



PLANNING COMMISSION STAFF REPORT

DATE: November ¹⁸ 12, 2015

SUBJECT: WOODBRIDGE PACIFIC GROUP ON BEHALF OF PALM CANYON 65, LLC FOR THE DEMOLITION OF AN EXISTING COMMERCIAL SITE TO CONSTRUCT A MIXED-USE PROJECT ON 12.4-ACRES CONSISTING OF (60) SINGLE-FAMILY RESIDENCES ON LOTS AVERAGING 5,136-SQUARE FEET IN SIZE, (20) MULTI-FAMILY RESIDENTIAL CONDOMINIUMS AND APPROXIMATELY 17,872-SQUARE FEET OF COMMERCIAL SPACE LOCATED AT 777 SOUTH PALM CANYON DRIVE (CASE NOS. 5.1378 PD-379, ZC 3.3876 MAJ AND TTM 36914).

FROM: Department of Planning Services

SUMMARY

The Planning Commission will review the following applications related to the 12.4-acre site:

- A Planned Development district (PD) in-lieu of zone change to establish the project site plan, permitted uses and development standards. The PD proposes razing the existing commercial site to construct:
 - 60 one- and two-story single-family residences ranging in size from 2,179-square feet to 2,574-square feet on lots averaging 5,136-square feet in size;
 - Four three-story, mixed-use buildings fronting Palm Canyon Drive consisting of 17,872-square feet of commercial on the ground floor and 20 multi-family residential condominium units on the second and third floors;
 - Private streets and common open space, including one dedicated lot for a joint-use pool area.
- Major Architectural Application to review the proposed architectural designs. Final Development Plans will be submitted at a later time.
- A Tentative Tract Map (TTM) to subdivide the roughly 12.38-acres into 60 individual lots, a condominium map for the multi-family-residential units and parcels for common areas and streets.

RECOMMENDATION:

Hear presentation on proposal and provide comments to applicant without taking formal action until project is scheduled for review at future public hearing.

ISSUES:

1. The project is inconsistent with General Plan Policy prohibiting gated communities.
2. Limited amount of landscaped open space (24% of overall project).
3. Internal private streets are 33ft wide and less than required by General Plan.
4. Sidewalks are not part of internal circulation network.
5. Single-family residential (SFR) is prohibited within the R-3 zones – Applicant proposes change of zone to allow SFR within PD.

BACKGROUND:

The project is comprised of five parcels totaling roughly 12.38 gross acres in size and bounded by South Palm Canyon Drive to the east, the (abandoned) "Mac Magruder" automobile dealership to the south, Belardo Road to the west and the Tahquitz Creek (waterway) to the north. The former "Rock Garden Café" site (built 1989) is located at the northeast corner of the project site and will be razed as part of this project. The remaining parcels are vacant and contain numerous boulders as a part of the Tahquitz Canyon alluvial fan.

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
Aug. 10, 2015	<p>The Architectural Advisory Committee (AAC) tabled the project with the following comments and recommendations:</p> <ol style="list-style-type: none">1. Project design at rear (Belardo) and Tahquitz Creek side is important. Greater setback and design attention should be considered for the architecture along the Tahquitz Creek. Consider using fence instead of wall along Creek and orienting roof deck toward open space. Avoid blank elevations and walls facing Creek.2. Trail improvement excellent opportunity for public benefit. Connectivity important and would like to see exhibit showing how project relates to its surroundings (i.e. trail and bike system, crosswalks, Cameron project, etc.).3. Provide clarification on live/work building materials. Enhance north side architecture. Provide 3-D exhibits.4. Provide pool building(s) elevations.5. Study the continuation of Street "F" as alternate to the street shown between Lots 59 and 60.6. Use desert native plants as opposed to sub-tropical plants.7. Narrower streets with no parking or one-sided parking may

	<p>be better alternative for providing additional open space. Reducing width of "B" street would create more buffer between Creek and new homes adjacent.</p> <ol style="list-style-type: none"> 8. Reduce fascia depth/roof line proportions for both live/work buildings and single-family homes. 9. Most members were not in favor of gates, but if one is approved prefer the westerly side of project only. 10. Use landscaping recommended by Trail Master Plan. Some trees need to be replaced with more desert native species. 11. Provide overall project elevations along Belardo and Tahquitz Creek. 12. Submit sample materials that reflect those used on buildings.
Sept. 8, 2015	<p>The AAC reviewed a revised proposal and tabled the item the following direction to the applicant:</p> <ol style="list-style-type: none"> 1. Return with entrance/sequence element at the northeast corner of project. 2. Use additional area gained from street reduction for landscape buffer on the north side of the project. 3. Retail units should be developed such that they can be divisible retail spaces, instead of live/work.
Sept 21, 2015	<p>The AAC recommended approval of the revised project, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Northeast corner treatment is a continuation of the overhang on South Palm Canyon Drive. 2. Option A is used to provide 12' of open-space at the north property line (no private patios). 3. One gate on Belardo (instead of 2 vehicular gates). 4. North wall include some variation in material.

Most Recent Change of Ownership	
Mar 2014	Parcels purchased by Palm Canyon 65 LLC

Planning Areas		
Specific Plan	None	
Design Plan	Yes	Project adjacent to Tahquitz Creek Trail Master Plan
Airport Overlay	None	
Indian Land	None	

Site Area	
Gross Area	12.38 acres

Neighborhood Meeting

7/15/2015	Developer held a neighborhood meeting with about 25 attendees. Planning staff was present to observe.
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Sign Posting of Pending Project

June 22, 2015	Affidavit of on-site sign posting submitted.
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Field Check

June 2015	Site inspection by Planning Staff.
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SUBJECT SITE

General Plan, Zoning and Land Uses of Site & Surrounding Areas			
	Existing General Plan Designations	Existing Zoning Designation	Existing Land Use
Site	MU / MU (Mixed Use / Multi-Use)	C-1 (Retail Business) and R-3 (Multiple Family and Hotel)	Commercial and vacant
North	OS - W (Open Space - Water)	W (Watercourse)	Tahquitz Creek
South	MU / MU	C-2 (General Commercial) and R-3	Commercial and vacant
East	MU / MU	C-1 with PD-314 Overlay	Mixed use (residential, live/work and commercial) under construction
West	HDR (High Density Residential)	R-3	Vacant

PROJECT DESCRIPTION:

The applicant is proposing a partially gated development for 60 one- and two-story detached single family residential units on lots averaging 5,136-square feet in size. Three floor plans are proposed with Plan 1 as single story and Plans 2 and 3 as two story structures with rooftop decks. Each residence will include an attached accessory living space, two-car garage and private open space with spa / pool. Primary vehicular access will occur from Belardo Road.

The non-gated portion of the development fronts Palm Canyon Drive and includes four, three-story mixed-use buildings. Originally proposed as 20 live/work units, the revised project consists of ground floor divisible commercial space and the upper floors will be residential condominiums. The commercial space totals 17,872-square feet in size and the residential above will be 20 condominiums, each about 2,470-square feet in size with kitchen and living on the second floor and three bedrooms on the third floor. Each condominium will have a two-car garage behind the commercial space and provide stair access to the residence.

