



CITY COUNCIL STAFF REPORT

Date: March 4, 2015

SUBJECT: PALM SPRINGS, LLC, REQUEST FOR FINAL PDD PLAN APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF A 150-ROOM HOTEL, COMMERCIAL SPACE AND PARKING STRUCTURES AT 400 NORTH PALM CANYON DRIVE, ZONE PD324, (CASE 5.1091 / PD-324).

From: Department of Planning Services

SUMMARY

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

RECOMMENDATION:

1. Review and consider the recommendations of the Planning Commission; and
2. Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, FINDING THE REVISED FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT DISTRICT 324 IS IN CONFORMANCE WITH THE PRELIMINARY DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A 150-ROOM HOTEL, ANCILLARY COMMERCIAL USES AND PARKING STRUCTURES LOCATED AT THE SOUTHEAST CORNER OF ALEJO ROAD AND NORTH PALM CANYON DRIVE AND FINDING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION NUMBER 2006109031 AS SUFFICIENT AND APPROPRIATE ENVIRONMENTAL DOCUMENTATION FOR THE FINAL DEVELOPMENT PLAN."

PRIOR ACTIONS / APPROVALS:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
10/07/13	The AAC reviewed the proposed amendment to the project approved by the Council on September 7, 2011, and provided comments to the applicant
10/21/13	The AAC considered the project and by a unanimous vote recommended approval to the Planning Commission.
12/11/13	The Planning Commission approved the proposed amended project and recommended approval to the City Council with conditions.
04/02/14	The City Council approved the proposed amended project to develop the 150-room hotel, ancillary retail commercial and a parking structure.
08/25/14	The AAC reviewed the project and by a unanimous vote recommended approval to the Planning Commission with a condition of approval.
10/15/14	The City Council approved an appeal filed by the applicant and directed the applicant to make revisions and return to the Planning Commission and City Council.
02/11/15	The Planning Commission recommended approval of the revised Final PDD plans, subject to conditions.

Background:

Preliminary Planned Development 324 (PDD 324) established the development and design standards that were proposed by the applicants for a new 150-room hotel, ancillary retail and parking structure project. The preliminary approval called for a substantial conformance review prior to final approval by the Planning Commission. The Final PDD submittal was first reviewed by the Architectural Advisory Committee (AAC) prior to consideration by the Planning Commission. The following paragraphs summarize the actions taken by the AAC, Planning Commission, and City Council relative to the previous Final PDD submittal:

AAC Review of Final PDD – August 25, 2014

The AAC reviewed the previous Final PDD submittal at their August 25th meeting and recommended approval with a condition that the panels separating the individual storefronts be no more than eight feet in length, and that the storefronts be subject to additional AAC review. In addition, it was requested that the final landscape plans be resubmitted to the AAC for review.

Planning Commission Review of Final PDD - September 2014:

The Planning Commission reviewed the previous Final PDD submittal at their September 10, 2014 and September 24, 2014 meetings. At the second hearing held on September 24th, the Commission voted to continue the item to a date uncertain as they made a finding that the Final PDD submittal was not in substantial compliance with the Preliminary PDD. The applicant was directed to return with the following changes to the project:

1. The applicant to make some changes, especially from the second floor up; perhaps stepping it back or at least provide some materials options for texture.
2. Provide better shading along the Indian Canyon and Alejo Road frontages.
3. Screening of the parking areas (along the Indian Canyon and Alejo Road frontages) frontages need to be improved.
4. Provide better articulation especially of the guest rooms.
5. Revise the upper stories of the building to reduce the massing and incorporate more sculptural elements.
6. Remove the angled parking on Indian Canyon and replace with additional landscaping.

The applicant appealed the findings of the Planning Commission to the City Council; the appeal was heard by the City Council on October 15, 2014.

City Council Appeal Hearing – October 15, 2014

The City Council reviewed the appeal submitted by the applicant of the Planning Commission's findings at their October 15th meeting. The City Council found the project to be in substantial compliance with the Preliminary PDD application, but placed the following conditions upon the project:

1. Restudy all elevations, massing, and architectural character to reflect the previously approved PDD.
2. Restudy the corners at North Palm Canyon and Alejo Road, and Indian Canyon and Alejo Road to make them stronger in design and more open, and the massing at North Palm Canyon and Alejo Road needs to come down to the ground and not sit up on a podium.
3. Maintain the basic setbacks and the staggering of the units on the grade level and the second level of the original approved project.
4. Restudy both the public and private garage elevations on Indian Canyon and Alejo Road;
5. Provide complete design and detail on the public pedestrian access way from North Palm Canyon to the parking garage that was requested in the original approval; as the resubmitted, the plan lacks articulation.
6. Relocate the spa-pool to the original location.
7. Restudy materials and colors, submit better elevations that reflect the actual outline of the street frontage and create more of a contrast with colors and materials to help with the depth of the building.
8. Create interest and depth with the North Palm Canyon storefronts.
9. Submit detailed above ground landscape and hardscape plan.
10. Submit detailed ground-level landscape and hardscape plan for the entire site.
11. Provide and submit defining entrances and signage at all entry points to the public and private parking garages.
12. Establish a subcommittee consisting of the Planning Commission and the City Council to work with the Applicant and Designer to insure all conditions are implemented.

13. Project must be resubmitted to Planning Commission and the City Council at the completion of the design development drawings including all site plans, full floor plan with dimensions, all elevations with dimensions, roof plans showing any and all equipment, sections at the street, and final landscape, hardscape, lighting, and signage plans.
14. Submit an increased color and materials palette; restudy the trash enclosure on Indian Canyon.
15. Restudy the equipment area on the south side of the development near the adjacent neighbors.

A detailed review of the resubmitted drawings relative to the conditions listed above is provided in the following section of this report.

Planning Commission Review of Revised Final PDD – February 2015:

The Planning Commission reviewed the revised Final PDD submittal at their February 11, 2015 meeting and recommended approval of the project subject to conditions. The Planning Commission found the revised submittal to be substantially conforming to the Preliminary PDD submittal and the subsequent conditions imposed by City Council. Commission members supported the proposed revisions, and recommended approval subject to the following:

1. Investigate the southern alleyway for pedestrian access from Indian Canyon to Palm Canyon.
2. Support encroachment for additional shade structures in the public right-of-way, subject to approval by the Public Works Department.
3. Shade devices should include misting devices.
4. Prefer barrel cactus is not used in grade-level planter areas; re-study plantings at Palm Canyon and Alejo Road intersection.

ANALYSIS:

The revised Final Development plans maintain the same mixed-use character as the Preliminary PDD application with a 150-hotel, retail/commercial space, bar and restaurant uses, and parking structures. The ground level will feature approximately 27,000 square feet of retail space, a restaurant, parking areas, and the hotel lobby. The proposed development still consists of a four-story building; the upper levels of the building are dedicated to the hotel guest rooms, pool decks, and spa facilities. The layout calls for the guest rooms to be distributed across the second-floor deck with private garden spaces around each room. The revised architectural design is contemporary and generally consistent with the Preliminary PDD. Basic building massing and heights remain consistent and within the guidelines of the approved planned development district, but have been refined as directed by the Planning Commission and City Council.

The table below offers a comparison of the Preliminary PDD submittal with Final and Revised Final versions of the submittal:

Standard	Preliminary PD-324	Final PD-324 (August 2014)	Revised Final PD-324 (February 2015)
Proposed Use	Mixed-use; hotel & commercial	Mixed-use; hotel & commercial	Mixed-use; hotel & commercial
FAR:			
Total Area	171,160 SF	171,160 SF	169,174 SF
Building Coverage	57,969 SF	57,969 SF	59,297 SF
GP & ZO Density – Approved PD-324	37 hotel units/acre	37 hotel units/acre	37 hotel units/acre
Building Coverage	34%	34%	34.65%
Front Setbacks:			
N. Palm Canyon	9.1'-13'	9.1'-13'	9.7'-17'
Indian Canyon	12.5'-17.5'	12.5'-17.5'	10.7'-12'4"
Side Setbacks:			
Alejo Rd.	4.5'-13'	4.5'-13'	9.5'-12.3'
Side Setback:			
South Property Line	11.7'-14.8'	11.7'-14.8'	11.7'-13.5'
Stories	4	4	4
Height	54'	59.6'	58.6'
Hotel Units	150	150	150
Commercial Space	32,705 SF	32,705 SF	26,604 SF
Restaurant Space	Yes	Yes	Yes
Event Spaces	Yes	Yes	Yes
Swimming Pools	2	2	2
Parking – Commercial	Separate parking area	Separate parking area	Separate parking area
Parking – Hotel	Separate parking structure	Separate parking structure	Separate parking structure
Total Parking Spaces			
Required:	226	226	202
Provided:	283	283	280
Common Open Space	17%	17%	18.6%

While the square footage of the retail space has decreased, the number of hotel rooms remains the same, as do the ancillary hotel amenities. The height of the building has decreased one foot from the previous Final PDD submittal, and the overall floor area has also decreased slightly. The number of parking spaces has been reduced from 283 spaces to 280 spaces, but this does not impact compliance with parking requirements or the agreement with the City to provide public parking spaces. As noted by the table above, the revised Final PDD submittal is in substantial conformance to the Preliminary PDD submittal.

As discussed previously, the City Council reviewed the project at their October 15, 2014 meeting and placed 15 conditions of approval on the project. The revised Final PDD application has been reviewed relative to the Council's conditions, and an analysis is provided as follows:

- 1) *Restudy all elevations, massing, and architectural character to reflect the previously approved PDD.*

The applicant has revised the elevations and massing in line with the comments received at the Planning Commission, City Council, and subcommittee meetings. While there are variations from the Preliminary PDD submittal, the overall changes are consistent with the recommendations made by Planning Commission and City Council.

- 2) *Restudy the corners at North Palm Canyon and Alejo Road, and Indian Canyon and Alejo Road to make them stronger in design and more open, and the massing at North Palm Canyon and Alejo Road needs to come down to the ground and not sit up on a podium.*

The design of the building at the Indian Canyon and Alejo intersection has been notched to create a small shaded seating area protected by an overhanging canopy, with insets of decorative concrete block to provide variation in the wall texture at the corner. This is a substantial modification from the previous version of the plans, which featured only solid plastered walls and no pedestrian amenities at the corner.

The corner of the building at the intersection of Palm Canyon and Alejo has also been modified per the recommendations of Planning Commission and City Council. While the upper floors of the building do not “come down to the ground” as suggested, there is a much stronger relationship between the form and materials of the ground floor and the upper floors, and the glazing and balcony areas on the upper levels have been increased at the corner to give the building greater prominence at this important intersection.

- 3) *Maintain the basic setbacks and the staggering of the units on the grade level and the second level of the original approved project.*

The design of the units on the upper floors of the building is more closely in line with the Preliminary PDD submittal, and the units are staggered and recessed to give an even greater variation in the facades.

- 4) *Restudy both the public and private garage elevations on Indian Canyon and Alejo Road;*

The garage elevations have been significantly modified as to form and materials, and provide greater visual interest than in the previous submittal. Decorative concrete unit blocks will provide screened openings into the garage, and these openings alternate with solid panels of pigmented plaster and chiseled limestone. Canopies and shade structures are also proposed along the Indian Canyon elevation, and the landscape plans show enhanced planter areas along the garage frontages.

- 5) *Provide complete design and detail on the public pedestrian access way from North Palm Canyon to the parking garage that was requested in the original approval; as the resubmitted, the plan lacks articulation.*

Individual pedestrian entrances to the public parking garage have been provided at the Palm Canyon, Alejo, and Indian Canyon frontages. A separate, enclosed passage way to the garage has been provided from the Palm Canyon frontage; the entrances from Alejo and Indian Canyon open directly into the garage.

- 6) *Relocate the spa-pool to the original location.*

The plans for the spa pool deck area have been revised so that the pool deck is open to the Indian Canyon frontage, as was originally proposed in the Preliminary PDD drawings.

- 7) *Restudy materials and colors, submit better elevations that reflect the actual outline of the street frontage and create more of a contrast with colors and materials to help with the depth of the building.*

The material palette has been increased to include chiseled limestone, decorative concrete unit blocks, additional accent colors for the plaster surfaces, and additional accent colors for the storefront system and canopies. The increased material palette, along with the subtle changes in the form of the building, provides greater visual interest and depth to the facades.

- 8) *Create interest and depth with the North Palm Canyon storefronts.*

Although less successful than the other changes to the elevations, the Palm Canyon storefronts have been revised to include columns faced with chiseled limestone veneer and the use of an accent color (“Melted Copper”) on the continuous horizontal member of the storefront system above the retail entrance doors. The pedestrian entrance to the public parking garage along the Palm Canyon frontage has also been greatly enhanced, and becomes more prominent in the center of the retail storefronts.

- 9) *Submit detailed above ground landscape and hardscape plan.*

A detailed landscape and hardscape plan has been submitted for the outdoor areas on the second floor of the building. The majority of the second-floor decking will be sand-finish concrete, with terrazzo used at the entrance patios to the individual units, and treated wood decking used to distinguish the shaded seating areas that are dispersed throughout the second floor. Most of the landscape materials will be in pots, with small planter areas featuring decorative cobble stones and accent plants. A “living wall” of plant material is proposed along the back wall of the lobby building and wall adjacent to the spa entrance; small wall fountains are also proposed at various locations on the second floor.

- 10) *Submit detailed ground-level landscape and hardscape plan for the entire site.*

Revised ground-level landscape plans have been provided to address the minor changes to the foot print of the building and the enhanced canopies and seating areas provided adjacent to the public sidewalks. Due to the depth of the canopies proposed for the Palm Canyon frontage, only California fan palms will be used in the buffer area along the sidewalk. The palm trees continue around the Alejo frontage, with the addition of acacias along the front of the garage structure. A combination of palm and shade trees are used along the Indian Canyon frontage, with two shaded seating areas provided for pedestrians.

- 11) *Provide and submit defining entrances and signage at all entry points to the public and private parking garages.*

The parking garage entrances on the Alejo and Indian Canyon street fronts have been revised to provide shade canopies and a distinctive material treatment at each entrance. Signage will be provided on the canopy above each entrance; please note that the final signage will be approved under a separate permit.

- 12) *Establish a subcommittee consisting of the Planning Commission and the City Council to work with the Applicant and Designer to insure all conditions are implemented.*

The subcommittee was established and consisted of Councilmember Foat, Councilmember Mills, Commissioner Roberts, and Commissioner Weremiuk. The subcommittee met on November 10, 2014, and on January 14, 2015. Upon review of the revised project drawings at the January 14th meeting, the subcommittee determined that the project was substantially in conformance to the conditions placed upon the project by City Council, and recommended that the revised drawings be reviewed by the Planning Commission and City Council.

- 13) *Project must be resubmitted to Planning Commission and the City Council at the completion of the design development drawings including all site plans, full floor plan with dimensions, all elevations with dimensions, roof plans showing any and all equipment, sections at the street, and final landscape, hardscape, lighting, and signage plans.*

The applicant has submitted all drawings as required by City Council. Preliminary signage locations have been shown on the elevations; please note that the final signage for the project will be approved under a separate permit.

- 14) *Submit an increased color and materials palette; restudy the trash enclosure on Indian Canyon.*

A revised material palette has been submitted as described in Condition #7 above. The trash enclosure locations along the Indian Canyon side of the project have been revised; an enclosed trash room is provided adjacent to the hotel

loading dock immediate south of the public parking garage entrance, and a second trash room area is provided in the hotel parking garage. Both trash locations will be serviced from Indian Canyon, but will be adequately screened from public view.

- 15) *Restudy the equipment area on the south side of the development near the adjacent neighbors.*

The building will provide a setback that varies between 11 feet and 13 feet along the south property line, with a hedge of Shiny Xylosma providing a buffer between the abutting properties. No equipment will be located within the setback area, and will be housed within an enclosed equipment room. It is recommended that the area along the south property line be gated, as was required in previous reviews.

REQUIRED FINDINGS:

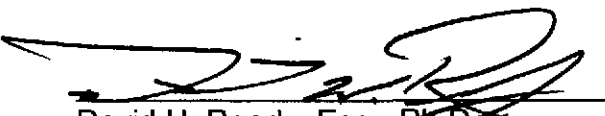
Although there are no specific findings for a final planned development review, Section 94.03.00(E)(4) of the Palm Springs Zoning Code requires that:

"...the final plan shall be substantially in conformance with the approved preliminary plan and shall incorporate all modifications and conditions to the preliminary planned development plan made by the commission and city council, and shall be submitted with the final development plan checklist provided by the department of planning and building."

Staff finds that the revised Final PDD application is substantially in conformance to the Preliminary PDD submittal, and is also in substantial conformance to the conditions placed upon the project by City Council at the meeting of October 15, 2014 as discussed above. The number of hotel room remains the same as in the original approval; the commercial square footage has been minimally reduced from the Preliminary PDD approval, and the parking has been reduced by three spaces in accordance with the reduction in square footage. Other hotel amenities remain the same as in the original approval, and the architecture is substantially compliant with the original submittal and the conditions that were subsequently placed on the project. Therefore, staff recommends approval of the project subject to the conditions listed in Exhibit A.


Flinn Fagg, AICP
Director of Planning Services


Marcus L. Fuller, MPA, PE, PLS
Assistant City Manager/City Engineer

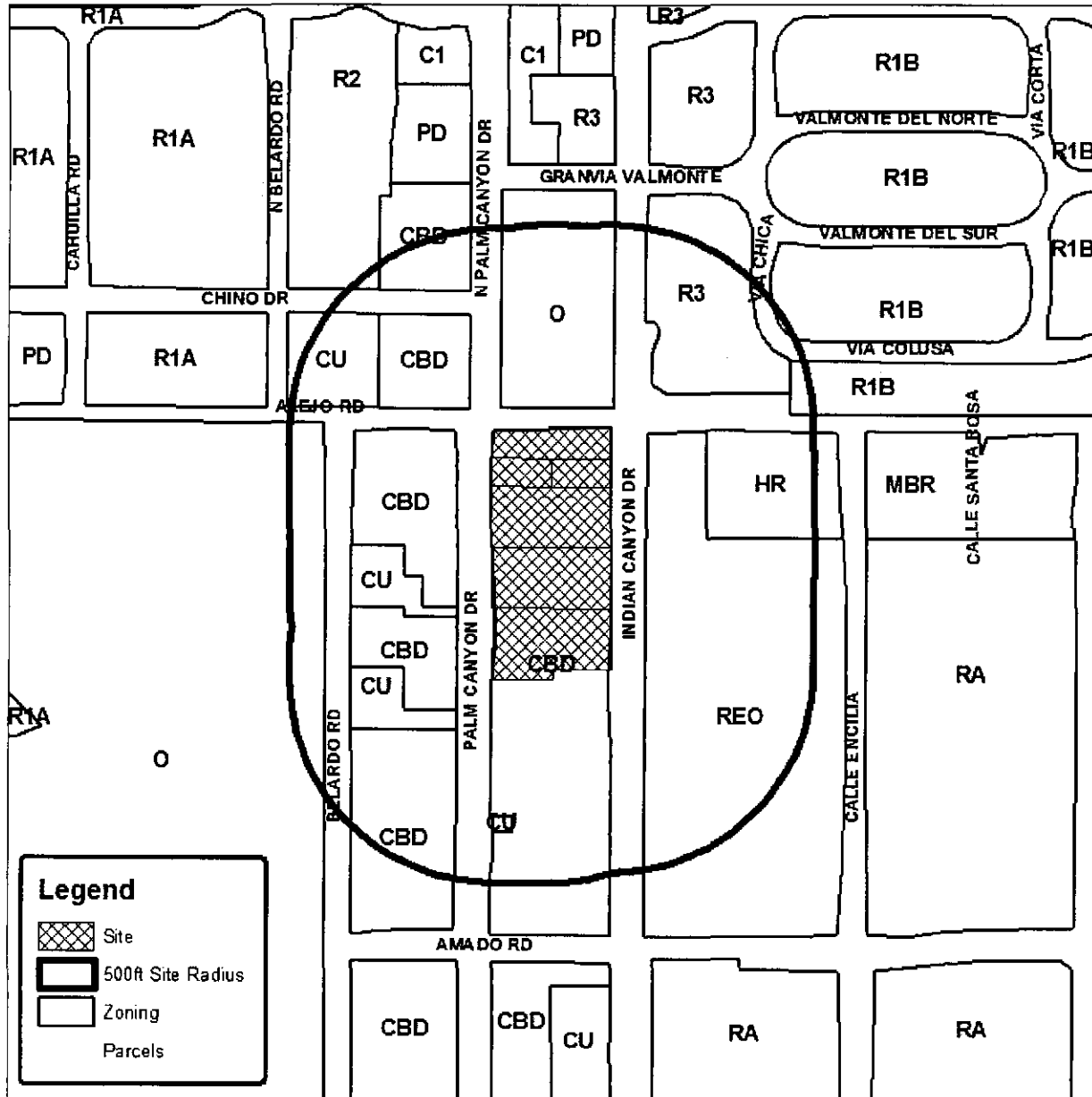
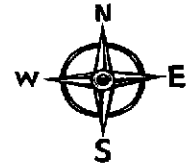

David H. Ready, Esq., Ph.D.,
City Manager

Attachments:

1. Vicinity Map
2. Draft PDD Resolution with revised Conditions of Approval attached as "Exhibit A"
3. Planning Commission minutes of February 11, 2015 (Draft)
4. City Council minutes of October 15, 2014
5. Resolution #23680
6. Planning Commission minutes of September 24, 2014
7. Site plan, floor plans, landscape plans, and elevations



Department of Planning Services Vicinity Map



Legend

- Site
- 500ft Site Radius
- Zoning
- Parcels

CITY OF PALM SPRINGS

CASE NO: 5.1091 Final PD 324

APPLICANT: Palm Springs, LLC

DESCRIPTION: The Planning Commission to consider an application by Palm Springs, LLC, for a Final Planned Development District 324 consisting of a 150-room hotel and approximately 27,000 square feet of commercial development at 400 North Palm Canyon Drive.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, FINDING THAT THE REVISED FINAL DEVELOPMENT PLANS FOR PDD 324 ARE IN SUBSTANTIAL CONFORMANCE WITH THE PREVIOUSLY APPROVED PRELIMINARY PLANNED DEVELOPMENT PLANS FOR THE DEVELOPMENT OF A 150-ROOM HOTEL, ANCILLARY RETAIL COMMERCIAL SPACE AND PARKING STRUCTURES LOCATED AT 400 NORTH PALM CANYON DRIVE, ZONE PD-324.

WHEREAS, on December 11, 2013, the Planning Commission approved an amendment of a previously approved Planned Development District 324 for the development of a 150-room hotel, ancillary commercial retail space and a parking structure; and

WHEREAS, on April 2, 2014, the City Council approved a proposed amended project to develop a 150-room hotel, ancillary retail commercial and a parking structure; and

WHEREAS, on September 24, 2014, the Planning Commission held a public meeting to review the final development plans for the project; and

WHEREAS, on October 15, 2014, the City Council found the Final Development Plans to be in substantial conformance with the Preliminary Plans and directed the applicant to make revisions to the plans subject to review by the Planning Commission and City Council; and

WHEREAS, on February 11, 2015, the Planning Commission held a public meeting to review the revised project and recommended approval of the revisions subject to conditions; and

WHEREAS, on March 4, 2015, the City Council conducted a public meeting in accordance with applicable law; and

WHEREAS, a Mitigated Negative Declaration for the project was previously adopted by the City Council on, October 4, 2006, in conjunction with the approval of Preliminary Planned Development District (PD-324) and Tentative Tract Map (TTM 34190); and

WHEREAS, the City Council has carefully reviewed and considered all of the evidence presented in connection with the meeting on the project, including but not limited to the staff reports, all written and oral testimony submitted by the applicant, and all written and oral testimony presented.

