINGS, CALIFORNIA
Corman Leigh, Inc.

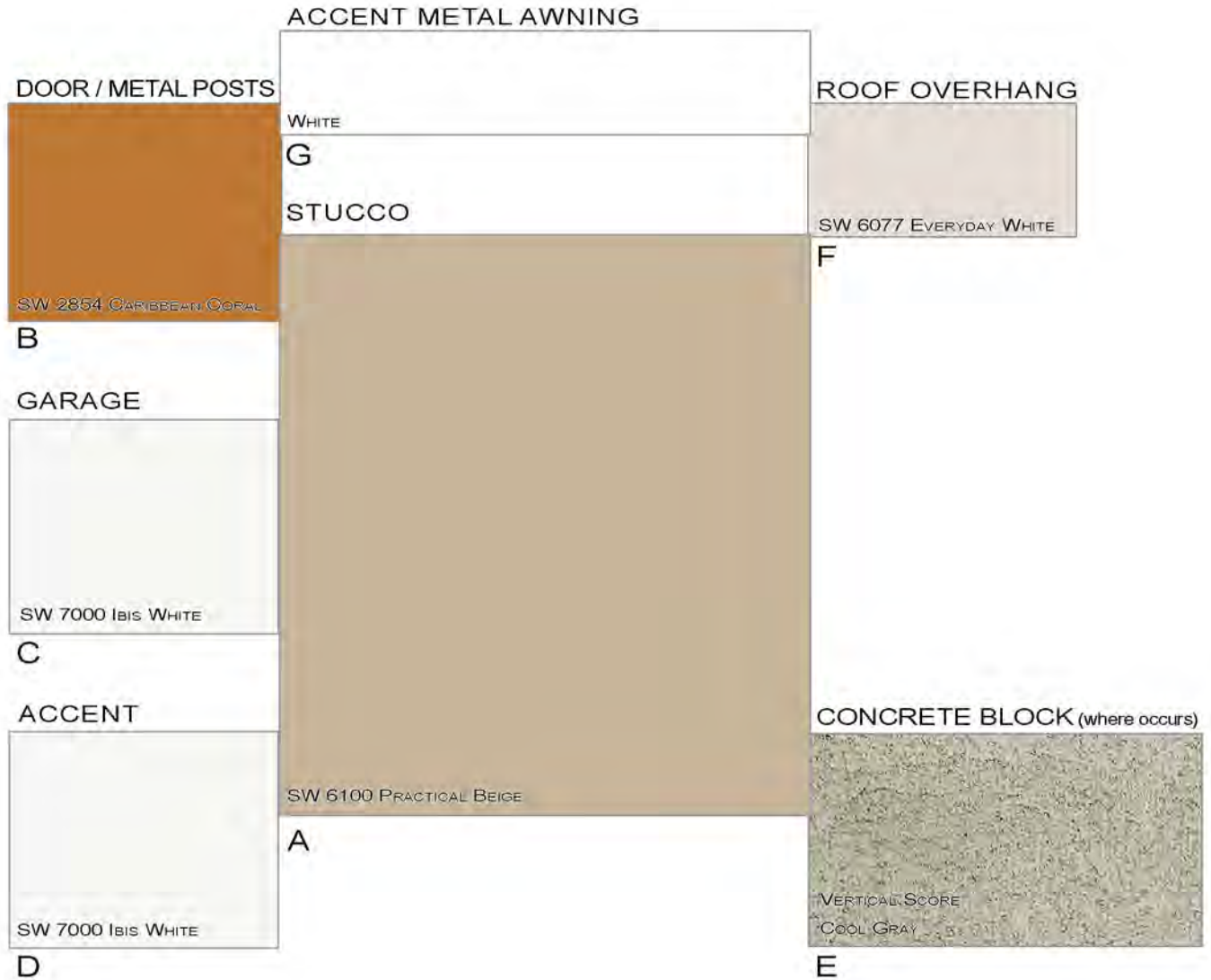
NOTES:

- * CONCRETE BLOCK TO HAVE ONE VERTICAL SCORE LINE
- * CONCRETE BLOCK COLOR TO MATCH ANGELUS BLOCK COLORS
- * PAINT COLORS TO MATCH SHERWIN WILLIAMS COLORS

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The color board represents approximate printable color only. Job color and texture will vary due to methods of application and job conditions. Please refer to the Color Matrix and material suppliers for colors.

SCHEME 8



VIBRANTE PALM SPRINGS, CALIFORNIA Corman Leigh, Inc.

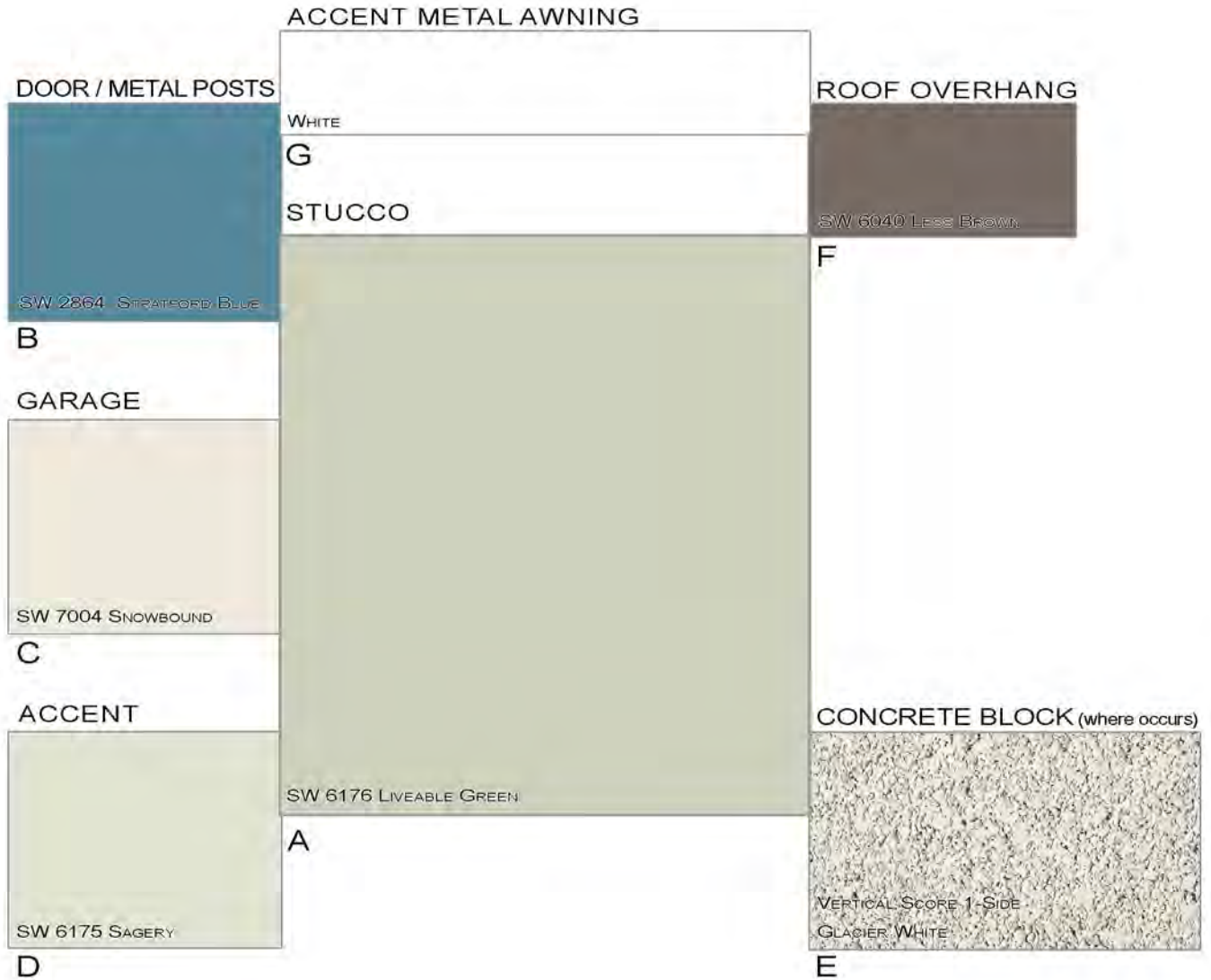
NOTES:

- * CONCRETE BLOCK TO HAVE ONE VERTICAL SCORE LINE
- * CONCRETE BLOCK COLOR TO MATCH ANGELUS BLOCK COLORS
- * PAINT COLORS TO MATCH SHERWIN WILLIAMS COLORS

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The color board represents approximate printable color only. Job color and texture will vary due to methods of application and job conditions. Please refer to the Color Matrix and material suppliers for colors.

SCHEME 9



VIBRANTE PALM SPRINGS, CALIFORNIA Corman Leigh, Inc.

NOTES:

- * CONCRETE BLOCK TO HAVE ONE VERTICAL SCORE LINE
- * CONCRETE BLOCK COLOR TO MATCH ANGELUS BLOCK COLORS
- * PAINT COLORS TO MATCH SHERWIN WILLIAMS COLORS

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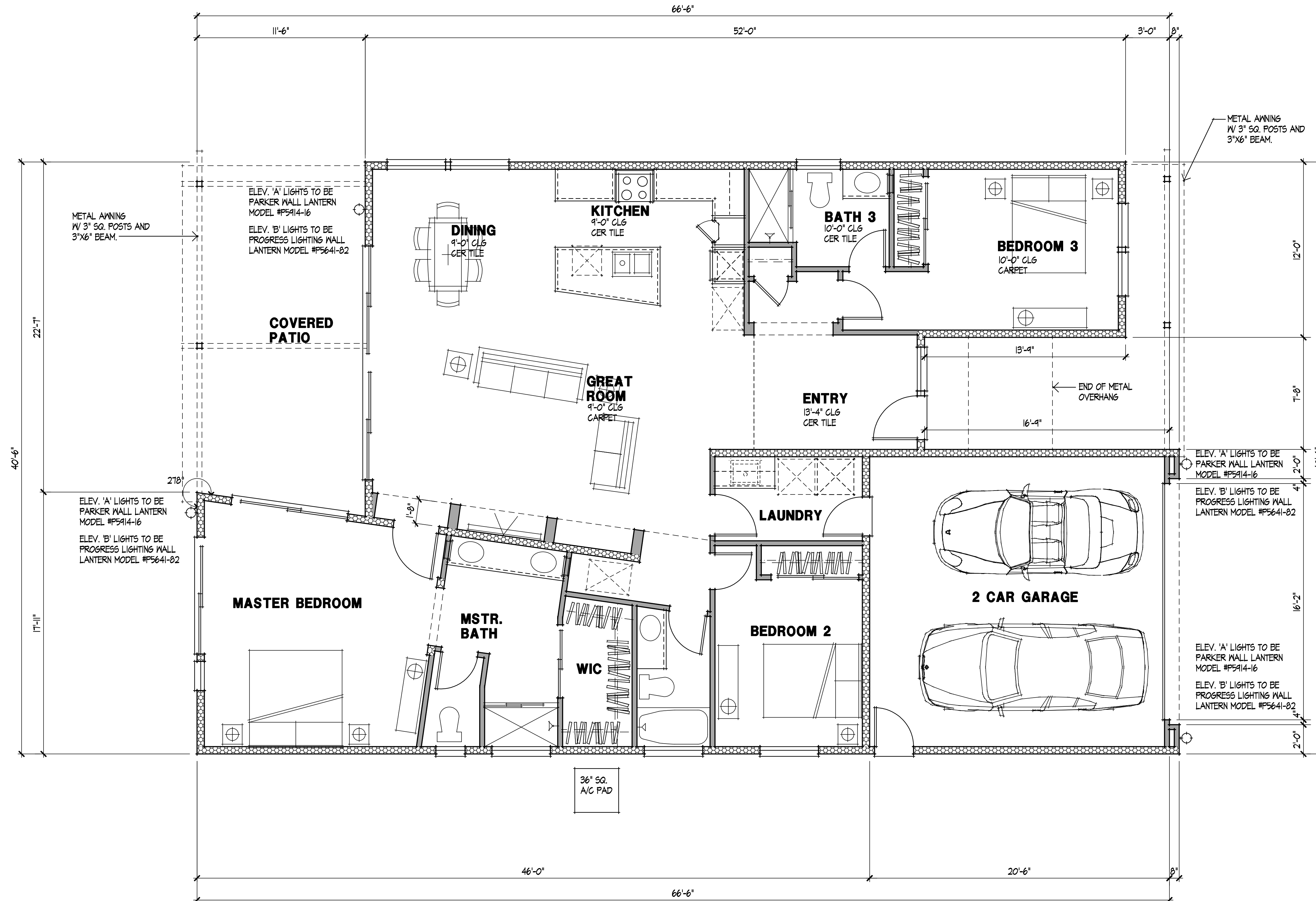
The color board represents approximate printable color only. Job color and texture will vary due to methods of application and job conditions. Please refer to the Color Matrix and material suppliers for colors.



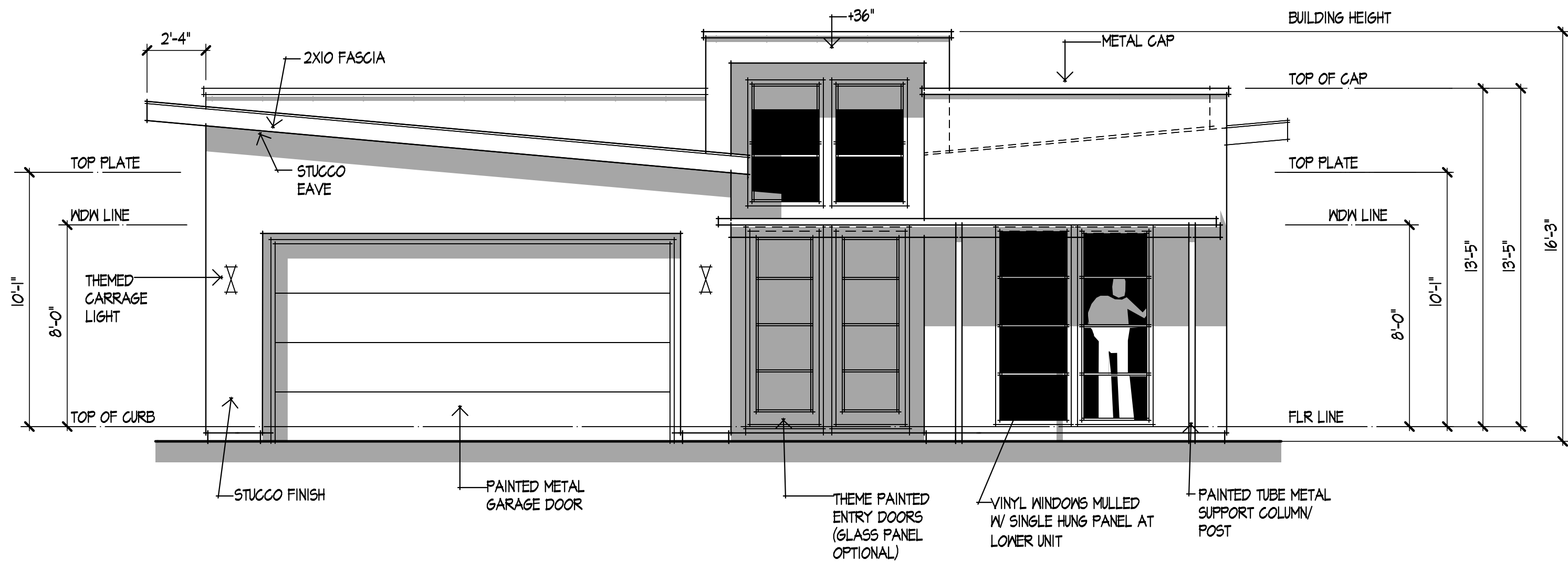




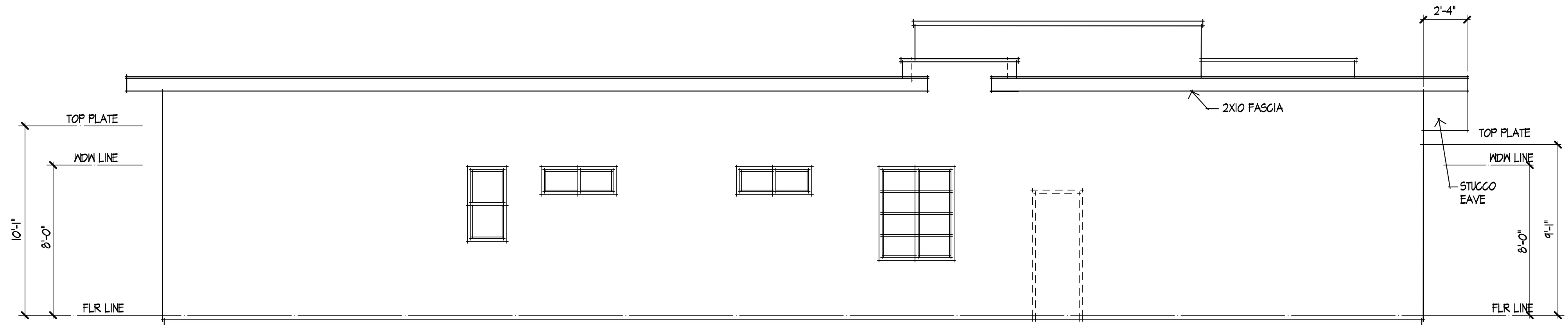
 **CORMAN LEIGH**
Vibrante - Palm Springs