ANALYSIS:

General Plan

Land Use Element	Request	Comply?
MU / MU land use designation allows 0.50 FAR and 15 dwelling units per acre (or up to 30 d.u. per acre with PD approval). This designation is "envisioned as a mixed-use area creating an office, retail, and residential node just south of Downtown. This mix of	The project proposes primarily residential uses with some incidental commercial space on the ground floor of twenty units. The total of 80 residences (including SFR and MFR units) over 12.38 acres equates to 6.5	Yes

<p><i>uses will complement the hotel uses along East Palm Canyon Drive by providing a concentrated commercial and office base in close proximity to visitor accommodations."</i></p>	<p>dwelling units per acre, which is consistent with the General Plan density. The use of commercial space along Palm Canyon Drive is consistent with the MU / MU land designation.</p>	
Circulation Element	Request	
<p>Local and Private Streets. Primarily provide access to individual parcels of land. Minimum right-of-way is 50 feet for public local streets. Typical street widths for local public streets and private streets are 36 feet as shown on Figure 4-2. Private streets in any residential or mixed use land use designation may be reduced to 28 feet (curb face to curb face) provided that (1) additional off-street parking is provided as determined by the City Engineer, the Fire Chief and Director of Planning, (2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and (3) pedestrian pathways or sidewalks, if located along the street, separated from the curb by a minimum five-foot parkway, are provided.</p>	<p>Initial submittal included 36-ft wide streets. After initial review by the AAC, private streets were revised to the proposed 33-ft widths with wedge curbs. Sidewalks are not proposed on internal streets.</p>	<p>Yes (as modified per AAC request)</p>
Community Design Element - Goals and Policies	Evaluation of Project's Conformance	Comply?
<p>CD14.4 – <i>Prevent long and monotonous walls and fencing through undulation, modulation, surface articulation, and landscaping.</i></p>	<p>Long monotonous walls are proposed along highly visible areas (Belardo Road and Tahquitz Creek). Wall design should include enhanced detail.</p>	<p>Yes (as modified per AAC request)</p>
<p>CD14.6 – <i>Prohibit gated community entries and perimeter walls around entire neighborhoods. Instead, provide privacy through design features such as meandering streets, ample landscaping, and house placement that provides privacy and exclusivity.</i></p>	<p>The single-family residential portion of the project is proposed to be gated at both vehicular entry points.</p>	<p>No, suggest modifying project</p>
<p>CD19.6 – <i>Locate ground-floor commercial uses near the sidewalk to provide high visibility from the street.</i></p>	<p>Project proposes ground floor commercial adjacent to the sidewalk along Palm Canyon Drive, allowing high visibility.</p>	<p>Yes</p>
<p>CD19.7 – <i>Design new development with the pedestrian in mind by including wide sidewalks, shade street trees, sitting areas, and clearly defined pedestrian routes.</i></p>	<p>As shown on the landscape plans, the mixed-use buildings will include pedestrian amenities, such as shade trees, sitting areas and clearly defined pedestrian routes between the parking areas and Palm Canyon storefront entries.</p>	<p>Yes</p>
<p>CD19.8 – <i>Minimize the visual impact of surface parking by providing parking structures or rear or</i></p>	<p>Surface parking will be located behind the mixed-use buildings and not in view from</p>	<p>Yes</p>

<i>side-street parking with effective landscape buffering.</i>	Palm Canyon Drive.	
CD20.1 – <i>Create a pedestrian-friendly environment along midblock corridor residential development through the use of landscaping, shade trees, special paving, pedestrian-scaled lighting, and small gathering spaces.</i>	Pedestrian-friendly environment proposed between clusters of mixed-use buildings with sitting areas, shade trees and special paving. Additional details on this will be provided at the Final Development Plan stage of the project.	Yes

Zoning

Permitted Uses:

The project site is split-zoned with 3.55-acres fronting Palm Canyon Drive zoned C-1 and the remaining 8.83-acres zoned R-3. Multi-family residential is permitted by right in both zones. Commercial uses are permitted by right in the C-1 zone. Single-family residential units are prohibited in the R-3 and C-1 zones. Thus, the applicant has submitted a PD-lieu of zone change to change the entire site's zone to PD-379, thereby allowing the proposed uses as a mixed planned unit development.

The entire project site is also located within the "R" (Resort) Overlay Zone. Pursuant to Section 92.25.00 of the Zoning Code, multi-family dwellings are permitted with the approval of a conditional use permit and require (1) a finding that the proposed use is compatible with its surroundings, and (2) that the site in question is not appropriate for other uses allowed by right within the underlying zone.

Development Standards:

	C-1 / R-3 Requirements	Proposed Project	Conform?
Lot Standards	Lot standards for C-1 and R-3 are noted.		
Min. Area	C-1 20,000 SF R-3: 20,000 SF	Commercial / Multi-Family Residential (C/MFR): ~33,000 SF Single Family Residential (SFR): Lots vary between 5,000 SF and 8,239 SF	Yes No. PD proposes to set standard
Min. Width	C-1: 100ft R-3: 130ft (interior lot) 140ft (siding local st)	C/MFR: 230ft min. SFR: 53ft min.	Yes No. PD proposes to set standard
Min. Depth	C-1: 150ft R-3: 150ft	C/MFR: 130ft. min. SFR: 95ft min.	No. PD proposes to set standard
Min. Bldg. Site	C-1: 100ft min. frontage on dedicated and improved street	C/MFR: 230ft min. SFR: (n/a)	Yes
Building Height	C-1: 30ft, except high-rise buildings	C/MFR: 30ft. max.	Yes

	R-3: 2 stories and 24ft, except high-rise buildings	SFR: 15ft to 24 ft. max.	Yes
Density	C-1: Same as R-3 R-3: 2,000 SF of lot area per unit.	6,741 SF of lot area per unit including both C/MFR and SFR dwellings	Yes
Yard Setbacks			
Garage	C-1: None R-3: 25ft	C/MFR: (n/a) SFR: 18 ft. min.	No. PD proposes to set standard
Front	C-1: 5ft R-3: 25ft	C/MFR: 8ft SFR: 10ft	Yes No. PD proposes to set standard
Side	C-1: None R-3: 10ft, except structures exceeding 12ft in height shall have setback equal to height of building 20ft side yard abutting street	C/MFR: 5ft SFR: 5ft and 0ft for each lot	Yes No. PD proposes to set standard
Rear	C-1: None R-3: 10ft, except structures exceeding 12ft in height shall have setback equal to height of building	C/MFR: 51ft SFR: 5ft	Yes No. PD proposes to set standard
Lot Coverage	C-1: None R-3: Min. of 45% of site area to be developed as usable landscape open space	24% of project is developed as usable landscape open space (excludes roof decks and balconies)	No. PD proposes to set standard
Trash Enclosure	Per PSZC 93.07.02	None proposed. Individual containers to be provided to each unit.	Yes
Off-street Parking	Per PSZC 93.06.00: Residential: In PDs 3 bedroom units require 2.25 spaces or 180 spaces for the 80, 3-bedroom units, plus guest parking 1 space for every 4 units, or 20 spaces = 200 spaces required for residential component of project. Commercial: Retail not otherwise defined: 1 space for 300 square feet or 60 spaces for 17,872 sq. ft. of retail. Total Required: 260 spaces	SFR: 2 covered spaces are provided within each of the 60 units (120 spaces) + two driveway spaces for SFR's (60 spaces) = 180 spaces. Additional parking provided on private streets. C/MFR: 2 covered spaces are provided within each of the 20 units (40 spaces) + 45 spaces behind C/MFR units + 5 spaces adjacent to pool = 90 spaces. Total Provided: 270 spaces (excludes available parking on internal SFR streets)	Yes

AAC Review:

The Architectural Advisory Committee reviewed the project on two occasions and recommended approval of the project. The Board made a finding that the project does not conform to adopted standards, and recommended the following modifications:

1. Study alternatives along Tahquitz Canyon Way;
2. Provide streetscape along El Segundo;
3. Address Calle Alvarado traffic, parking and circulation issues;
4. Resubmit planting diagrams.