THE CITY COUNCIL HEREBY FINDS AS FOLLOWS:

Section 1: The amended project was reviewed under the provisions of the California Environmental Quality Act (CEQA) and determined that the proposal is a "project". An updated traffic study and a subsequent environmental analysis was prepared under the provisions of the California Environmental Quality Act (CEQA); a determination was made that the amended project will not result in any new additional impacts beyond those that were previously identified and addressed and that adequate mitigation measures had already been incorporated into the project. In the new assessment, it was concluded that the MND and the subsequent environmental analysis covered the issues the City addressed, including topics such as land use policies, safety, aesthetics, biological resources, noise effects and traffic impacts during construction and operation of the project.

Section 2:

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the City Council finds that the final development plans for the proposed development of 150-room hotel and approximately 27,000 square feet of commercial retail space are in substantial conformance with the conditions imposed by the City Council for Planned Development District 324, Case 5.1091 PDD-324.

ADOPTED this 4th day of March, 2015.

AYES:
NOES:
ABSENT:
ABSTAIN:

David H. Ready, City Manager

ATTEST:

Jay Thompson, City Clerk

RESOLUTION NO. _____

EXHIBIT A

Case 5.1091 PDD 324 & TTM 34190 AMND

Port Lawrence
Southeast corner of Alejo Road and North Palm Canyon Drive

CONDITIONS OF APPROVAL
March 4, 2015

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

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

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.1091-PD324 / TTM34190 AMND; 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 February 23, 2015, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved 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 5.1091-PDD 324 & TTM 34190 AMND. 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 Planned Development District (PDD) 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. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply

with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.

- 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. Conditional Use Permit/PDD Availability. The applicant shall provide a copy of this Conditional Use Permit/PDD to all buyers and potential buyers

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) NOT required. This project is exempt of payment of the CVMSHCP LDMF pursuant the terms of that plan.
- ENV 2. Notice of Determination. The project is subject to the provisions of the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$50 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be considered final until such fee is paid.
- ENV 3. Mitigation Measures. All the Mitigation Measures contained in the Initial Study are hereby incorporated into these conditions of approval by reference.

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. Restaurant Use. Restaurant use at the location shall not exceed 25% of the total floor area of development.
- PLN 4. 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.
- PLN 5. Flat Roof Requirements. Roof materials on flat roofs must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 and minimum initial solar reflectance of 0.70. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 6. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 7. 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 8. 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 9. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 10. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 11. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by patrons and staff. Location and design shall be approved by the Director of Planning.
- PLN 12. Tree Planting Plan. Tree planting plan for the development shall be consistent with the requirements of the Downtown Urban Design Plan tree planting plan.
- PLN 13. Gates Required. Provide operable gates at the east and west end of the setback area at the south property line.
- PLN 14. South Alleyway. Investigate opening the alleyway along the south side of the building to the public.
- PLN 15. Shade structures. Allow the proposed shade structures to encroach into the public right-of-way, as approved through an encroachment license by the City Engineer.

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.

FIRE DEPARTMENT CONDITIONS

FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated September 5, 2013. Additional requirements may be required at that time based on revisions to site plans.

FID 2 Fire Department Conditions were based on the 2010 California Fire Code. 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.

FID 3 **Plot Plan:** Prior to completion of the project, an 8.5"x11" plot plan or drawing, and an electronic version in an industry standard file format capable of being used in a geographical information system (GIS) preferably an ESRI shape file(s) shall be provided to the fire department. The GIS file shall be projected in the California State Plane Zone VI coordinate system and capable of being re-projected into the North American Datum 1983 coordinate system. PDF files by themselves will not meet this requirement. The GIS and ESRI shape file(s) shall clearly show all access points, fire hydrants, KNOX™ box locations, fire department connections, dwelling unit or suite identifiers, main electrical panel location(s), sprinkler riser and fire alarm locations. Industry standard symbols used in emergency management and pre-fire planning are encouraged. Large projects may require more than one page. AutoCAD files will be accepted but must be approved prior to acceptance.

FID 4 PLANS AND PERMITS

When there are significant changes in occupancy, water supply, storage heights, type, and quantity of storage, storage configurations, Tenant Improvements or any other changes which may affect the fire sprinkler system design, the owner, tenant or contractor shall submit plans and secure permits. Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain two sets.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: M – TH, 8:00 AM – 11:00 AM and 2:00 PM – 6:00 PM

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. The minimum fee is \$ 208.00. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall indicate all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supportive data (calculations and manufacturer's technical data sheets) shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

Plot Plan: Prior to completion of the project, a 8.5"x11" plot plan and an electronic CAD version shall be provided to the fire department. This shall clearly show all access points, fire hydrants, knox box locations, fire department connections, unit identifiers, main electrical panel locations, sprinkler riser and fire alarm locations. Large projects may require more than one page.

FID 5 **Public Safety CFD:** The Project will bring a significant number of additional residents to the community. The City's existing public safety and recreation services, including police protection, criminal justice, fire protection and suppression, ambulance, paramedic, and other safety services and recreation, library, cultural services are near capacity. Accordingly, the City may determine to form a Community Services District under the authority of Government Code Section 53311 et seq, or other appropriate statutory or municipal authority. Developer agrees to support the formation of such assessment district and shall waive any right to protest, provided that the amount of such assessment shall be established through appropriate study and shall not exceed \$500 annually with a consumer price index escalator. The district shall be formed prior to sale of any lots or a covenant agreement shall be recorded against each parcel, permitting incorporation of the parcel in the district.

FID 6 **Radio Communications:** Must install an in-building Public Safety Radio Communications Coverage System composed of a radiating cable system or an internal multiple antenna system with FCC-certified bi- directional 800 MHz and 150 MHz (as required to meet the two indicated 150 MHz frequencies) amplifier(s), distribution system, and subcomponents shall be required for all buildings in excess of three stories, or has subterranean floors, or subterranean parking. Any addition, alteration, or enlargement of twenty percent or more in total floor area of an existing building or structure, then such building or structure shall be retrofitted or otherwise modified to comply with these requirements. This system must meet the

City of Palm Springs Public Safety Radio System Coverage Specifications as stated in the Palm Springs Municipal Code Chapter 11.03.

FID 7 Photovoltaic System: Photovoltaic system design and installation must be approved by the fire department. Detailed plans need to be submitted for review and include allowable roof access to perform fire suppression and rescue operations.

FID 8 Trash Dumpster (CFC 304.3.3) Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Exceptions:

1. Dumpsters or containers in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.

FID 9 Ceiling Clearance (CFC 315.2.1): Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas of buildings or 18 inches or more below sprinkler head deflectors in sprinklered areas of buildings. Attention to this requirement during installation of storage shelving will reduce problems later.

FID 10 Equipment Room Storage (315.2.3): Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms.

FID 11 Combustible Outside Storage (CFC 315.3): Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a property line.

FID 12 Storage Beneath Overhead Projections From Buildings (CFC 315.3.1): Where buildings are protected by automatic sprinklers, the outdoor storage, display and handling of combustible materials under eaves, canopies or other projections or overhangs is prohibited except where automatic sprinklers are installed under such eaves, canopies or other projections or overhangs.

FID 13 Fencing Requirements (8.04.260 PSMC): Construction site fencing with 20 foot wide access gates is required for all combustible construction over 5,000 square feet. Fencing shall remain intact until buildings are stuccoed or covered and secured with lockable doors and windows.

FID 14 Access During Construction (CFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of

construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

- FID 15** **Access Road Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.
- FID 16** **Fire Apparatus Access Gates (8.04.260 PSMC):** Entrance gates shall have a clear width of at least 15 feet and be equipped with a frangible chain and padlock.
- FID 17** **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 (45 720 mm) 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.
- FID 18** **Fire Department Access:** Roads/driveways shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.
- FID 19** **Fences (CFC 503.1.5):** When fences are installed that cause the distance from an approved fire department access road to exceed the maximum distance allowed in Section 503 herein, a gate shall be provided in the fence to maintain the required fire department access. The gate shall be a minimum four (4) feet in width and be equipped with a key box and/or lock accessible from both sides in accordance with Section 506 herein.
- FID 20** **Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- FID 21** **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 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. Decomposed

granite (DG), grass, dirt, sand and other materials that can wash away, develop ruts or be dug up shall not be used. Interlocking pavers, turf block or other similar materials may be allowed, subject to the provision of proper base material and compliance with City Engineering Department compaction requirements. Prior to permit sign-off, compaction test results shall be submitted to the City Engineering Department for approval.

FID 22 Aerial Access Proximity to Building (CFC 503.2.8.2): At least one of the required access routes for buildings or facility exceeding 30 feet in height above the lowest level of fire department vehicle access shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

FID 23 Plot Plan: Prior to completion of the project, a 8.5"x11" plot plan shall be provided to the fire department. This shall clearly show all access points & fire hydrants.

FID 24 Premises Identification (CFC 505.1): New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high for R-3 occupancies and 6" - 12" for all other occupancies depending on distance from street with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

FID 25 Key Box Required to be Installed (CFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

FID 26 Key Box Contents (CFC 506.1): The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

- FID 27 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 1,500 gallons per minute (CFC Appendix B) and one available fire hydrant must be within 250 feet from any point on your lot street frontage. (CFC Appendix C)
- FID 28 Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.
- FID 29 Water Plan (CFC 501.3 & 901.2):** A water plan for on-site and off-site is required and shall include underground private fire main for fire sprinkler riser(s), public fire hydrant(s), Double Check Detector Assembly, Fire Department Connection and associated valves.
- FID 30 Water Systems and Hydrants (CFC 508.1, 508.2, 508.4, 901.5 & 1412.1):** Underground private fire service mains and fire hydrants shall be installed, completed, tested and in service prior to the time when combustible materials are delivered to the construction site. (903 CFC) Installation, testing, and inspection will meet the requirements of NFPA 24, 2002 Edition. Prior to final approval of the installation, contractor shall submit a completed Contractors Material & Test Certificate for Underground Piping to the Fire Department. (10.10 NFPA 24, 2002 Edition).
- FID 31 Identification (CFC 510.1):** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.
- FID 32 Elevator Recall Required (CFC 607.1):** Existing elevators with a travel distance of 25 feet (7620 mm) or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for fire-fighting or rescue purposes shall be provided with emergency operation in accordance with ASME A17.3. **New elevators** shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1.
- FID 33 NFPA 13 Fire Sprinkler System is 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 13, 2010 Edition and using Cp of 0.74 and l/r Ratio of 200. No portion of the fire sprinkler system shall be installed prior to plan approval. Prior to final approval of the installation, contractor shall submit a completed Contractors Material and Test Certificate for Aboveground Piping to the Fire Department. (NFPA 13: Figure 24.1)

- FID 34** **Balconies and Decks (903.3.1.2.1).** Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.
- FID 35** **Audible Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) to alert the occupants shall be provided in the interior of the building in a normally occupied location.
- FID 36** **Valve and Water-Flow Monitoring (CFC 903.4):** All valves controlling the fire sprinkler system water supply, and all water-flow switches, shall be electrically monitored. All control valves shall be locked in the open position. Valve and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station.
- FID 37** **Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3; CRC R315):** Provide and install Residential Smoke and Carbon Monoxide Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke and carbon monoxide alarms or equal system and fire sprinkler flow switch). Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected so that operation of any smoke alarm, carbon monoxide alarm or fire sprinkler flow switch causes all smoke and carbon monoxide alarms within the dwelling to sound and activate the exterior horn/strobe.

The wiring of this system shall be in accordance with Kidde SM120X Relay / Power Supply Module manual. The 120 volt device wired to turn on when alarm sounds is the exterior horn / strobe. The pull for fire device is the fire sprinkler flow switch.

- FID 38 Penetrations of Fire Rated Assemblies (CBC 712):** Penetrations of fire sprinkler piping shall maintain fire-resistive assemblies integrity with fire rated caulking or other approved methods compatible with piping materials.
- FID 39 Central Station Protective Signaling Service (CFC 903.4.1):** A UL listed and certified Protective Signaling Service (Central Station Service) is required. Provide the Fire Department with proof of listing and current certificate. The Fire Department shall be notified immediately of change in service.
- FID 40 Fire Hydrant & FDC Location (CFC 912.2):** A public commercial fire hydrant is required within 30 feet of the Fire Department Connection (FDC). Fire Hose must be protected from vehicular traffic and shall not cross roadways, streets, railroad tracks or driveways or areas subject to flooding or hazardous material or liquid releases.
- FID 41 Fire Department Connections (CFC 912.2.1 & 912.3):** Fire Department connections shall be visible and accessible, have two 2.5 inch NST female inlets, and have an approved check valve located as close to the FDC as possible. All FDC's shall have KNOX locking protective caps. Contact the fire prevention secretary at 760-323-8186 for a KNOX application form.
- FID 42 Ventilating Hood & Duct System (CFC 904.11 & CMC 507.1):** A Type I ventilating hood and duct system shall be provided for commercial-type food heat-processing equipment that produces smoke or grease-laden vapors.
- FID 43 Termination of Exhaust System (NFPA 96: 7.8):** Rooftop termination shall be arranged or provided with the following:
(a) A minimum of 10 ft of horizontal clearance from the outlet to adjacent buildings, property lines, and air intakes.
(b) A minimum of 5 ft of horizontal clearance from the outlet (fan housing) to any combustible structure.
(c) A vertical separation of 3 ft below any exhaust outlets for air intakes within 10 ft of the exhaust outlet.
(d) Listed grease collection system.
- FID 44 Fire Extinguishing System Required (CFC 904.11):** Approved UL 300 automatic fire-extinguishing systems shall be provided for the protection of commercial type-cooking equipment.
- FID 45 Automatic Power and Fuel Shutoffs (CFC 904.11.2 & CMC 513.4.1):** The automatic fire extinguishing system shall be interconnected to the fuel or current supply for cooking equipment. The interconnection shall shut off all cooking equipment and electrical receptacles which are located under the hood when the system is actuated. Shutoff valves or switches shall be of a type that requires manual operation to reset.

- FID 46** **Fire Extinguishing System Annunciation (CMC 513.6.2):** Where a fire alarm signaling system is serving the occupancy where the extinguishing system is located, the activation of the automatic fire-extinguishing system shall activate the fire alarm signaling system.
- FID 47** **Portable Fire Extinguishers for Food Processing Equipment (CFC 906.1 & 4):** In addition to the fixed system, a fire extinguisher listed and labeled for Class K fires shall be installed within 30 feet of commercial food heat processing equipment, as measured along an unobstructed path of travel. The preferred location is near the exit from the cooking equipment area.
- FID 48** **Standpipe Systems Required (CFC 905.3):** Class 1 Standpipe system is required in addition to the automatic sprinkler system.
- FID 49** **Fire Alarm System:** Fire alarm system is required and installation shall comply with the requirements of NFPA 72, 2007 Edition.
- FID 50** **HVAC Duct Smoke Detection/Shut Down with a Fire Sprinkler Supervision & Alarm System or Fire Alarm System (CFC 907.4.1, CMC 609.0 & NFPA 72):** All HVAC systems supplying greater than 2,000 CFM shall require a duct detector and HVAC shut down when smoke is detected. HVAC shut down shall be on an individual basis, not global. These systems shall supervise the Duct Detectors and activate the notification appliances. An accessory module shall be installed for each unit, including alarm LED, pilot LED and key-operated test/reset switch.
- FID 51** **Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.
- FID 52** **Portable Fire Extinguishers for Food Processing Equipment (CFC 906.1 & 4):** In addition to the fixed system, a fire extinguisher listed and labeled for Class K fires shall be installed within 30 feet of commercial food heat processing equipment, as measured along an unobstructed path of travel. The preferred location is near the exit from the cooking equipment area.
- FID 53** **Posting of Occupant Load (CFC 1004.3):** Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

- FID 54 Means of Egress Illumination (CFC 1006.1 & 2):** Any time a building is occupied, the means of egress shall be illuminated at an intensity of not less than 1 foot-candle at the floor level.
- FID 55 Means of Egress Illumination Power Supply (CFC 1006.3):** The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate in defined areas listed in the CFC.
- FID 56 Required Exit Signs (CFC 1011.1):** Exits & exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or path is not immediately visible to occupants. No point in the corridor shall be more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible sign.
- FID 57 Exit Sign Illumination (CFC 1011.2, 4 & 5):** Exit signs shall be internally or externally illuminated. When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 foot-candles from either of two electric lamps. Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.
- FID 58 Exit or exit access doorways required. (CFC 1015.1)** Two exits or exit access doorways from any space shall be provided. Occupant load noted in the Conditional use permit is greater than 49 and thus requires two exits.
- FID 59 Two exits or exit access doorways. (CFC 1015.2.1)** Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways.
- FID 60 Fire Dampers (CMC 606.2):** They shall be provided where air ducts penetrate fire-rated walls or ceilings.
- FID 61 Elevator Stretcher Requirement (CBC 3002.4):** Elevator shall be designed to accommodate medical emergency service in buildings four or more stories above grade plane or four or more stories below grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator(s) so designed shall accommodate the loading and transport of an ambulance gurney or stretcher 24 inches by 84 inches.

ENGINEERING DEPARTMENT CONDITIONS:

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.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
- ENG 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.

PALM CANYON DRIVE

- ENG 3. All existing decorative street improvements, landscaping, and lighting improvements shall be protected in place, except removals approved by the City Engineer. The applicant shall be responsible for the repair, removal and replacement of existing improvements damaged as a result of the construction of this project, as directed by the City Engineer.
- ENG 4. Remove the existing driveway approaches and replace with new street improvements (curb and gutter, and sidewalk) to match existing street improvements, in accordance with applicable City standards. Existing decorative concrete pavers shall be removed and salvaged to the City Corporation Yard, or reused in replaced street improvements. New sidewalk shall be constructed of decorative concrete pavers to match existing.
- ENG 5. Construct a Type A curb ramp meeting current California State Accessibility standards on either side of the proposed private street intersection in accordance with City of Palm Springs Standard Drawing No. 212. The curb ramps shall be constructed of colored Portland cement concrete to match existing decorative street improvements.
- ENG 6. Construct a new decorative landscape planter to match existing planters along Palm Canyon Drive, on either side of the new private street intersection. The applicant shall furnish and install new *Washingtonia filifera* palm trees within each new decorative landscape planter. The palm trees shall have a trunk height and diameter equal to other palm trees along the project frontage, as approved by the City Engineer. Irrigation, electrical and lighting improvements for the new palm trees shall be connected to the existing systems, as required by the City Engineer.
- ENG 7. New palm trees shall be subject to a one-year plant establishment period. The applicant shall ensure that adequate irrigation of new palm trees is provided during the plant establishment period, until such time as the existing irrigation system is 28

sufficient to irrigate the palm trees. Any palm trees that fail during the one-year plant establishment period shall be replaced with a new palm tree of similar trunk height and diameter to the satisfaction of the City Engineer, and shall be subject to a subsequent one-year plant establishment period.

- ENG 8. The applicant shall obtain specific approvals for alternative decorative streetscape improvements along Palm Canyon Drive, including but not limited to: alternative decorative pavers in a pattern inconsistent with the established pattern along Palm Canyon Drive; circular tree wells in lieu of octagonal tree wells; lighting and electrical system; and landscape palette along the Palm Canyon Drive frontage. The applicant shall clearly specify the requested alternative streetscape design as part of the Final Development Plan approval by the Planning Commission. The applicant shall be required to enter into an Encroachment Agreement for all alternative decorative streetscape improvements, which shall be privately maintained.
- ENG 9. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

INDIAN CANYON DRIVE

- ENG 10. Dedicate additional right-of-way to provide the ultimate half street right-of-way width of 50 feet along the entire frontage.
- ENG 11. All existing street improvements and palm trees shall be protected in place, except as otherwise required by the City Engineer. The applicant shall be responsible for the repair, removal and replacement of existing improvements damaged as a result of the construction of this project, as directed by the City Engineer.
- ENG 12. Remove the existing driveway approaches and replace with new street improvements (curb and gutter, and sidewalk) to match existing street improvements, in accordance with applicable City standards.
- ENG 13. The proposed diagonal street parking as shown on the Site Plan for the Palm Springs Hotel is not approved, due to ongoing discussions by City Council on an Indian Canyon Drive Two-Way Study.
- ENG 14. Remove the existing street improvements as necessary to construct a 20 feet wide and a 26 feet wide driveway approach for the northerly access points with the centerline of the driveway approaches located approximately 265 feet south and 320 feet south of the centerline of Alejo Road, respectively. The driveway approaches shall be constructed in accordance with City of Palm Springs Standard Drawing No. 205. Any removal or relocation of existing landscaping and irrigation improvements shall be coordinated with the City Engineer prior to removal or relocation. Access shall be limited to left-turn ingress and egress only for both driveway approaches.
- ENG 15. Remove the existing street improvements as necessary to construct a 24 feet wide driveway approach for the southerly access point with the centerline of the new

driveway approach located approximately 80 feet north of the south property line. The new driveway approach shall be constructed in accordance with City of Palm Springs Standard Drawing No. 205. Any removal or relocation of existing landscaping and irrigation improvements shall be coordinated with the City Engineer prior to removal or relocation. Access shall be limited to left-turn ingress and egress only.

- ENG 16. Construct a Type A curb ramp meeting current California State Accessibility standards on each side of the three proposed driveway approaches on Indian Canyon Drive, in accordance with City of Palm Springs Standard Drawing No. 212. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveways, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.
- ENG 17. Remove and reconstruct the decorative pedestrian crosswalk across Indian Canyon Drive at Alejo Road, as necessary to align with the new proposed curb ramp to be located at the southwest corner of the intersection of Indian Canyon Drive and Alejo Road.
- ENG 18. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ALEJO ROAD

- ENG 19. Dedicate additional right-of-way to provide the ultimate half street right-of-way width of 50 feet along the frontage (where required).
- ENG 20. Remove the existing curb and gutter located 32 feet south of centerline, and construct an 8 inch curb and gutter located 38 feet south of centerline along the frontage (where required), with a 25 feet radius curb return and spandrel at the southwest corner of the intersection of Alejo Road and Indian Canyon Drive, in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
- ENG 21. Remove the existing catch basin and reconstruct a new catch basin and extend the existing storm drain connector pipe in accordance with Riverside County Flood Control and Water Conservation District standards and requirements, as necessary to relocate the existing curb and gutter along Alejo Road.
- ENG 22. Remove the existing driveway approaches and replace with new street improvements (curb and gutter, and sidewalk) to match existing street improvements, in accordance with applicable City standards.
- ENG 23. Remove the existing street improvements as necessary to construct a minimum 20 feet wide driveway approach for the access point into the parking level area, with the centerline of the driveway approach located approximately 155 feet east of the centerline of Palm Canyon Drive. The driveway approach shall be constructed in

accordance with City of Palm Springs Standard Drawing No. 205. Access shall be limited to right-turn ingress and egress only.

- ENG 24. Construct a Type A curb ramp meeting current California State Accessibility standards on each side of the proposed driveway approach in accordance with City of Palm Springs Standard Drawing No. 212. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the proposed driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.
- ENG 25. Construct a sidewalk from back of curb to property line along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 26. Remove the existing curb ramp and construct a new Type A curb ramp meeting current California State Accessibility standards at the southwest corner of the intersection of Alejo Road and Indian Canyon Drive, in accordance with City of Palm Springs Standard Drawing No. 212.
- ENG 27. Construct a 4 feet wide raised, decorative median island from Palm Canyon Drive to Indian Canyon Drive. The raised, decorative median shall follow the general alignment of the existing centerline striping. The interior of the median shall be constructed with decorative stamped concrete.
- ENG 28. Construct pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 4 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 frontage (where required) in accordance with City of Palm Springs Standard Drawing No. 110 and 340. 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.
- ENG 29. All broken or off grade street improvements along the project frontage shall be repaired or replaced.
- ON-SITE
- ENG 30. All on-site two-way parking area drive aisles shall be a minimum of 24 feet wide and shall be privately maintained.
- ENG 31. The minimum pavement section for all on-site pavement shall be 2½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. 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.