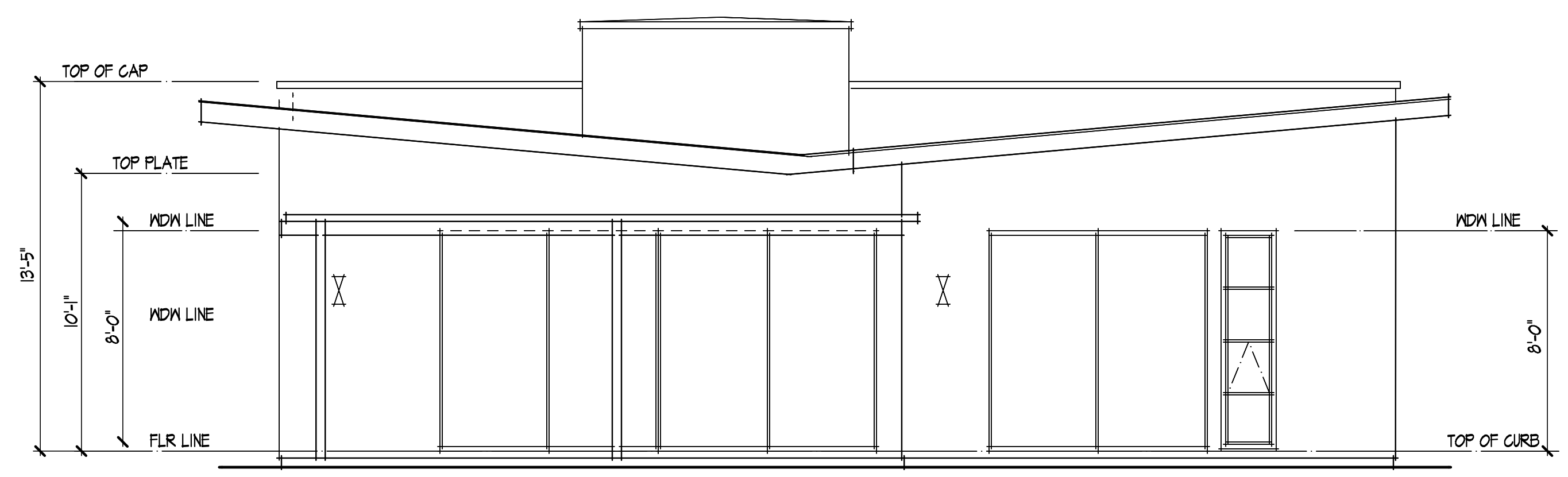
PLAN 1 FLOOR PLAN



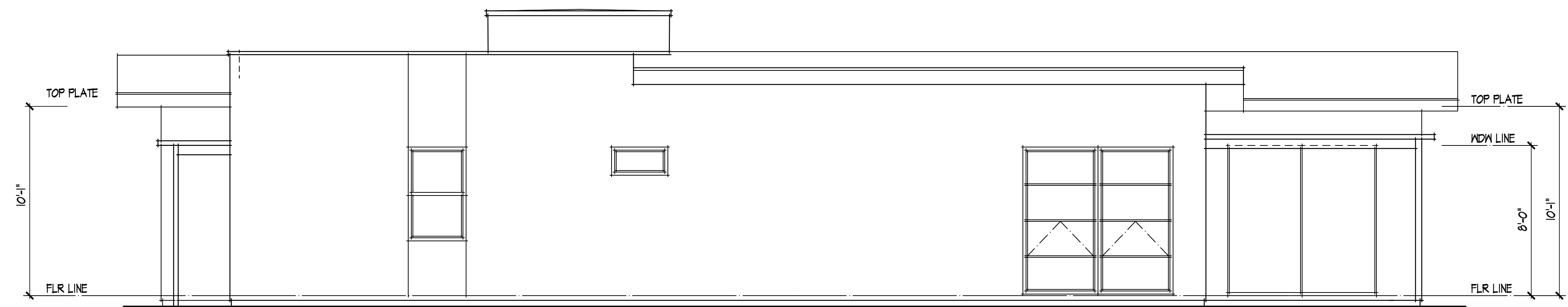
FRONT



LEFT



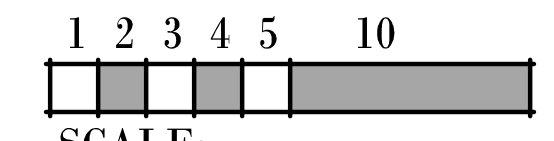
REAR



RIGHT

**PLAN 1
ELEVATION A**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



SCALE:
1/4" = 1'-0"

KPI Inc.

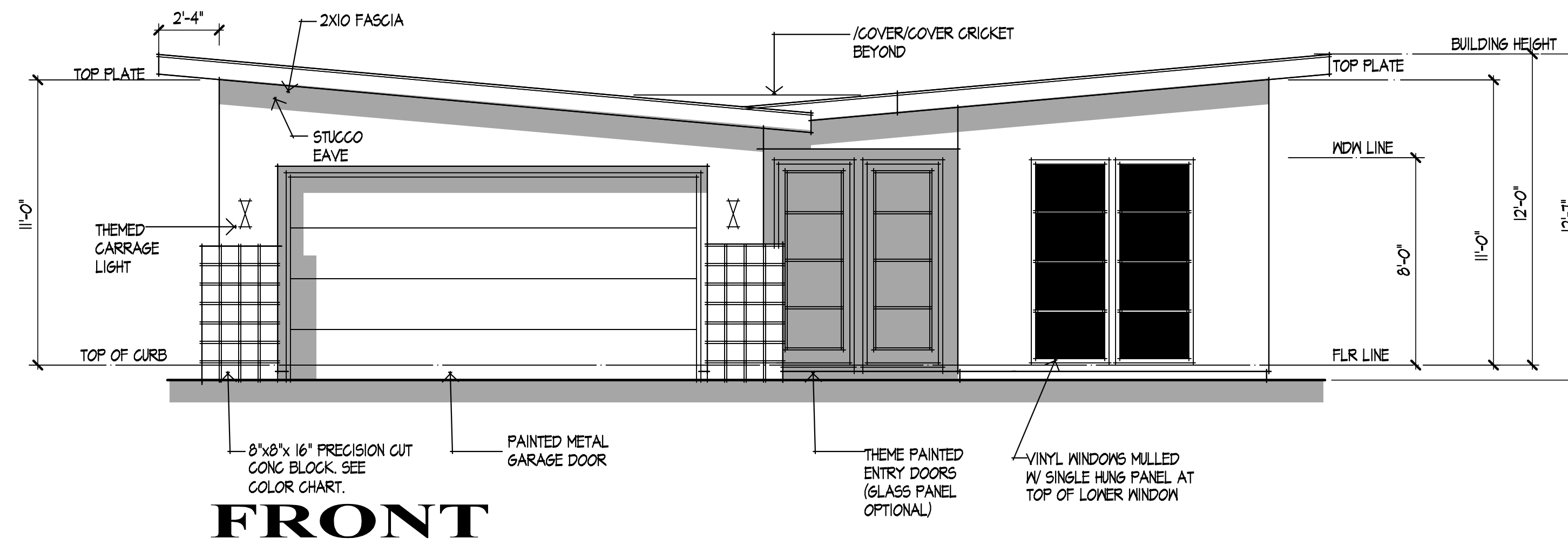
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FAX: (949) 752-0151
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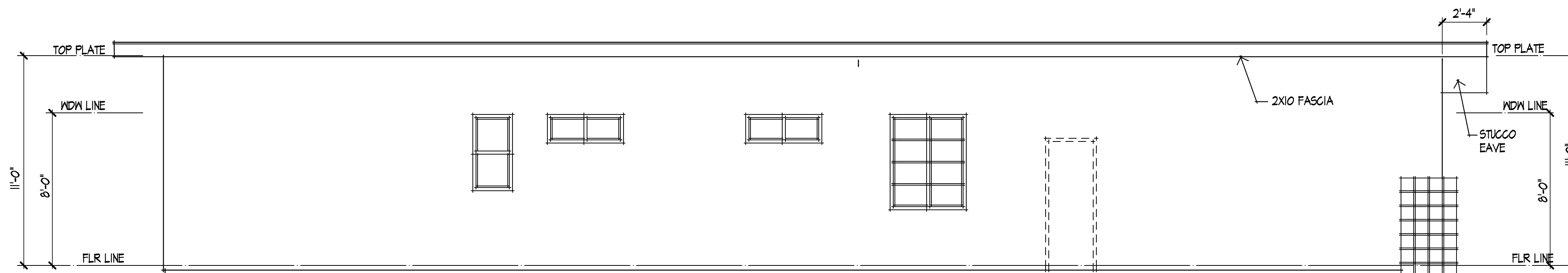
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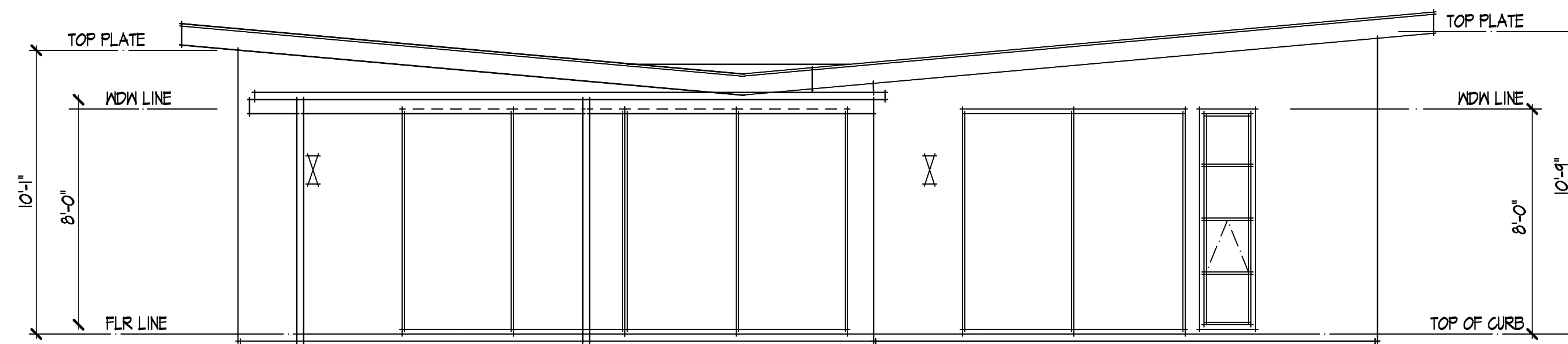
2 OF 20



FRONT



LEFT



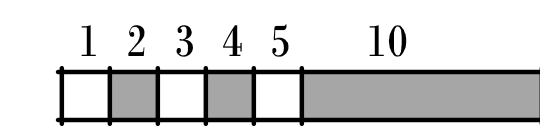
REAR



RIGHT

**PLAN 1
ELEVATION B**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



SCALE:
1/4" = 1'-0"



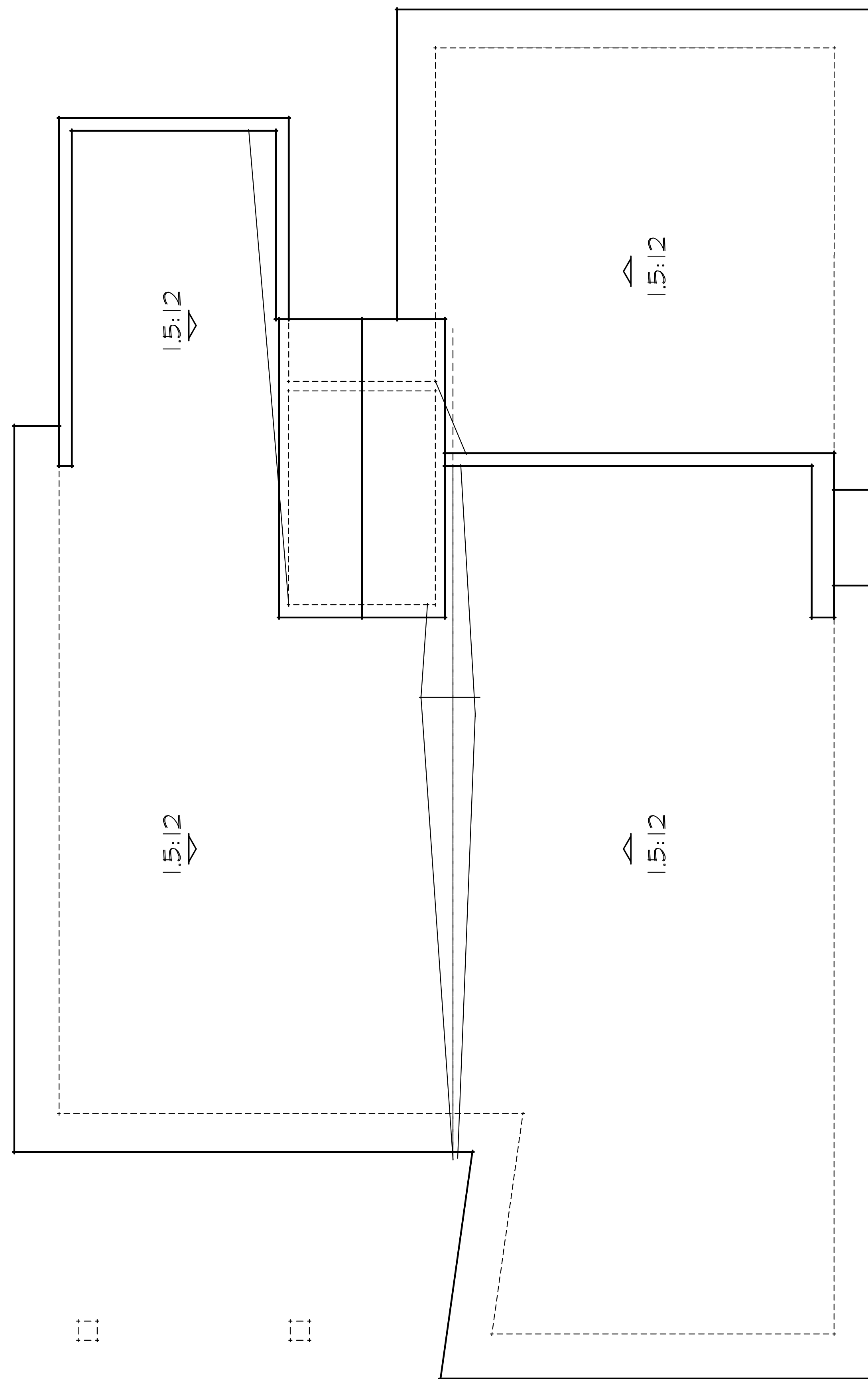
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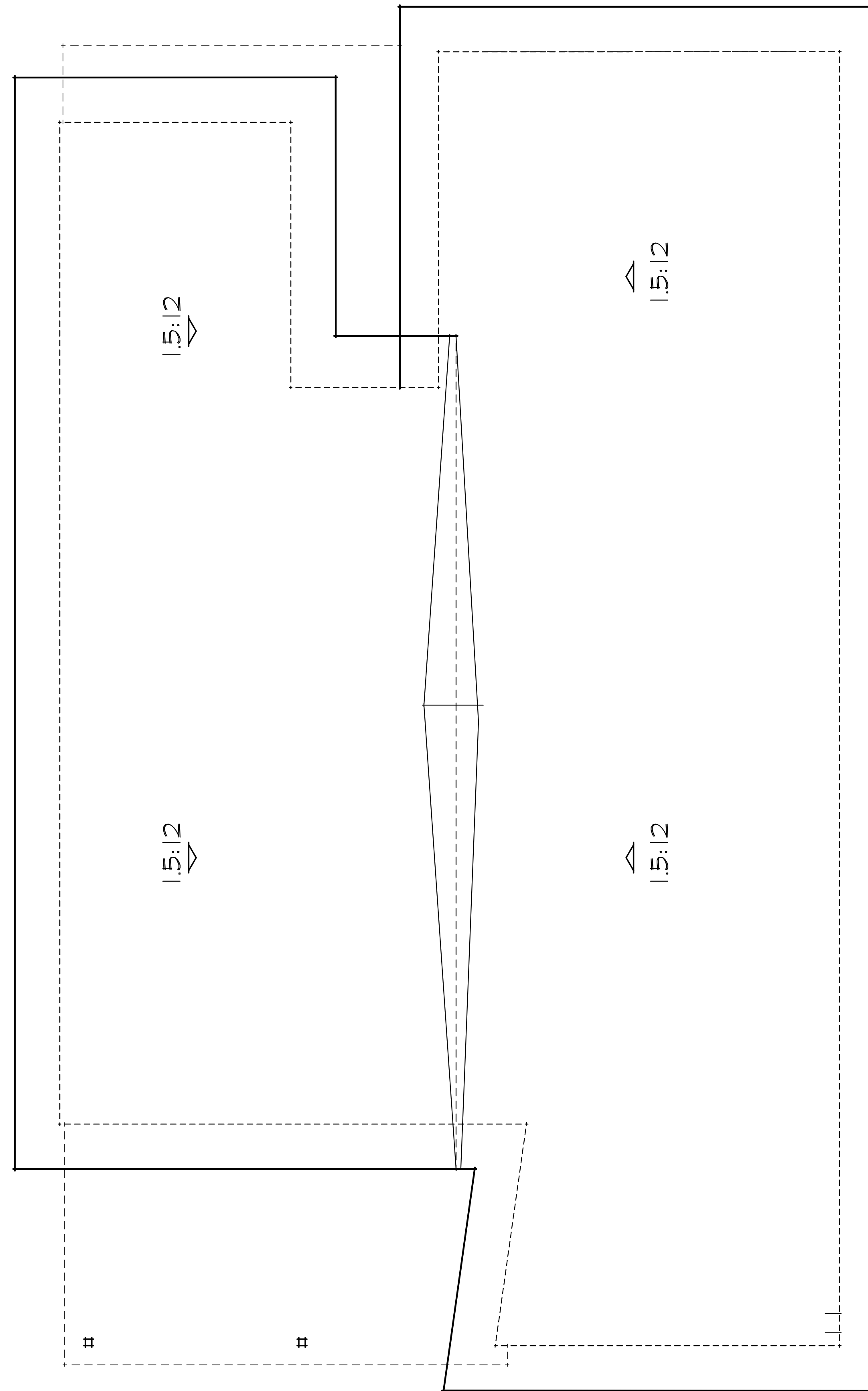
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3 OF 20



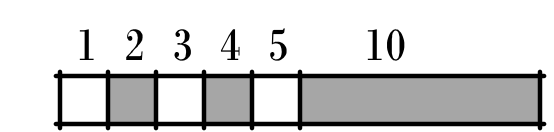
PLAN 1 ROOF PLAN A



PLAN 1 ROOF PLAN B

PLAN ONE SQUARE FOOTAGE
 LIVING SPACE: 1884 S.F.
 GARAGE: 425 S.F.