The applicant has modified both ends of the newly proposed Calle Alvarado extension with turf block reduce the appearance as a two-way street. No further changes to project have been proposed to address the above.

Discussion of Public Benefit:

Pursuant the City Council 2008 policy on Public Benefit on Planned Developments, the applicant is to propose some form of public benefit *"proportional to the nature, type and extent of the flexibility granted from the standards and provisions of the Palm Springs Zoning Code"* and may only be considered a public benefit *"when it exceeds the level of improvement needed to mitigate a project's environmental impacts or comply with dedication or exactions which are imposed on all projects such as Quimby Act, public art fees utility undergrounding, etc."*

The applicant is seeking the following relief via the Planned Development District:

- Reduced overall open space
- Reduced yards/setbacks
- Reduced lot area, depth and width

The applicant has proposed the following Public Benefits:

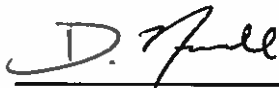
- *The mixed-use frontage will have walkability to downtown, pedestrian sensitive walkways*
- *"Lush" landscaping along the frontage of Palm Canyon Drive*
- *Remove and delete the use of the site as home base for the homeless*
- *Offer to participate in demolition of the McGruder building adjacent to the site*
- *Gated entry dividing single-family from mixed-use portion fronting Palm Canyon Drive.*

In addition, staff notes the following related to Public Benefits:

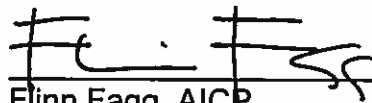
- **The project as a Public Benefit** – The project fulfills key General Plan objectives for land use (such as “mixed-use”), community beautification, improved circulation and blight removal, as follows:
 - Mixed-use project;
 - Improve and landscape the Tahquitz Creek trail in accordance with the Tahquitz Creek Trail Master Plan;
 - Enhancing circulation with the trail improvement; and
 - Removal of boarded building (Rock Garden Café).
- **Off-site Improvements** – The project includes off-site improvements, including the south side of the Tahquitz Creek.

CONCLUSION:

As noted at the beginning of this report, this item is being presented as a discussion item for Planning Commission prior to the formal public hearing, which is expected to occur on December 9, 2015. The applicant is seeking initial feedback on the project and no formal action should be taken until after the public hearing.



David A. Newell
Associate Planner



Flinn Fagg, AICP
Director of Planning Services

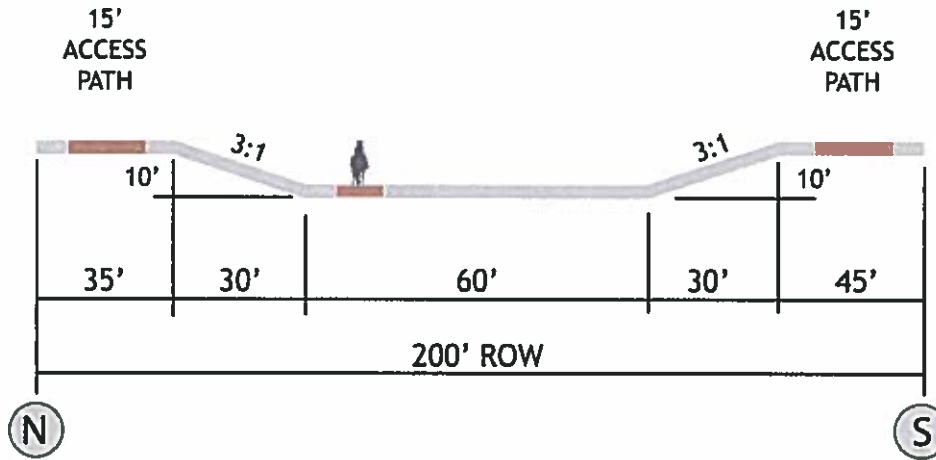
Attachments:

1. Vicinity Map
2. Tahquitz Creek Trail Master Plan (Applicable Sections)
3. City Council Policy Statement, Adopted September 17, 2008
4. Applicant Justification Letter
5. Public Comment Letter (2)
6. AAC Minutes, 8/10/2015, 9/08/2015 and 9/21/2015
7. Plan Exhibits

Existing Cross Sections

Sections showing existing site conditions from west to east are below.

Spillway to S. Palm Canyon Drive



- RCFC D ROW at spillway structure extends to 760' width max.
- 8' concrete apron extends 540' west of S. Palm Canyon Road.
- 9.22% grade on access ramp (180 LF)
- 15' wide access path on north side between top of ramp and spillway