- ENG 32. Parking shall be restricted along the drive aisles 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. The regulation and maintenance of required no parking restrictions, shall be included in Covenants, Conditions, and Restrictions required for the development.
- ENG 33. 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.

SANITARY SEWER

- ENG 34. All sanitary facilities shall be connected to the public sewer system. Existing sewer service laterals to the property may be used for new sanitary facilities. New laterals shall not be connected at manholes.
- ENG 35. 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

- ENG 36. Submit a Precise Grading and Paving Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. 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 Grading plan. The Precise Grading and Paving Plan shall be approved by the City Engineer prior to issuance of grading permit.

- a) 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 **32**

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 Final Project-Specific Water Quality Management Plan.

- ENG 37. Prior to approval of a Grading Plan (or issuance of a Grading Permit), 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.
- ENG 38. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 39. Temporary dust control 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.
- ENG 40. 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.
- ENG 41. Contact Desert Water Agency at (760) 323-4971 Ext. 146 to determine impacts to any existing Whitewater Mutual Water Company water lines and other facilities that may be located within the property if any. Make appropriate arrangements to protect in place or relocate any facilities that are impacted by the development. A letter of approval for relocated or adjusted facilities from Desert Water Agency shall be submitted to the Engineering Division prior to approval of the Grading Plan.
- ENG 42. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. 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 or building permit.
- ENG 43. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in **33**

accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.

- ENG 44. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 45. A Geotechnical/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 Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 46. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 47. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan, to the Engineering Division prior to construction of any building foundation.
- ENG 48. 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 and Paving Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

WATER QUALITY MANAGEMENT PLAN

- ENG 49. This project shall 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 contaminated stormwater and non-stormwater runoff, shall 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

contaminated stormwater and non-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. 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 (if any).

- ENG 50. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property (or public streets) is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 51. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.
- ENG 52. Prior to issuance of certificate of occupancy or final City approval (OR of "final" approval by City), the applicant shall:
- a) Demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications;
 - b) Demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific Water Quality Management Plan (WQMP), conditions of approval, or grading/building permit conditions; and
 - c) Demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

- ENG 53. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to Palm Canyon Drive, Indian Canyon Drive, or Alejo Road. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a

stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.

- ENG 54. 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 in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 55. 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.
- ENG 56. All proposed utility lines shall be installed underground.
- ENG 57. 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.
- ENG 58. 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.
- ENG 59. The original improvement plans prepared for the proposed development and approved by the City Engineer 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.
- ENG 60. 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.

- ENG 61. 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.

MAP

- ENG 62. 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 parcels 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.

- ENG 63. 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 by the City Council.

- ENG 64. In accordance with Section 66434 (g) of the Government Code, the easterly 10 feet of public right-of-way for Palm Canyon Drive adjacent to a portion of the parcel currently identified by Assessor's Parcel Number (APN) 513-081-006, generally described as the westerly 10 feet of the northerly 100 feet of Lot 4, Block 24, of Palm Springs Townsite, as shown on map filed in Book 9, Page 432 (records of San Diego County), may be abandoned upon the filing of a Final Map identifying the abandonment of the right-of-way granted to the City of Palm Springs. Prior to approval of a Final Map, the applicant shall coordinate with each public utility company and determine specific requirements as to the abandonment and/or relocation of existing underground utilities that may exist within that portion of the public right-of-way to be abandoned. Prior to approval of a Final Map, the applicant shall provide the City Engineer a letter of approval regarding the proposed abandonment of a portion of public right-of-way for Palm Canyon Drive from each public utility agency.

- ENG 65. Upon approval of a final map, the final 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, ArcInfo Coverage or Exchange file (e00), DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF³⁷

(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

- ENG 66. As determined by the Rael Development Traffic Impact Study submitted by RK Engineering Group, Inc. (as amended on 7/8/11), the following mitigation measures will be required:
- a) Pay a fair share contribution determined as 7.7% (or \$15,400) for the future installation of a traffic signal at the intersection of Indian Canyon Drive and Tamarisk Road. The applicant shall pay the fair share contribution prior to approval of a final map.
 - b) Install a 24 inch stop sign, stop bar, and "STOP" legend for traffic exiting the development at all project access points, in accordance with City of Palm Springs Standard Drawing Nos. 620-625 and the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction, as required by the City Engineer.
 - c) The project access point on Alejo Road is restricted to right-turn ingress and egress only; install traffic striping and signage improvements to implement the access restrictions as required by the City Engineer. The applicant shall install a Type R6-1 "One Way" sign within the Alejo Road median, opposite the egress driveway, as required by the City Engineer.
 - d) The project access points on Palm Canyon Drive and Indian Canyon Drive are restricted to left-turn ingress and egress only; install traffic striping and "One Way" signage improvements at all Palm Canyon Drive and Indian Canyon Drive egress driveways to implement the access restrictions as required by the City Engineer.
- ENG 67. Relocate and modify the existing traffic signal at the intersection of Indian Canyon Drive and Alejo Road, in conjunction with the associated proposed street improvements at the southwest corner of the intersection. The applicant shall submit traffic signal modification plans prepared by a California registered Civil Engineer or Traffic Engineer for review and approval by the City Engineer. The traffic signal shall be relocated and operational prior to issuance of a Certificate of Occupancy, unless otherwise allowed by the City Engineer.
- ENG 68. Revise the traffic striping on Alejo Road to accommodate construction of the four feet wide median, as required by the City Engineer. Submit traffic striping and signage plans prepared by a California registered Civil Engineer or Traffic Engineer for review and approval by the City Engineer.
- ENG 69. All required traffic striping and signage improvements shall be completed in conjunction with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a certificate of occupancy.
- ENG 70. A minimum of 48 inches of clearance for 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 Palm Canyon Drive, Indian Canyon Drive, and Alejo Road frontages of the subject property.

- ENG 71. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 72. 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 editions in force at the time of construction.
- ENG 73. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

END OF CONDITIONS

The Commission requested clarification on the following items:

- Original approved hours of operation;
- Hours consistent with other liquor stores in town;
- Any issues reported by the Police Department;
- Census track governed by the Alcohol Dept. of Beverage Control.

Vice-Chair Klatchko opened the public hearing:

LAWRENCE SALAMEH, applicant, said no complaints have been made to the police since he opened in 2006; indicated that this is not a typical liquor store but more of an organic food store.

There being no further appearances the public hearing was closed.

ACTION: Approve, subject to conditions.

Motion: Commissioner Roberts, seconded by Commissioner Lowe and unanimously carried 6-0-1 on a roll call vote.

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

ABSENT: Chair Hudson

3. UNFINISHED BUSINESS:

3A. PALM SPRINGS, LLC, REQUEST FOR FINAL PDD PLAN APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF A 150-ROOM HOTEL, PARKING STRUCTURE AND RETAIL SPACE LOCATED AT 400 NORTH PALM CANYON DRIVE, ZONE PD 324 (CASE 5.1091-PD 324). (FF)

Director Fagg provided an update on this project that was previously seen by the Commission and approved by the City Council with conditions. Director Fagg outlined the details of the conditions imposed by the City Council.

Vice-Chair Klatchko opened public comments:

GREG SIMONOFF, SMS Architects, provided details on the revisions made to the project including the corner on Alejo and Palm Canyon, Indian Canyon elevation, pedestrian sidewalk and shade structures to enhance streetscape.

The Commission asked questions about the Alejo entrance (vehicular) will there be an access for pedestrian entry. Yes, responded the architect.

Commissioner Roberts explained that as a member of the subcommittee they encouraged an encroachment permit to give the applicant flexibility on the Palm Canyon frontage.

Director Fagg noted that an encroachment permit would need to be processed through the Public Works department; however, it has been noted for the record.

Commissioner Lowe noted the corner of Palm Canyon and Alejo Road has dramatically improved.

Director Fagg pointed-out that a condition of approval is to convert the angled spaces to parallel parking along Indian Canyon.

Commissioner Calerdine said this is an example where the process really works - it will be a great entrance statement to the north-end of the downtown core.

Commissioner Middleton congratulated all that were involved in this project. She noted that she previously had trouble with the 2nd floor; and now she is looking at a gorgeous building. She appreciates the use of shade trees and shade structures.

RON GREGORY, landscape architect, provided details on the sidewalk on Palm Canyon that includes planters, plantings and a shade structure.

ACTION: Approve, subject to conditions of approval as amended:

- Investigate the southern alleyway for pedestrian access from Indian Canyon to Palm Canyon.
- Support encroachment for additional shade structures as approved by Public Works.
- Shade devices should including misting devices.
- Prefer barrel cactus is not used; investigate plantings at Palm Canyon and Alejo Road corner.

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

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

ABSENT: Chair Hudson

Mayor Pougnet opened the public hearing, and the following speakers addressed the City Council.

FRANK TYSEN, Appellant, commented on the lack of hearings and the lack of transparency for the Downtown Revitalization Project, commented on the current charm of the City of Palm Springs, the lack of design, and the height of the development, the lack of public participation, and the lack of procedures for the approval of Block B.

EMILY HEMPHILL, Representing Applicant, commented on the public participation for the project, stated City Staff followed procedures as required by Code, commented on the litigation filed, and requested the City Council uphold the decision of the Planning Commission.

ELAINE CLERMONT, stated the City followed the rules but no transparency was provided on the project.

FRANK TYSEN, Appellant Rebuttal, commented on the lawsuits by Advocates for Better Community Development.

No further speakers coming forward, the public hearing was closed.

The City Council discussed and/or commented on the following with respect to the appeal: the public notification process as outlined in the Staff Report, and the lack of reasons for the appeal of Block B.

ACTION: Adopt Resolution No. 23679, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DENYING THE APPEAL BY ADVOCATES FOR BETTER COMMUNITY DEVELOPMENT AND UPHOLDING THE DECISION OF THE PLANNING COMMISSION TO APPROVE A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A TWO-STORY COMMERCIAL BUILDING AT THE SOUTHWEST CORNER OF ANDREAS ROAD AND PALM CANYON DRIVE (CASE NO. 3.3606 M&J)." Motion Mayor Pro Tem Hutcheson, seconded by Councilmember Mills and unanimously carried on a roll call vote.

- 1.C. **PALM SPRINGS, LLC, APPEAL THE DECISION OF THE PLANNING COMMISSION TO CONTINUE THE REVIEW OF A FINAL DEVELOPMENT PLAN APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A 150-ROOM HOTEL AND ANCILLARY COMMERCIAL USE LOCATED AT 400 NORTH PALM CANYON DRIVE AND THE FAILURE OF THE PLANNING COMMISSION TO FIND THAT THE FINAL DEVELOPMENT PLAN WAS IN SUBSTANTIAL CONFORMANCE OF THE APPROVED**

PRELIMINARY DEVELOPMENT PLAN (CASE NO. 5.1091- PD324-APPEAL):

Flinn Fagg, Director of Planning Services, provided background information as outlined in the Staff Report dated October 15, 2014.

Mayor Pougnet opened the public hearing, and the following speakers addressed the City Council.

LAWRENCE RAEL, Applicant Appellant, commented on the three items of concern by the Planning Commission, the damaged that will be caused to the development if the final development plan is not approved, the discussion and the process with the Planning Commission, and requested the Mayor appoint a three-member body to collaborate on the project.

SCOTT LYLE, stated his support for the project and upholding the appeal of the Planning Commission decision, and requested the City Council approve the project.

No further speakers coming forward, the public hearing was closed.

Mayor Pro Tem Hutcheson requested the City Council uphold the appeal with conditions as outlined by the Planning Commission, requested additional stepping back on Alejo Road and more articulation on Indian Canyon.

Councilmember Mills commented on the differences between the submitted final and the preliminary plans, stated final approval requires detailed drawings that were not provided to the Planning Commission, stated they are not the same projects, and detailed the differences between the preliminary and final plans, and stated the landscape plans submitted were not final plans nor were irrigation plans submitted.

Councilmember Foat requested Staff address the process that the City Council should use to give approval to a final PD for a project that needs substantial work, commented on the previous Planning Commission direction, noted differences between the preliminary plans and the final submitted plans.

Councilmember Lewin stated the final plans are not completed, and suggested the City Council not go forward with the final PD, and commented on continuing the item to the next meeting to allow for re-submission.

Mayor Pro Tem Hutcheson recommended the City Council control the process going forward.

Councilmember Mills requested the City Council approve the final PDD for general compliance with additional conditions.

ACTION: Adopt Resolution No. 23680, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE APPEAL OF PALM SPRINGS, LLC, AND FINDING THE FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT DISTRICT 324 IS IN GENERAL CONFORMANCE WITH THE PRELIMINARY DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A 150-ROOM HOTEL, ANCILLARY COMMERCIAL RETAIL AND FREE STANDING PARKING STRUCTURE LOCATED AT THE SOUTHEAST CORNER OF ALEJO ROAD AND NORTH PALM CANYON DRIVE AND FINDING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION NUMBER 2006109031 AS SUFFICIENT AND APPROPRIATE ENVIRONMENTAL DOCUMENTATION FOR THE FINAL DEVELOPMENT PLAN," substituting the term "substantial compliance" with "general compliance" as contained in the resolution, and adding conditions of approval as follows: 1) re-study all elevations, massing, and architectural character to reflect the previously approved PDD; 2) re-study the corners at North Palm Canyon and Alejo Road, and Indian Canyon and Alejo Road to make them stronger in design and more open, and the massing at North Palm Canyon and Alejo Road needs to come down to the ground and not sit-up on a podium; 3) maintain the basic setbacks and the staggering of the units on the grade level and the second floor level of the original approved project; 4) re-study both the public and private garage elevations on Indian Canyon and Alejo Road; 5) provide complete design and detail on the public pedestrian access way from North Palm Canyon to the parking garage that was requested in the original approval, as re-submitted the plan lacks articulation, 6) relocate the spa-pool to the original location; 7) re-study materials and colors, submit better elevations that reflect the actual outline of the street frontage and create more of a contrast with colors and materials to help with the depth of the building; 8) create interest and depth with the North Palm Canyon storefronts; 9) submit detailed above ground landscape and hardscape plan; 10) submit detailed ground level landscape and hardscape plan for the entire site; 11) provide and submit defining entrances and signage at all entry points to the public and private parking garages; 12) establish a subcommittee consisting of the Planning Commission and the City Council to work with the Applicant and Designer to insure all conditions are implemented; 13) project must be re-submitted to Planning Commission and the City Council at the completion of the design development drawings including all site plans, full floor plan with diminutions, all elevations with diminutions, roof plans showing any and all equipment, sections at the street, and final landscape, hardscape, lighting and signage plans, 14) submit an increased color and materials palette; re-study the trash enclosure on Indian Canyon; 15) re-study the equipment area on the south side of the

development near the adjacent neighbors. **Motion Councilmember Mills, seconded by Mayor Pougnet and carried 4-1 on a roll call vote.**

AYES: Councilmember Foat, Councilmember Mills, Mayor Pro Tem Hutcheson, and Mayor Pougnet.

NOES: Councilmember Lewin.

ACTION: Continue past the 10:00 p.m. tentative adjournment time. **Motion Councilmember Foat, seconded by Mayor Pro Tem Hutcheson and unanimously carried (5-0).**

PUBLIC COMMENT:

DAVID HURLINGHUR, commented on the security cameras being installed in Old Las Palmas neighborhood.

COUNCILMEMBER COMMENTS:

Councilmember Foat commented on and requested Staff address the installation of security cameras in Old Las Palmas neighborhood.

Councilmember Lewin requested an item be placed on the next City Council agenda concerning the Hero Program similar to the YGreen Program for home modifications relating to energy enhancements.

CITY MANAGER'S REPORT: None.

2. CONSENT CALENDAR:

ACTION: Approve Items 2.A., 2.B., 2.C., 2.D., 2.F., 2.G., 2.H., 2.I., 2.J., 2.K., 2.L., 2.M., 2.O., 2.P., 2.Q., 2.R., and 2.S. **Motion Mayor Pro Tem Hutcheson, seconded by Councilmember Mills and unanimously carried on a roll call vote.**

2.A. REPORT ON THE POSTING OF THE AGENDA:

ACTION: Receive and file Report on the Posting of the October 15, 2014, City Council Agenda. **Approved as part of the Consent Calendar.**

2.B. APPROVAL OF MINUTES:

ACTION: Approve the City Council Minutes of October 1, 2014. **Approved as part of the Consent Calendar.**

2.C. STAFF AUTHORIZED AGREEMENTS AND PURCHASE ORDERS FOR THE MONTH OF SEPTEMBER 2014:

ACTION: Receive and file the report of Staff Authorized Agreements and Purchase Orders for the period of September 1, through September 30, 2014. **Approved as part of the Consent Calendar.**

RESOLUTION NO. 23680

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE APPEAL OF PALM SPRINGS, LLC, AND FINDING THE FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT DISTRICT 324 IS IN GENERAL CONFORMANCE WITH THE PRELIMINARY DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A 150-ROOM HOTEL, ANCILLARY COMMERCIAL RETAIL AND FREE STANDING PARKING STRUCTURE LOCATED AT THE SOUTHEAST CORNER OF ALEJO ROAD AND NORTH PALM CANYON DRIVE AND FINDING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION NUMBER 2006109031 AS SUFFICIENT AND APPROPRIATE ENVIRONMENTAL DOCUMENTATION FOR THE FINAL DEVELOPMENT PLAN.

The City Council of the City of Palm Springs finds:

- A. Palm Springs, LLC, filed an appeal of the Planning Commission's decision to continue Final Development Plan review for the previously approved Planned Development District 324 and the Planning Commission's failure to make findings of general conformance with the preliminary development plan for Planned Development District 324.
- B. On December 11, 2013, the Planning Commission approved an amendment of a previously approved Planned Development District 324 for the development of a 150-room hotel, ancillary commercial retail space and a parking structure.
- C. On April 2, 2014, the City Council approved a proposed amended project to develop a 150-room hotel, ancillary retail commercial and a parking structure.
- D. On September 10 and 24, 2014, the Planning Commission held a public meeting to review the final development plans for the project.
- E. On September 24, 2014, the Planning Commission voted to continue the review of the final development plan to a date uncertain with directions to the applicant to make additional changes to the project and to prepare and present additional exhibits and material for review by the Planning Commission.
- F. On September 30, 2014, Palm Springs, LLC, pursuant to Chapter 2.05 of the Municipal Code, filed an appeal of the Planning Commission's decision to the City Council as described in Recital A.

G. A courtesy notice of the appeal hearing before the City Council to consider Case No. 5.1091-PD324-APL was given in accordance with applicable law.

H. On October 15, 2014, a public hearing on the appeal was held by the City Council in accordance with applicable law.

I. The City Council has carefully reviewed and considered all of the evidence presented in connection with the meeting on the appeal, including but not limited to the staff report and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The final development plan is consistent with the amended preliminary development plan previously reviewed under the provisions of the California Environmental Quality Act ("CEQA") and determined that such development plan is a "project" under CEQA. An updated traffic study and subsequent environmental analysis was prepared under the provisions of CEQA; a determination was made that the amended preliminary plan will not result in any new additional impacts beyond those that were previously identified and addressed and that adequate mitigation measures had already been incorporated into the project. In assessment performed in conjunction with the amended preliminary development plan, it was concluded that the mitigated negative declaration and the subsequent environmental analysis covered the issues the City addressed, including topics such as land use policies, safety, and aesthetics. Geological resources, noise effects, and traffic impacts during construction and operation of the project. In addition to the mitigation measures included in the mitigated negative declaration, conditions of approval in support of the subsequent environmental analysis and the previously adopted mitigated negative declaration have been included in the final development plan. The previously adopted Mitigated Negative Declaration No. 2006109031 is therefore determined as sufficient and appropriate environmental documentation for the final development plan.

SECTION 2. Pursuant to Municipal Code Section 2.05.030, the appellant's stated grounds for the appeal includes the following:

A. The Planning Commission did not make proper findings required by law at its September 10, 2014 meeting but continued the project. Following that meeting, Mr. Lawrence Rael met with staff and provided all additional materials necessary to address the concerns of the Commission at that time, even though the Commission ignored the directions of the staff at that hearings which directions were specific to them to determine if the project plans were in general conformance with the approvals received from City Council on April 4, 2014. The Planning Commission is now attempting to further redesign the project, over the recommendations of both staff and the Architectural Advisory Committee ("AAC"). This action by the Planning Commission goes beyond what is required of its law.

B. The Planning Commission did not make findings as required by law specifically that the project is in substantial conformance with approved development standards. Messrs. Rael respectfully disagrees with the Planning Commission's conclusion that the project is in need of further aesthetic redesign. More importantly, Messrs. Rael believe that the Planning Commission did not make proper findings as required by law, specifically, that the project is in general conformance with approved development standards, and must therefore be approved.

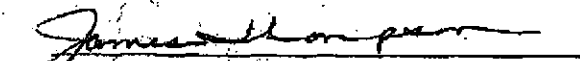
C. The Report prepared by staff supports a finding and determination that the final development plans maintain the same mixed-use character and the same architectural design as the Preliminary PD project, with hotel, retail/commercial, bar and restaurant uses. The basic building massing and heights remain consistent and within the guidelines of the approved planned development district. Furthermore, the preliminary architectural design, which was a "desert contemporary" vernacular, remains the same and has been reviewed by the AAC and recommended for approval.

SECTION 3: The City Council finds and overturns the decision of Planning Commission to continue the review process of Final Development Plan for Planned Development District 324 and further finds that the final development plan is generally in conformance with the previously approved preliminary plan development 324 for the construction of a 150-room hotel, ancillary commercial retail space and parking structure on approximately 4.1 acres of vacant land located at southeast corner of North Palm Canyon Drive and Alejo Road, subject to the previously approved Conditions of Approval and other applicable provisions of the Palm Springs Municipal Code, and subsequent Conditions of Approval attached as Exhibit A to this Resolution.

ADOPTED THIS 15TH DAY OF OCTOBER, 2014.


David H. Ready, City Manager

ATTEST:


James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. 23680 is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on the 15th day of October, 2014, by the following vote:

AYES: Councilmember Foat, Councilmember Mills, Mayor Pro Tem Hutcheson,
and Mayor Pougnet.
NOES: Councilmember Lewin.
ABSENT: None.
ABSTAIN: None.


James Thompson, City Clerk
City of Palm Springs, California 11/04/2014

EXHIBIT A
CONDITIONS OF APPROVAL
CASE 5.1091 PDD 324 APP

Following are the Conditions of Approval for Case 5.109, PDD 324 APP:

- 1) Re-study all elevations, massing, and architectural character to reflect the previously approved PDD;
- 2) Re-study the corners at North Palm Canyon and Alejo Road, and Indian Canyon and Alejo Road to make them stronger in design and more open, and the massing at North Palm Canyon and Alejo Road needs to come down to the ground and not sit-up on a podium;
- 3) Maintain the basic setbacks and the staggering of the units on the grade level and the second floor level of the original approved project;
- 4) Re-study both the public and private garage elevations on Indian Canyon and Alejo Road;
- 5) Provide complete design and detail on the public pedestrian access way from North Palm Canyon to the parking garage that was requested in the original approval, as re-submitted the plan lacks articulation;
- 6) Relocate the spa-pool to the original location;
- 7) Re-study materials and colors, submit better elevations that reflect the actual outline of the street frontage and create more of a contrast with colors and materials to help with the depth of the building;
- 8) Create interest and depth with the North Palm Canyon storefronts;
- 9) Submit detailed above ground landscape and hardscape plan;
- 10) Submit detailed ground level landscape and hardscape plan for the entire site;
- 11) Provide and submit defining entrances and signage at all entry points to the public and private parking garages;
- 12) Establish a subcommittee consisting of the Planning Commission and the City Council to work with the Applicant and Designer to insure all conditions are implemented;

- 13) Project must be re-submitted to Planning Commission and the City Council at the completion of the design development drawings including all site plans, full floor plan with dimensions, all elevations with dimensions, roof plans showing any and all equipment, sections at the street, and final landscape, hardscape, lighting and signage plans;
- 14) Submit an increased/more varied color and materials palette; re-study the trash enclosure on Indian Canyon;
- 15) Re-study with the equipment area on the south side of the development near the adjacent neighbors.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: AUGUST 27, 2014 AND SEPTEMBER 10, 2014

ACTION: Approve the Planning Commission Minutes of August 27, 2014 and September 10, 2014 (as amended).