VIBRANTE
 CORMAN LIEGH GROUP
 PALM SPRINGS



SCALE:
 1/4" = 1'-0"

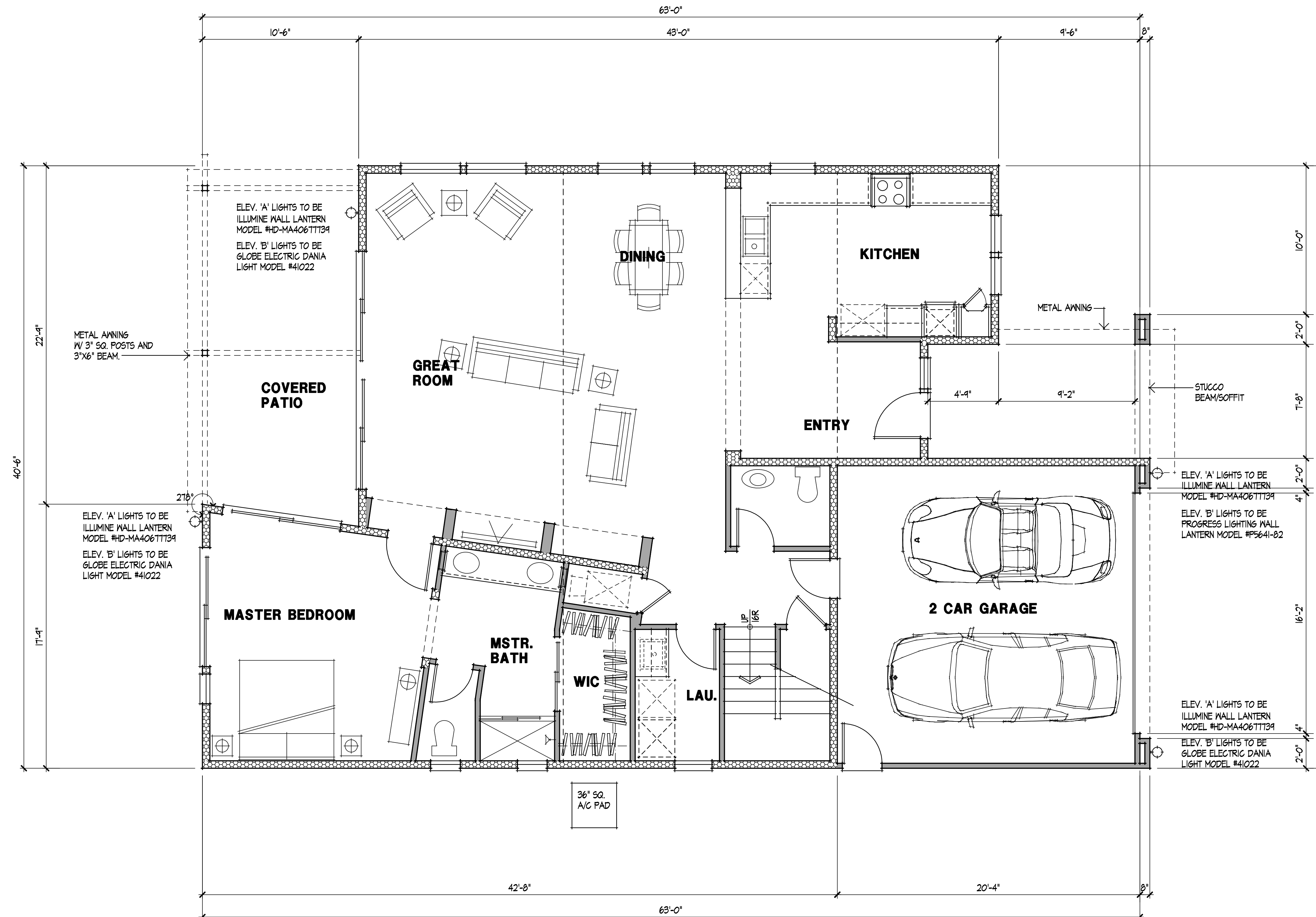


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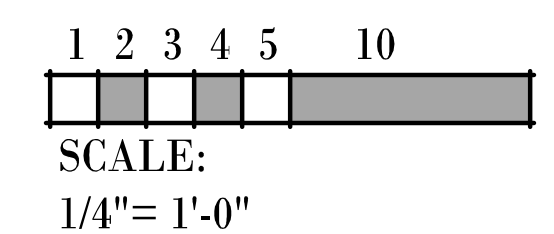
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PLAN TWO SQUARE FOOTAGE
 1ST FLOOR: 1663 S.F.
 2ND FLOOR: 675 S.F.
 TOTAL LIVING SPACE: 2338 S.F.
 GARAGE: 465 S.F.

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



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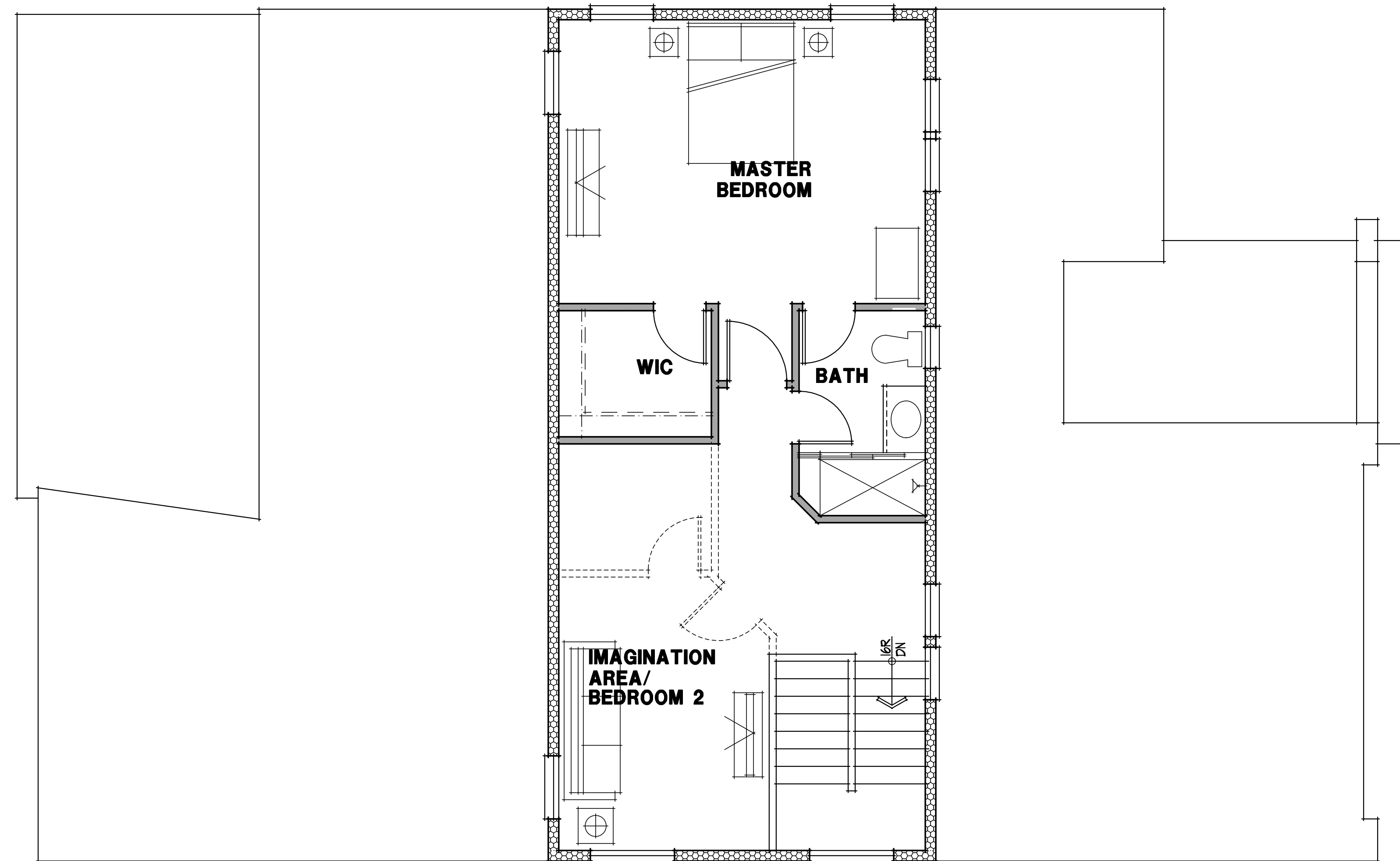
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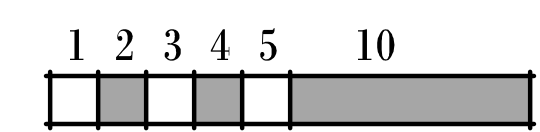
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5 OF 20

PLAN 2 FIRST FLOOR PLAN



VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



SCALE:
1/4" = 1'-0"

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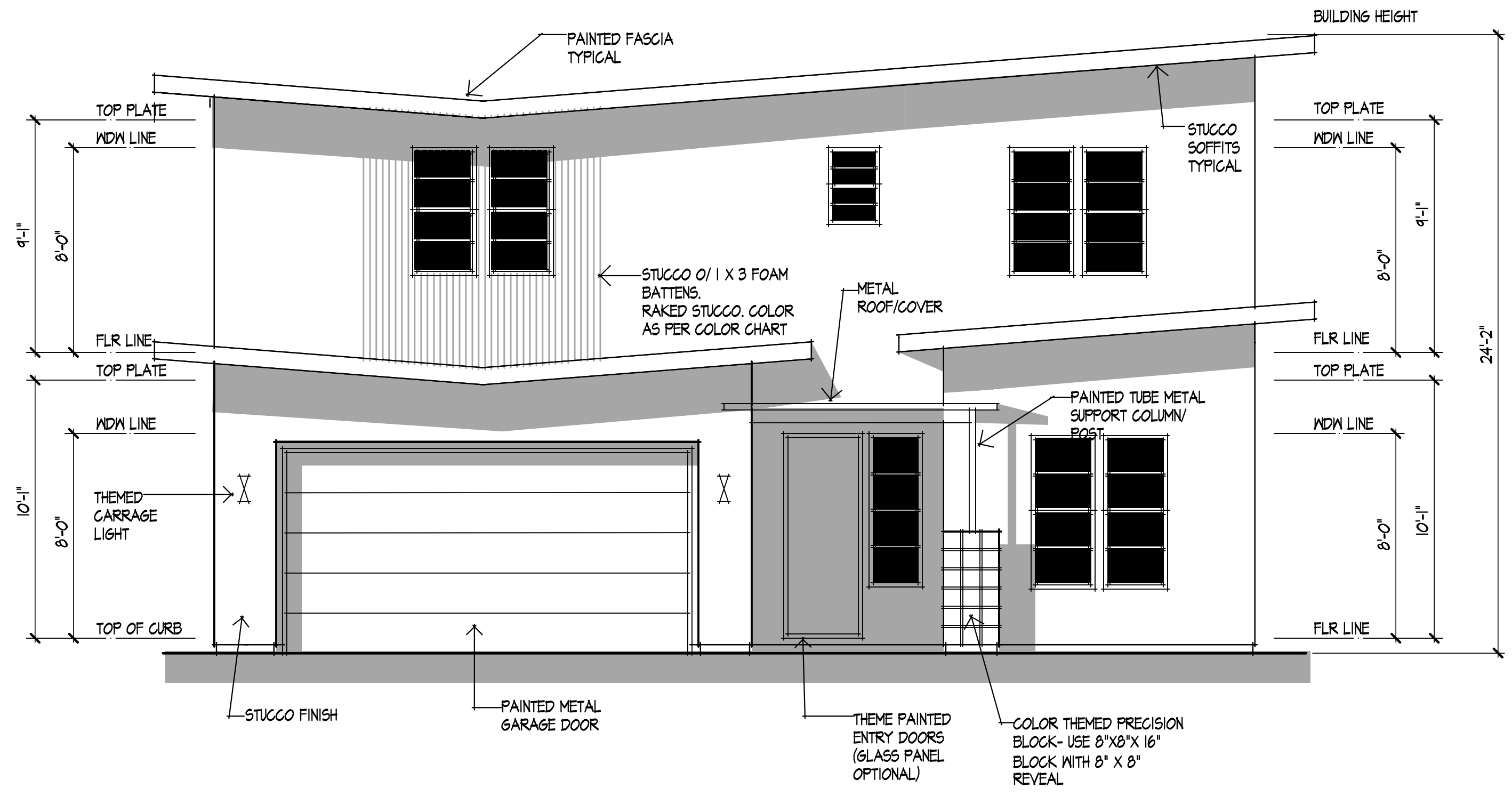
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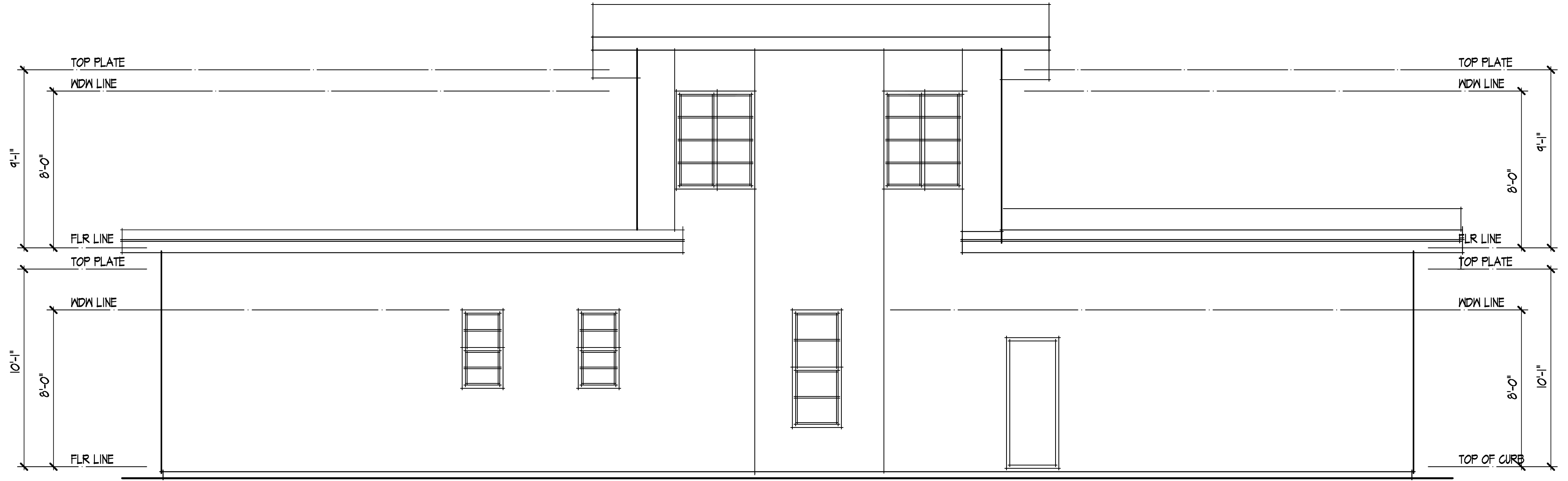
PLAN 2 SECOND FLOOR PLAN



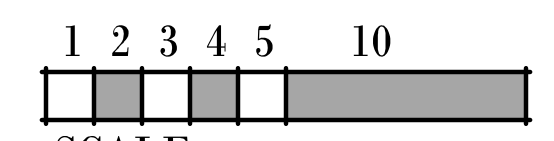
FRONT

**PLAN 2
ELEVATION A**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



LEFT



SCALE:
1/4" = 1'-0"

KPI Inc.