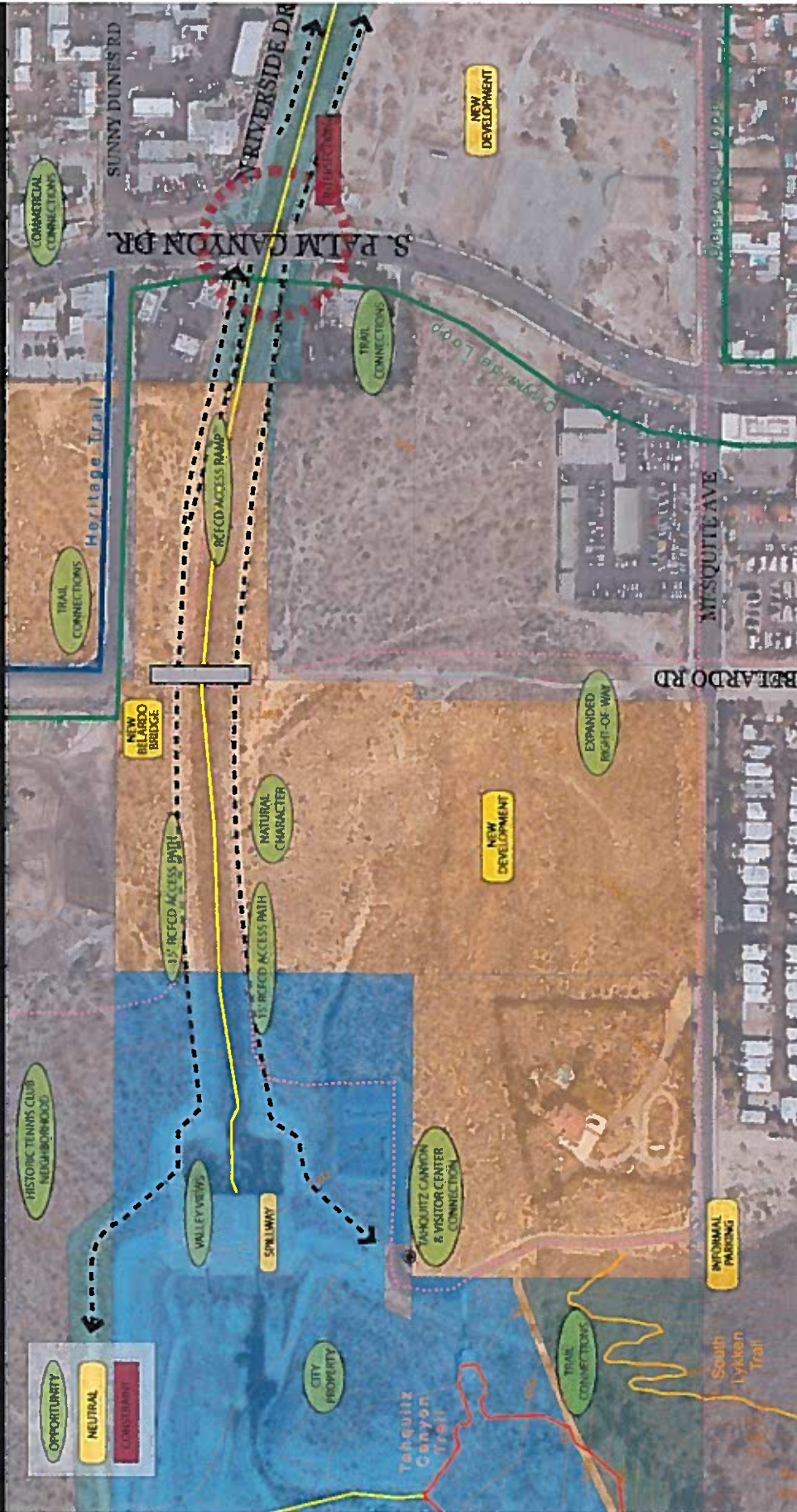


On the south side looking west towards the spillway



On the north side looking east towards the S. Palm Canyon Road bridge

Tahquitz Creek Trail Master Plan West: Opportunities and Constraints



OPPORTUNITY
NEUTRAL
CONSTRAINT

Legend

- Trail Head
- Class I - Bike Path
- Class II - Bike Lanes
- Class III - Bike Route
- Proposed Trails
- Trail Head
- Hiking
- Hiking/Equestrian/Bicycling
- Hiking/Equestrian
- Proposed Trails
- 20' Contours
- Parcels

Ownership

- RCPCD
- Desert Water Agency
- Desert Chapel
- Canalua Indian
- City of Palm Springs
- Desert School District
- County of Riverside

Scale: 0, 100, 200, 400 Feet

North Arrow

Map Provided by:
City of Palm Springs, California

Map Prepared by:
Alta Planning + Design, Inc.



Tahquitz Creek Trail Master Plan: Alignment Alternatives West





Data Provided by
 City of Palm Springs, California
 Map Prepared by:
 Alta Planning + Design November, 2008

Legend

- Trail Alignment Option A - Multi-Use
- Trail Alignment Option B - Equestrian
- Trail Alignment Option C - Multi-Use
- Trail Connection - Multi-Use
- Trail Connection - Equestrian
- Trail Connection - Multi-Use



0 100 200 400 Feet

Tahquitz Creek Trail Master Plan: Preferred Alignment - Belardo to S. Palm Canyon



Legend

- Canyon
- Riparian
- Desert
- Existing Vegetation

Scale: 0 50 100 200 Feet

North Arrow

alta
PLANNING & DESIGN

Map Prepared by:
Alta Planning + Design August 2009

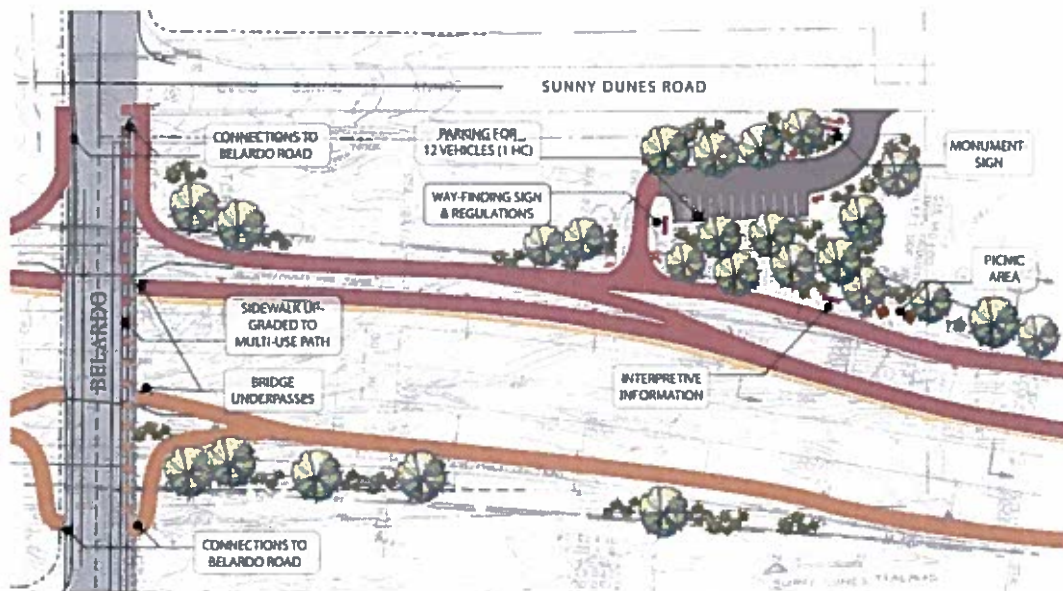
would have a greater life span than the first option, initially it would be significantly more expensive. This approach was not preferred by the community.

An Engineering Report detailing the ideas suggested above, along with cost implications and feedback from RCFCD, are included within Appendix B.

Trail Access

Existing parcels of vacant land should be considered for trail access opportunities. Between the Creek and Mesquite Avenue, the right-of-way of Belardo Road is wider than necessary (75 - 80') for the planned vehicle travel. This additional width is sufficient to allow for one lane of parallel vehicle parking, trail signs and a multi-use path, in addition to the planned two vehicle travel lanes. While 5' wide sidewalks are currently proposed on each side of Belardo Road, a 10' wide pathway (on the east side) should be provided for bicycle and pedestrian access to the trail system.

Vacant lands north of the Creek between Belardo and S. Palm Canyon Roads, may also be considered as a location for a trail access point. Individual landowners should be approached to determine if there are opportunities for trailhead development. A trailhead with vehicle parking spaces would relieve parking pressure on neighborhood roads. A formal trailhead should include a monument sign identifying the trail access point. A kiosk with trail rules and regulations as well as way-finding information should also be included at any developed trailhead. Trailhead signs typically include the following information: hours of operation, allowed and permitted uses, proper trail etiquette, and emergency contact information.



*Potential Conceptual Sunny Dunes Trailhead
(Currently not a part and under private ownership)*

A second trailhead should be considered in the eastern portion of the study area. Currently, a parcel of vacant land is found east of Sunrise Way, north of the creek. This parcel is allotted to an individual tribal member, leased to a private golf course, and has easement rights held by RCFCD. RCFCD currently utilizes the area for staging maintenance vehicles. Both

RECEIVED

JUL 28 2015

PLANNING SERVICES
DEPARTMENT

wpg

WOODBIDGE PACIFIC GROUP

Date: 7-28-2015
Application/Case # _____
City Of Palm Springs
Justification Letter, TTM 36914

Current property use: C1 and R3
South Palm Canyon Redevelopment
Project area
8811, Private Households; Mixed Use-
Retail / Professiona

Palm Ridge Housing LLC and its affiliate Woodbridge Pacific Group are submitting for TTM and PDD reviews.

PROPERTY DESCRIPTION:

Palm Desert Housing LLC 12.38 acres is currently a combination of mostly undeveloped land, with a portion being a vacant restaurant and paved parking area. Both of which are proposed to be demolished prior to commencement of site construction.

The project will be subdivided into 60 residential lots (5,136 ave sf), 20 Live-Work lots (2463. average sf) and will include a pool with every house. Private streets and a retention basin at the SE corner of project.