Motion: Commissioner Weremjuk, seconded by Commissioner Roberts and unanimously carried 6-0-1 on a roll call vote.

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

2. UNFINISHED BUSINESS:

2A. PALM SPRINGS, LLC, FOR A FINAL PDD PLANS APPROVAL FOR PLANNED DEVELOPMENT DISTRICT 324 TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF A 150-ROOM HOTEL WITH RETAIL AND PARKING STRUCTURE LOCATED AT 400 NORTH PALM CANYON DRIVE, ZONE PD324 (CASE NO. 5.1091 PD 324). (ER)

Principal Planner Robertson reviewed the Final PDD plans as outlined in the staff report and presented the modifications that were made to the project.

Commissioner Calderine stated that although he missed the last meeting when this project was presented he reviewed the DVD and minutes pertaining to this project.

Commissioner Roberts stated that he was not able to review the project and requested a summary of the Commission's concerns discussed at the previous meeting.

Chair Hudson stated the Commission's concerns at the last meeting:

- Pedestrian access from the parking structure to the adjacent streets - sidewalk connections have been incorporated.
- Additional exhibits to the south elevation - some exhibits have been provided.
- The grade change between the automobile drop-off at the hotel and pedestrian connection to Indian Canyon (5 ft. drop) - applicant has included a stair element and a ramp.
- A request for a more detailed look at the building and type of materials - not much detail has been provided.
- Additional 3D images of the project - close up and from a distance - not enough has been provided.

Chair Hudson invited the applicant to come forward and present the project:

LAWRENCE RAEL, applicant, stated that they are in substantial compliance with the original approval and addressed the modifications made to the project.

JOSEPH SMART, SMS Architects, provided a presentation of the south side elevation, 3D setbacks, ground-level hotel experience including the vehicle arrival, courtyard, landscaping, walkways, building materials and railings, decorative screen panels and shading study for the building.

Chair Hudson opened the public comments and with no appearances coming forward he closed public comments.

Commissioner Roberts provided the following comments:

- Project has areas that are very successful especially on Alejo Road.
- Further revise the upper stories of the building to reduce the massing and there are areas that are exposed.
- The upper floor looks heavy and minimal.

Commissioner Middleton provided the following comments:

- There are many things that are great about this project.
- Landscaping is good but lined-up palm trees do not provide shade.
- Concern about parallel or angled parking on Indian Canyon.
- First floor is very attractive; however, additional colors on the upper floor may be a solution for this.

Commissioner Weremiuk provided the following comments:

- The angled parking be eliminated and add additional landscaping to enhance Indian Canyon.
- The building is too stark and does not have enough variation on the exterior materials.
- The building is too close to the street and looks heavy.

Commissioner Calderine stated that he is satisfied with the site layout but does not like the colors and materials.

ACTION: To continue to a date uncertain to allow the applicant to come back with the following revisions to the project:

- The applicant to make some changes - especially from the 2nd floor up, perhaps stepping it back or least some material options for texture.

- Provide better shading along the Indian Canyon and Alejo Road frontages.
- Screening of the parking areas (along the Indian Canyon and Alejo Road) frontages needs to be improved.
- Provide better articulation especially of the guest rooms.
- Revise the upper stories of the building to reduce the massing and incorporate more sculptural elements.
- Remove the angled parking and replace with additional landscaping on Indian Canyon.

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

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

3. PUBLIC HEARINGS:

3A. CONT'D - BARISTO GROUP, LLC FOR A ZONE CHANGE FROM R-3 TO R-2 AND AN AMENDMENT TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT DISTRICT (PD-288) FOR THE THIRD AND FINAL PHASE OF THE PD INCLUDING NEW ARCHITECTURE AND SITE CHANGES FOR THE 11 REMAINING UNITS ON THE VACANT LAND LOCATED ON THE EAST SIDE OF LUGO ROAD, BETWEEN ARENAS ROAD AND BARISTO ROAD (CASE 5.0977- PD288 AMND, ZC AND TTM 36626). (DN)

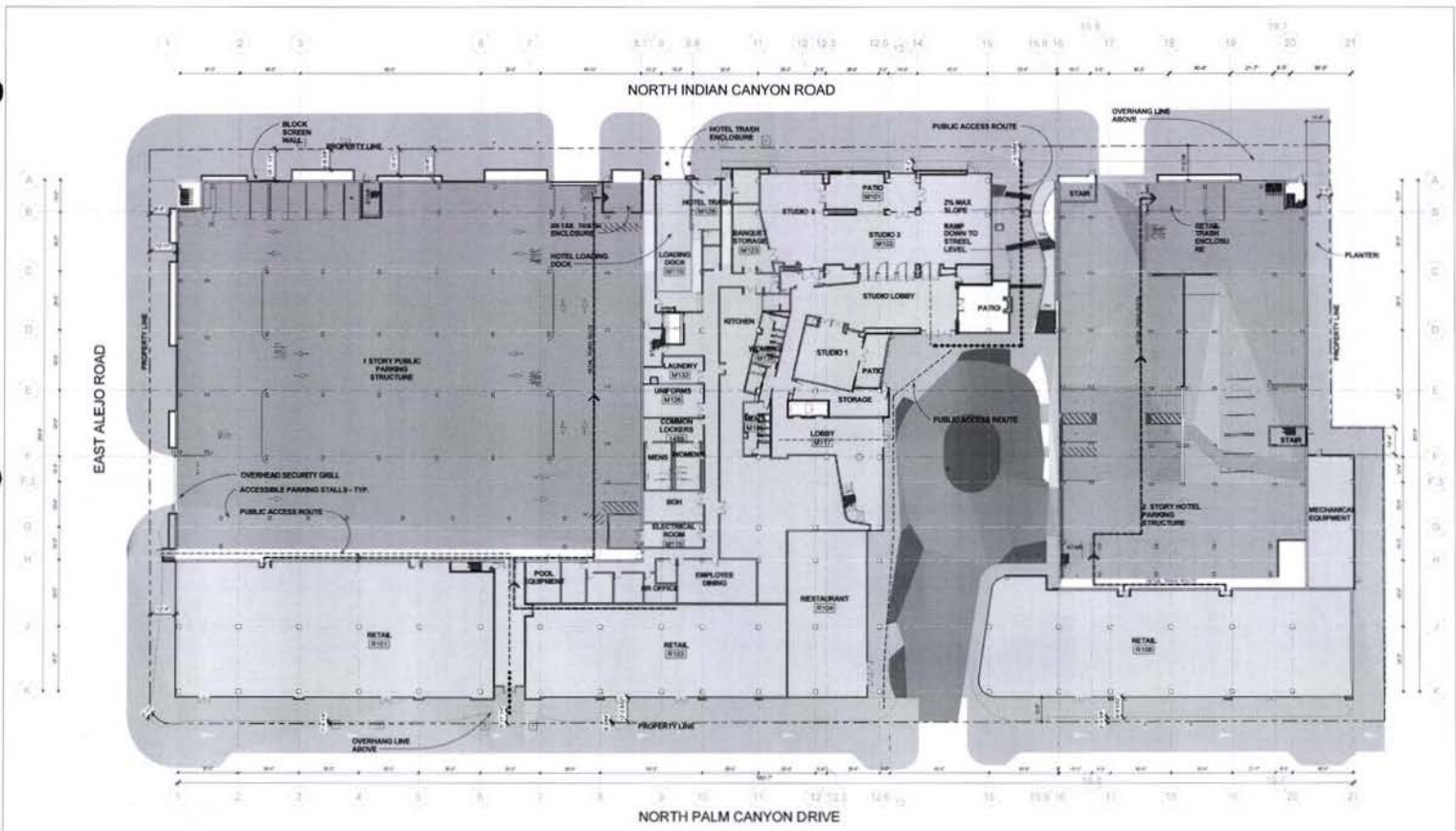
ACTION: To table and remove from agenda.

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

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

3B. CONT'D - DOUGLAS C. JONES FOR A CONDITIONAL USE PERMIT AND VARIANCE TO CONSTRUCT TWO WIRELESS TELECOMMUNICATION FACILITIES CONSISTING OF SIXTY-SIX FOOT TALL MONOPOLES, EXCEEDING THE MAXIMUM PERMITTED ZONING HEIGHT, DESIGNED AS PALM TREES AT A VACANT PARCEL OF LAND LOCATED ON THE WEST SIDE OF GOLDEN SANDS MOBILE HOME PARK AT 3430 NORTH SUNRISE WAY, ZONE O (CASE NOS. 5.1321 CUP AND 6.533 VAR). (DN)

Associate Planner Newell presented the proposed project as outlined in the staff report.



PS HOTEL

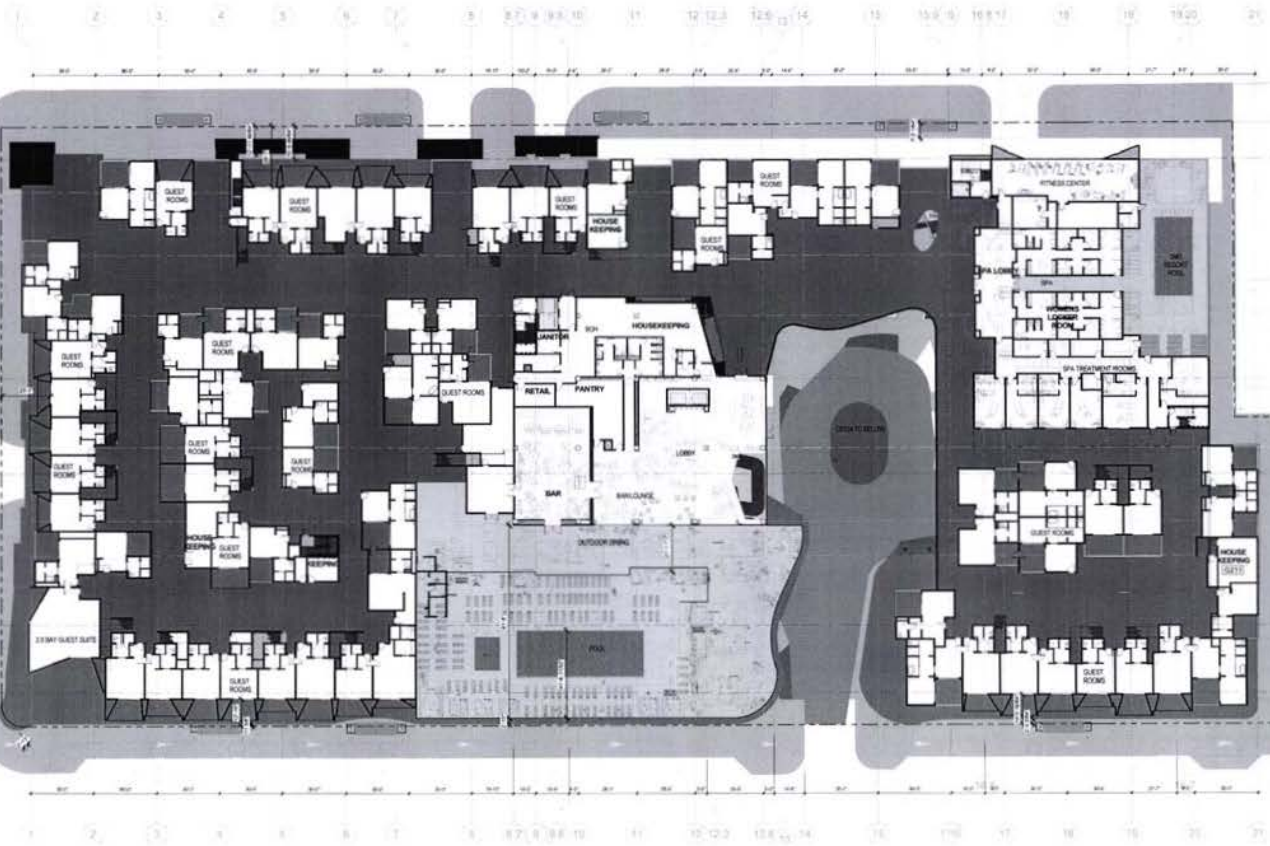
525615
 Planned Development District 024
 414 N. Palm Canyon Drive
 Palm Springs, CA 92262

GROUND FLOOR



RAELCORP
 REAL DEVELOPMENT GROUP
CHARI CHAPO DESIGN





PS HOTEL

Plot 0416
 Planned Development District 224
 414 N. Palm Canyon Drive
 Palm Springs, CA 92262

SECOND FLOOR



RAELCORP
 REAL DEVELOPMENT CORP
CHAPI CHAPO DESIGN





PS HOTEL

308415

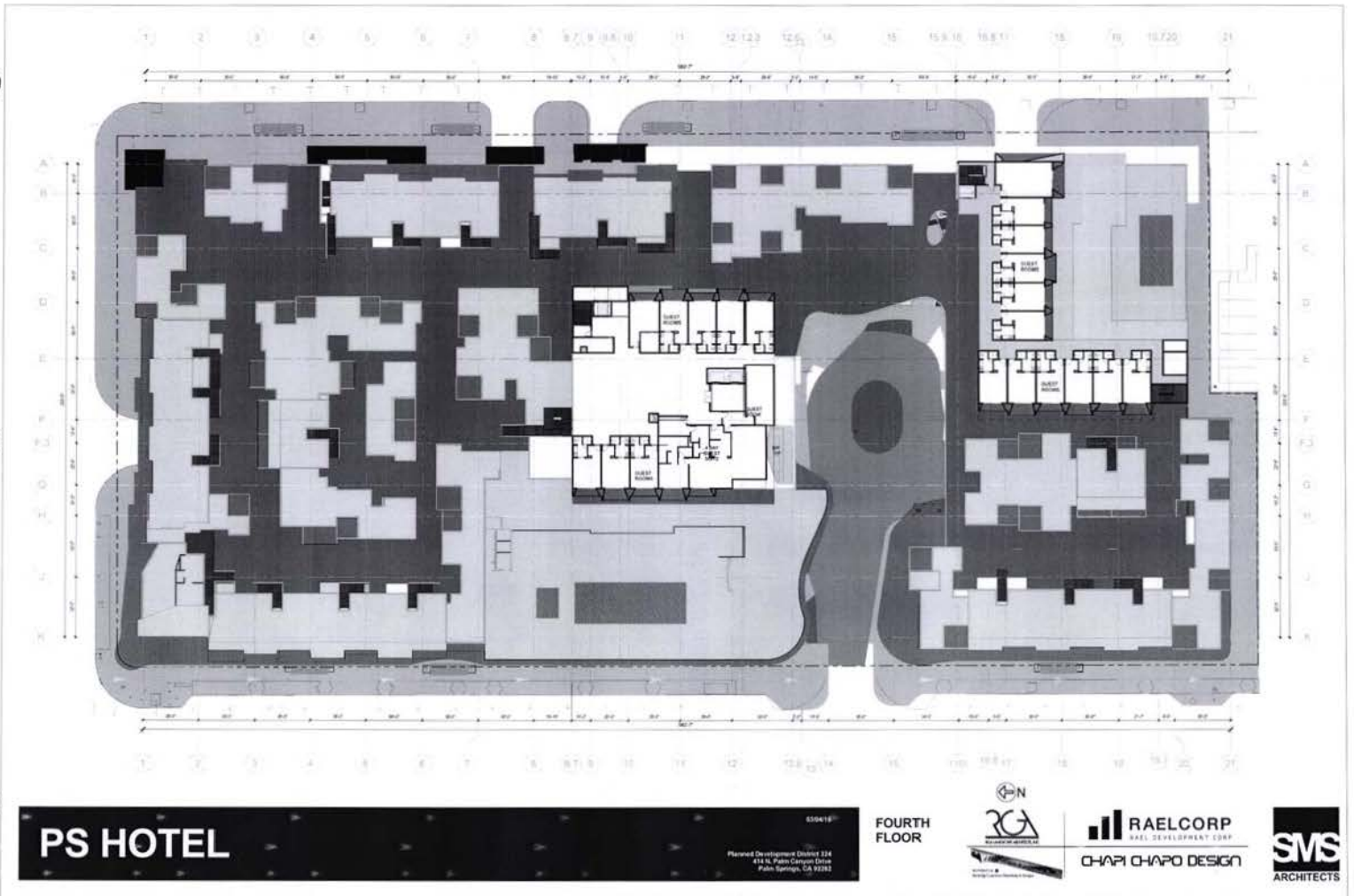
Planned Development District 314
 414 N. Palm Canyon Drive
 Palm Springs, CA 92263

THIRD FLOOR



RAELCORP
 REAL DEVELOPMENT CORP
CHAI CHAPO DESIGN





PS HOTEL

050419
 Planned Development District 224
 614 N. Palm Canyon Drive
 Palm Springs, CA 92262

FOURTH FLOOR



RAELCORP
 REAL DEVELOPMENT CORP.
CHAPI CHAPO DESIGN





NOTE: UNLESS OTHERWISE NOTED, ROOFS ARE CLEAR OF MECHANICAL UNITS

PS HOTEL

03/04/15

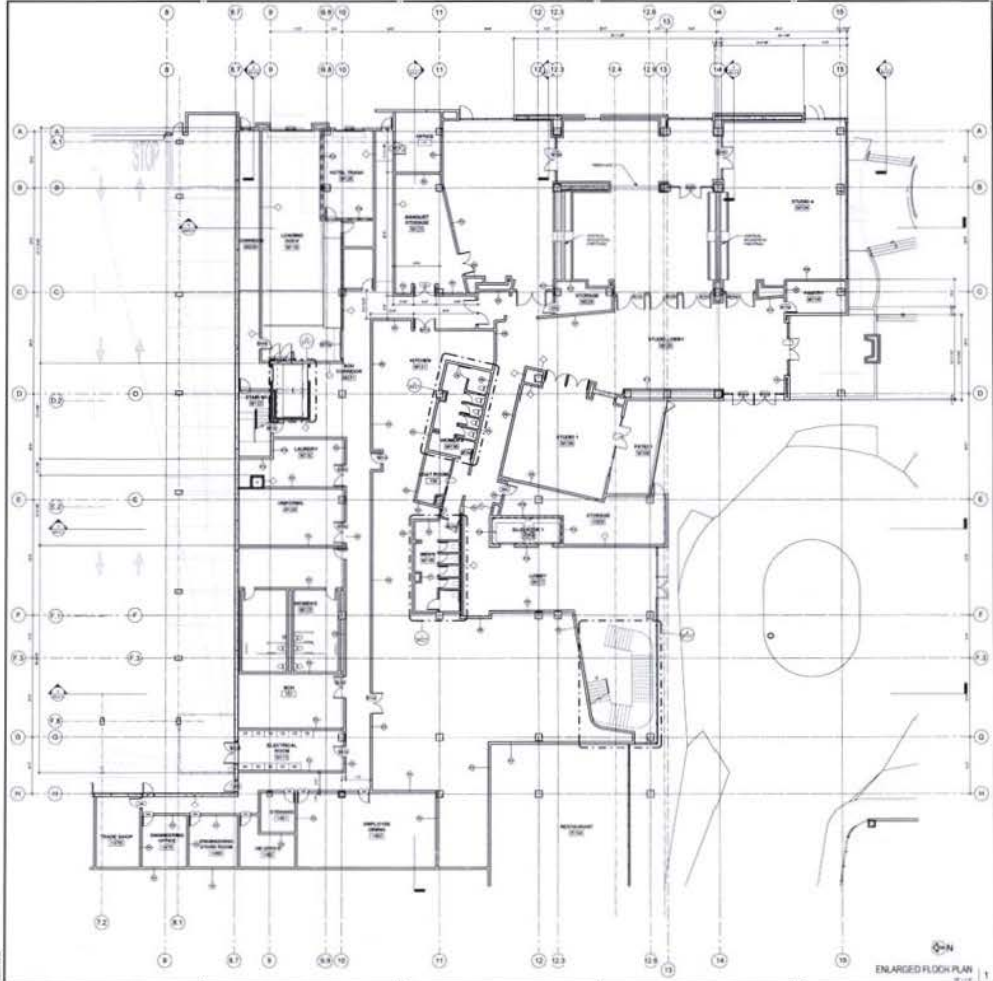
Planned Development District 334
 414 N. Palm Canyon Drive
 Palm Springs, CA 92261

ROOF
 PLAN



RAELCORP
 REAL DEVELOPMENT CORP
CHAPI CHAPO DESIGN





SMS
ARCHITECTS

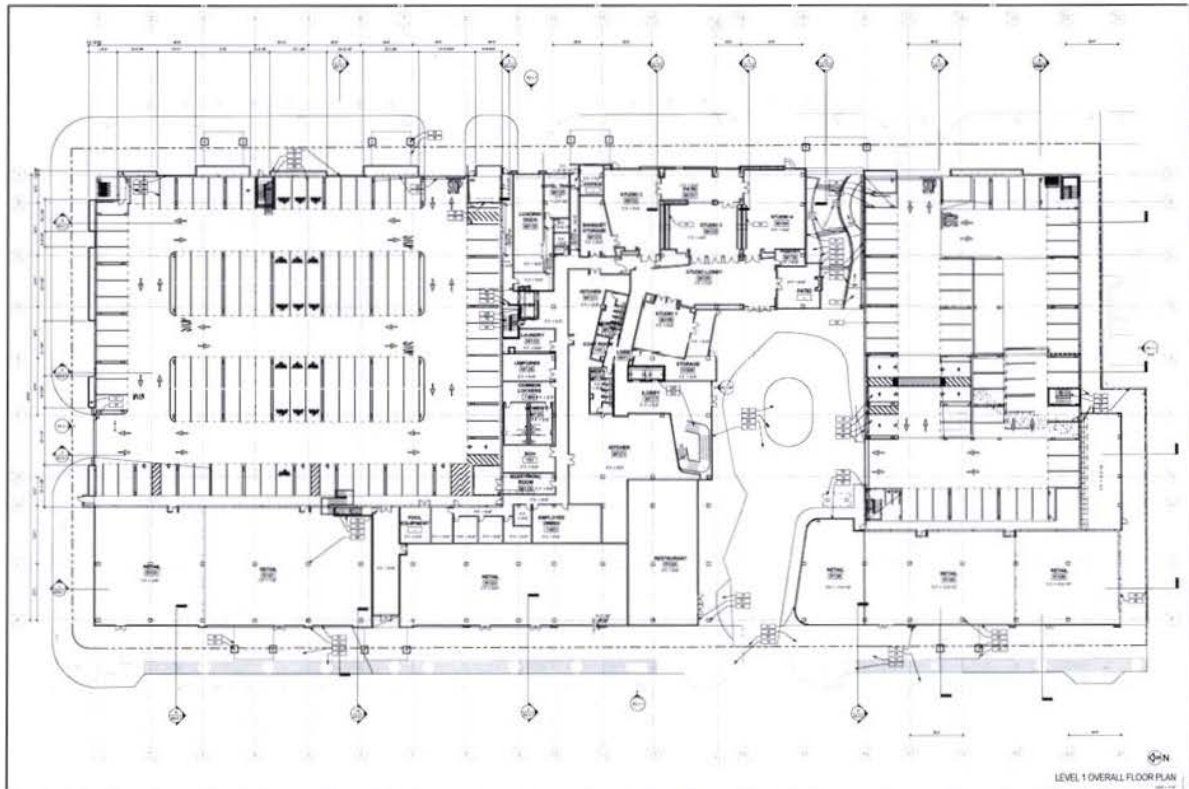
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PS HOTEL
 Planned Development District 24
 2440 N. Main Street
 Palm Springs, CA 92262