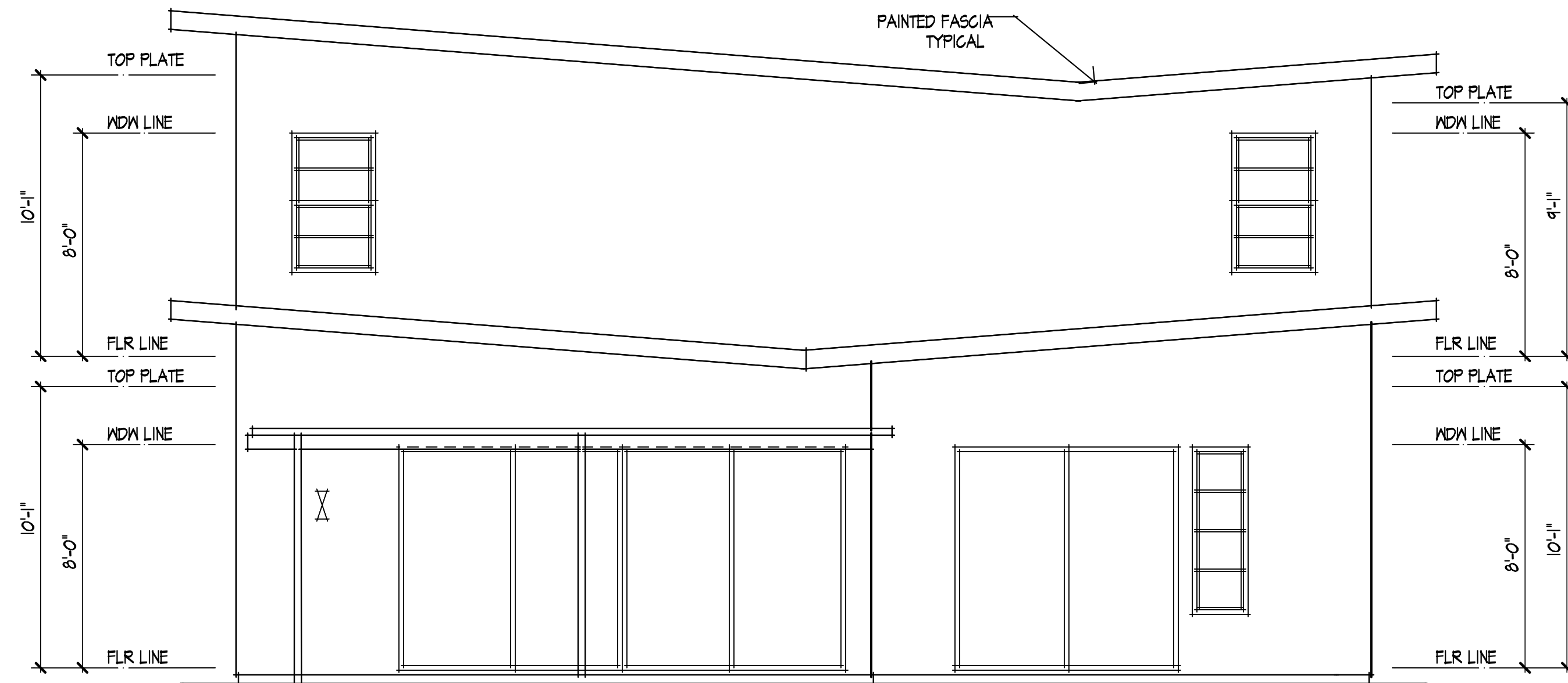
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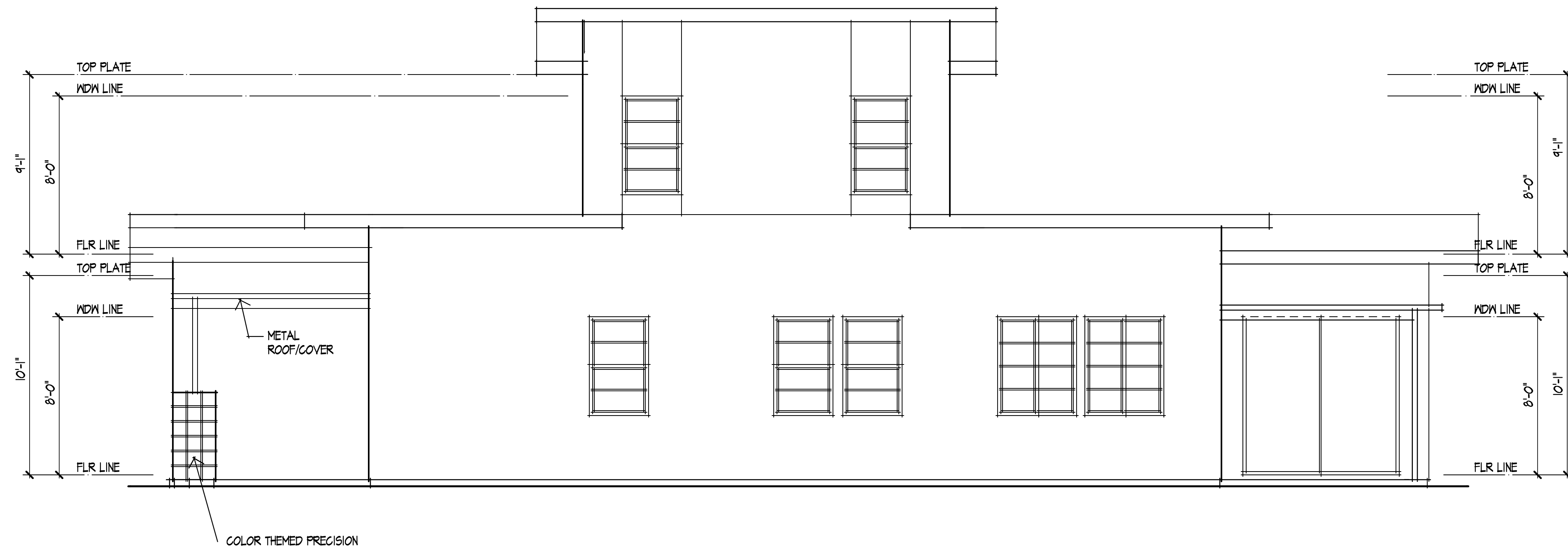
7 OF 20



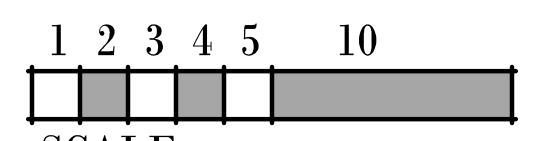
REAR

**PLAN 2
ELEVATION A**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



RIGHT



SCALE:
1/4" = 1'-0"



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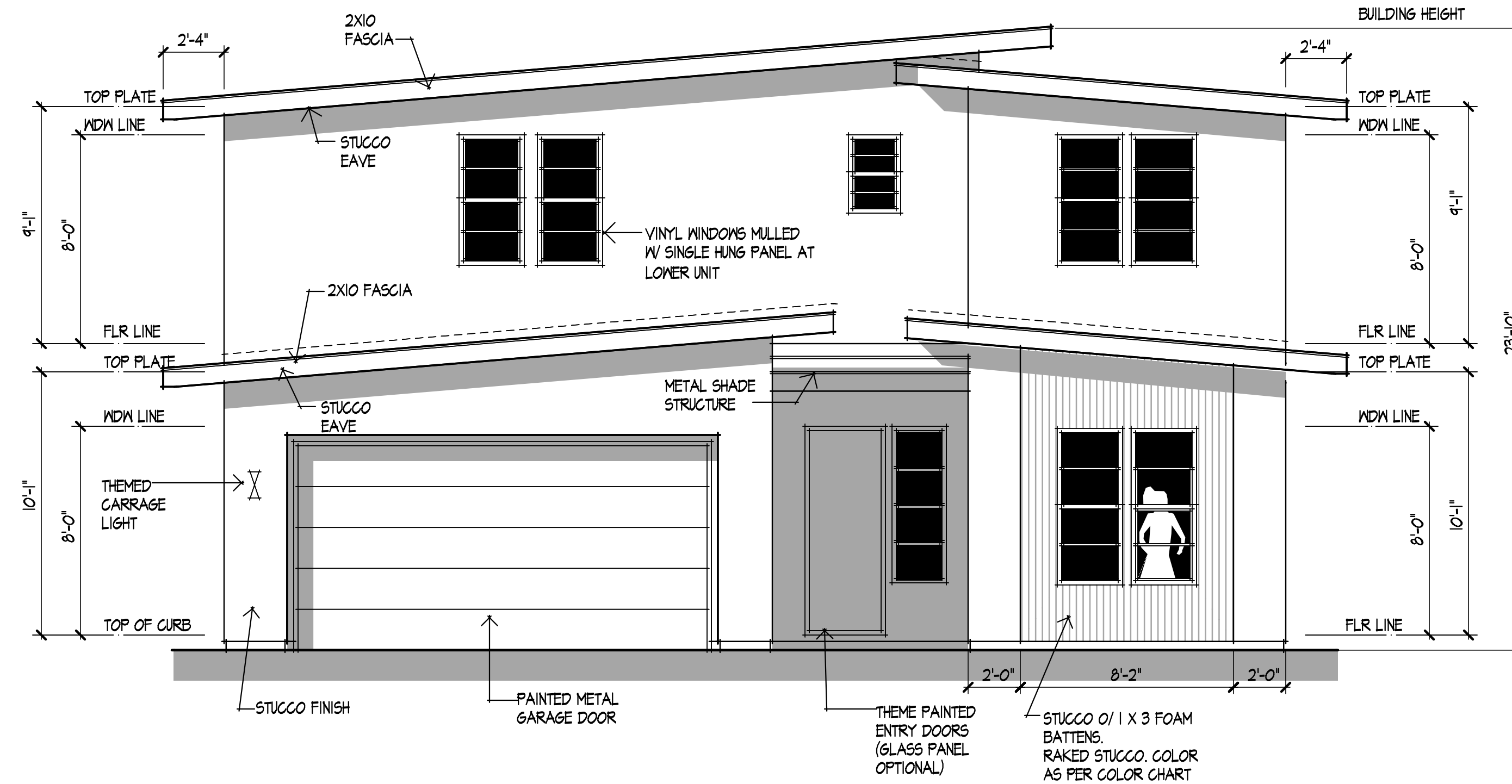
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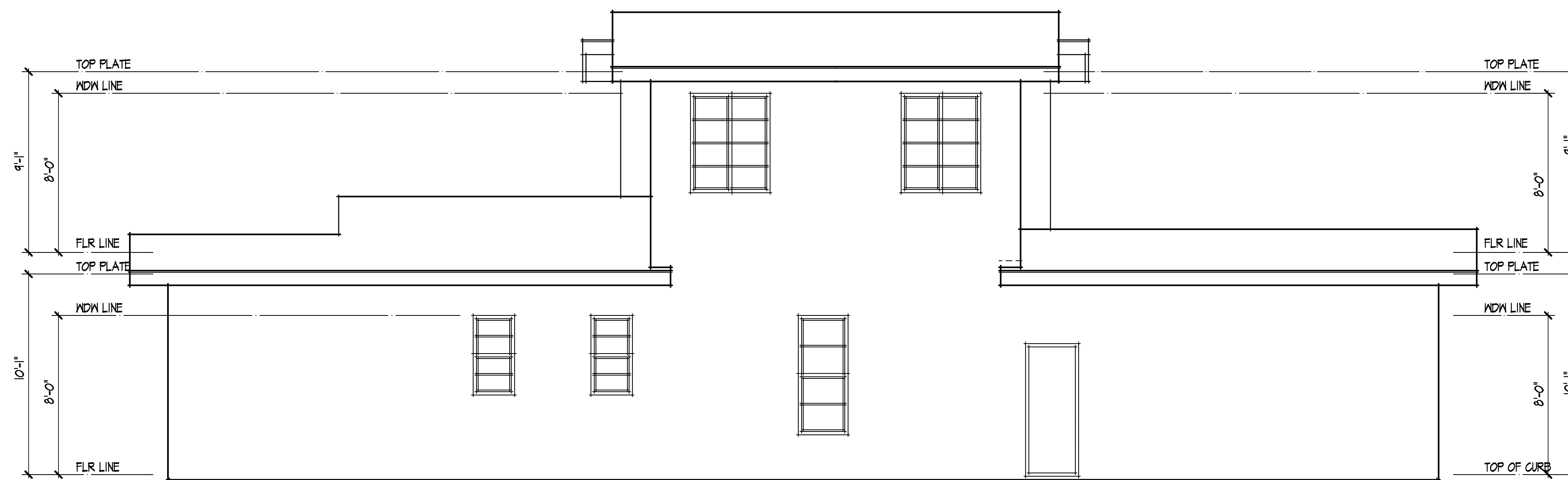
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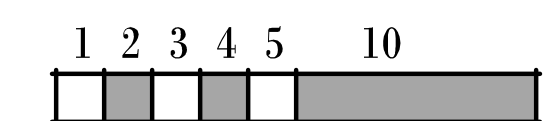
FRONT

**PLAN 2
ELEVATION B**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



LEFT



SCALE:
1/4" = 1'-0"



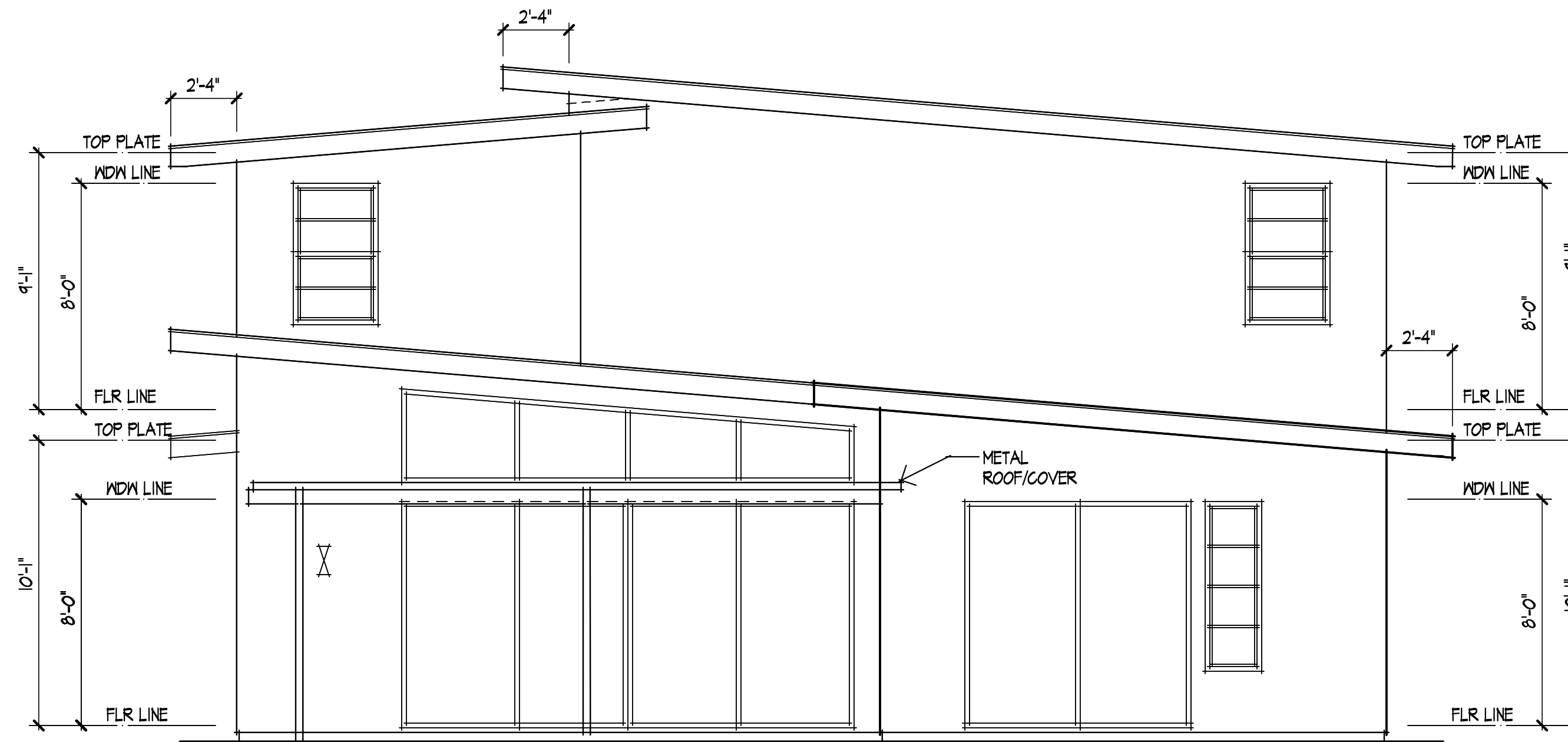
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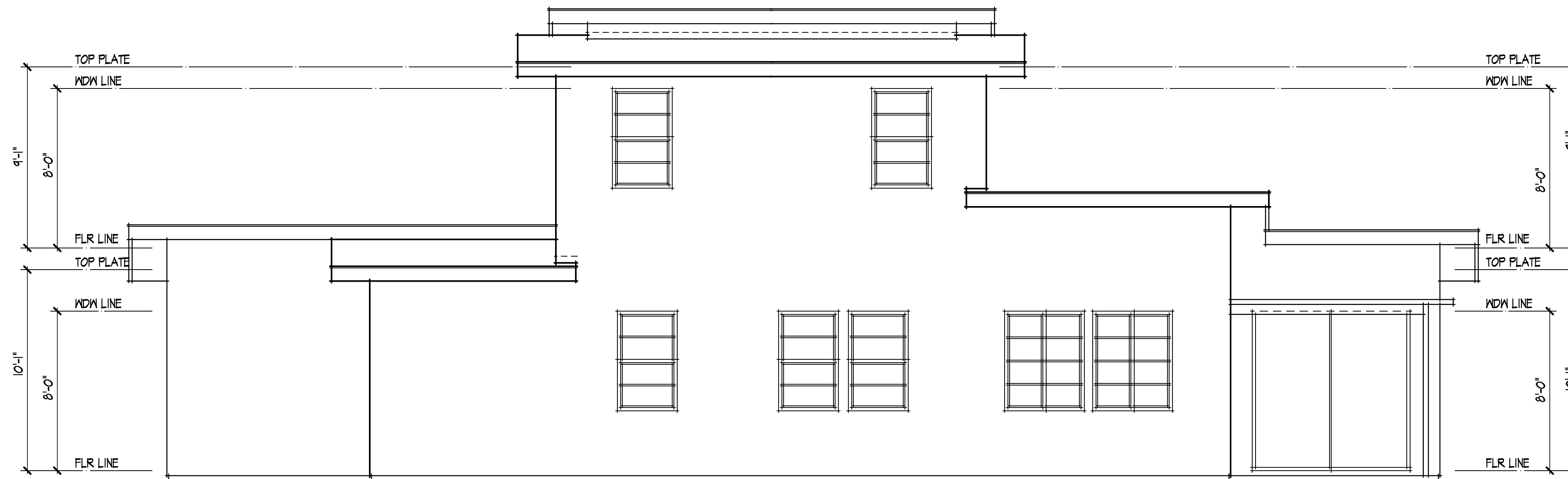
9 OF 20