The project is bordered on the north by Tahquitz Creek, on the east by South Palm Canyon, on the south by a vacant car dealership and vacant land and on the west by South Belardo Road

60 SINGLE FAMILY

lot sizes 53' x 95' average
3 plans; 1 single story and two 2 story plans
Single story has 2,179 sf
2 two story units have 2,574 sf and 2,489 sf

20 LIVE-WORK (3 story)

Plan A - 2,468 sf with a Work space of 873 sf
Plan B - 2,463 sf with a Work space of 920 sf

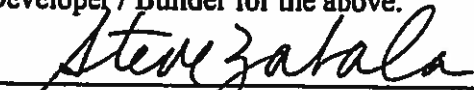
PUBLIC BENEFIT:

- The Live-Work frontage will have walk ability to downtown, pedestrian sensitive walkways.
- "Lush" landscaping along the frontage of South Palm Canyon.
- Remove and delete the use of the site as home base for the homeless, illegal transactions held at the existing structure
- With this project Woodbridge has offered participation in the demolition of the McGruder Building as well.
- Gated entry from Palm Canyon keeping the single family secured from the activities of the Live-Work environment. Also a gated entry off of Belardo to

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(949) 348-8162

mainly discourage and keep traffic from using it as a short cut to the Live Work / retail uses.

Developer / Builder for the above.



Steven Zabala, Project Manager

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(949) 348-8162



**City Council Policy Statement
Adopted September 17, 2008**

PLANNED DEVELOPMENTS AND THE REQUIREMENT FOR PUBLIC BENEFITS

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

1. The concept of a "public benefit" shall be a condition of granting zoning flexibility via approval of a Planned Development District, and is consistent with the goals, policies and objectives of the Palm Springs General Plan.
2. The public benefit of an approved PDD shall be specifically identified by the Planning Commission and City Council within the record of approval (resolution or ordinance, as applicable).
3. The public benefit shall be proportional to the nature, type and extent of the flexibility granted from the standards and provisions of the Palm Springs Zoning Code.
4. A feature, improvement or dedication may only be considered as a public benefit when it exceeds the level of improvement needed to mitigate a project's environmental impacts or comply with dedication or exactions which are imposed on all projects, such as Quimby Act, public art, utility undergrounding, etc.
5. An approved public benefit shall be one of the following types:
 - a. The project as Public Benefit – The project fulfills key General Plan objectives for land use (such as "mixed-use"), economic development, community beautification, additional parking, improved circulation, blight removal or the like.
 - b. Key Features of the Project – The project includes features such as through-streets not indicated on the General Plan, interior parks, community open space, community meeting rooms, entry features, preservation of important buildings, preservation of natural features, daycare facility or other similar amenities.
 - c. Sustainable Features – The project includes features which measurably aid achievement of the City's sustainability goals, including water conservation, energy conservation (e.g., LEED certified), active and passive solar features, California Green Building techniques, and other sustainable features.
 - d. Off-site Improvements – The project includes off-site dedications and / or improvements, such as widened thoroughfares with meandering bikeways, public park lands, hiking trails, recreation facilities, construction of decorative medians, or other public improvements located off the project site.

Architectural Advisory Committee
City of Palm Springs

217 E. Mesquite Avenue
Palm Springs
CA 92264

August 8th 2015

Case 5.1378 PD-379 / ZC / 3.3876 MAJ / TTM 36914

Dear AAC Members,

I am a resident living near this proposed development and have been following the issues related to this site over the past few months. I have reviewed the proposal and the staff report and would like to make the following comments, which I would respectfully ask that you consider.

I support all of the recommendations made by the City's staff in their report to you. However, apart from the detailed issues raised by staff, I feel that there is a need for you to consider the "bigger picture" as well. That comes in the form of the relationship of the proposed development to its surroundings, particularly the adjacent derelict car dealership which is blighting the neighborhood as it has become a hot-spot for vagrants who gather there. This is reflected in the way the building of the former Rock Garden restaurant, now owned by the developers of this application, are referred to by them in their letter dated 7-28-2015 copied in the staff report – as a center for illegal and anti-social activity.

The derelict car dealership has stood vacant now for eight years. It is an unsecured building that has been described in recent months by both the Mayor, City Council members and the City Manager as "a blight" on the neighborhood. Police reports regarding this building state that there is evidence of fires having been set there and my own observations as well as those of other people living around it is that it has become a base for the same kinds of criminal vagrants who have occupied the nearby Rock Garden building, now owned by the developers submitting this proposal. Local residents are afraid to walk near the Magruder property at night due to fear of being accosted by people who appear to be intimidating, mentally unstable or both.

In addition to evidence of bike theft and drug dealing occurring in the vicinity, discarded hypodermic needles have been reported to have been found in the bushes around the nearby Fey Realty building, at the top of W. West Mesquite Avenue adjacent the Parkview Mobile Estates as well as on S. Random Road and in February of this year a woman was murdered on land the developers are now submitting to you for consideration.

I and other local residents believe that the development of the proposed site along with the demolition of the Rock Garden building will help mitigate such problems and hence in principle support the early development of this site. However, if the derelict Magruder



building is left in its current state the proposed development will not provide a “desirable environment for its occupants” as many other local residents have stated that had they known the extent of the blight imposed on the area by this derelict building they would not have purchased their homes.

The support documents say that the application includes the Magruder site yet the plans don't show this apart from a narrow strip of it on the north side. It is not at all apparent why this strip is shown as such on the plans. I hope that you will seek clarification of this.

With great respect, I urge you to please consider this proposed development the wider context of the blight created by the adjacent property in examining the merits of this proposal.

Although for me and other neighbors that is the primary concern there are some additional questions we have about this proposal.

THE ECONOMIC VIABILITY OF MORE LIVE-WORK UNITS

The proposal includes Live-Work units - essentially businesses with residential space above. Twenty-two such units are being built in the Cameron project on the other side of S. Palm Canyon Drive, (SPCD), and no such unit types have been created on this site in the past. The economic viability of such units is questionable as there are similar unrented properties further south on SPCD. Can the developers be asked to provide an economic feasibility study - (they must surely have done one) - to justify building more commercial units here?

HARMONY OF DESIGN ALONG S. PALM CANYON DRIVE

The Cameron project includes 15,000 sq ft of retail space and live-work units on the opposite side of the street, fronting SPCD. How that looks should be considered in examining the proposed frontages to SPCD for the this proposed development, i.e. there should be some degree of harmony between the street facing elements of this development and the Cameron Project.

SPEED REDUCTION ALONG S. PALM CANYON DRIVE.

Finally, SPCD is to be redesigned with a median strip and traffic lights. However as far as I know there is no proposal to change the speed limit, which for southbound traffic rises from 25mph to 40 mph north of the development. If possible I would urge the AAC to consider engineering/road-design issues and make a proposal regarding reducing the speed limit on S. Palm Canyon Drive to 30mph at least as far south as Mesquite Avenue.

Sincerely,

Dr. Jonathan Freeman



RECEIVED

AUG 18 2015

PLANNING SERVICES
DEPARTMENT

August-18, 2015

MLS



David Newell
 Planning Dept
 City of Palm Springs
 fax 760-322-8360

RE: The Palm Canyon case # 5.1378 PD 379

Dear Mr. Newell

As we discussed on the telephone, I attended the neighborhood meeting regarding the subject project. We are located just South of the proposed project.

The proposed project violates almost all of the standards established for Palm Springs. Specifically:

- substandard SFR lot size 5.000 sq ft versus 10.000 sq ft standard
- excess building coverage 75% (per developer) versus 35%
- setbacks - Zero lot line on one side and 5 ft on the other versus 10ft each side
- setback from Palm Canyon - three story with no setback from sidewalk
- Parking - inadequate parking on live/work units
- Inadequate ingress/egress - one practical ingress/egress for 60 homes - no stacking on 2nd gate to Palm Canyon ?
- Overhangs - plans show 2 foot overhangs on each home on the neighboring lot.