CONSULTANT
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LEVEL 1 LOBBY FLOOR
 PLAN

A2.1.M1



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PS HOTEL
 Planned Development District 22K
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LEVEL 1 OVERALL
 FLOOR PLAN

A2.0.1

KEYNOTES		FLOOR PLAN GENERAL NOTES	
1	ALL DIMENSIONS UNLESS OTHERWISE NOTED.	1	ALL DIMENSIONS UNLESS OTHERWISE NOTED.
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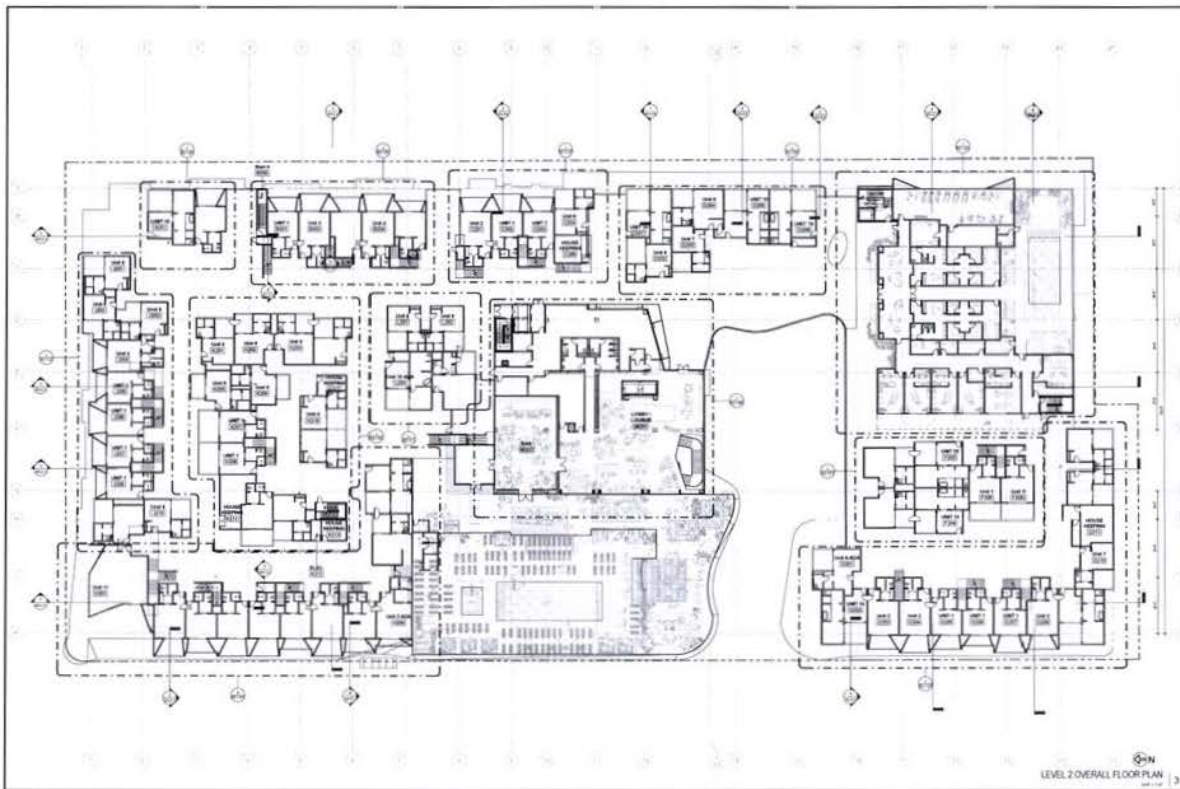
PS HOTEL
 Planned Development District 2R
 1000 E. Sprague Ave.
 Palm Springs, CA 92262

CONSULTANT
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DATE	DESCRIPTION

LEVEL 2 OVERALL
 FLOOR PLAN

A2.0.2

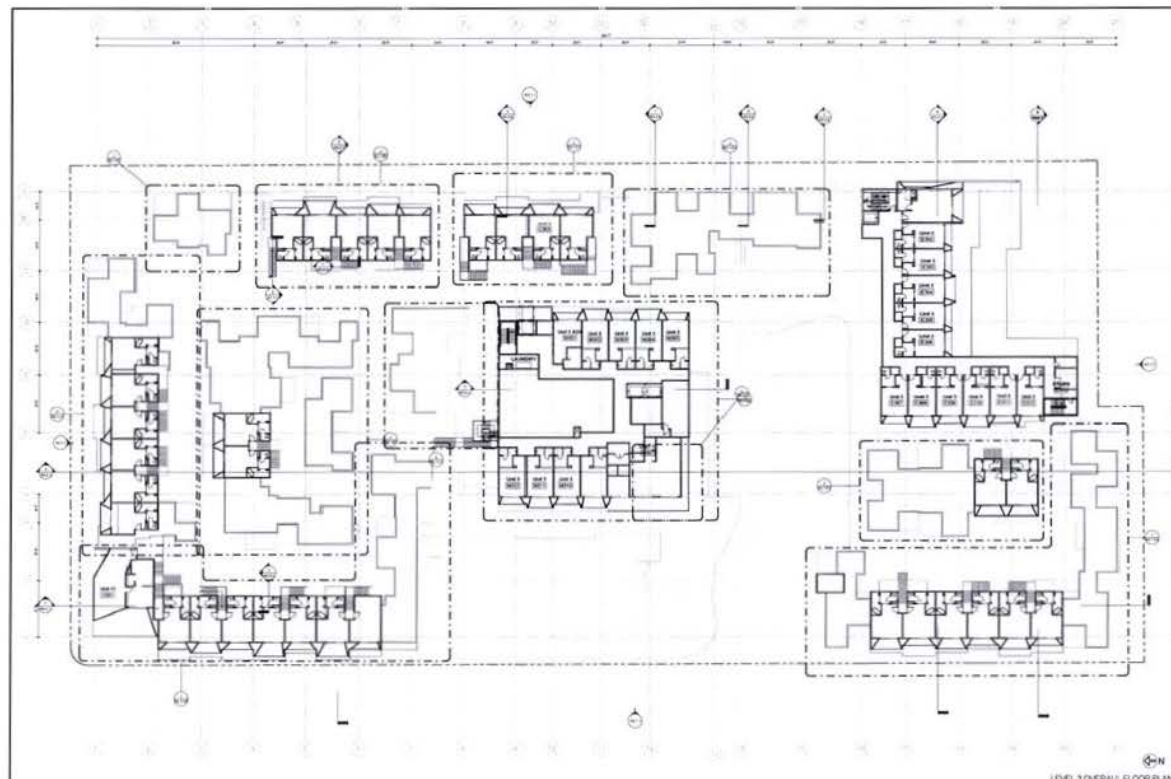


LEVEL 2 OVERALL FLOOR PLAN

2ND LEVEL FLOOR PLAN KEYNOTES

FLOOR PLAN GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PALM SPRINGS ORDINANCES AND THE CALIFORNIA BUILDING CODE.
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SMS
ARCHITECTS
 1500 15th Street
 Suite 1000
 Palm Springs, CA 92262
 Phone: (760) 865-1111
 Fax: (760) 865-1112
 Website: www.smsarchitects.com

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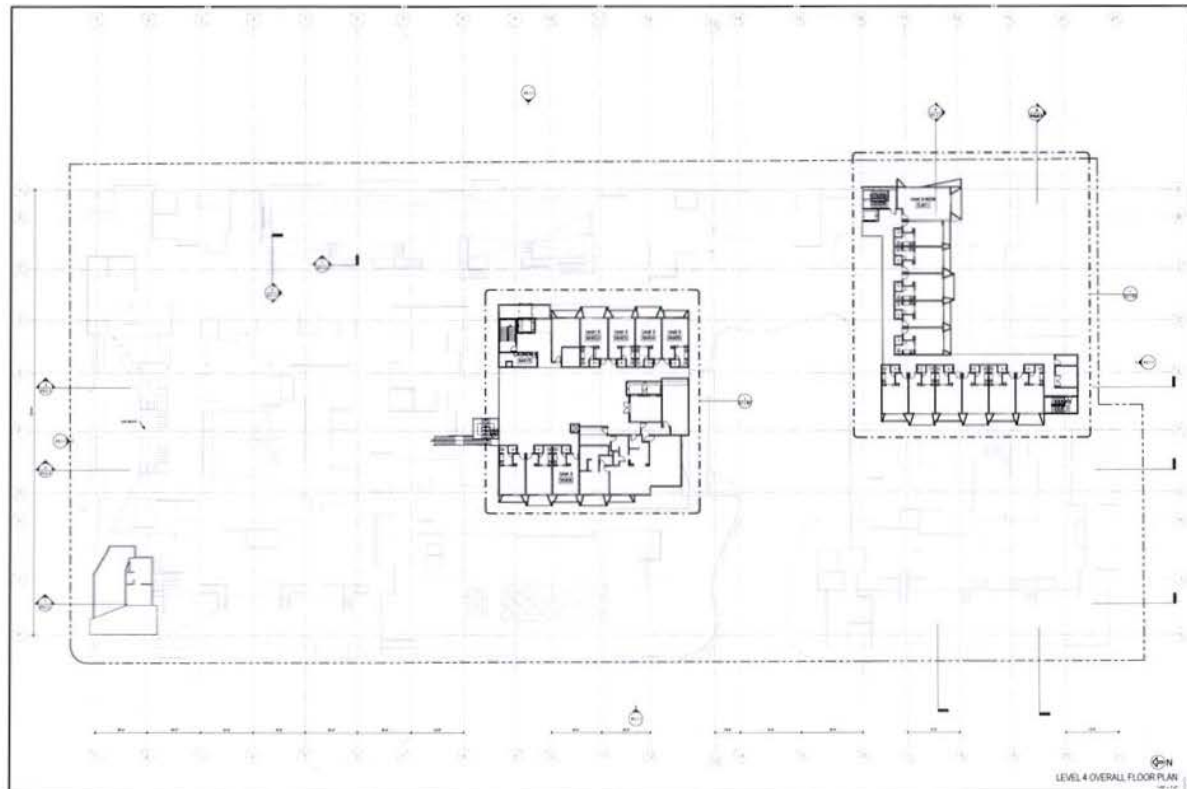
PS HOTEL
 Planned Development District 204
 415 N. Palm Canyon Drive
 Palm Springs, CA 92262

CONSULTANT
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NO.	DATE	DESCRIPTION

LEVEL 3 OVERALL
FLOOR PLAN

A2.0.3



LEVEL 4 OVERALL FLOOR PLAN

SMS ARCHITECTS

100% DD
NOT FOR CONSTRUCTION

PS HOTEL
Palm Beach Lakes, District 20
111 N. Palm Canyon Drive
Palm Springs, CA 92262

CONSULTANT
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LEVEL 4 OVERALL FLOOR PLAN

A2.0.4



PS HOTEL

INDIAN CANYON
 1000 S. RIVER ST. SUITE 100
 PHOENIX, AZ 85024
 TEL: 602.491.1111
 WWW.PSARCHITECTS.COM

- Color and Material Legend**
- 1. LIGHT GRAY CONCRETE
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INDIAN CANYON ELEVATION
 PS ARCHITECTS
 1000 S. RIVER ST. SUITE 100
 PHOENIX, AZ 85024
 TEL: 602.491.1111
 WWW.PSARCHITECTS.COM



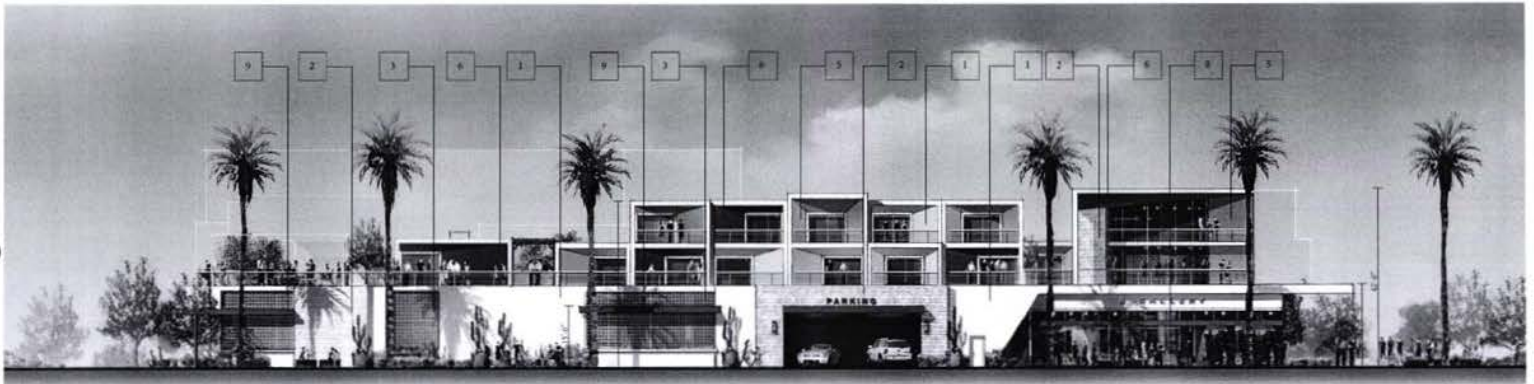
PS HOTEL

Project: PS Hotel
 Location: Palm Canyon Blvd, Las Vegas, NV
 Date: 10/2014

- Color and Material Legend**
- 1. Concrete (Light Gray)
 - 2. Glass (Clear)
 - 3. Steel (Dark Gray)
 - 4. Wood (Light Oak)
 - 5. Brick (Red)
 - 6. Stone (Light Tan)
 - 7. Metal (Brushed Aluminum)
 - 8. Paint (White)
 - 9. Paint (Dark Gray)
 - 10. Paint (Light Blue)

PALM CANYON ELEVATION





Color and Materials Legend

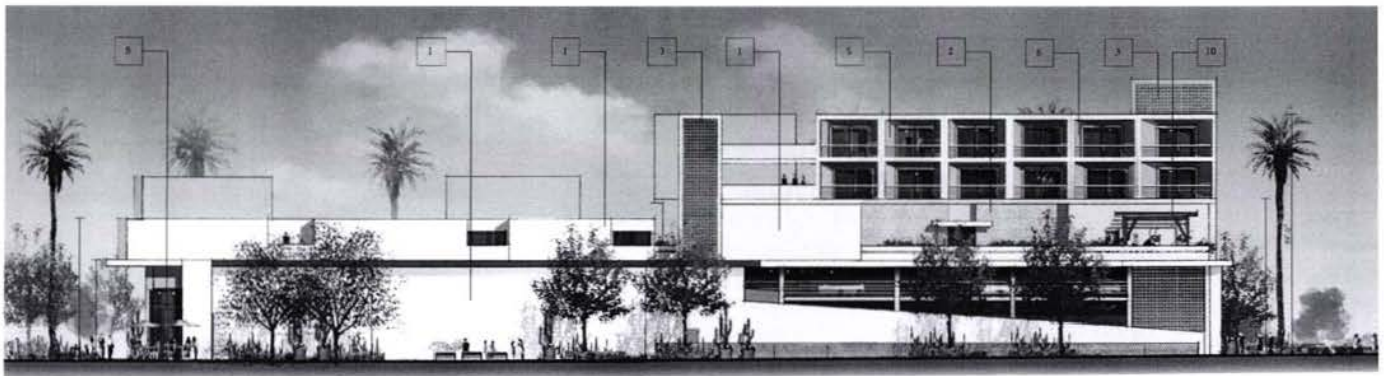
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| 1. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | 5. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | 9. METAL VENEER -
SERRA SPIDER PAPER |
| 2. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | 6. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | 10. METAL VENEER -
SERRA SPIDER PAPER |
| 3. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | 7. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | |
| 4. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | 8. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | |
| 5. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | | |
| 6. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | | |
| 7. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | | |
| 8. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | | |
| 9. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | | |
| 10. EXTERIOR WALL ACCENT COLOR - SMOOTH PALM BEACH
SERRA SPIDER PAPER | | |

PS HOTEL

February 2015
 Planned Development District 204
 414 N. Palm Canyon Drive
 Palm Springs, CA 92262

ALEJO ROAD ELEVATION





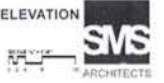
Color and Materials Legend

- | | | |
|---|--|--|
| 1. EXTERIOR WALL, FIELDS COLOR, SMOOTH FINISH
DENSE MEDIUM GRADE | 2. EXTERIOR WALL, ACCENT COLOR, SMOOTH FINISH
DENSE COATED ALUMINUM | 3. METAL CANOPY
DENSE CARBON STEEL |
| 4. EXTERIOR WOOD, COMBINATION STAIN
COMBINATION STAIN FINISH | 5. EXTERIOR WALL, ACCENT COLOR, SMOOTH FINISH
DENSE STONE CLADDING | 6. METAL CANOPY
DENSE CARBON STEEL, VERTICAL SLAT |
| 7. CONCRETE BLOCK, DARK BLACK
FLUSH WITH FINISH | 8. BRICKWORK WITH GATES COLOR
DENSE CONCRETE BRICK | |
| 9. CONCRETE WITH FINE, SAND
MEDIUM GRADE | 10. HORIZONTAL, MILLER ACCENT COLOR
DENSE METAL CLADDING | |

PS HOTEL

February 2015
 Planned Development District 224
 414 N. Palm Canyon Drive
 Palm Springs, CA 92262

ALLEY ROAD ELEVATION





CORNER CONDITION RENDERING AT ALEJO ROAD AND PALM CANYON

PS HOTEL

February 11, 2015

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





PALM CANYON PEDESTRIAN WALK RENDERING- NIGHT SHOT

PS HOTEL

February 11, 2015

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





PALM CANYON PEDESTRIAN WALK RENDERING- DAY SHOT

PS HOTEL

February 11, 2015

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





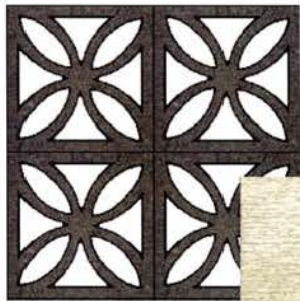
INDIAN CANYON PEDESTRIAN WALK RENDERING- DAY SHOT

PS HOTEL

February 11, 2015

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





3 - DECORATIVE CONCRETE BLOCK



4 - STOREFRONT KAWNEER - NO. 106 LIGHT SATIN



2 - STONE VENEER CORONADO STONE CHISELED LIMESTONE - CREAM



1 - EXTERIOR WALL COLOR DUNN-EDWARDS DE6218 ANTIQUE PAPER

PAINT COLORS
DUNN-EDWARDS



5 - ACCENT COLOR DE6367 COVERED IN PLATINUM



8 - MULLION ACCENT DE5244 MELTED COPPER



6 - ACCENT COLOR DE6362 STORM CLOUD



9 - METAL CANOPIES DE5230 CARROT CAKE



7 - WROUGHT IRON GATES DE6370 CHARCOAL SMUDGE



10 - WOOD CANOPIES DE6070 CHOCOLATE CHUNK



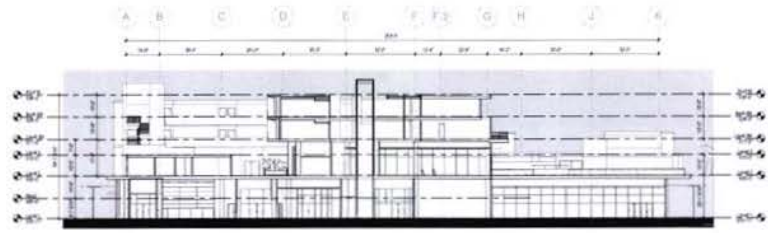
PS HOTEL

02 February, 2015

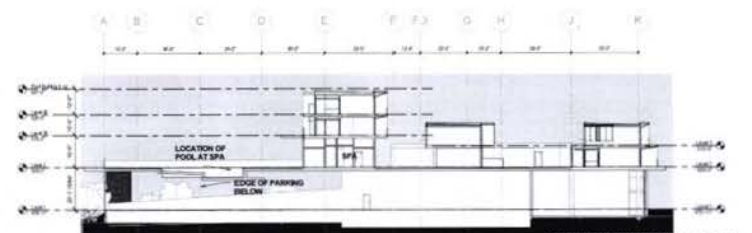
Planned Development District 324
414 N. Palm Canyon Drive
Palm Springs, CA 92262

COLORS/
MATERIALS

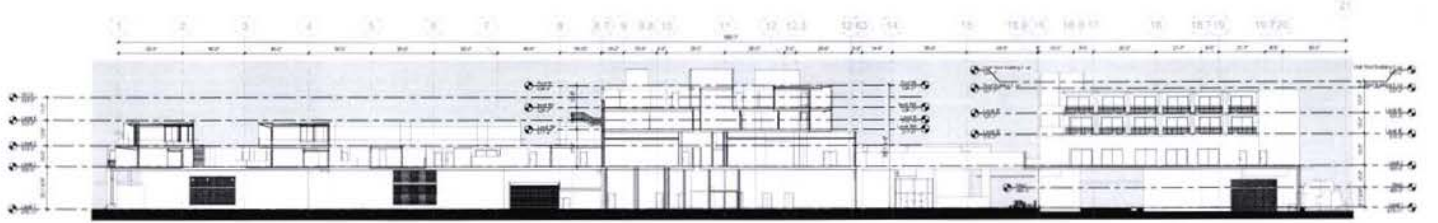




EAST-WEST SECTION
1



EAST WEST SPA BLDG SECTION
2



NORTH-SOUTH SECTION
3

PS HOTEL

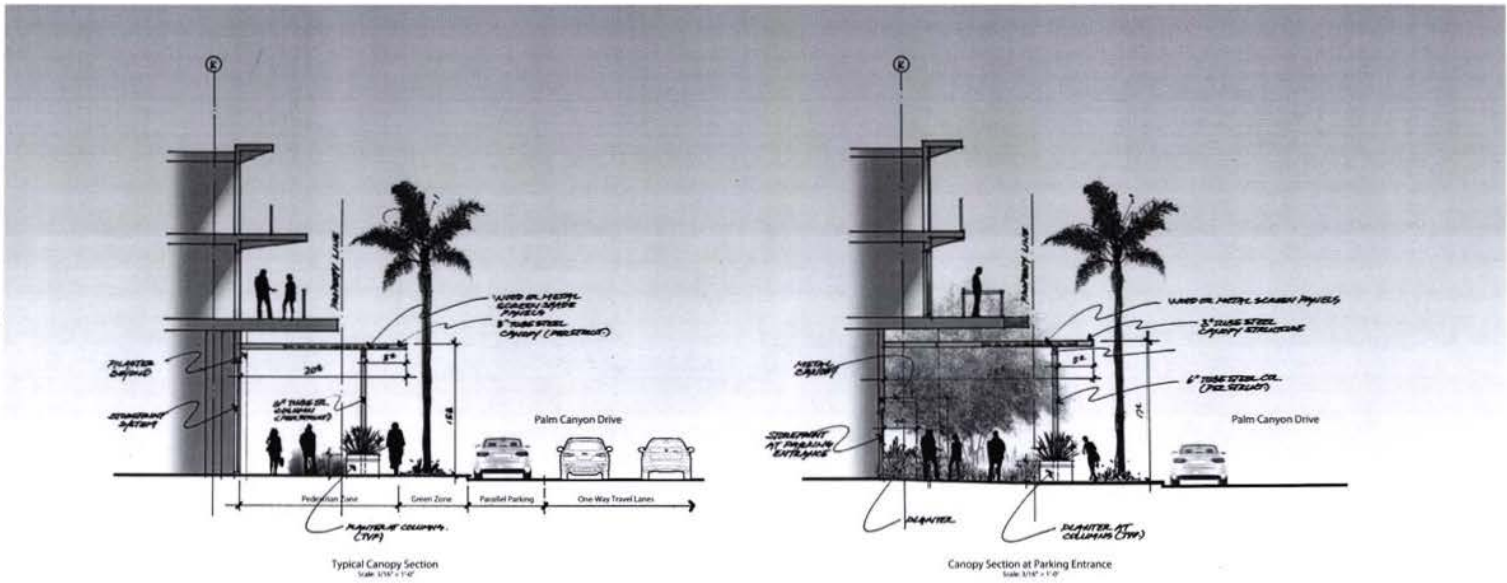
Planned Development District 23A
414 N. Palm Canyon Drive
Palm Springs, CA 92262