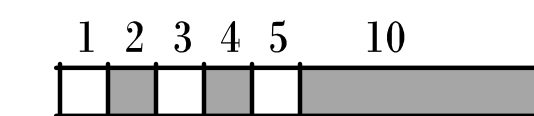
REAR

**PLAN 2
ELEVATION B**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



RIGHT



SCALE:
1/4" = 1'-0"



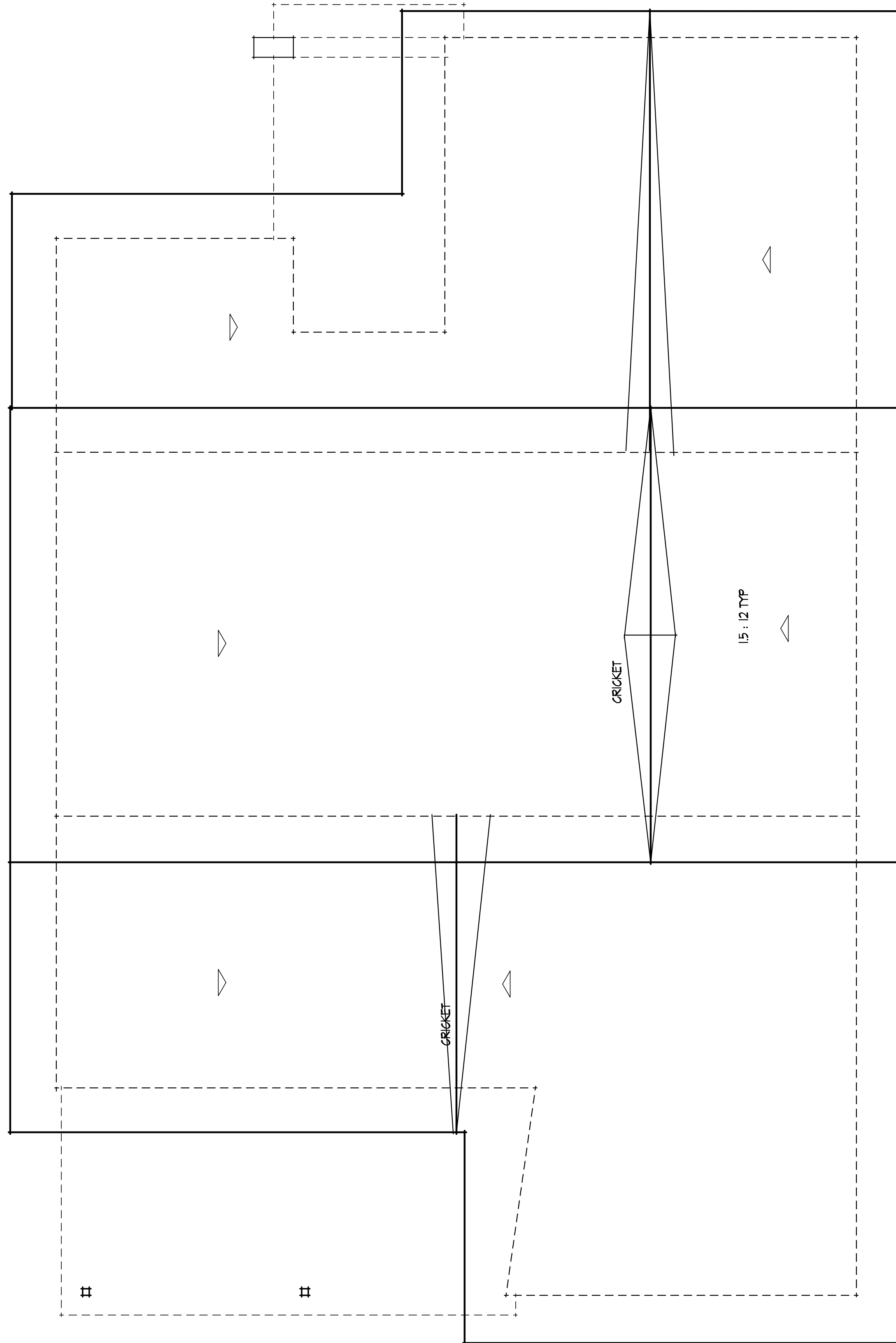
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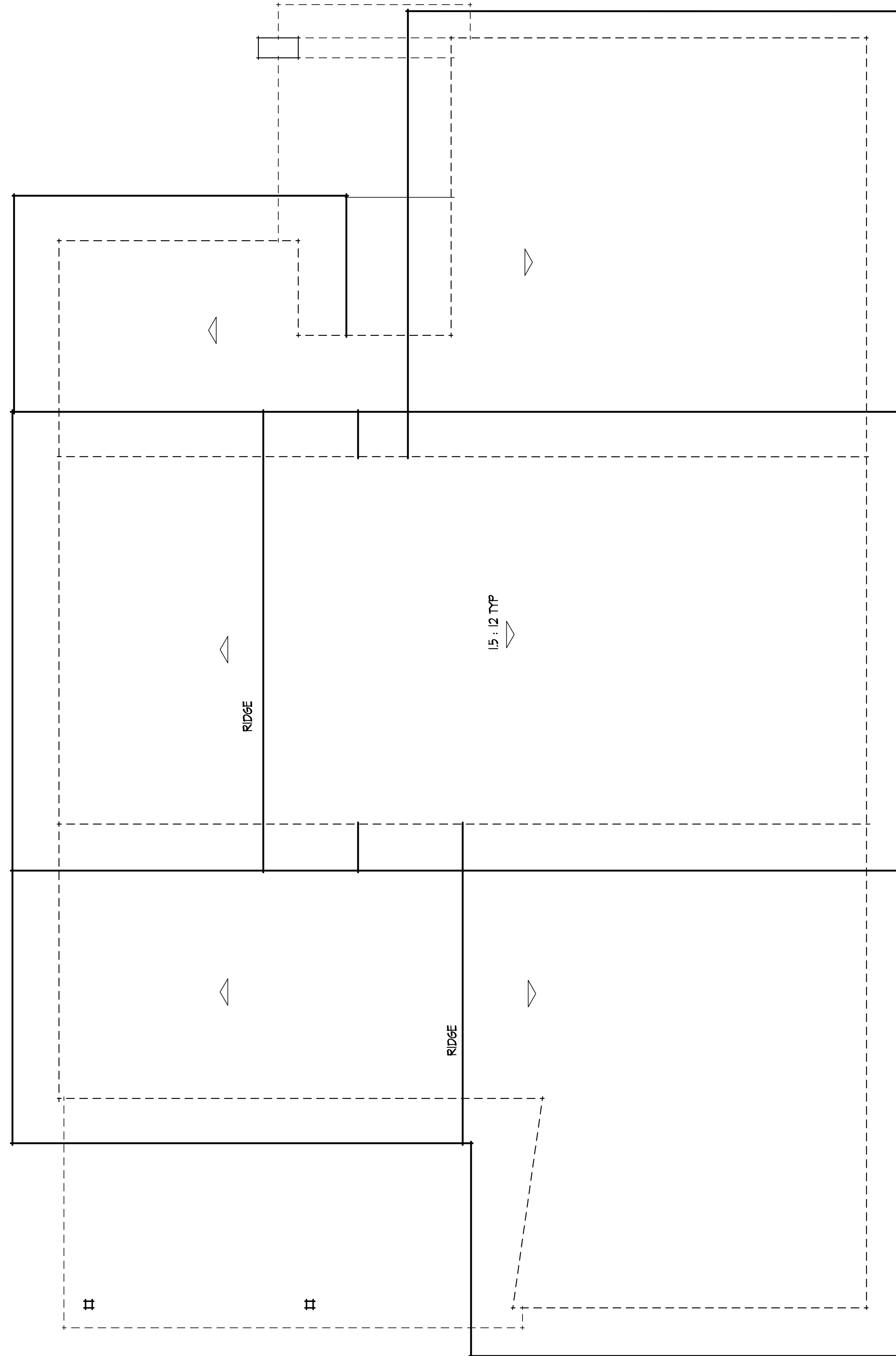
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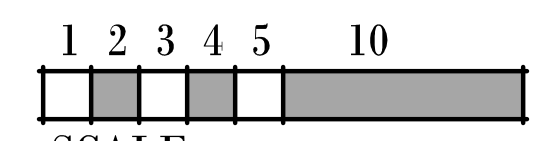


PLAN 2 ROOF PLAN A



PLAN 2 ROOF PLAN B

VIBRANTE
 CORMAN LIEGH GROUP
 PALM SPRINGS



SCALE:
 1/4" = 1'-0"

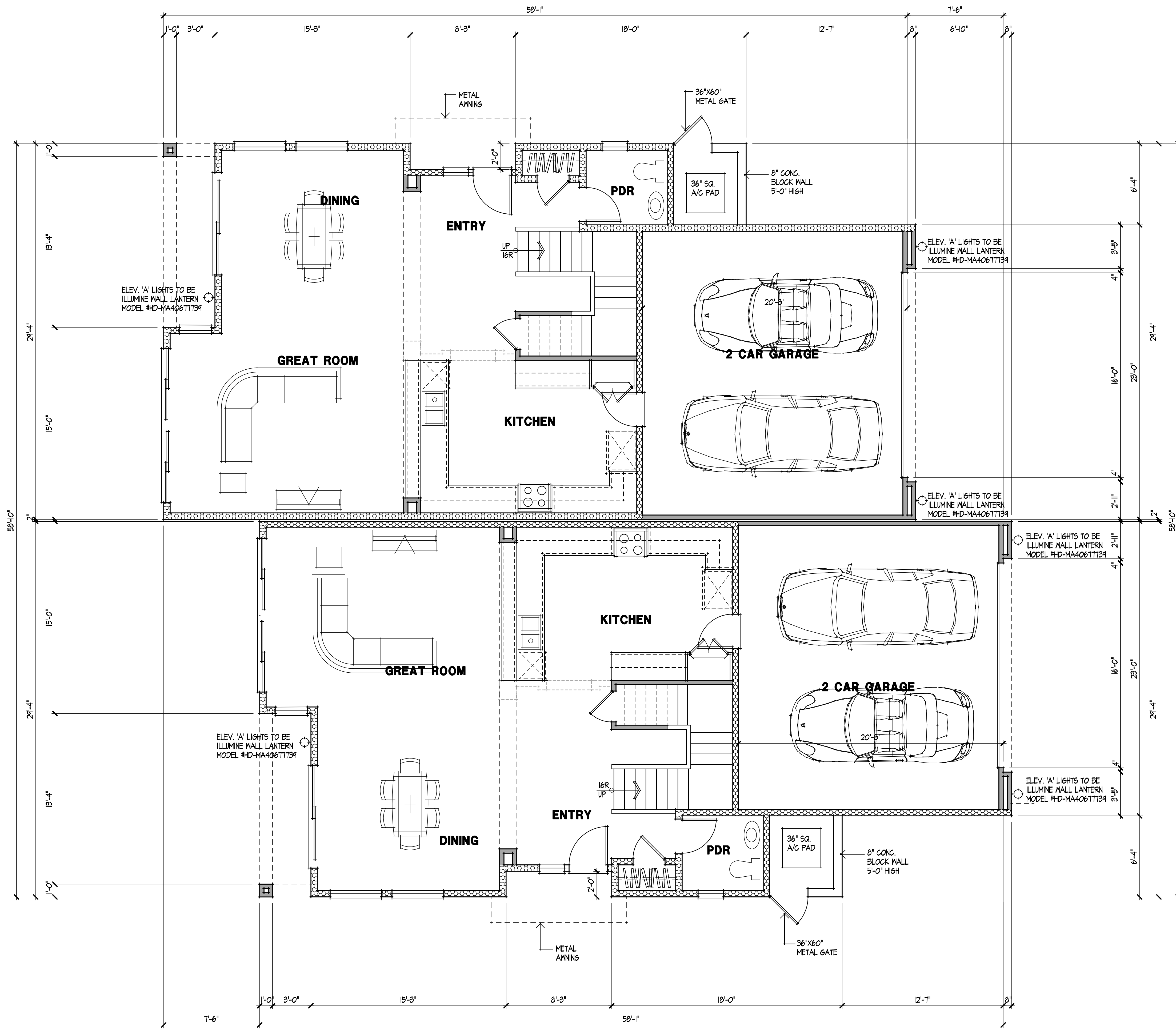
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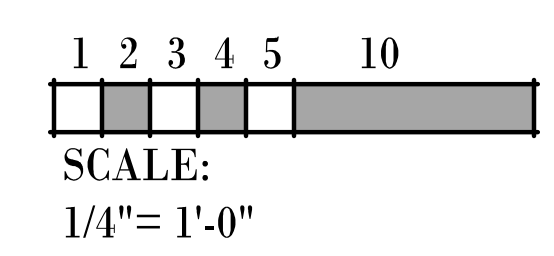
KPI. 14015
10-01-14



PLAN THREE DUPLEX SQUARE FOOTAGE

1ST FLOOR:	1043 S.F.
2ND FLOOR:	1406 S.F.
TOTAL LIVING SPACE:	2449 S.F.
GARAGE:	474 S.F.

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



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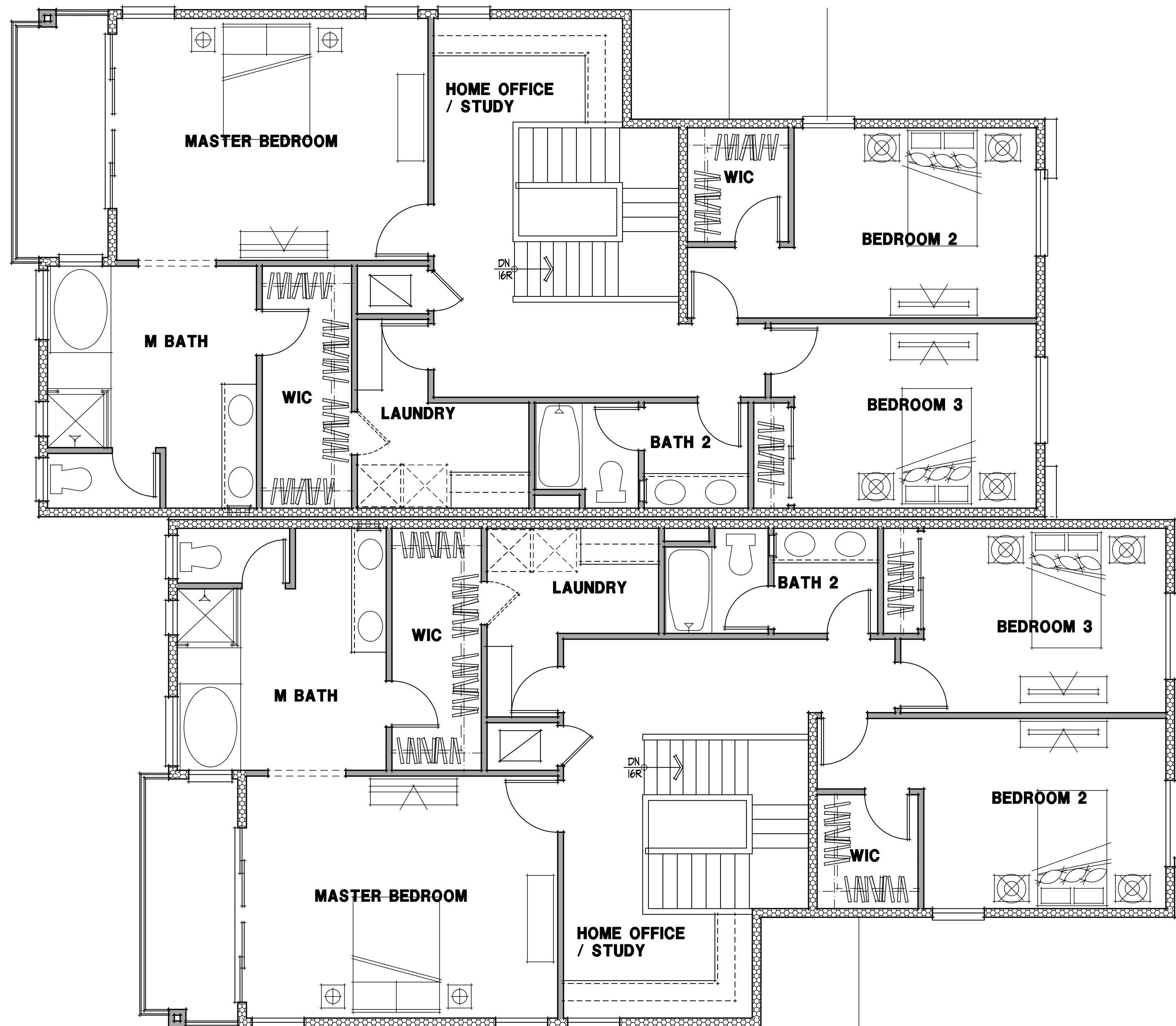
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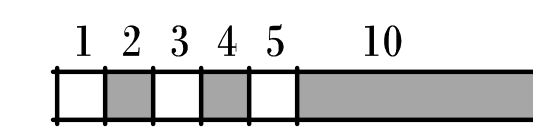
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12 OF 20

PLAN 3 DUPLEX FIRST FLOOR PLAN



VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



SCALE:
1/4" = 1'-0"