Aesthetically:

- no landscaping no green area in the entire project
- 61 swimming pools! Neighbors look right into your swimming pool & yard
- High wall at the wash! (Looks like a prison)
- Developer stated this type of project was very acceptable in Mission Viejo (we are not Mission Viejo) - I hope the quality is better.

As a developer of 1200 homes & condominiums in Palm Springs and an active Realtor, I am very aware of current trends. People come to Palm Springs for open space! And smaller, vacation homes (smaller square footage not land)! If they wanted an Urban, cramped setting, they would stay in Orange County.

Paul Thoryk, an outstanding Orange County Architect, did two projects in Palm Springs during the good times and both went under. I showed one of the homes to a client who lived in a Paul Thoryk home in Corona Del Mar (same floor plan) - he hated it! Because "the way I live in Corona Del Mar is not the way I live in Palm Springs"

A bad project hurts everyone. How about two common swimming pools in a central landscaped area (open space) and some guest parking? There is a reason that Palm Springs properties sell for more per square foot than Rancho Mirage!

Thank You

Robert Fey



Member Fauber questioned if the applicant has agreed to the conditions of approval.
(Yes.)

Member Hirschbein questioned if there will be outside patio seating for the restaurant.

Member Song verified the number of Washingtonia palms in the front setback area; and the width of the pathway for the Labyrinth.

Member Hirschbein verified the plant materials in the front setbacks.

Member Fauber questioned if there is an extra exit for the Labyrinth path.

Member Purnel expressed concern with the plant spacing.

Member Song questioned if there are any boulders in the Labyrinth.

Member Purnel commented there are a few things missing for final review:

- 1 gal plant size is too small;
- Spacing issues;
- Showing correct diameter of plants on the plan;
- Need specifications on decomposed granite;
- Need boulder size/color on plans;
- Irrigation system is critical.

Member Song said the Labyrinth needs to be further developed.

M/S/C (Purnel/Fredricks, 7-0) Approve subject to staff conditions and subcommittee review (Fredricks, Song and Purnel).

NEW BUSINESS:

3. **WOODBIDGE PACIFIC GROUP ON BEHALF OF PALM CANYON 65 LLC FOR THE DEMOLITION OF AN EXISTING COMMERCIAL SITE TO CONSTRUCT A MIXED-USE PROJECT ON 12.4-ACRES CONSISTING OF (60) SINGLE-FAMILY RESIDENCES ON LOTS AVERAGING 5,136-SQUARE FEET IN SIZE AND (20) ATTACHED LIVE/WORK UNITS LOCATED AT 777 SOUTH PALM CANYON DRIVE (CASE NOS. 5.1378 PD-379, ZC 3.3876 MAJ AND TTM 36914). (DN)**

Associate Planner Newell provided an overview of the proposed mixed-use development.

Member Hirschbein asked for clarification on:

- Is the Magruder dealership a part of this property? (No.)
- How can project connect with the trail?
- Will the driveway line up with the Cameron project?
- How will the streetscape match the Cameron project?

Member Secoy-Jensen asked if there is an exhibit of the perimeter site wall. (No.)

Member Fauber questioned how the live/work space will be regulated?

Member Cassady asked if there will be a pedestrian signal for the trail crossing on Palm Canyon.

Member Purnel questioned how this project relates to the Cameron in terms of height?

Chair Fredricks noted that 45% of open-space is required by the code and only 25% is proposed and questioned the relationship to the Magruder dealership.

Member Hirschbein questioned the public benefit for the project.

A brief recess was taken at 3:57 pm. The meeting resumed at 4:00 pm.

TODD CUNNINGHAM, applicant, Woodbridge Pacific, provided details on the two access point to the trail. He stated that they can support individual gates.

PUBLIC COMMENT:

DR. JONATHAN FREEMAN, requested consideration of the context of development and issues associated with the Magruder building.

DAVID FELTMAN, encouraged the AAC to look at the bigger picture and consideration of the Magruder building.

BILL POST, commented that the Tahquitz Master Plan calls for a natural appearing berm between the homes and trail; noting that the trail needs to be improved.

TIM ERKINS, said he would like to see bigger lots (more spacious) and free-flowing access to the trail.

TODD CUNNINGHAM responded to comments pertaining to the Magruder site; he emphasized that this property is tribal land and commented that an access will be provided to the trail.

Member Secoy-Jensen questioned if there is a street access to the Magruder site (future access). She suggested looking at moving "F" Street as through access on Magruder.

Member Song made the following comments:

- Reduce street width to increase the landscape percentage;
- Move parking to front to provide great separation between pedestrians and high-speed traffic;
- Overhangs on the building along Palm Canyon - make similar;
- Thickness of fascia at 3rd floor;
- Verified exterior materials of the live/work buildings.

Member Hirschbein said he needs elevations of end units (end wall) of live/work blocks; he questioned materials of perimeter wall.

Member Purnel questioned the landscape and hardscape materials, elevation of single-family homes on north side; lack of articulation of single-family elevations; plant selection more sub-tropical rather than desert.

Member Cassady questioned if all the homes will have a pool or as an option.

Member Secoy-Jensen asked for clarification on:

- What is the vision for the live/work? (office, small retail but not restaurant)
- What type of signage is proposed?
- Elevations for the recreation center are not provided.

Member Song asked about the use of stone veneer on the live/work units.

Member Hirschbein said Palm Canyon is addressed nicely; he generally likes the architecture; however, major concern is about how it addresses Tahquitz Creek and the view from Palm Canyon - the wall needs setback from the property line and properly landscaped.

Member Secoy-Jensen made the following comments:

- Excellent opportunity for public benefit;
- Needs to see how it connects with the Cameron project and the trail;
- Berm between the trail homes;
- Not convinced on viability of live/work units;
- Struggling with curved and angular canopies;
- Reduced fascia height;
- Would like to see north elevations and recreation building elevations - could be constructed using "breeze blocks".

Member Fauber made the following comments:

- The lack of articulation of the residential units (blank façade); needs 3-D illustration of live/work building.
- Consider view fence instead of wall;
- Consider "F" Street connect to Magruder;
- Need colors of buildings.

Member Purnel made the following comments:

- North side of units need to take advantage of open-space;
- Plantings - focus more on desert natives;
- Supports reductions of street width;
- Median island on Palm Canyon.

Member Song said the street reduction could increase the trail width; and suggested paying attention to details of roof lines - proportions.

Member Cassady said this project turns its back on Tahquitz Creek (roof decks) and slowing of traffic on Palm Canyon is critical (crosswalks).