BUILDING SECTIONS



RAELCORP
RAEL DEVELOPMENT CORP.
CHAPI CHAPO DESIGN

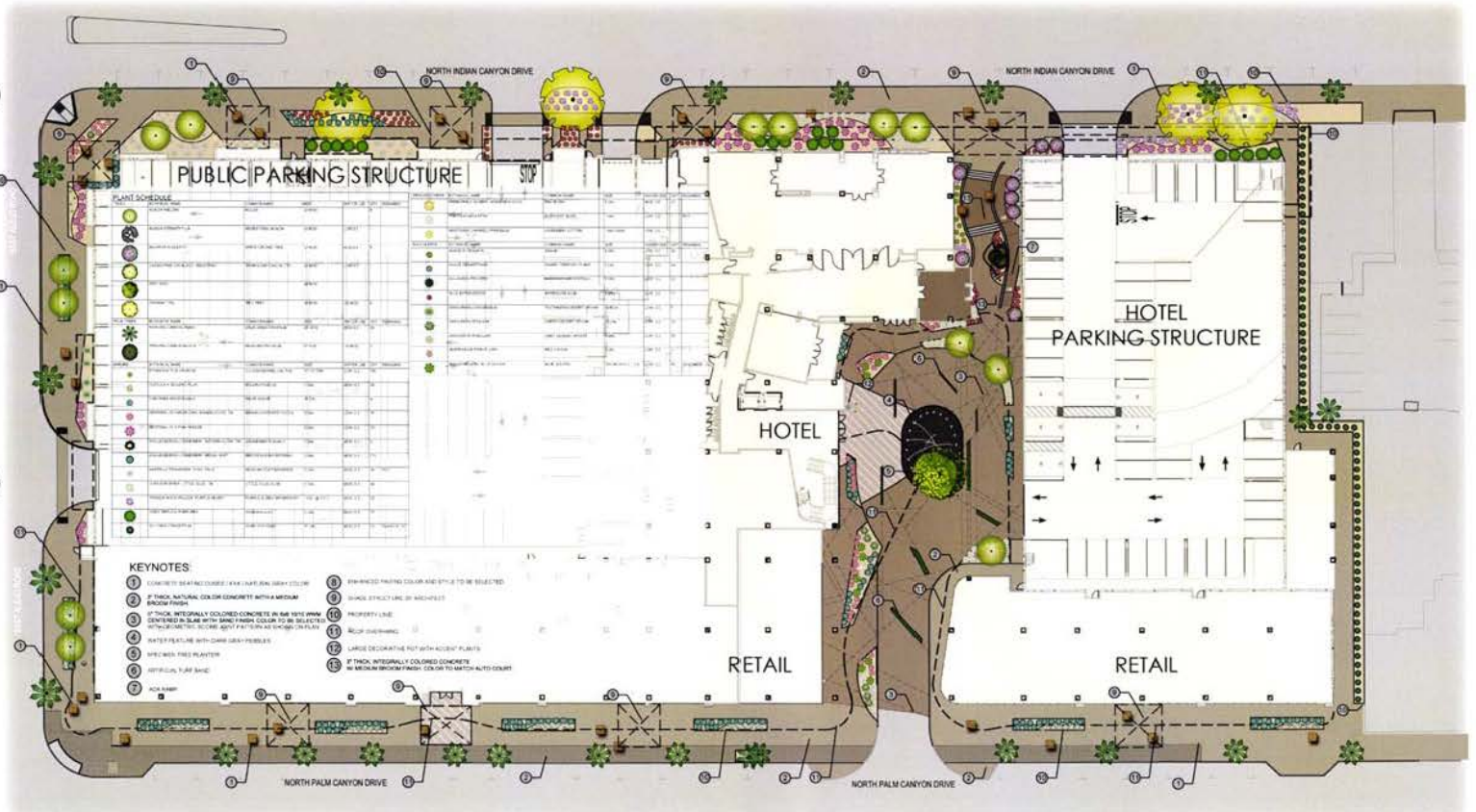




Partial Street Sections

PS HOTEL

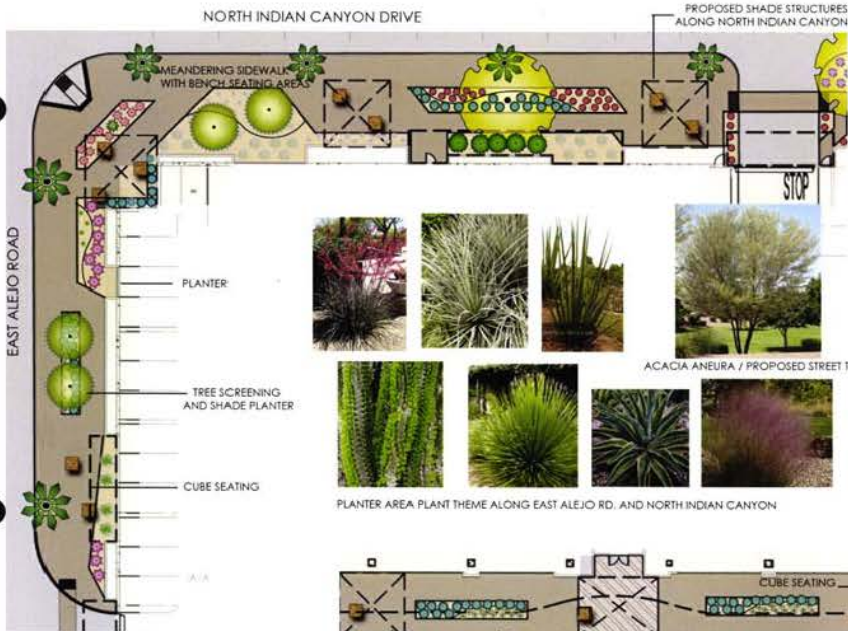




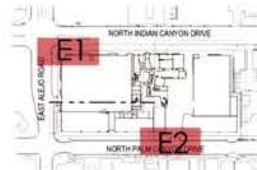
ANAZ RESORT STREET LEVEL LANDSCAPE EXHIBIT



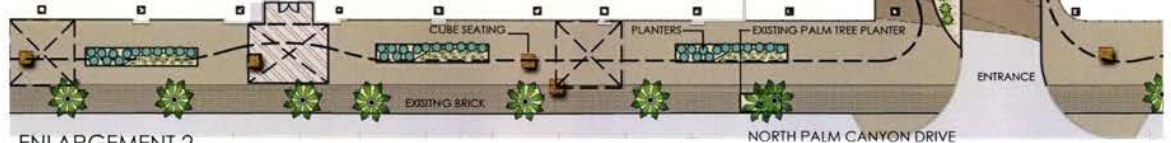
L-5.00



PLANTER AREA PLANT THEME ALONG EAST ALEJO RD. AND NORTH INDIAN CANYON



ENLARGEMENT 1



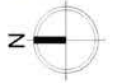
CUBE SEATING OPTIONS

PLANTER AREA PLANT THEME ALONG NORTH PALM CANYON



ANDAZ RESORT

GROUND LEVEL ENLARGEMENT EXHIBIT



L-5.01



THERMALLY TREATED WOOD DECKING



TERAZZO CONCRETE FINISH



SAND FINISH COLORED CONCRETE



GREEN WALL



COBBLE AREAS WITH POTS AND ACCENT PLANTS



LRG. POT WITH OLIVE TREE



SHADE STRUCTURES / LOUNGE AREAS



ANDAZ RESORT

PODIUM LEVEL LANDSCAPE EXHIBIT



L-5.02

NORTH INDIAN CANYON DRIVE



SHADE STRUCTURE / LOUNGING AREAS



THERMALLY TREATED WOOD DECKING TO BE USED UNDER SHADE STRUCTURES AND SURROUNDING AREAS



LARGE POT WITH OLIVE TREE FOR SHADING WALKWAYS AND SEATING AREAS



COBBLE AREAS WITH POTS AND ACCENT PLANTS

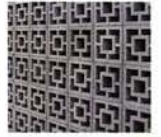


SAND FINISH COLORED CONCRETE PROPOSED FOR MAIN WALKWAY AREAS

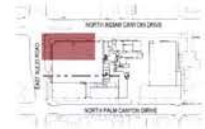
TERRAZZO FINISHED CONCRETE PROPOSED AT ROOM ENTRANCES



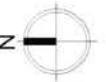
GREEN WALL



OPEN BLOCK SCREEN WALL AT ENTRY AREAS



KEYMAP

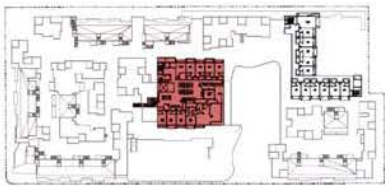


L-5.03



ANDAZ RESORT

PODIUM LEVEL ENLARGEMENT EXHIBIT



KEYMAP



SHADE STRUCTURE / LOUNGING AREAS



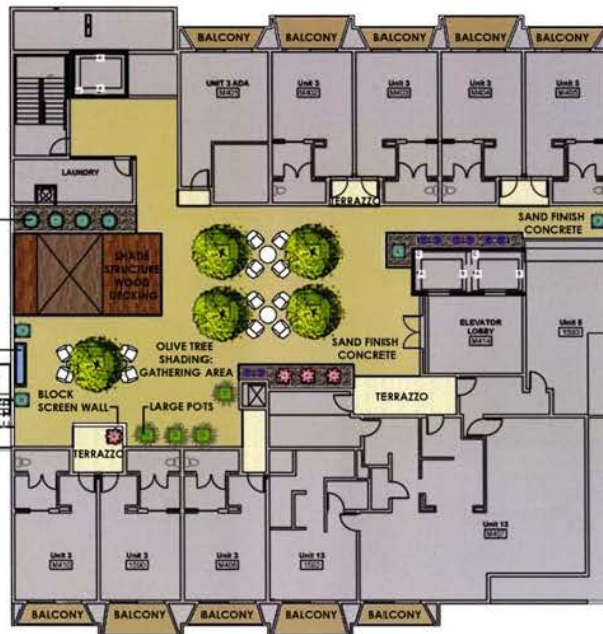
THERMALLY TREATED WOOD DECKING TO BE USED UNDER SHADE STRUCTURES AND SURROUNDING AREAS



LARGE POT WITH OLIVE TREE FOR SHADING WALKWAYS AND SEATING AREAS

POTS IN PEBBLES

WATER WALL



TERRAZZO FINISHED CONCRETE PROPOSED AT ROOM ENTRANCES



SAND FINISH COLORED CONCRETE PROPOSED FOR MAIN WALKWAY AREAS

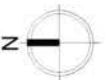


COBBLE AREAS WITH POTS AND ACCENT PLANTS



ANDAZ RESORT

FOURTH FLOOR LANDSCAPE EXHIBIT



L-5.04



LANDSCAPE ARCHITECTS INC.
 1000 N. PALM BLVD. SUITE 200
 PALM BEACH, FLORIDA 33480
 (561) 844-8800
 (800) 776-8888 FAX
 WWW.RGALANDSCAPE.COM

PLANTING PLAN
PS HOTEL
 PALM SPRINGS, CA

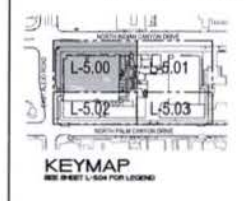
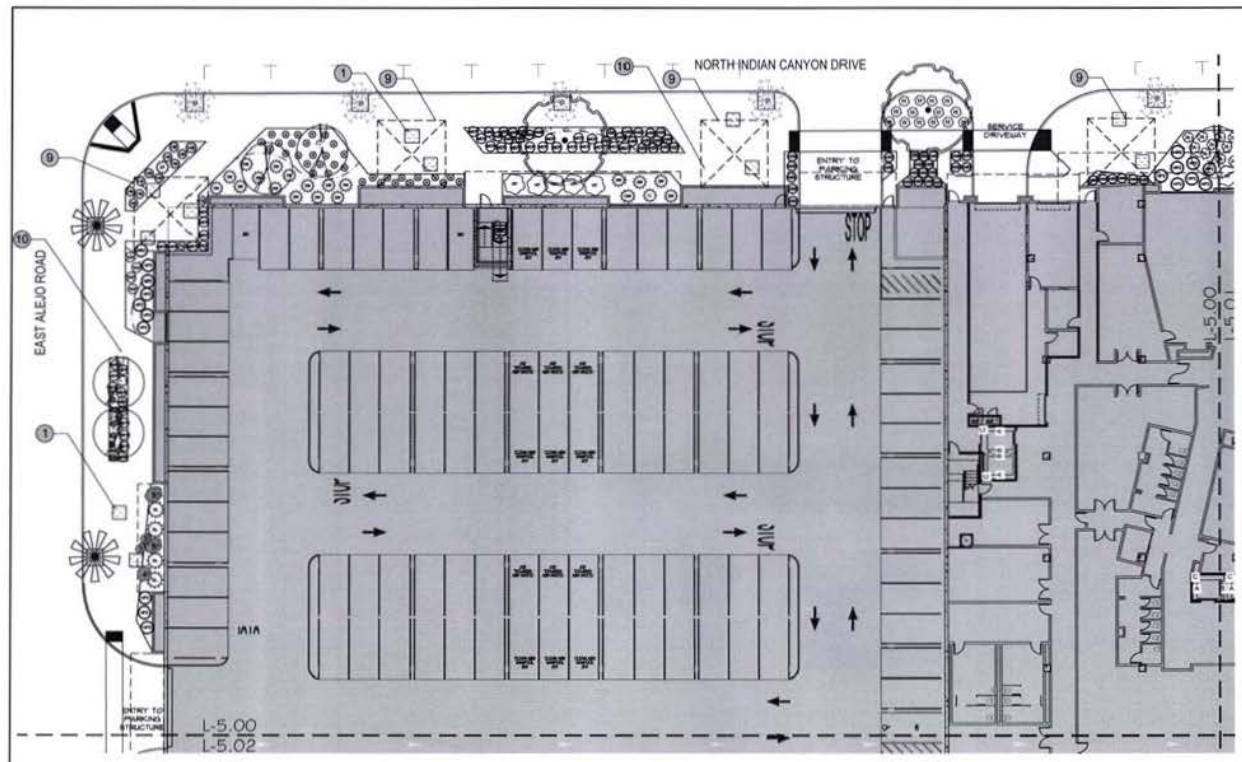
REVISIONS

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PROJECT MANAGER: TM
 DRAWN: CC
 CHECKED: TM
 PROJ. NO: 1444
 DATE: 8/20/16
 SCALE: 1"=40'-0"

DWA LANDSCAPE APPROVAL

SHEET NO: **L-5.00**



- KEYNOTES:**
- 1 CONCRETE SEATING CUBES / 4'x4' / NATURAL GRAY COLOR
 - 2 3/4" THICK NATURAL COLOR CONCRETE WITH A MEDUPT BROOKY FINISH
 - 3 3/4" THICK INTEGRALLY COLORED CONCRETE OF 6M6 MIX SMP CENTERED IN SLAB WITH BAND FINISH COLOR TO BE SELECTED WITH GEOMETRIC SCENE JOINT PATTERN AS SHOWN ON PLAN
 - 4 WATER FEATURE WITH DARK GRAY PEBBLES
 - 5 SPECIEN TREE PLANTER
 - 6 ARTIFICIAL TURF BAND
 - 7 ADA RAMP
 - 8 ENHANCED PAVING COLOR AND STYLE TO BE SELECTED
 - 9 SHADE STRUCTURE BY ARCHITECT
 - 10 PROPERTY LINE
 - 11 ROOF OVERHANG
 - 12 DECORATIVE POT TO BE SELECTED
 - 13 3/4" THICK INTEGRALLY COLORED CONCRETE OF MEDUPT BROOKY FINISH COLOR TO MATCH AUTO COURT

TREE NOTE:
 ALL TREES TO BE SHIELDED FROM BRANCHES WITH NEW BRACING TO MAINTAIN THE EXISTING CANOPY STRUCTURE

NOTE:
 TREES TO BE PLANTED WITHIN THE PROPERTY BOUNDARIES OF THE SITE. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF PALM SPRINGS LANDSCAPE DESIGN MANUAL.



DWA LANDSCAPE APPROVAL



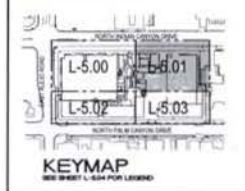
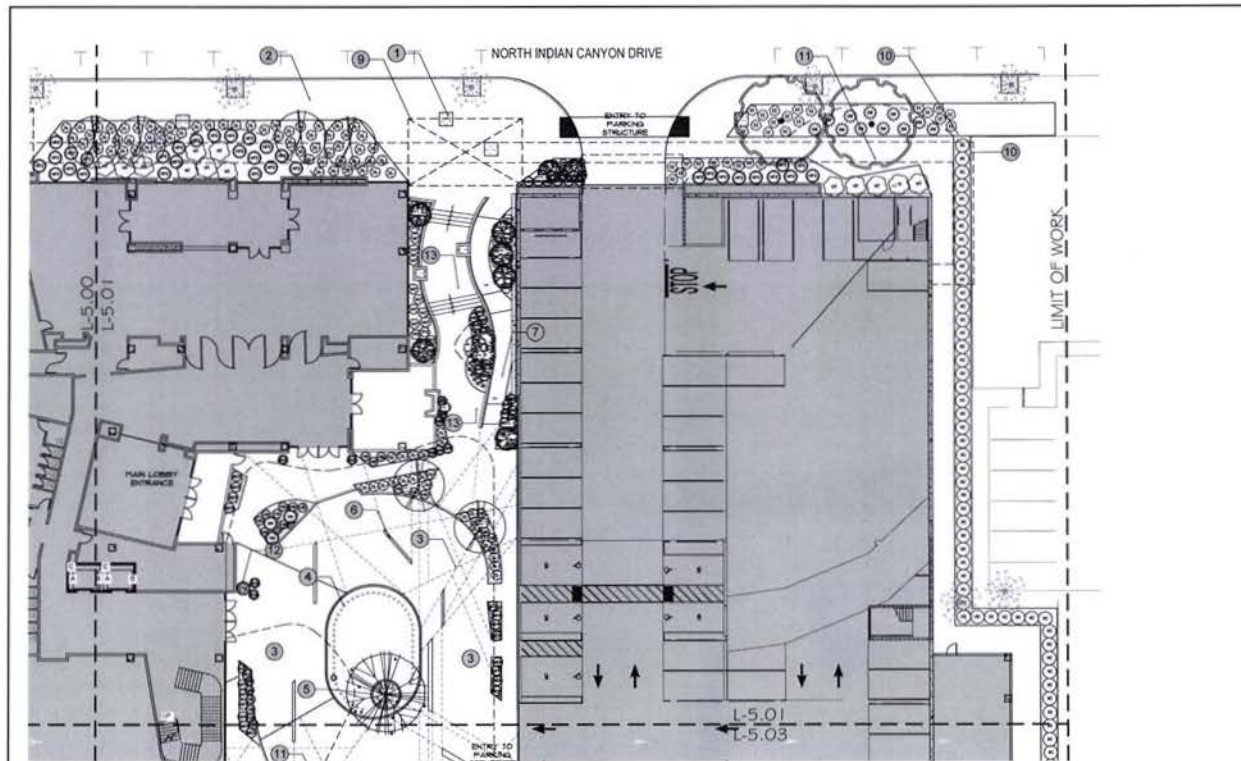
LANDSCAPE ARCHITECTURE INC.
 7000 S. PALM BLVD. SUITE 200
 PALM SPRINGS, CA 92262
 (951) 326-1100
 WWW.RGALANDSCAPE.COM

PLANTING PLAN
PS HOTEL
 PALM SPRINGS, CA

PROJECT NO. 1444
 DATE 2/20/16
 SCALE 1" = 10'-0"
 GRAPHIC SCALE

DWA LANDSCAPE APPROVAL

KEYMAP
 SEE SHEET L-5.04 FOR LEGEND



- KEYNOTES:**
- 1 CONCRETE SEATING CUBES / 4'x4' / NATURAL GRAY COLOR
 - 2 3/4" THICK, NATURAL COLOR CONCRETE WITH A MEDIUM BRICKY FINISH
 - 3 3/4" THICK, INTEGRALLY COLORED CONCRETE w/ 3/8" 10'x10' GPT CENTERED IN SLAB WITH SAND FINISH. COLOR TO BE SELECTED WITH GEOMETRIC SCORE JOINT PATTERN AS SHOWN ON PLAN
 - 4 WATER FEATURE WITH DARK GRAY PEBBLES
 - 5 SPECIEN TREE PLANTER
 - 6 ARTIFICIAL TURF SAND
 - 7 ADA RAFF
 - 8 ENHANCED PAVING COLOR AND STYLE TO BE SELECTED
 - 9 SHADE STRUCTURE BY ARCHITECT
 - 10 PROPERTY LINE
 - 11 ROOF OVERHANG
 - 12 DECORATIVE POT TO BE SELECTED
 - 13 3/4" THICK, INTEGRALLY COLORED CONCRETE w/ MEDIUM BRICKY FINISH. COLOR TO MATCH AUTO GARAGE

TREE NOTE:
 ALL TREES TO BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE TO BE REMOVED AND REPLACED WITH NEW SPECIES TO BE DETERMINED BY ARCHITECT

NOTE:
 THESE PLANT WALLS, BENCHES AND PERENNIAL STRUCTURES OF 48" OR MORE SHALL NOT BE PLANTED WITHIN 10' OF THEM AND 10' CLEARANCE SHALL BE MAINTAINED FROM ALL OTHER PLANTING TO BE INSTALLED FROM THEM



SHEET NO. L-5.01



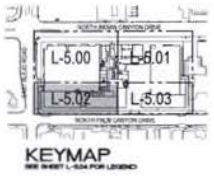
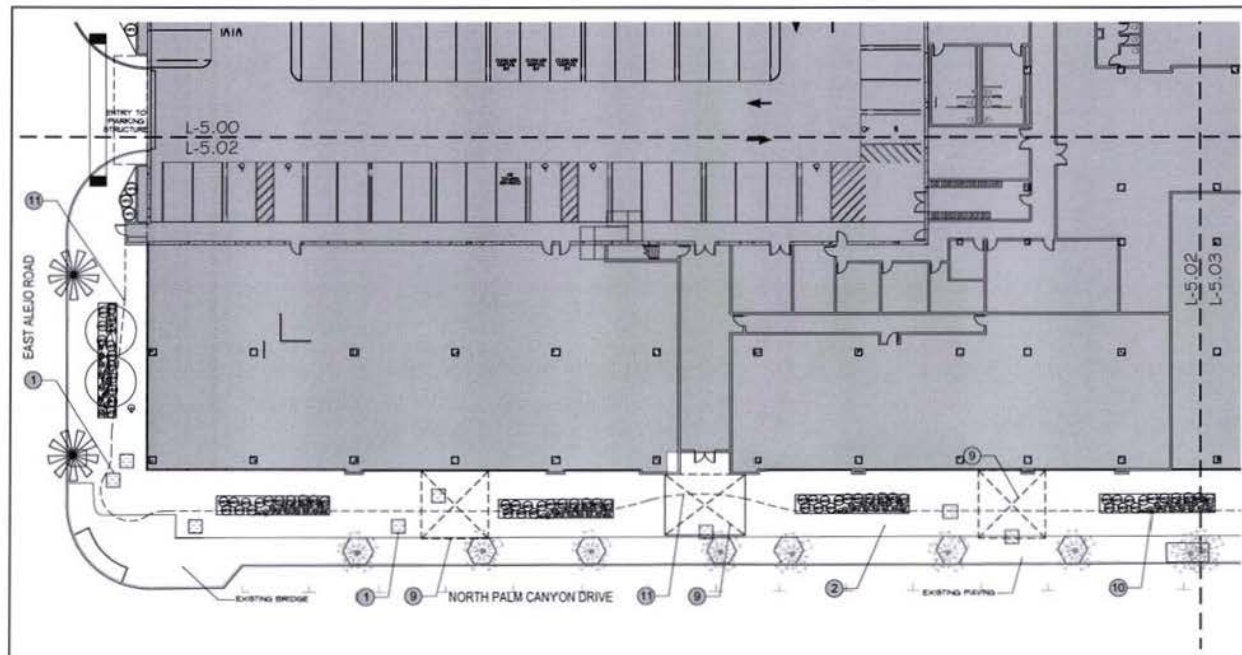
LANDSCAPE ARCHITECTURE INC.
 1000 N. PALM SPRING BLVD.
 PALM SPRING, CA 92534
 (951) 261-8888
 WWW.RGALANDSCAPE.COM