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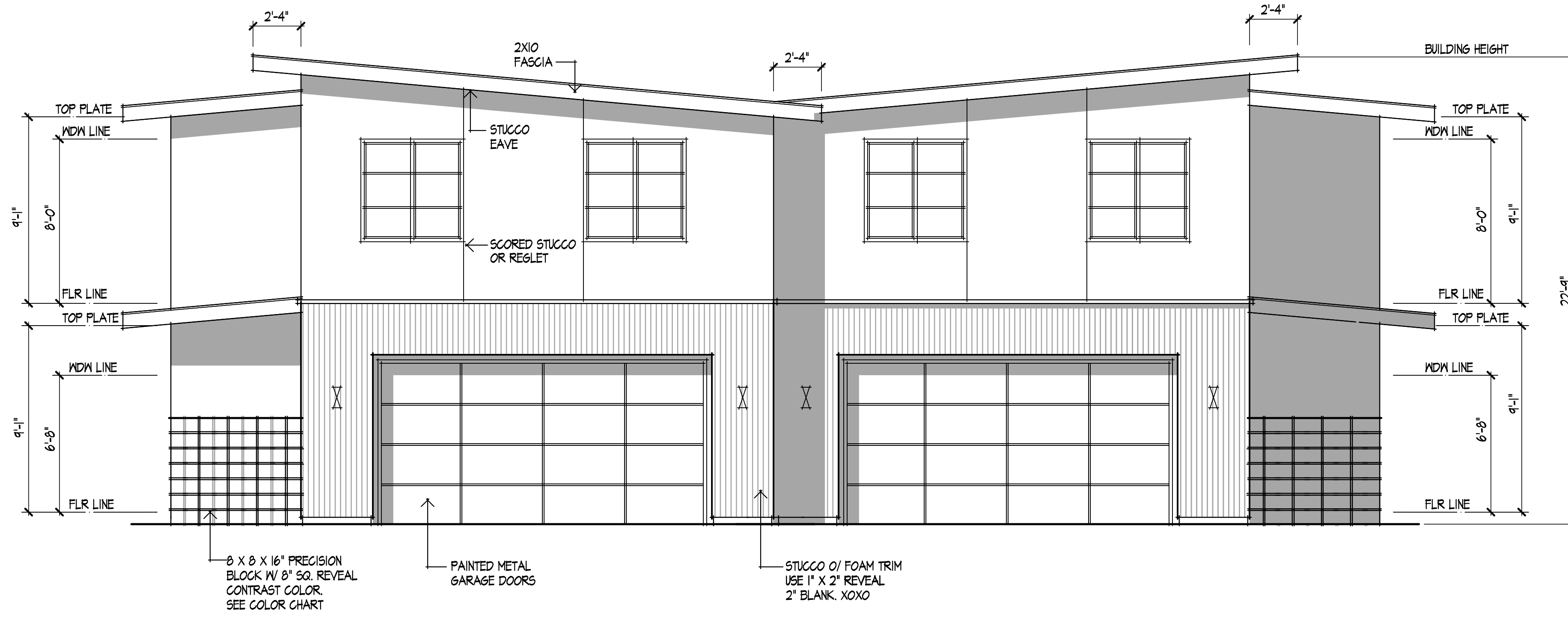
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13 OF 20

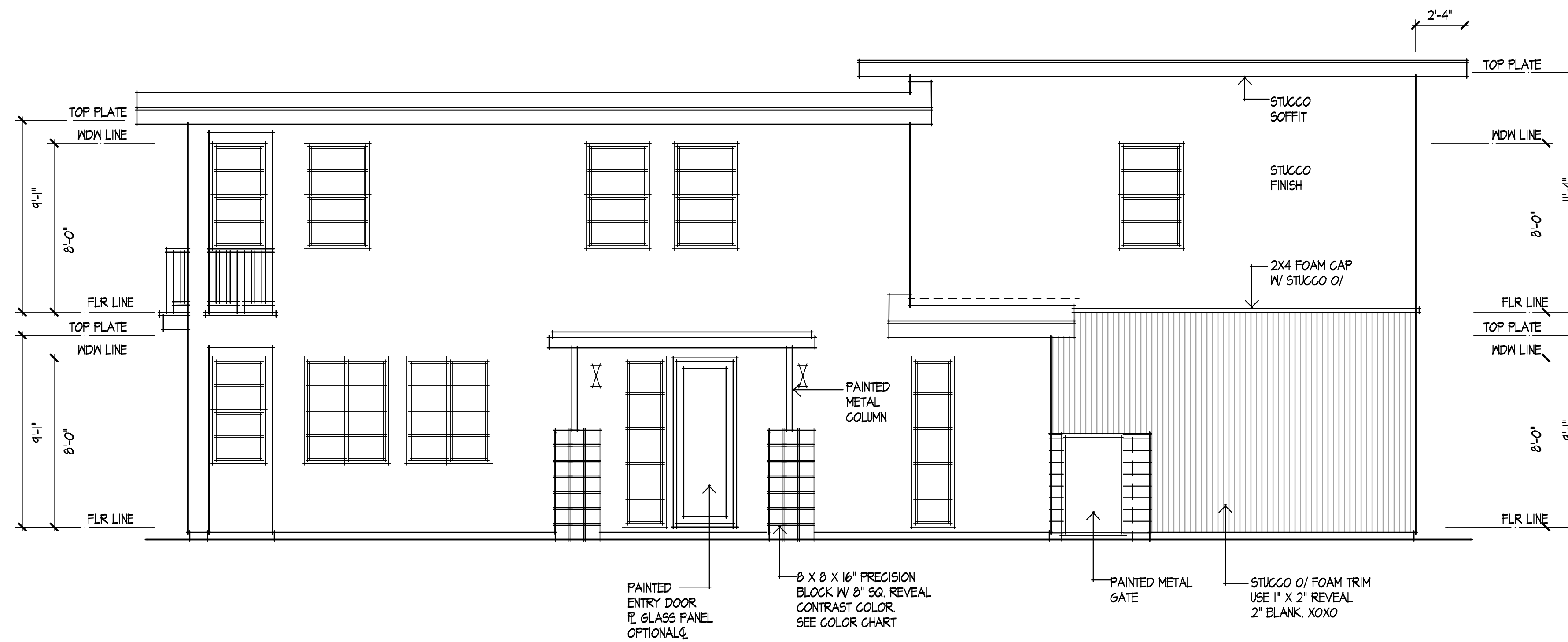
PLAN 3 DUPLEX SECOND FLOOR PLAN



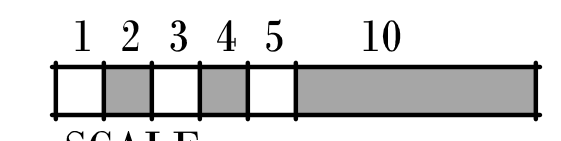
FRONT

**PLAN 3
ELEVATION A**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



LEFT



SCALE:
1/4" = 1'-0"

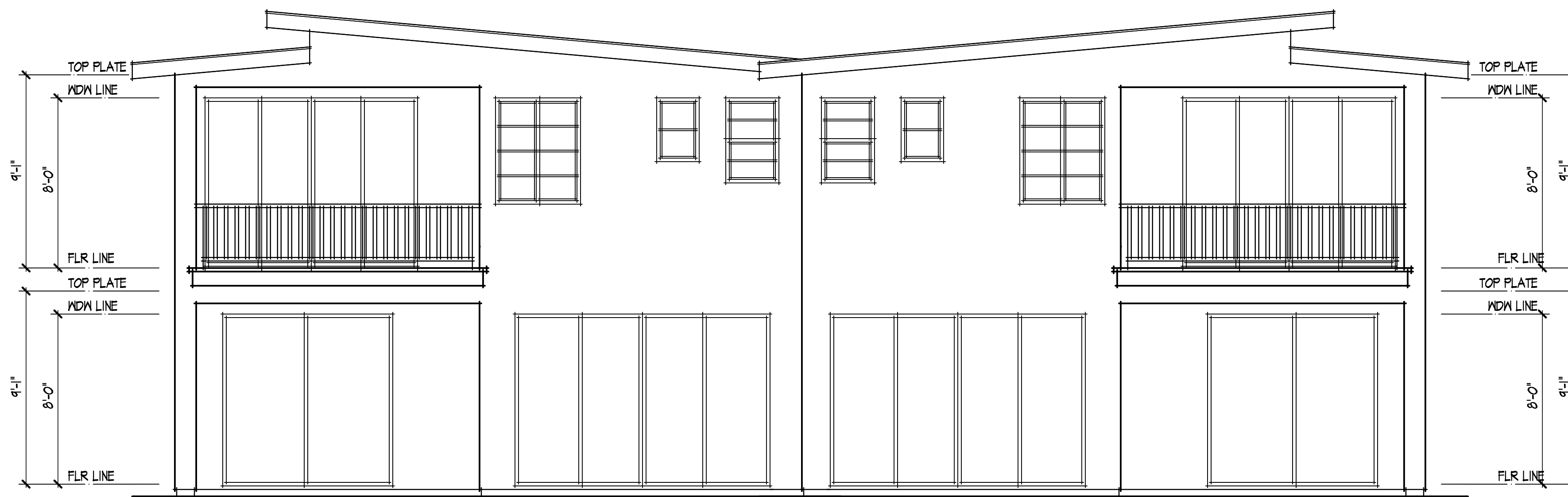


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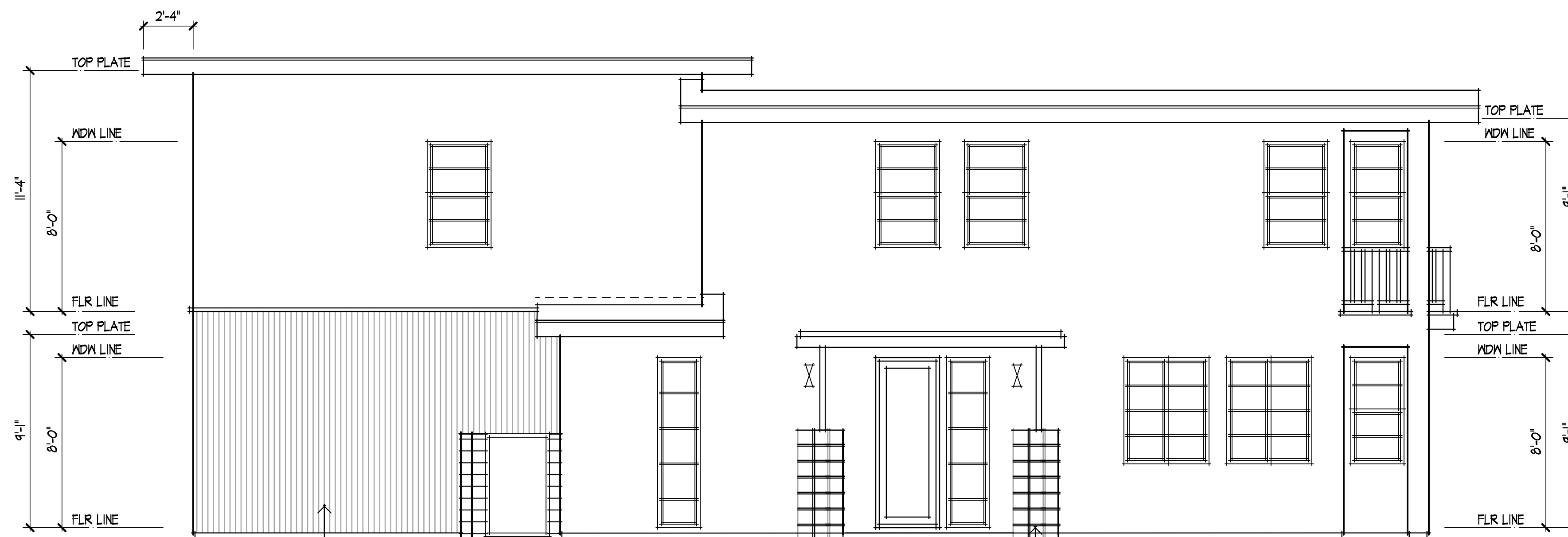
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REAR

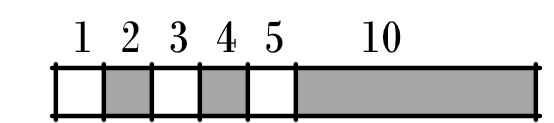
**PLAN 3
ELEVATION A**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



STUCCO O/ FOAM TRIM
USE 1" X 2" REVEAL
2" BLANK XXXX

8" X 8" X 16" PRECISION
BLOCK W/ 8" SQ. REVEAL
CONTRAST COLOR
SEE COLOR CHART



SCALE:
1/4" = 1'-0"



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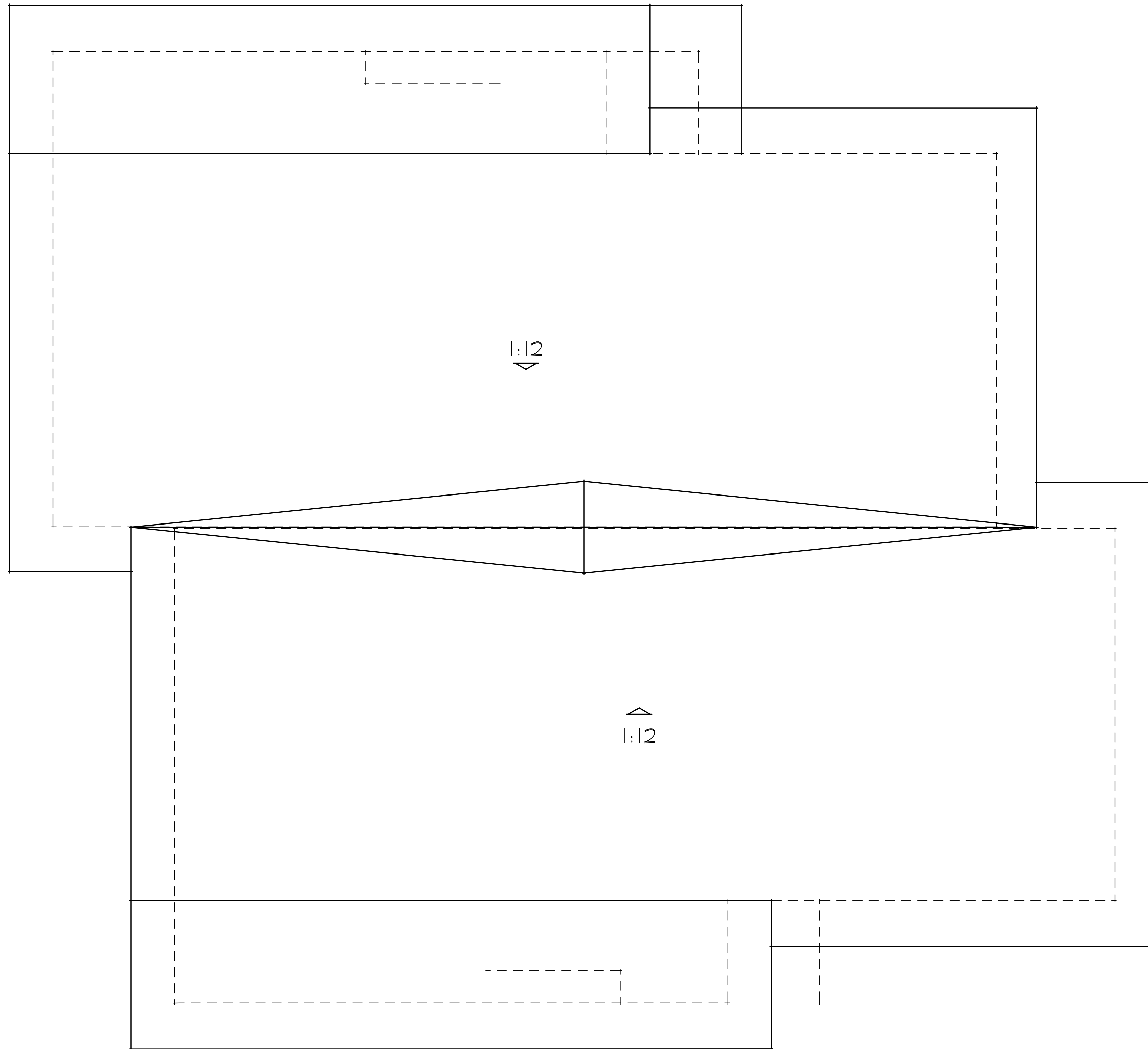
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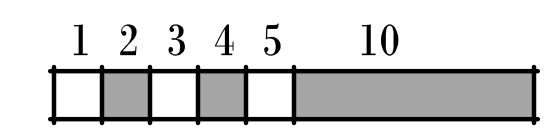
RIGHT

**KPI. 14015
10-01-14**

15 OF 20



VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



SCALE:
1/4" = 1'-0"