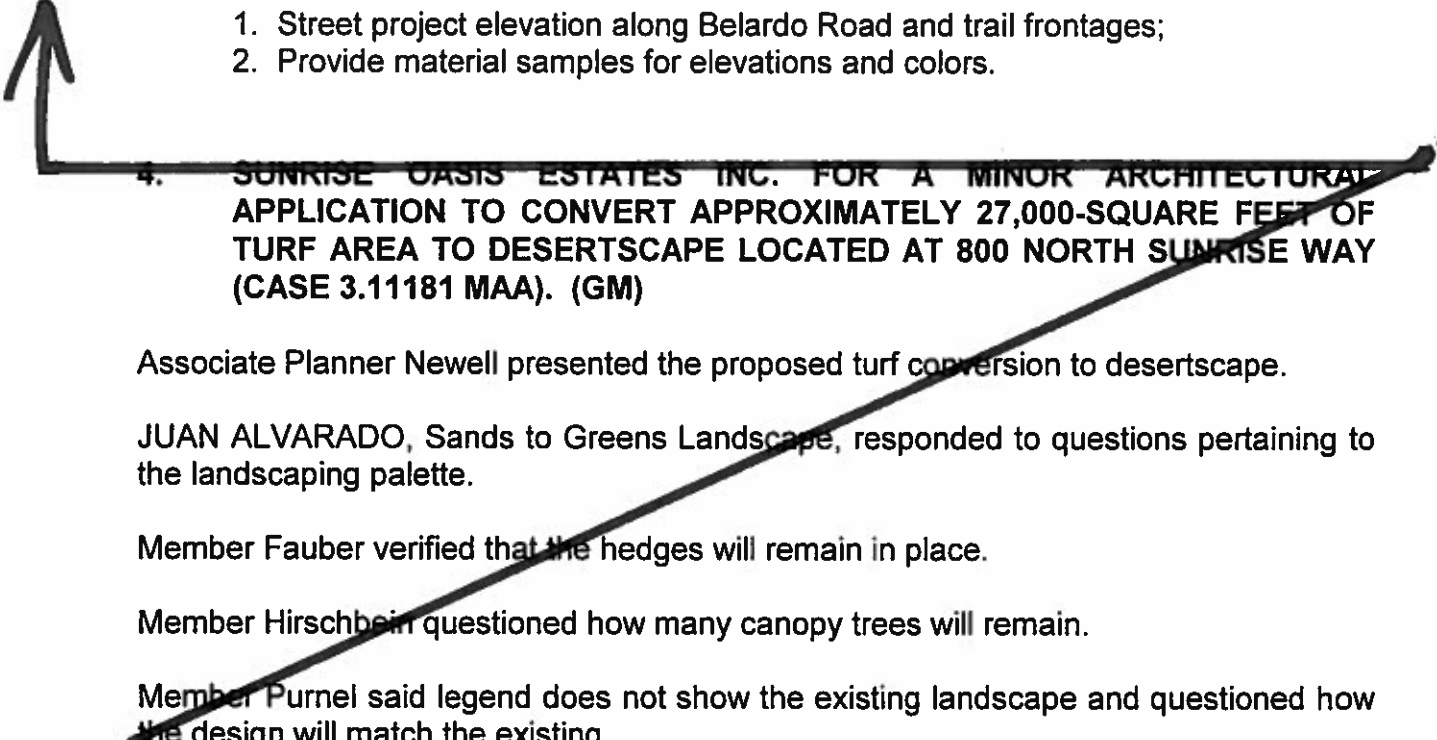
Member Fauber said he does not like gates; perhaps only on the west side, if needed.

Chair Fredricks made the following comments:

- As a point of comparison would like to see the Cameron elevations;
- Use trail to enhance the development;
- Use landscaping recommended by the Tahquitz Creek Master Plan;
- Trees at interior of project need to be more desert friendly.

M/S/C (Fredricks/Secoy-Jensen, 7-0) Resubmit plans with the AAC comments incorporated; and include:

1. Street project elevation along Belardo Road and trail frontages;
2. Provide material samples for elevations and colors.

4. **SUNRISE OASIS ESTATES INC. FOR A MINOR ARCHITECTURAL APPLICATION TO CONVERT APPROXIMATELY 27,000-SQUARE FEET OF TURF AREA TO DESERTSCAPE LOCATED AT 800 NORTH SUNRISE WAY (CASE 3.11181 MAA). (GM)**

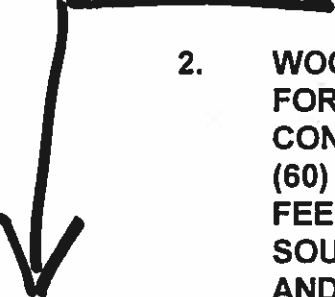
Associate Planner Newell presented the proposed turf conversion to desertscape.

JUAN ALVARADO, Sands to Greens Landscape, responded to questions pertaining to the landscaping palette.

Member Fauber verified that the hedges will remain in place.

Member Hirschbein questioned how many canopy trees will remain.

Member Purnel said legend does not show the existing landscape and questioned how the design will match the existing.

- 
2. **WOODBIDGE PACIFIC GROUP ON BEHALF OF PALM CANYON 65 LLC FOR THE DEMOLITION OF AN EXISTING COMMERCIAL SITE TO CONSTRUCT A MIXED-USE PROJECT ON 12.4-ACRES CONSISTING OF (60) SINGLE-FAMILY RESIDENCES ON LOTS AVERAGING 5,136-SQUARE FEET IN SIZE AND (20) ATTACHED LIVE/WORK UNITS LOCATED AT 777 SOUTH PALM CANYON DRIVE (CASE NOS. 5.1378 PD-379, ZC 3.3876 MAJ AND TTM 36914). (DN)**

Assistant Planner Newell provided an overview on the revisions made to the project.

Member Song verified individual gates to Tahquitz Creek Trail.

Member Hirschbein verified the street width changes.

No public comment was made.

Member Hirschbein verified increased setback between Tahquitz Creek and the north residential lots.

Member Song questioned the rear yard setback at the rear of the houses (interior lots) the overhang detail @ zero lot line; and the window frame details and materials.

Chair Fauber questioned why a wall instead of a view fence.

Member Cassady verified the rear elevation details.

Member Lockyer commented that a connection is needed between the individual gates to the trail. He questioned the details of the walls at Tahquitz Trail - or if any other materials were contemplated; the justification for a gated community; and the mixture of one and two-story plans throughout the development.

Member Fauber asked if clerestory windows will be used; questioned the wall on Belardo and the level of privacy afforded; also asked about the reasoning behind both gates.

Member Hirschbein questioned if there is a pedestrian gate in addition to the vehicular gates on Belardo and Palm Canyon.

Member Purnel requested clarification on the trail from the residential gates to Tahquitz Creek Trail; concern about some plants that may not be appropriate to desert climate (too tropical); questioned if hardscape materials have been selected; and water features may be problematic.

Member Fauber expressed concern about the materials on the live/work buildings. He encouraged the use of view fence instead of a wall. Mr. Fauber said he prefers the

folding plate roof on front of the live/work buildings, and encouraged simpler finishes for the live/work building.

Member Song questioned the landscape treatment on Belardo.

Member Hirschbein said additional setback on the north side should be devoted to the landscape buffer between Tahquitz Creek Trail; it needs to address the public realm in a more important way (northeast corner of live/work building); the design of the ground floor commercial spaces need to be modified so that the square footage can be easily increased/decreased for retail tenants.

Member Cassady said he prefers variation in the roof of live/work building (folded plates and "wave" design).

Member Song said the roof design needs to be simpler/cleaner; proportion of clerestory windows need to be redesigned; project needs "entry feature" at the northeast corner.

Member Lockyer said the northeast corner needs activity; street tree design on interior needs additional variety.

Chair Fredricks said the folding plate design is preferable for the live/work buildings. He expressed concern with the double gates

M/S/C (Hirschbein/Lockyer, 5-2 opposed Song/Cassady) Table and resubmit with changes:

1. Entrance/sequence element at the northeast corner of property.
2. Additional area gained from street reduction should be used for landscape buffer on the north side of the project.
3. Retail units should be developed such that they can be large retail spaces, instead of in-line, small retail spaces.