PLANTING PLAN
PS HOTEL
 PALM SPRING, CA

SPECIFICATIONS	
PROJECT	BOOK
PROJECT MANAGER	TM
DESIGNER	OC
CHECKED	TM
PROJ. NO.	1454
DATE	2/20/16
SCALE	1"=10'-0"
REVISIONS	DATE
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REVISIONS
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PROJECT NO.
L-5.02



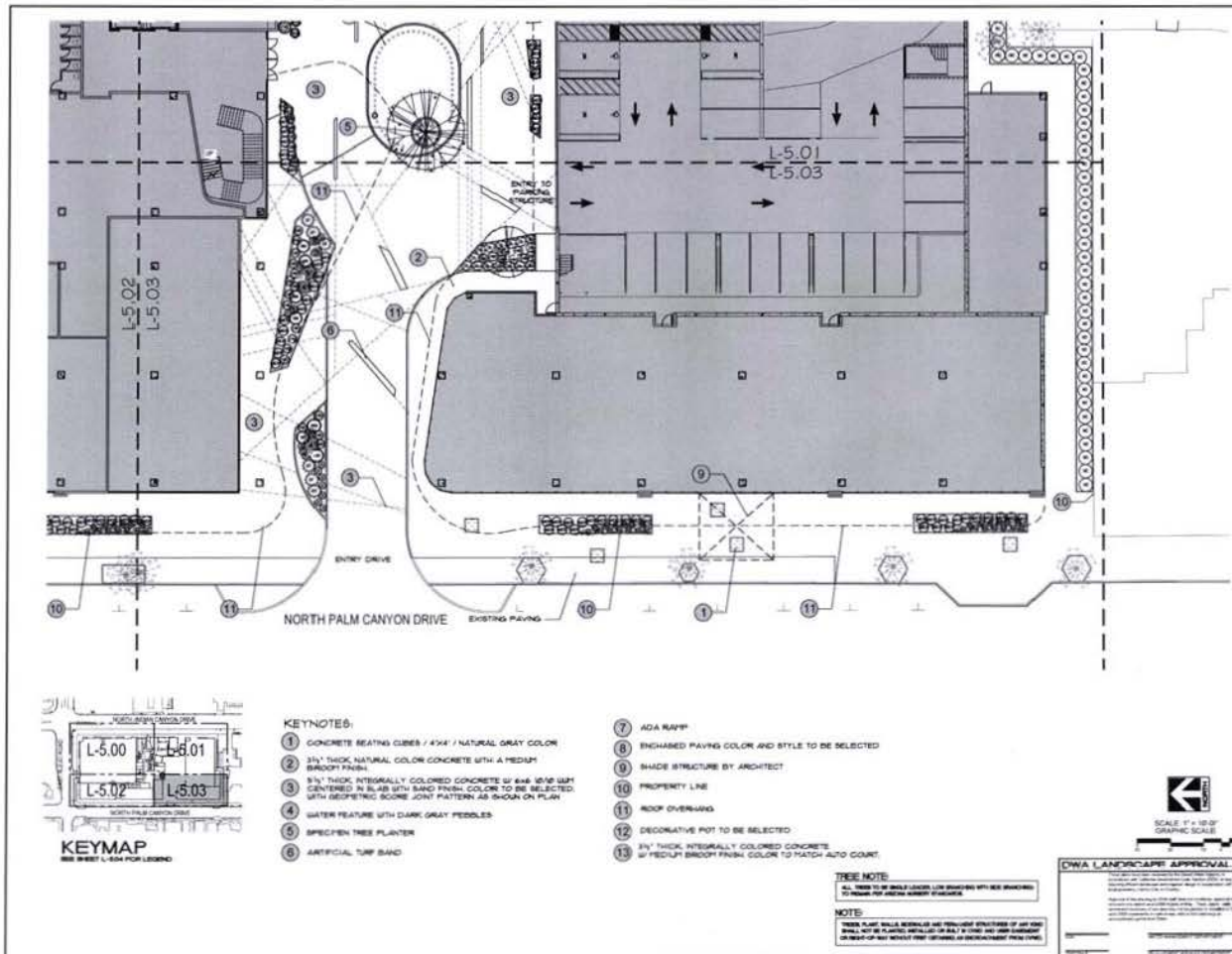
- KEYNOTES:**
- 1 CONCRETE BEATING CURBS / 4"x4" / NATURAL GRAY COLOR
 - 2 3/4" THICK, NATURAL COLOR CONCRETE WITH A MEDIUM BRUSHY FINISH
 - 3 5/8" THICK, INTEGRALLY COLORED CONCRETE w/ 6"x6" REIN. BARS CENTERED IN SLAB WITH SAND FINISH. COLOR TO BE SELECTED w/ 1/4" GEOMETRIC SQUARE JOINT PATTERNS AS SHOWN ON PLAN
 - 4 WATER FEATURE WITH DARK GRAY PEBBLES
 - 5 SPECIES TREE PLANTER
 - 6 ARTIFICIAL TURF BAND
 - 7 ADA RAMP
 - 8 ENGRAVED PAVING COLOR AND STYLE TO BE SELECTED
 - 9 SHADE STRUCTURE BY ARCHITECT
 - 10 PROPERTY LINE
 - 11 ROOF OVERHANG
 - 12 DECORATIVE POT TO BE SELECTED
 - 13 3/4" THICK, INTEGRALLY COLORED CONCRETE w/ MEDIUM BRUSHY FINISH. COLOR TO MATCH AUTO COURT.

TREE NOTE:
 ALL TREES TO BE REPLACED UNDER LUMP SUM CONTRACT WITH NEW SPECIES TO BE DETERMINED BY DESIGNER. SEE SHEET L-5.04 FOR TREE SCHEDULE.

NOTE:
 THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PALM SPRING. ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH THE CITY OF PALM SPRING TREE REMOVAL AND REPLACEMENT POLICY (2014).

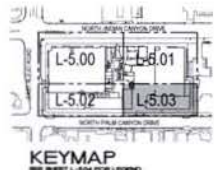
DWA LANDSCAPE APPROVAL
 DWA LANDSCAPE ARCHITECTURE INC.
 1000 N. PALM SPRING BLVD.
 PALM SPRING, CA 92534
 (951) 261-8888
 WWW.RGALANDSCAPE.COM





PLANTING PLAN
PS HOTEL
 PALM SPRINGS, CA

SPECIFICATIONS	
SHEET	BOOK
PROJECT MANAGER	TM
DRAWN	CC
CHECKED	TM
PROJ. NO.	1444
DATE	2/20/16
SCALE	1"=40'-0"
REVISION	REV
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KEYNOTES:

- 1 CONCRETE SEATING CUBES / 4"x4" / NATURAL GRAY COLOR
- 2 3/4" THICK NATURAL COLOR CONCRETE WITH A MEDIUM BRUSHY FINISH
- 3 3/4" THICK INTEGRALLY COLORED CONCRETE OF 64% 1/2" MP CENTERED IN BLUE 50% SAND FINISH COLOR TO BE SELECTED WITH GEOMETRIC SCORE JOINT PATTERN AS SHOWN ON PLAN
- 4 WATER FEATURE WITH DARK GRAY PEBBLES
- 5 SPECIEN TREE PLANTER
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- 10 PROPERTY LINE
- 11 ROOF OVERHANG
- 12 DECORATIVE POT TO BE SELECTED
- 13 3/4" THICK INTEGRALLY COLORED CONCRETE OF MEDIUM BRUSHY FINISH COLOR TO MATCH AUTO COURT

FIELD NOTE:
 ALL NOTES TO BE SHOWN EXCEPT FOR ANY NOTES WITH RED BRACKETING TO INDICATE ANY NOTES TO BE DELETED.

NOTE:
 THESE PLANT WALLS, BENCHES AND STRUCTURES OF ALL KINDS SHALL NOT BE PLANTED UNTIL 90 DAYS IN 2016 AND 90% COMPLETE BY END OF 2017 UNLESS THEY OBTAIN AN EXEMPTION FROM THE CITY.



DWA LANDSCAPE APPROVAL
 DATE: 2/20/16
 PROJECT: PS HOTEL
 SHEET: L-5.03

SHEET NO.
 L-5.03

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	ACACIA ANEURA	MUGGA	24"BOX		13	
	BALMINA ACULEATA	WHITE ORCHID TREE	24"BOX	MOD 0.5	8	
	SPECIMEN		48"BOX		1	
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	20' HTS	MOD 0.5	4	
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8TH 20'	MOD 0.5	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
HP2	HESPERALOE X PINK PARADE		5 GAL	LOW 0.2	41	
NER	MONSIEURIA UNOBERWYERII MIST	RED DEVIL'S SHOESTRING	1 GAL	MOD 0.5	158	
N	MASELLA TENISSIMA PONY TAIL	MEXICAN FEATHERGRASS	5 GAL	MOD 0.5	53	POT
OL	OLEA EUROPAEA LITTLE OLIVE TM	LITTLE OLIVE	5 GAL	MOD 0.5	100	
TP2	TRADESCANTIA PALLIDA PURPLE HEART	PURPLE QUEEN SPIDERWORT	1 GAL @ 3" O.C.	MOD 0.5	25	
VIT	VITEX TRIFLORA PURRUPREA	ARABIAN LEAG	5 GAL	MOD 0.5	26	
XC	XYLISMA CONGESTUM	SHINY XYLISMA	15 GAL	MOD 0.5	85	PLANT 4 OC
ACCENT	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
AAT	AGAVE ATTENUATA	AGAVE	5 GAL	LOW 0.2	9	
ADA	AGAVE DESMETIANA	DWARF CENTURY PLANT	5 GAL	LOW 0.2	33	
AE	AGAVE VICTORIA REGINAE	QUEEN VICTORIA AGAVE	5 GAL	LOW 0.2	144	
ABB	ALOE BARBADENSIS	BARBADOS ALOE	5 GAL	LOW 0.2	38	
DT	DASYLIRION CONOIDEUM	TOOTHLESS DESERT SPOON	2"BOX	LOW 0.2	4	
DT	DASYLIRION TEXANUM	GREEN DESERT SPOON	15 GAL	LOW 0.2	7	
DW	DASYLIRION WHEELFRI	GREY DESERT SPOON	5 GAL	LOW 0.2	38	
FM	FURCRAEA MACDOUGALLII	FALSE AGAVE	15 GAL		2	
HB	HESPERALOE PARVIFLORA BRACKLEIGHTS TM	BRACKLEIGHTS RED YUCCA	5 GAL	LOW 0.2	60	
NN	NOLINA NELSONI BLUE NOLINA	BLUE NOLINA	TRUNK HTS 3' TO 6'	LOW 0.2	10	SPECIMEN
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
F	FESTUCA AMETHYSTINA	BLUE FESCUE	1 GAL	MOD 0.5	29	
GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
EMS	EREMOPHILA GLABRA MINGE-NEIF GOLF	EMU BUSH	5 GAL	MOD 0.5	81	
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
AP	ALLUAUDA PROCERA	MADAGASCAR OCTOTILLO	5 GAL	LOW 0.2	1	

- HEADER: 4" STEEL HEADER COLOR TAN
- BOLDERS: WASHED GRAY GRANITE/ SIZE RANGE 2'-8" / SEE PLAN FOR QUANTITY AND LOCATION
- COBBLES: SIZE 2'-8". COLOR MEXICAN BEACH MIX. COVER AREA COMPLETELY. SEE PLAN FOR LOCATION
- DECOMPOSED GRANITE 3/8" FINISH WITH FINES - 2" DEPTH AFTER COMPACTION, SETTLED AND COMPACTED. COLOR TO BE BRISTOLITE. TO BE PLACED IN ALL PLANTER AREAS EXCEPT COBBLE AREAS.

PLANT NOTES

- PLANT QUANTITY:** List is provided for the convenience of the contractor/client and is not intended for accurate bidding purposes.
- PLANT ALLOWANCE:** The contractor shall provide \$1,000 to be used for additional plant material not indicated on the legend which may be deemed necessary by the landscape architect and approved by the owner's representative. Such plant material will be specified and field located by the landscape architect. If this allowance is not used, or is only partially used, the unused portion shall be credited to the owner.
- LANDSCAPE ARCHITECT:** Shall field review all plant locations prior to planting. Plants shall be placed in their intended locations while still in their containers/boxes.
- UNIT PRICES:** Landscape Contractor shall furnish unit prices for all plant material and irrigation material when submitting the bid to the owner.
- WARNING:** Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape Contractor, please contact the Agricultural Commissioner for approval. Plant material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's Office.
- Mounding:** All mounding indicated on this planting plan shall be considered decorative, and is not intended to be a part of the site drainage system. All mounding shall be installed so that the base of the mound is a minimum of 18 inches from curb or a minimum of 3 feet from any walls and building. Mounding slopes shall not be steeper than 3:1.



PLANTING PLAN
PS HOTEL
 PALM SPRINGS, CA

PROJECT MANAGER	TM
CHECKED BY	MM
PROJECT NO.	1644
DATE	2/20/18
SCALE	1"=10'-0"
REVISIONS	



TREE NOTE:
 ALL TREES TO BE BRUSH TRIMMED LOW BRANCHING WITH SIDE BRANCHING TO REMAIN FOR AVICOLA NESTING SITES.

NOTE:
 TREES PLANT WALLS, BRUSHED AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CURB AND SIDE WALKS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT FROM CDD.

DWA LANDSCAPE APPROVAL

THIS PLAN HAS BEEN REVIEWED BY DWA LANDSCAPE ARCHITECTS, INC. AND APPROVED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

PROJECT NO. **L-504**

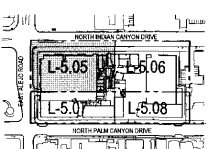
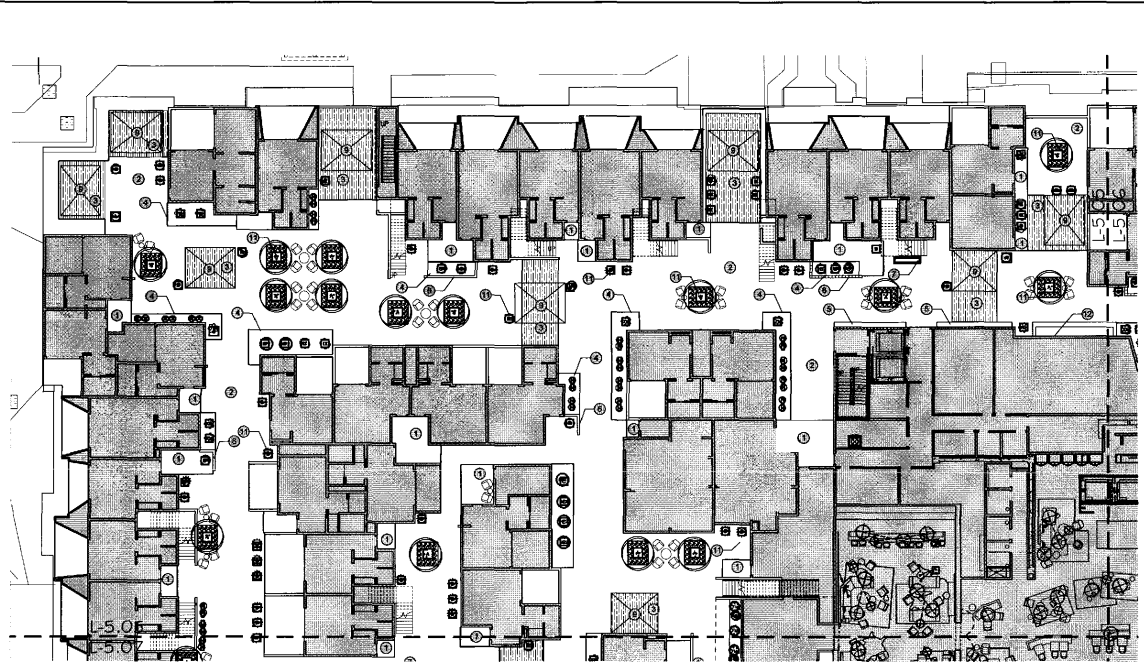


PLANTING PLAN
PS HOTEL
 PALM SPRINGS, CA

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER: TM
DESIGNER: CO
CHECKED: TM
PROJ. NO.: 1444
DATE: 2/20/16
SCALE: 1" = 30'-0"



KEYMAP
 SHEET L-5.05 LOCATIONS

POT SCHEDULE

POT (A) THREE POT OLIVE TREE WITH ANJALI STYLE - AGADIRAN / BIRD / 36X36 COLOR - WHITE	POT (B) FREE STANDING POT, LARGE ACCENT PLANTS STYLE - WARE / BIRD / 36X36 COLOR - WHITE	POT (C) CORNICE AREA SQUARE POT, ACCENT PLANTS STYLE - JARA / 36X36 COLOR - SILVER	POT (D) RECTANGLE POT, TALL ACCENT PLANTS WITH ANJALI STYLE - JARA / 36X36 COLOR - SILVER AND WHITE
ALL POT NOT IN FEMALE AREAS TO HAVE SAUCERS			
POTS BY TOWNSEND, SITE ADDRESS 10980 WILSON AVENUE, PALM SPRINGS, CA 92262			

POT PLANT LEGEND

POT (A) THREE POT OLIVE TREE IN CENTER OF POT WITH SAUCER FRONT AND ENJOYER BLUE OASE TWO EACH AT BASE	POT (B) FREE STANDING POT, LARGE ACCENT PLANTS POTOLINI TREES TO HAVE SAUCER FRONT AND ENJOYER BLUE OASE ONE EACH AT BASE	POT (C) CORNICE AREA SQUARE POT, ACCENT PLANTS ONE EACH PER POT	POT (D) RECTANGLE POT, TO HAVE PERICA BLUE FENCE AND NARVALA TRIANGULAR PEPPER GRASS
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NOTE:
 SEE SHEET L-5.06 FOR PLANT LEGEND,
 POT SCHEDULE, AND POT PLANT LEGEND

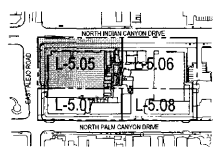
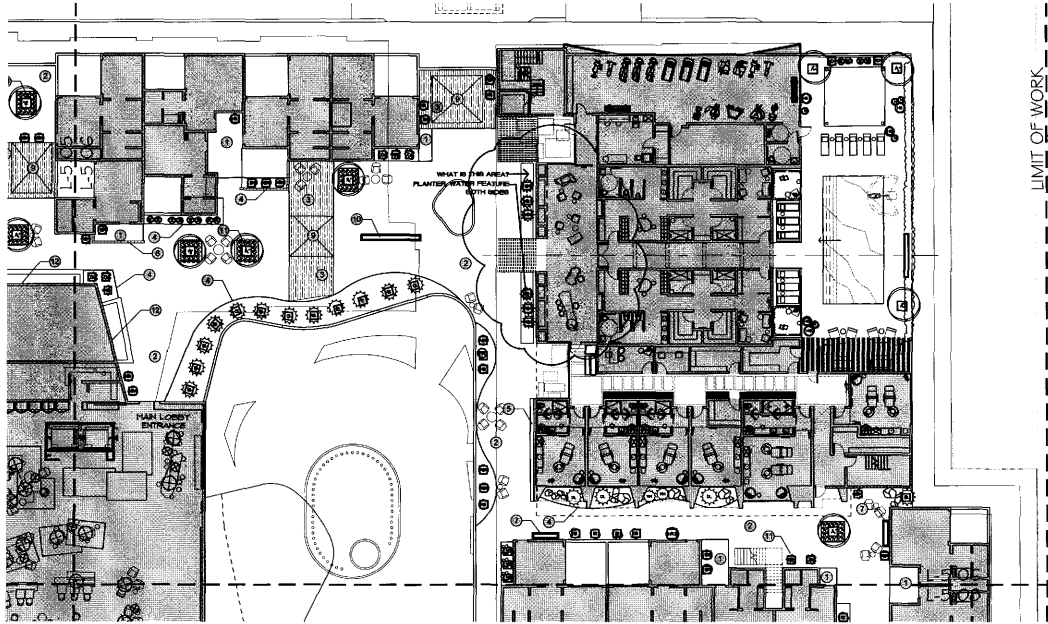
DWA LANDSCAPE APPROVAL

SCALE: 1" = 30'-0"
 GRAPHIC SCALE

DWA LANDSCAPE APPROVAL

THIS SHEET HAS BEEN APPROVED BY DWA LANDSCAPE ARCHITECTURE, INC. AS A PROFESSIONAL LANDSCAPE ARCHITECTURE PLAN. THE APPROVAL IS LIMITED TO THE PROJECT AND SITE SHOWN HEREON AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE APPROVAL IS VOID IF THE PROJECT IS MODIFIED OR THE SITE IS CHANGED WITHOUT THE WRITTEN CONSENT OF DWA LANDSCAPE ARCHITECTURE, INC.