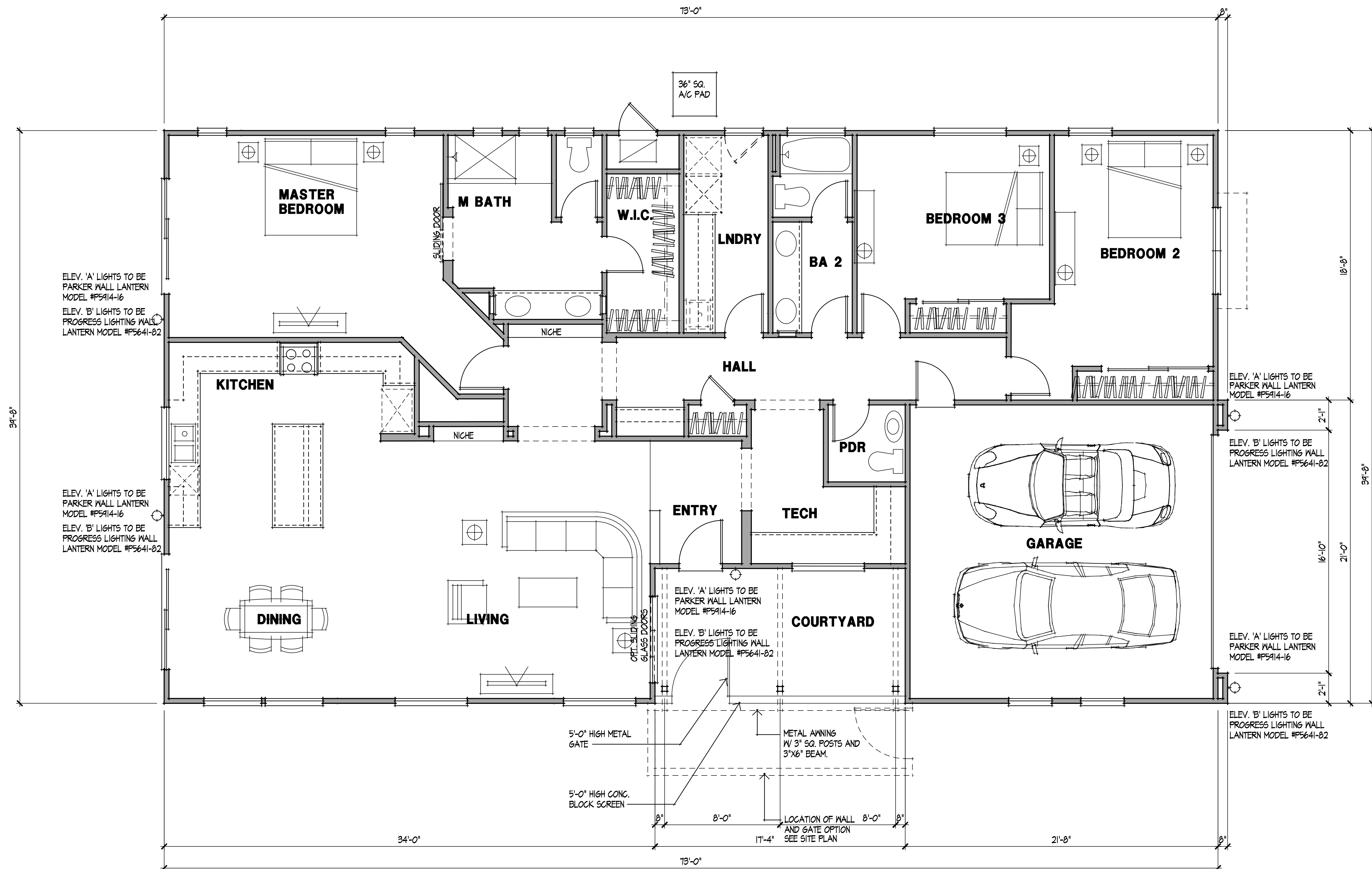
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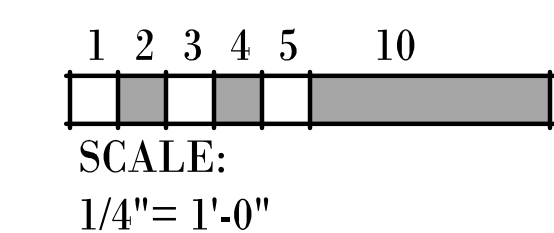
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PLAN 3 ROOF PLAN



PLAN FOUR SQUARE FOOTAGE
 LIVING SPACE: 2290 S.F.
 GARAGE: 447 S.F.

VIBRANTE
 CORMAN LIEGH GROUP
 PALM SPRINGS



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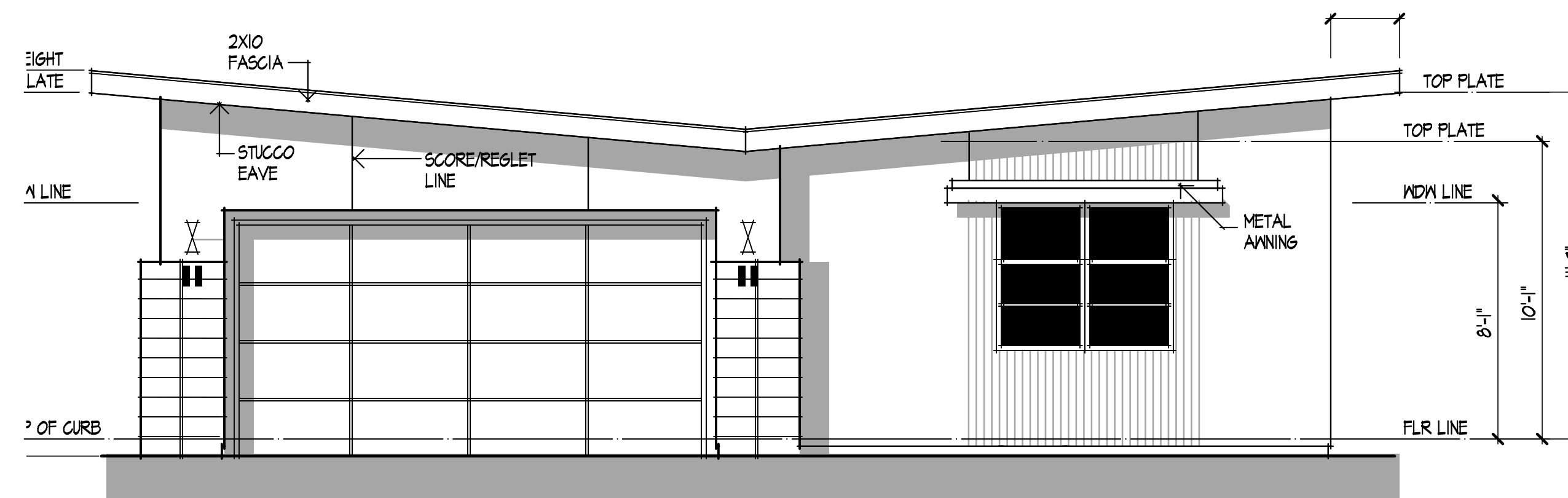
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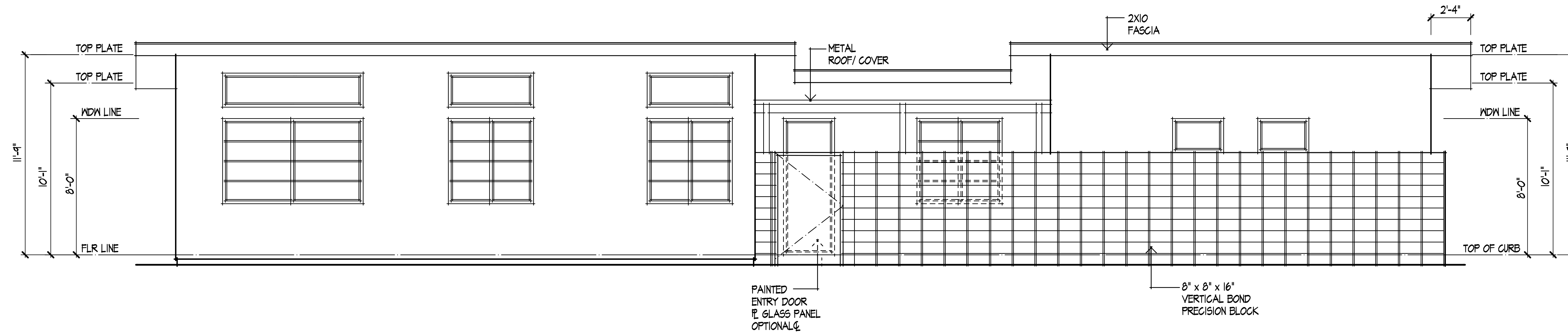
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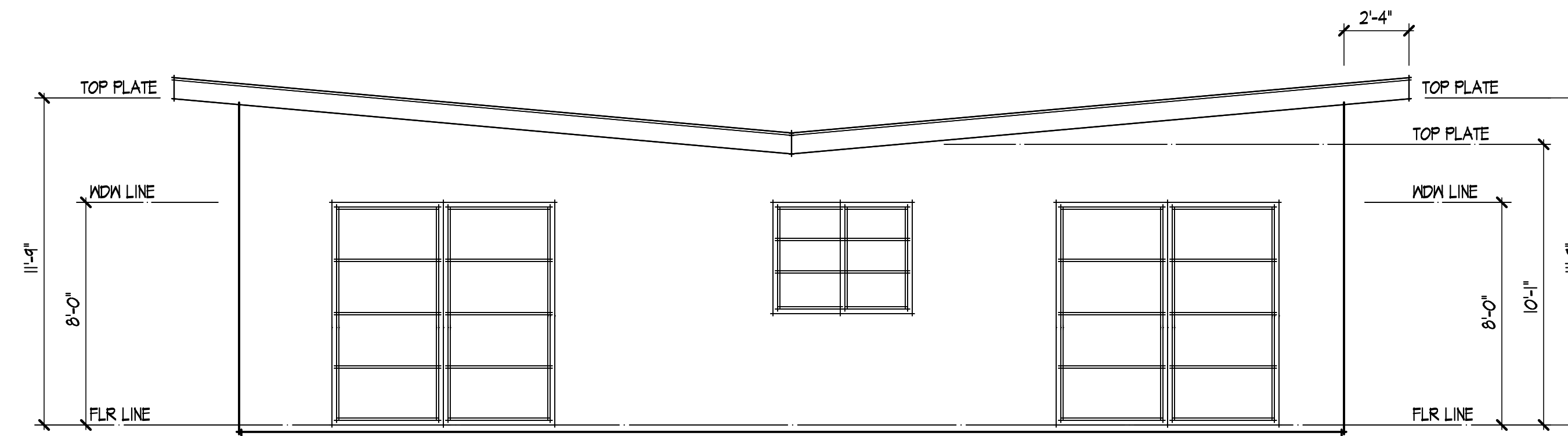
PLAN 4 FLOOR PLAN



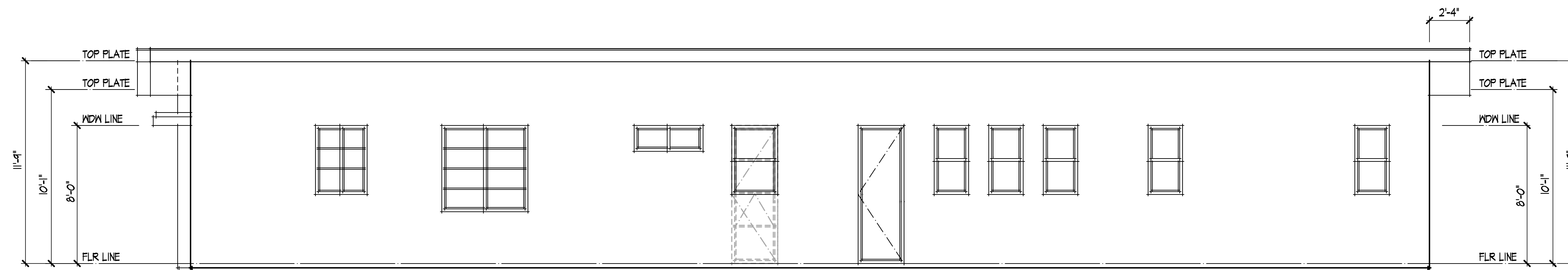
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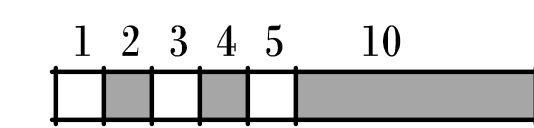
REAR



RIGHT

**PLAN 4
ELEVATION A**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



SCALE:
1/4" = 1'-0"

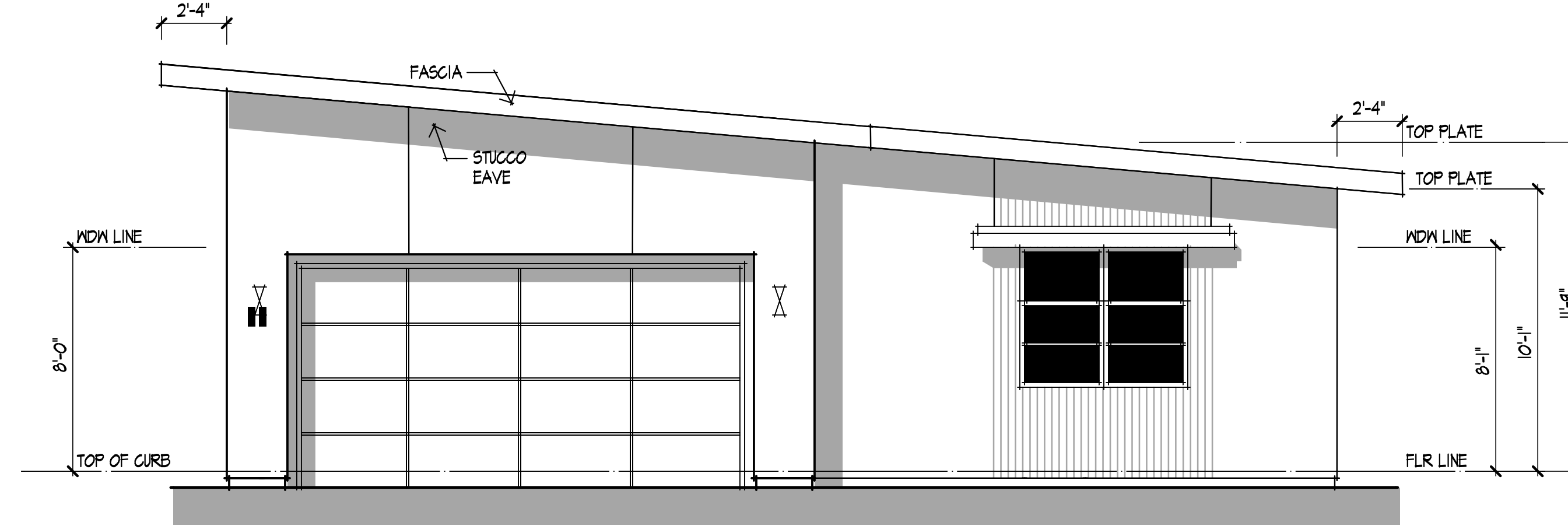
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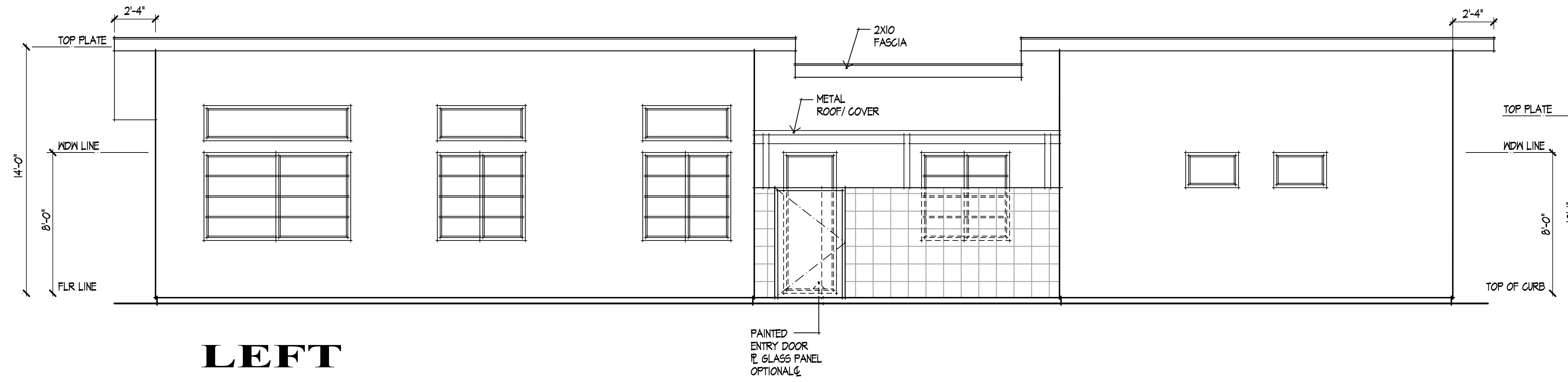
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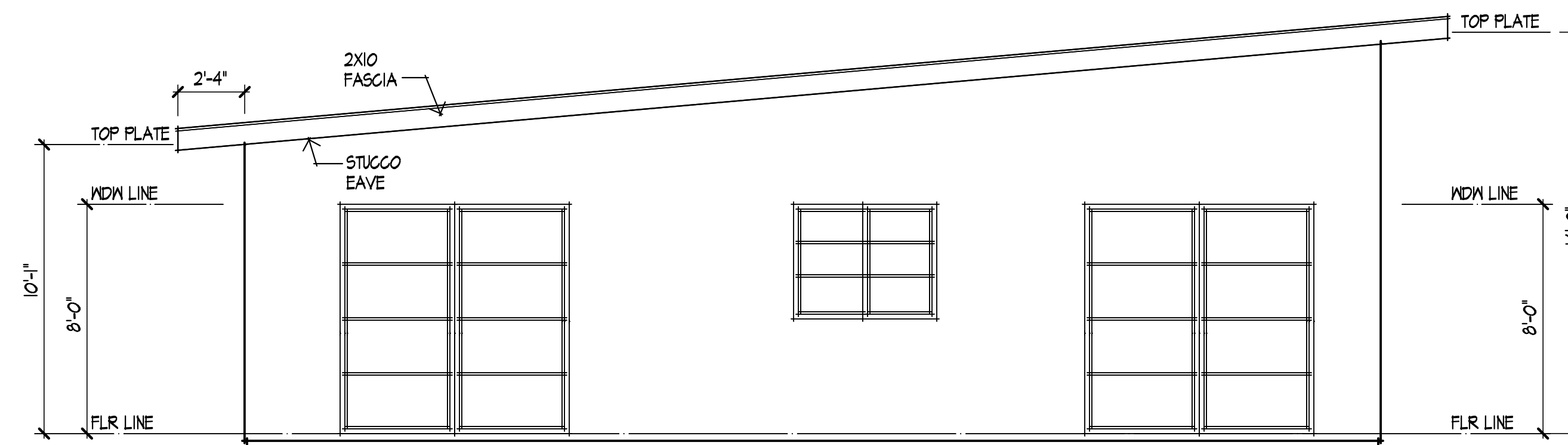
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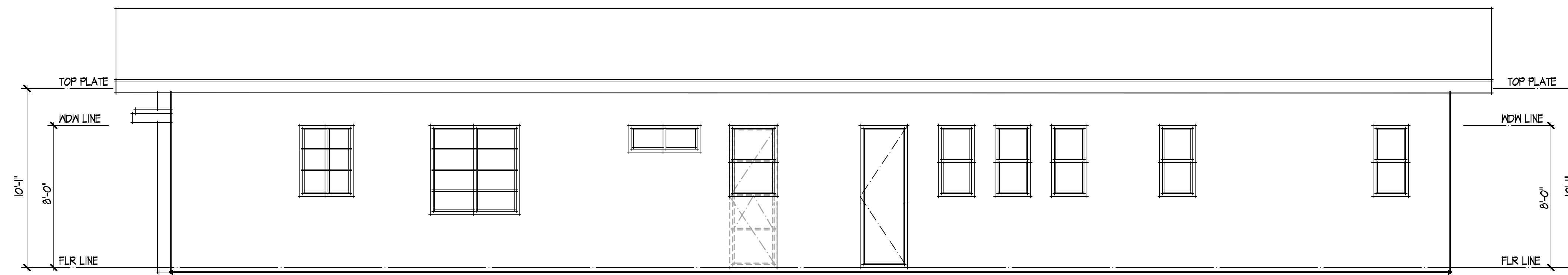
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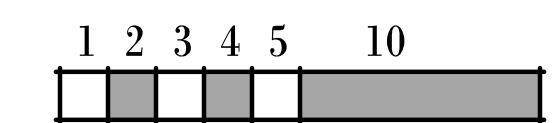
REAR