SHEET NO.: L-5.05



KEYMAP
SHEET L-5.06 LOBBY

POT SCHEDULE		POT PLANT LEGEND	
POT (A)	THREE POT, ONE TREE WITH ANNUAL STYLE: SQUARE / SIZE: 36"X36" COLOR: WHITE	POT (A)	THREE POT, ONE OLIVE TREE IN CENTER OF POT WITH JACQUINTE TOWER AND EVOLVING BLUE GLAZE NO SOFT AT BASE
POT (B)	THREE SPACED POT, LARGE ACCENT PLANTS STYLE: SQUARE / SIZE: 36"X36" COLOR: WHITE	POT (B)	THREE SPACED POT, LARGE ACCENT PLANTS BUT WITH HONEYCOMB AND EVOLVING BLUE GLAZE ONE SOFT AT BASE
POT (C)	CORNER AREA SQUARE POT, ACCENT PLANTS STYLE: SQUARE / SIZE: 36"X36" COLOR: SILVER	POT (C)	CORNER AREA SQUARE POT, ACCENT PLANTS ONE EACH PER POT
POT (D)	RECTANGULAR POT, TALL ACCENT PLANTS WITH ANNUALS STYLE: RECTANGULAR / SIZE: 36"X48" COLOR: SILVER AND WHITE	POT (D)	RECTANGULAR POT, TO HAVE RESUCA BLUE PERICE AND MARILLA MEXICAN FEATHER GRASS
ALL POTS NOT IN POSSIBLE AREAS TO HAVE RAKEERS			
POTS BY TOWER, ONE 6"X36" TOWER, ONE 6"X36"X36" / 36"X48"X36"			

NOTE:
SEE SHEET L-5.05 FOR PLANT LEGEND,
FOR ROSEDALE, AND POT PLANT LEGEND



DWA LANDSCAPE APPROVAL
DATE: 11/15/2016
PROJECT: PS HOTEL
SHEET: L-5.06

RG
LANDSCAPE ARCHITECTS INC.
1001 N. SAND STREET
PALM SPRINGS, CA 92260
951-798-8888
WWW.RG-LA.COM

PLANTING PLAN

PS HOTEL
PALM SPRINGS, CA

SPECIFICATIONS

SHEET BOOK

PROJECT MANAGER: TM

DRAWN: CC

CHECKED: TM

PROJ. NO: 1444

DATE: 2/20/16

SCALE:

REVISIONS

NO.	DATE	BY	DESCRIPTION

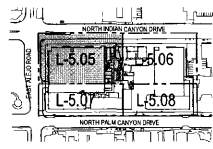
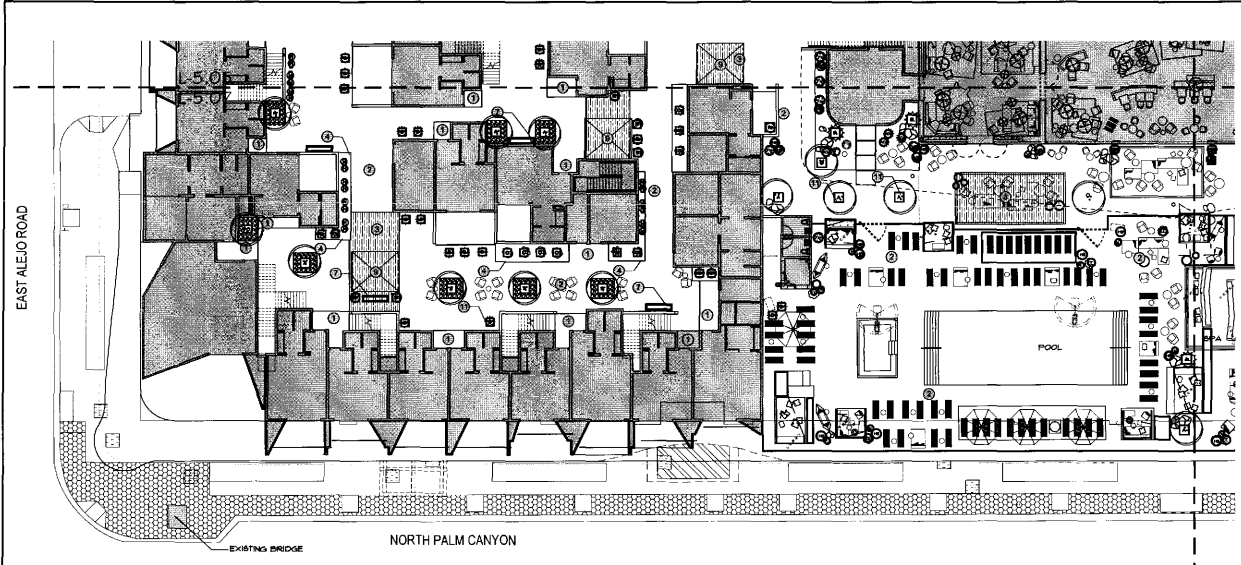
SHEET NO:
L-5.06



LAKEVIEW ARCHITECTS INC.
 700 N. FERRY, SUITE 201
 PALM BEACH, CALIFORNIA
 33480
 (561) 833-8888
 WWW.RGALANDSCAPE.COM

PLANTING PLAN
PS HOTEL
 PALM SPRINGS, CA

SPECIFICATIONS		
SHEET	BOOK	
PROJECT MANAGER	TM	
DRAWN	CC	
CHECKED	TM	
PROJ. NO.	1444	
DATE	2/20/19	
SCALE	1"=10'-0"	
REVISIONS		
NO.	DATE	DESCRIPTION
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SHEET NO.		
L-5.07		



KEYMAP
 SHEET L-508 LEGENDS

POT SCHEDULE

POT (A) TREE POT, OLIVE TREE WITH ANVIL STYLE: AQUARIUM / SIZE: 30"X30" COLOR: BRN
POT (B) TREE POT, LARGO ACCENT PLANTS STYLE: LARGO / SIZE: 30"X30" COLOR: BRN
POT (C) CORNER AREA SQUARE POT, ACCENT PLANTS STYLE: / SIZE: 30"X30" COLOR: SILVER
POT (D) RECTANGLE POT, TALL ACCENT PLANTS WITH ANVIL STYLE: / SIZE: 30"X30" COLOR: SILVER AND BRN

ALL POTS NOT IN PERMISSIBLE AREAS TO HAVE BALCONES
 POTS BY TOURSOL, 4745 SOMERSET
 TOURSOLARCHITECTURE.COM / 951.442.2282

POT PLANT LEGEND

POT (A) TREE POT, ONE OLIVE TREE IN CENTER OF POT WITH BRUNNIA TOURNAMENT AND EVOLVUS BLUE EAST TWO EACH AT CORNER
POT (B) TREE POT, LARGO ACCENT PLANTS WITH ANVIL TO CORNER ONE EACH AT CORNER AND 2 POLYAR BLUE CHAIR ONE EACH AT CORNER
POT (C) CORNER AREA SQUARE POT, ACCENT PLANTS ONE EACH PER POT
POT (D) RECTANGLE POT, TO HAVE PEROGIA 'SILVER PEARL' AND HAMBELLA 'TRINIDAD WEATHER GRASS'

NOTE:
 SEE SHEET L-508 FOR PLANT LEGENDS,
 POT SCHEDULE, AND POT PLANT LEGEND

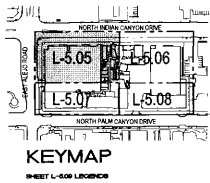
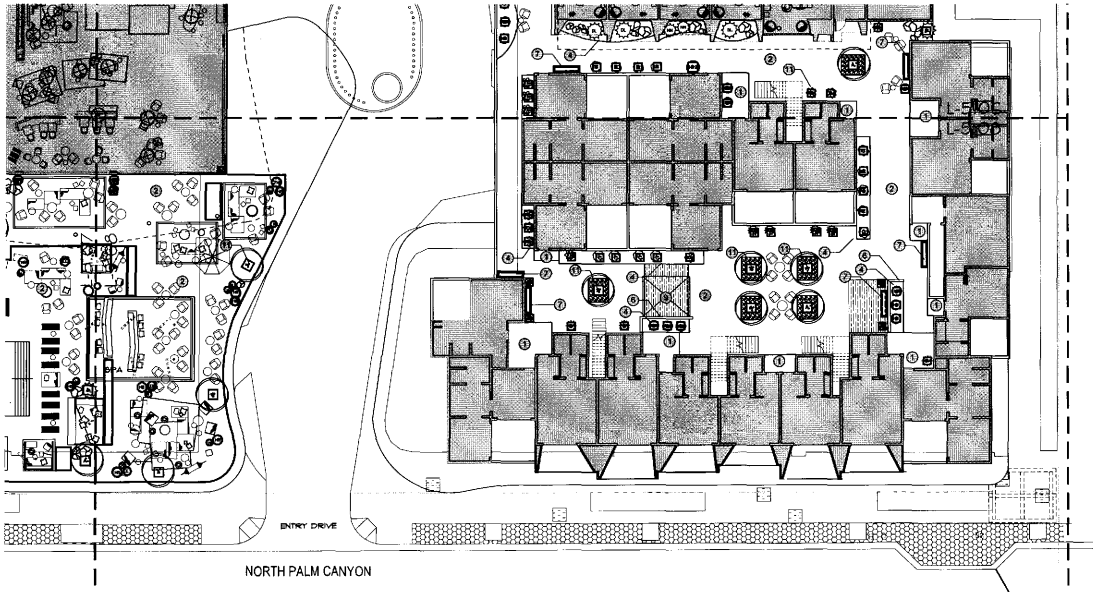
DWA LANDSCAPE APPROVAL

SCALE: 1" = 10'-0"
 GRAPHIC SCALE

DATE: 2/20/19

BY: [Signature]

TITLE: [Signature]



POT SCHEDULE

POT (A) TREE POT, OLIVE TREE WITH AREAL STYLE 1/ ACCENT PLANT 1/ SEE: 1A33A COLOR: WHITE	POT (B) TREE POT, ONE OLIVE TREE IN CENTER OF POT WITH PALM TREE AND EVOLVER BLUE DASE TOP EACH PLANT
POT (C) TREE STANDING POT, LARGE ACCENT PLANTS STYLE: VASEL'S RISE, MESA COLOR: WHITE	POT (D) TREE STANDING POT, LARGE ACCENT PLANTS POTS WITH HEMLOCK TO HANG BACOPA MONSIEUR AND EVOLVER BLUE DASE ONE EACH PLANT
POT (E) CORNER AREA SQUARE POT, ACCENT PLANTS STYLE: 1/ SEE: 1A33A COLOR: WHITE	POT (F) CORNER AREA SQUARE POT, ACCENT PLANTS ONE EACH POT
POT (G) RECTANGULAR POT, TALL ACCENT PLANTS WITH AREAL STYLE: 1/ SEE: 1A33A COLOR: WHITE AND WHITE	POT (H) RECTANGULAR POT, TO HAVE PERILLA BLUE PEROLE AND HANDELIA TROUSSEI PLANTS
ALL POTS NOT IN PERSHLE AREAS TO HAVE SADDLES	
POTS BY TORRESOL SITE LEASING TORRESOL@TORRESOL.COM / 800-542-2282	

POT PLANT LEGEND

POT (A) TREE POT, OLIVE TREE WITH AREAL STYLE 1/ ACCENT PLANT 1/ SEE: 1A33A COLOR: WHITE	POT (B) TREE POT, ONE OLIVE TREE IN CENTER OF POT WITH PALM TREE AND EVOLVER BLUE DASE TOP EACH PLANT
POT (C) TREE STANDING POT, LARGE ACCENT PLANTS STYLE: VASEL'S RISE, MESA COLOR: WHITE	POT (D) TREE STANDING POT, LARGE ACCENT PLANTS POTS WITH HEMLOCK TO HANG BACOPA MONSIEUR AND EVOLVER BLUE DASE ONE EACH PLANT
POT (E) CORNER AREA SQUARE POT, ACCENT PLANTS STYLE: 1/ SEE: 1A33A COLOR: WHITE	POT (F) CORNER AREA SQUARE POT, ACCENT PLANTS ONE EACH POT
POT (G) RECTANGULAR POT, TALL ACCENT PLANTS WITH AREAL STYLE: 1/ SEE: 1A33A COLOR: WHITE AND WHITE	POT (H) RECTANGULAR POT, TO HAVE PERILLA BLUE PEROLE AND HANDELIA TROUSSEI PLANTS

NOTE
SEE SHEET L-5.08 FOR PLANT LISTING
FOR SYMBOLS AND POT PLANT SIZES



DWA LANDSCAPE APPROVAL
This plan was prepared by the Designer/Preparer (D/P) and is subject to the approval of the Designer/Preparer. It is not to be used for construction without the approval of the Designer/Preparer. The Designer/Preparer is not responsible for any errors or omissions in this plan. The Designer/Preparer is not responsible for any changes to this plan after it has been approved. The Designer/Preparer is not responsible for any changes to this plan after it has been approved. The Designer/Preparer is not responsible for any changes to this plan after it has been approved.



PLANTING PLAN
PS HOTEL
PALM SPRINGS, CA

SPECIFICATIONS

SHEET	BOOK
PROJECT MANAGER: TM	
DRAWN: CO	
CHECKED: TM	
PROJ. NO: 1444	
DATE: 2/20/16	
SCALE: 1"=100'	
REVISIONS	DATE
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SHEET NO:
L-5.08



LANDSCAPE ARCHITECTS INC.
7000 N. PALM BLVD. #100
PALM SPRINGS, CA 92262
951-791-0000
951-791-0001
951-791-0002

PLANTING PLAN
PS HOTEL
PALM SPRINGS, CA

PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
1	OLEA EUROPAEA FRUITLESS	FRUITLESS OLIVE	48"BOX	MOD 0.5	48	POT
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
EE	EREMOPHILA HYGROPHANA	BLUE BELL	5 GAL	LOW 0.2	34	
ACCENT	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
ADA	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	LOW 0.2	52	
ABB	ALOE BARBADENSIS	BARBADOS ALOE	5 GAL	LOW 0.2	8	
DL	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	15 GAL 24"BOX	LOW 0.2	20	
FM	FURCRAEA MACDOUGALII	FALSE AGAVE	15 GAL	LOW 0.2	40	
HBI	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL	LOW 0.2	77	
HPI	HESPERALOE 'X' FINE FANOE'	GIANT HESPERALOE	5 GAL	LOW 0.2	18	
NN	NOLINA NELSONI 'BLUE NOLINA'	BLUE NOLINA	TRUNK HTS 3' TO 6'	LOW 0.2	3	SPECIMEN
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
BM	BACOPA MONNERSI	HEARD OF GRACE	1 GAL	MOD 0.5	1	
EB	EVOLUULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	1 GAL	MOD 0.5	1	
F	FESTUCA AMETHYSTINA	BLUE FESCUE	1 GAL	MOD 0.5	18	
N	NASSELLA TENISSIMA 'POKY TAILS'	MEXICAN FEATHERGRASS	1 GAL	MOD 0.5	84	POT

- COBBLE: SIZE 2'-8", COLOR MEXICAN BEACH MIX. COVER AREA COMPLETELY. SEE PLAN FOR LOCATIONS
- BOULDER: WASHED GRAY GRANITE/ SIZE RANGE 7'-5" / SEE PLAN FOR QUANTITY AND LOCATIONS

PLANT NOTES

- PLANT QUANTITY:** List is provided for the convenience of the contractor and is not intended for accurate bidding purposes.
- PLANT ALLOWANCE:** The contractor shall provide \$1,000 to be used for additional plant material not indicated on the legend which may be deemed necessary by the landscape architect and approved by the owner's representative. Such plant material will be specified and field located by the landscape architect. If this allowance is not used, or is only partially used, the unused portion shall be credited to the owner.
- LANDSCAPE ARCHITECT:** Shall field review all plant locations prior to planting. Plants shall be placed in their intended location while still in their containers/pots.
- UNIT PRICES:** Landscape Contractor shall furnish unit prices for all plant material and irrigation material when submitting his bid to the owner.
- WARNING:** Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape Contractor, please contact the Agricultural Commissioner for approval. Plant material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's Office.

KEYNOTES:

1. DRIVE AREAS TO BE ENHANCED CONCRETE / TERRAZZO
2. MAIN WALKWAY AND PATIO AREAS TO BE HARD FINISHED COLORED CONCRETE
3. FLOORING UNDER BRACE STRUCTURES TO BE INTERNALLY TREATED WOOD DECKING
4. FENCE & PLANTER AREAS TO BE MEXICAN BEACH PINKS, PIG WHITE, BLACK, AND RUFF.
5. GREEN WALL SYSTEM BY: TOURNEAU, SITE 6030A
6. SCREEN WALLS TO BE OPEN BLOCK. SEE PLANS
7. WALL POINTERS TO BE SELECTED
8. SITE FURNITURE BY: ANTEOR DESIGNER
9. FENCE BRACE STRUCTURES BY LANDSCAPE ARCHITECT
10. REFLECTIVE POND
11. POTS: SEE POT LEGEND AND PLANT LEGEND
12. STONE WATER FALL BY ARCHITECT

POT SCHEDULE

POT (A) TREE POT: OLIVE TREE WITH ANNUAL SPITS - 10"DIAMETER / 18" - 24"HIGH COLOR: WHITE	POT (B) TREE STANDARDS POTS: LARGES ACCENT PLANTS SPITS: 18" - 24" DIAMETER / 18" - 24" HIGH COLOR: WHITE
POT (C) CORNUS ALBA BALSAM: POTS: ACCENT PLANTS SPITS: 18" - 24" DIAMETER / 18" - 24" HIGH COLOR: SILVER	POT (D) RECTANGULAR POTS: TALL ACCENT PLANTS WITH ANNUALS SPITS: 18" - 24" DIAMETER / 18" - 24" HIGH COLOR: SILVER AND WHITE
ALL POTS NOT IN PENCIL ARE TO HAVE SAUCERS	
POTS BY: TOURNEAU, SITE 6030A / 951-791-0000	

POT PLANT LEGEND

POT (A) TREE POT: ONE OLIVE TREE IN CENTER OF POT SPITS: BACOPA MONNERSI AND EVOLUULUS TYLE DAZE NO BUSH AT BASE	POT (B) TREE STANDARDS POTS: LARGES ACCENT PLANTS POTS WITH SAUCERS TO HAVE BACOPA MONNERSI AND EVOLUULUS TYLE DAZE ONE BUSH AT BASE
POT (C) CORNUS ALBA BALSAM: POTS: ACCENT PLANTS ONE BUSH PER POT	POT (D) RECTANGULAR POTS: TO HAVE BACOPA MONNERSI AND VARELLA MEXICAN FEATHER GRASS



SCALE: 1" = 10'-0"
GRAPHIC SCALE

DWA LANDSCAPE APPROVAL

DATE: _____

DESIGNER: _____

DATE: _____

DESIGNER: _____

SPECIFICATIONS

SHEET BOOK

PROJECT MANAGER: TM

DRAWN: CC

CHECKED: TM

PROJ. NO: 1464

DATE: 2/20/16

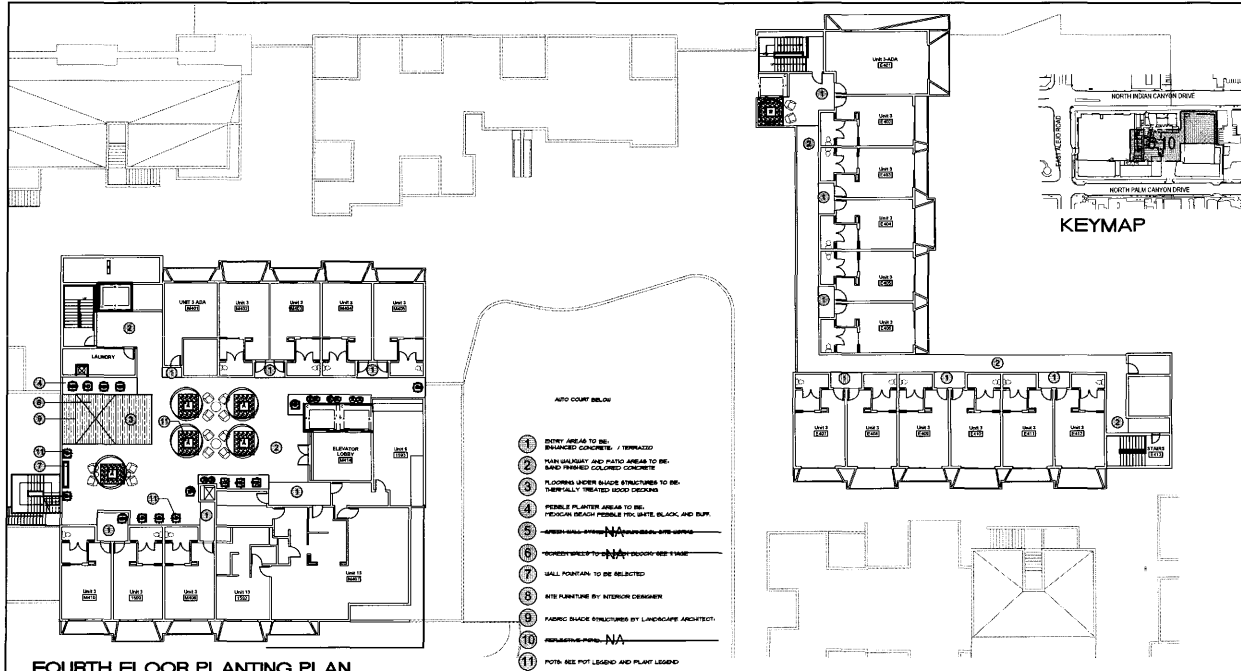
SCALE: NTS

REVISIONS: NT

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SHEET NO: L-5.09

SPECIFICATIONS	
SHEET	BOOK III
PROJECT MANAGER: TM	
DRAWN: CC	
CHECKED: TM	
PROJ. NO: 1444	
DATE: 2/20/18	
SCALE: T-107-07	
REVISIONS:	
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FOURTH FLOOR PLANTING PLAN

- AFO COURT BELOW
- 1 BENT AREAS TO BE FINISHED CONCRETE / TERRAZZO
 - 2 MAIN BALCONY AND PATIO AREAS TO BE BOND FINISHED COLORED CONCRETE
 - 3 FLOORING UNDER GLASS STRUCTURES TO BE THERMALLY TREATED GOOD DECKING
 - 4 PEBBLE PLANTER AREAS TO BE FINISHED READY TO GO WHITE, BLACK, AND BLUE
 - 5 FINISHES TO BE FINISHED WITH STAINLESS STEEL
 - 6 FLOORING TO BE FINISHED WITH STAINLESS STEEL
 - 7 WALL FINISHES TO BE SELECTED
 - 8 SITE FURNITURE BY ARCHITECT DESIGNER
 - 9 FABRIC GLASS STRUCTURES BY LANDSCAPE ARCHITECT
 - 10 FINISHES TO BE FINISHED WITH STAINLESS STEEL
 - 11 POTS SEE POT LEGEND AND PLANT LEGEND

PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
V	OLEA EUROPAEA FRUITLESS	FRUITLESS OLIVE	48" BOX	MOD 0.5	6	POT
ACCENT	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
ADA	ADAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	LOW 0.2	5	
FM	FURCRAEA MACDOUGALI	FALSE AGAVE	15 GAL	LOW 0.2	3	
HB	HESPERALOE PARVIFLORA BRAKELIGHTS TM	BRAKELIGHTS RED YUCCA	5 GAL	LOW 0.2	8	
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
BM	BADOPA MONNIERI	HERB OF GRACE	1 GAL		1	
EB	EVOLVULUS GLOMERATUS BLUE DAZE	BRAZILIAN DWARF MORNING GLORY	1 GAL	MOD 0.5	1	
F	FESTUCA AMETHYSTINA	BLUE FESCUE	1 GAL	MOD 0.5	1	
N	NASSELLA TENUISSIMA PONY TAILS	MEXICAN FEATHERGRASS	1 GAL	MOD 0.5	9	POT

COBBLE: SIZE 2"-8", COLOR MEXICAN BEACH MIX COVER AREA COMPLETELY. SEE PLAN FOR LOCATIONS

POT SCHEDULE		POT PLANT LEGEND	
POT (A) TREE POT: ONE TREE PER ANNUAL STYLE - ADDITIONAL / SIZE: 30" DIA COLOR: WHITE	POT (A) TREE POT: ONE OLIVE TREE IN CENTER OF POT WITH BACOPA MONNIERI AND EVOLVUS BLUE DAZE THE REST AT EDGE	POT (B) TREE STANDING POT: LARGE ACCENT PLANTS POTS WITH BACOPA MONNIERI TO USE BACOPA MONNIERI AND EVOLVUS BLUE DAZE ONE EACH AT EDGE	POT (C) CORNER AREA SQUARE POT: ACCENT PLANTS ONE EACH PER POT
POT (B) TREE STANDING POT: LARGE ACCENT PLANTS STYLE - SAME BY ARCHITECT DESIGNER COLOR: WHITE	POT (C) CORNER AREA SQUARE POT: ACCENT PLANTS STYLE - SAME BY ARCHITECT DESIGNER COLOR: SILVER AND WHITE	POT (D) RECTANGLE POT: TALL ACCENT PLANTS WITH ANNUALS STYLE - SAME BY ARCHITECT DESIGNER COLOR: SILVER AND WHITE	POT (D) RECTANGLE POT: TO HAVE HERBICIDE BLUE FESCUE AND NASSELLA TENUISSIMA FEATHER GRASS
ALL POTS NOT IN PEBBLE AREAS TO HAVE SAUCERS			
POTS BY TOWNSEND, SITE NUMBER TOWNSEND/TECHNOLOGY/1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100			

SCALE 1" = 10'-0"
 GRAPHIC SCALE

DWA LANDSCAPE APPROVAL

DATE: 2/20/18

BY: [Signature]