RIGHT

**PLAN 4
ELEVATION B**

VIBRANTE
CORMAN LIEGH GROUP
PALM SPRINGS



SCALE:
1/4" = 1'-0"

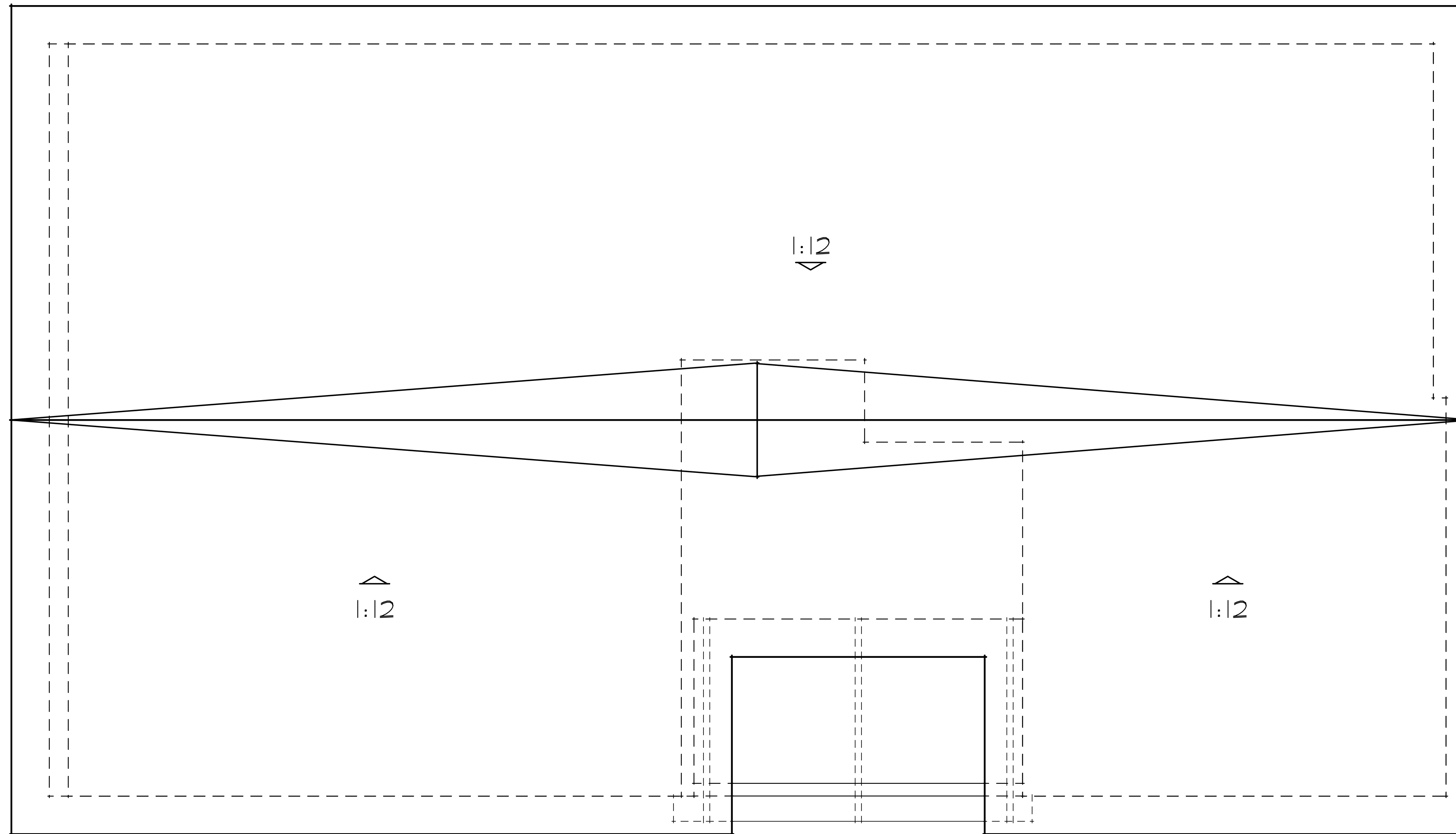
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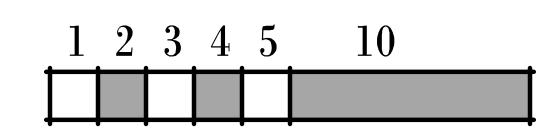
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VIBRANTE
 CORMAN LIEGH GROUP
 PALM SPRINGS



SCALE:
 1/4" = 1'-0"



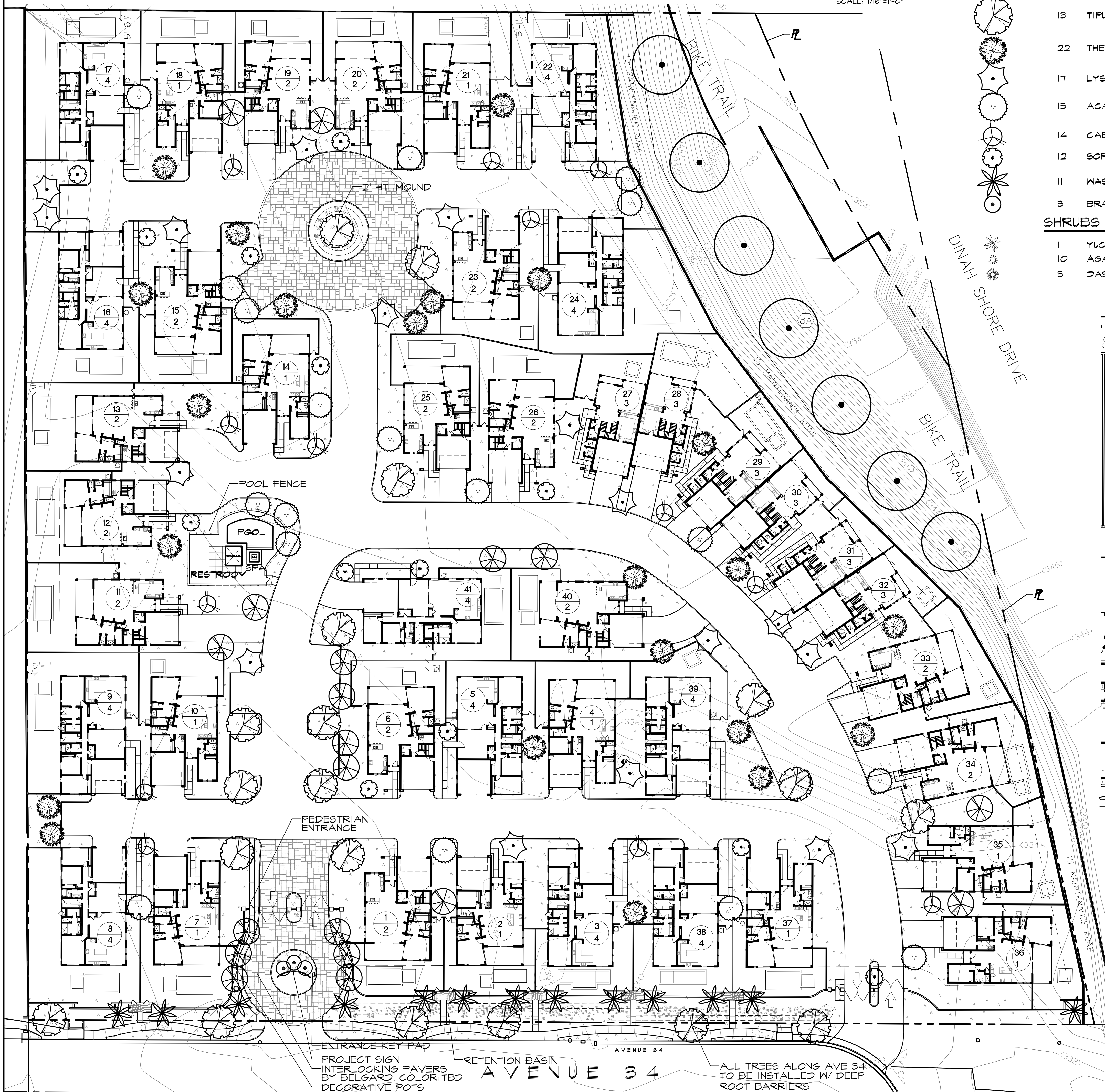
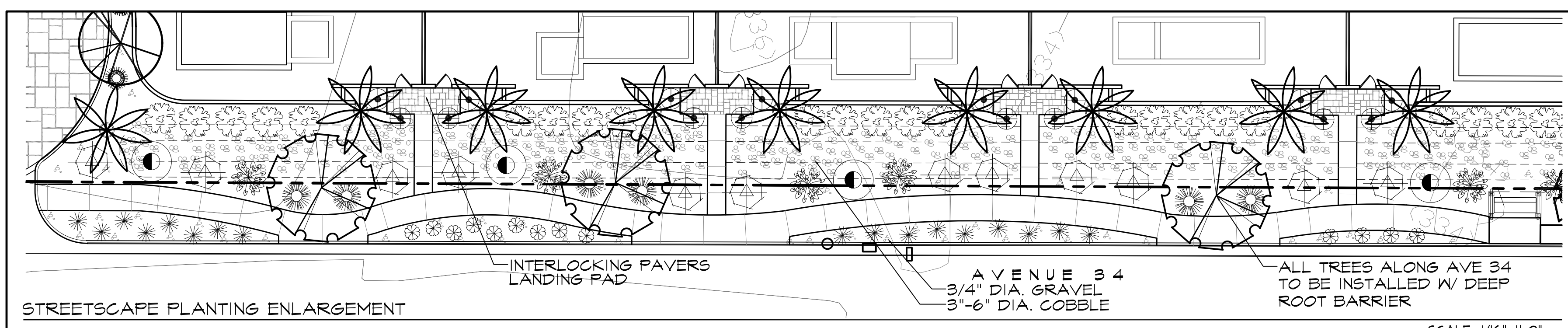
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PLAN 4 ROOF PLAN



CORMAN LEIGH PALM SPRINGS 41

AVENUE 34, PALM SPRINGS CA
PLANTING PLAN

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE		SHRUBS & ACCENTS
TREES & PALMS						
(Symbol: Circle with dot)	7	EUCALYPTUS MICROTHECA	"COOLIBAH"	36" BOX	(Symbol: Circle with dot)	5 DASYLIRION WHEELERI "DESERT SPOON" 15 GAL.
(Symbol: Circle with cross)	13	ACACIA STENOPHYLLA	"SHOESTRING ACACIA"	24" BOX	(Symbol: Circle with cross)	24 CORDIA PARVIFOLIA "LITTLE LEAF CORDIA" 5 GAL.
(Symbol: Circle with star)	13	TIFUANA TIFU	"TIFU TREE"	36" BOX	(Symbol: Circle with star)	19 CAESALPINIA PULCHERRIMA "RED BIRD OF PARADISE" 5 GAL.
(Symbol: Circle with vertical lines)	22	THEVETIA PERUVIANA	"JAPANESE OLEANDER"	24" BOX	(Symbol: Circle with vertical lines)	26 LEUCOPHYLLUM FRUINOSUM "SIERRA BOUQUET" 5 GAL.
(Symbol: Circle with horizontal lines)	17	LYSILOMA WATSONII	"FEATHER BUSH"	24" BOX	(Symbol: Circle with horizontal lines)	54 LEUCOPHYLLUM LANGMANIAE "RIO BRAVO" 5 GAL.
(Symbol: Circle with diagonal lines)	15	ACACIA WILLARDIANA	"PALO BLANCO"	24" BOX	(Symbol: Circle with diagonal lines)	24 HESPERALOE PARVIFLORA "BRAKELIGHT" 5 GAL.
(Symbol: Circle with dots)	14	CAESALPINIA 'SIERRA SUN'	"PALO BLANCO"	24" BOX	(Symbol: Circle with dots)	68 EREMOPHILA 'SUMMERTIME BLUE' 5 GAL.
(Symbol: Circle with vertical lines)	12	SOPHORA 'SILVER PESO'	"PALO BLANCO"	24" BOX	(Symbol: Circle with vertical lines)	22 EREMOPHILA HYGROPHANA "BLUE BELLS" 5 GAL.
(Symbol: Circle with horizontal lines)	11	WASHINGTONIA HYBRID	"MEXICAN BLUE PALM"	12" BTH	(Symbol: Circle with horizontal lines)	55 BOUGAINVILLEA 'ROSENKA' 5 GAL.
(Symbol: Circle with diagonal lines)	3	BRAHEA ARMATA	"MEXICAN BLUE PALM"	36" BOX	(Symbol: Circle with diagonal lines)	30 BOUGAINVILLEA 'SAN DIEGO RED' 5 GAL.
SHRUBS & ACCENTS						
(Symbol: Circle with vertical lines)	1	YUCCA ROSTRATA	"BLUE BEAKED YUCCA"	15 GAL.	(Symbol: Circle with vertical lines)	11 DODONAEA VISCOSA 'PURPUREA' 5 GAL.
(Symbol: Circle with horizontal lines)	10	AGAVE POTATORUM	"BUTTERFLY AGAVE"	5 GAL.	(Symbol: Circle with horizontal lines)	86 AGAVE GEMINIFLORA "TAIN FLOWERING AGAVE" 5 GAL.
(Symbol: Circle with dots)	31	DASYLIRION LONGISSIMA	"MEXICAN GRASS TREE"	15 GAL.	(Symbol: Circle with dots)	23 STIPA TENUISSIMA "MEXICAN FEATHER GRASS" 5 GAL.
GROUND COVER						
(Symbol: Circle with vertical lines)					(Symbol: Circle with vertical lines)	143 MULENBERGIA CAPILARIS 'REGAL MIST' 5 GAL.
(Symbol: Circle with horizontal lines)					(Symbol: Circle with horizontal lines)	161 CARISSA 'BOXWOOD BEAUTY' 5 GAL.
(Symbol: Circle with dots)					(Symbol: Circle with dots)	109 CALLISTEMON VIMINALIS 'LITTLE JOHN' 5 GAL.
(Symbol: Circle with diagonal lines)					(Symbol: Circle with diagonal lines)	68 TETRANEURIS ACAULIS "ANGELITA DAISY" 1 GAL. @ 3' O.C.
(Symbol: Circle with vertical lines)					(Symbol: Circle with vertical lines)	136 CHRYSACTINIA MEXICANA "DAMIANITA" 1 GAL. @ 3' O.C.
(Symbol: Circle with horizontal lines)					(Symbol: Circle with horizontal lines)	139 RUELLEA BRITTONIANA 'KATIE' 5 GAL. @ 3' O.C.
(Symbol: Circle with dots)					(Symbol: Circle with dots)	19 ACACIA REDOLENS 'PROSTRATE' 5 GAL.
GRAVEL & ROCK						
(Symbol: Circle with vertical lines)					(Symbol: Circle with vertical lines)	63,750 S.F. 3/4" DIA. 'HICKORY CREEK' CRUSHED GRAVEL LAID 2" THICK
(Symbol: Circle with horizontal lines)					(Symbol: Circle with horizontal lines)	1,250 S.F. 1.5"-3" DIA. 'ARIZONA COBBLE' LAID OVER WEED CLOTHE
(Symbol: Circle with dots)					(Symbol: Circle with dots)	2,925 S.F. 3"-6" DIA. 'CRESTA RUBBLE' CRUSHED ROCK