NEW BUSINESS:

3. **1875 NORTH PALM CANYON PARTNERS II, LLC, DBA – INFUSION BEACH & HOTEL FOR A CONDITIONAL USE PERMIT FOR A 98-SEAT RESTAURANT AND A MINOR ARCHITECTURAL APPLICATION FOR EXTERIOR BUILDING RENOVATIONS TO EXISTING HOTEL (FORMALLY THE GARDEN VISTA HOTEL) LOCATED AT 1875 NORTH PALM CANYON DRIVE (CASE 5.1382 CUP / 3.0157 MAA). (GM)**

Assistant Planner Mlaker provided an overview of the proposed project.

Member Hirschbein verified the courtyard elevations remain the same and recommended keeping a porte cohere for shading.

There being no further appearances public comments was closed.

CONSENT CALENDAR:

Chair Fredricks requested Items 2, 3, 4 and 5 pulled from the Consent Calendar for separate discussion to be heard at the end of the agenda.

1. APPROVAL OF MINUTES: SEPTEMBER 8, 2015

M/S/C (Hirschbein/Purnel, 5-1-1 abstained Secoy/Jensen, absent Song) Approve minutes, as amended.

2. VILLA CABALLEROS HOA FOR A TURF REMOVAL / DROUGHT TOLERANT LANDSCAPE RENOVATION AT THE VILLA CABALLEROS HOA LOCATED AT 233 SOUTH AVENIDA CABALLEROS (ZONE HDR) (CASE 3.0788 MAA). (KL)

3. SUNDANCE HOA FOR A TURF REMOVAL / DROUGHT TOLERANT LANDSCAPE RENOVATION LOCATED AT THE SUNDANCE CONDOMINIUMS LOCATED AT 982 SOUTH SUNDANCE CIRCLE (CASE 3.1335 MAA). (KL)

4. DIANE STEWART OWNER, FOR AN ART MURAL APPLICATION FOR AN EXISTING MURAL ON THE COMMERCIAL BUILDING AT 2481-2483 N. PALM CANYON DRIVE (CASE 15-003 MUR). (GM)

5. SAGEWOOD HOA FOR A MINOR ARCHITECTURAL APPLICATION TO CONVERT APPROXIMATELY 19,745-SQUARE FEET OF TURF AREA TO DESERTSCAPE LOCATED AT 1400 NORTH SUNRISE WAY, ZONE: R-1-B (CASE 3.1355 MAA). (ER)

M/S/C (Hirschbein/Fredricks, 6-0-1 absent/Song) Continue Items 2, 3, 4 and 5 to the meeting of October 12, 2015.

UNFINISHED BUSINESS:

6. WOODBRIDGE PACIFIC GROUP ON BEHALF OF PALM CANYON 65, LLC FOR THE DEMOLITION OF AN EXISTING COMMERCIAL SITE TO CONSTRUCT A MIXED-USE PROJECT ON 12.4-ACRES CONSISTING OF (60) SINGLE-FAMILY RESIDENCES ON LOTS AVERAGING 5,136-SQUARE FEET IN SIZE AND (20) ATTACHED LIVE/WORK UNITS LOCATED AT 777 SOUTH PALM CANYON DRIVE (CASE NOS. 5.1378 PD-379, ZC 3.3876 MAJ AND TTM 36914). (DN)

Associate Planner Newell provided an overview of the proposed mixed-use project.

Member Hirschbein questioned the size of the plaza at the northeast corner of the site and the ownership of the commercial space.

Member Secoy-Jensen asked if the design of the recreation building was provided.

Chair Fredricks asked if the landscape plan would return for review.

TODD CUNNINGHAM, Woodbridge Pacific Group, provided details on the revisions made to the project in response to the AAC's comments.

Vice-Chair Cassady said he appreciates the effort done on the corner space and asked how the folded plate roof on the commercial building turns around on the corner.

Member Fauber commented that the folded plate details are clumsy; and prefers an articulated version of the patios on the north side of the development.


Member Secoy-Jensen prefers the 12' landscape buffer instead of separate patios on the north side and she agrees that the roof at the northeast corner of the mixed-use building still needs to be better resolved.

Member Hirschbein said the roof detail needs to be resolved (at the northeast corner); he prefers the 12' open-space with variation in material of continuous wall.

Member Purnel said it's desirable to have open-space at the north side and the wall is redundant.

Members Secoy-Jensen and Purnel said they are fine with capturing the open-space and it's a good trade-off.

M/S/C (Fredricks/Fauber, 6-0) Approve with conditions:

- 
- Northeast corner treatment is a continuation of the overhang on South Palm Canyon Drive.
 - Option A is used to provide 12' of open-space at the north property line (no private patios).
 - One gate on Belardo (instead of 2 vehicular gates).
 - North wall include some variation in material.

NEW BUSINESS:

7. **SUNRISE LANAI #1 HOA FOR A MINOR ARCHITECTURAL APPLICATION TO CONVERT APPROXIMATELY 9,520 SQUARE FEET OF TURF AREA TO**

IN THE CITY OF PALM SPRINGS, CALIFORNIA

SITE PLAN

TENTATIVE TRACT MAP NO. 36914

PROJECT DATA

GROSS ACREAGE 12.38 ACRES
 EXISTING LAND USE VACANT
 EXISTING ZONING R-3 & C-1
 PROPOSED ZONING PD
 PROPOSED LAND USE RESIDENTIAL
 RETENTION AREA 12,056 SQ.FT
 TOTAL OPEN SPACE 153,490 SQ.FT

RESIDENTIAL
 TOTAL NUMBER OF LOTS 60
 MINIMUM LOT WIDTH 53.00'
 AVERAGE HOUSE SIZE 2,414 SQ.FT
 AVERAGE LOT SIZE 5,136 SQ.FT
 OPEN YARD SPACE 124,492 SQ.FT
 BUILDABLE AREA 205,360 SQ.FT
 FLATWORK 49,185 SQ.FT
 POOL LOT 6,175 SQ.FT
 POOL PARKING 4 REG./1 HC
 STREET AREA 90,671 SQ.FT

CONDOMINIUM
 TOTAL NUMBER OF LOTS 20
 AVERAGE UNIT SIZE 2,483 SQ.FT
 TOTAL CONDOMINIUM AREA 49,276 SQ.FT
 GARAGE PARKING STALLS 40

COMMERCIAL
 TOTAL NUMBER OF UNITS 20
 AVERAGE UNIT SIZE 889 SQ.FT
 TOTAL COMMERCIAL AREA 17,872 SQ.FT
 STANDARD PARKING STALLS 40
 HANDICAP PARKING STALLS 5
 PARKING AREA 24,869 SQ.FT
 STREET AREA 8,603 SQ.FT

DEVELOPER

WOODBIDGE PACIFIC GROUP
 27285 LAS RAMBLAS, SUITE 230
 MISSION VIEJO, CA 92691
 (949) 348-8162

OWNER

PALM CANYON 65, LLC
 RANDY BLANCHARD
 26342 OSD PARKWAY
 MISSION VIEJO, CA 92691
 (949) 544-7124

APN'S:

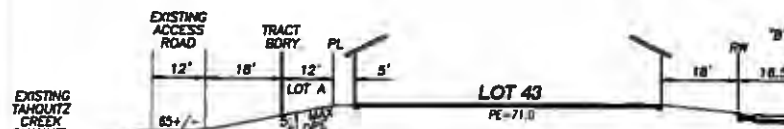
508-171-005
 508-171-006
 508-171-012
 513-250-046
 513-250-047

UTILITIES

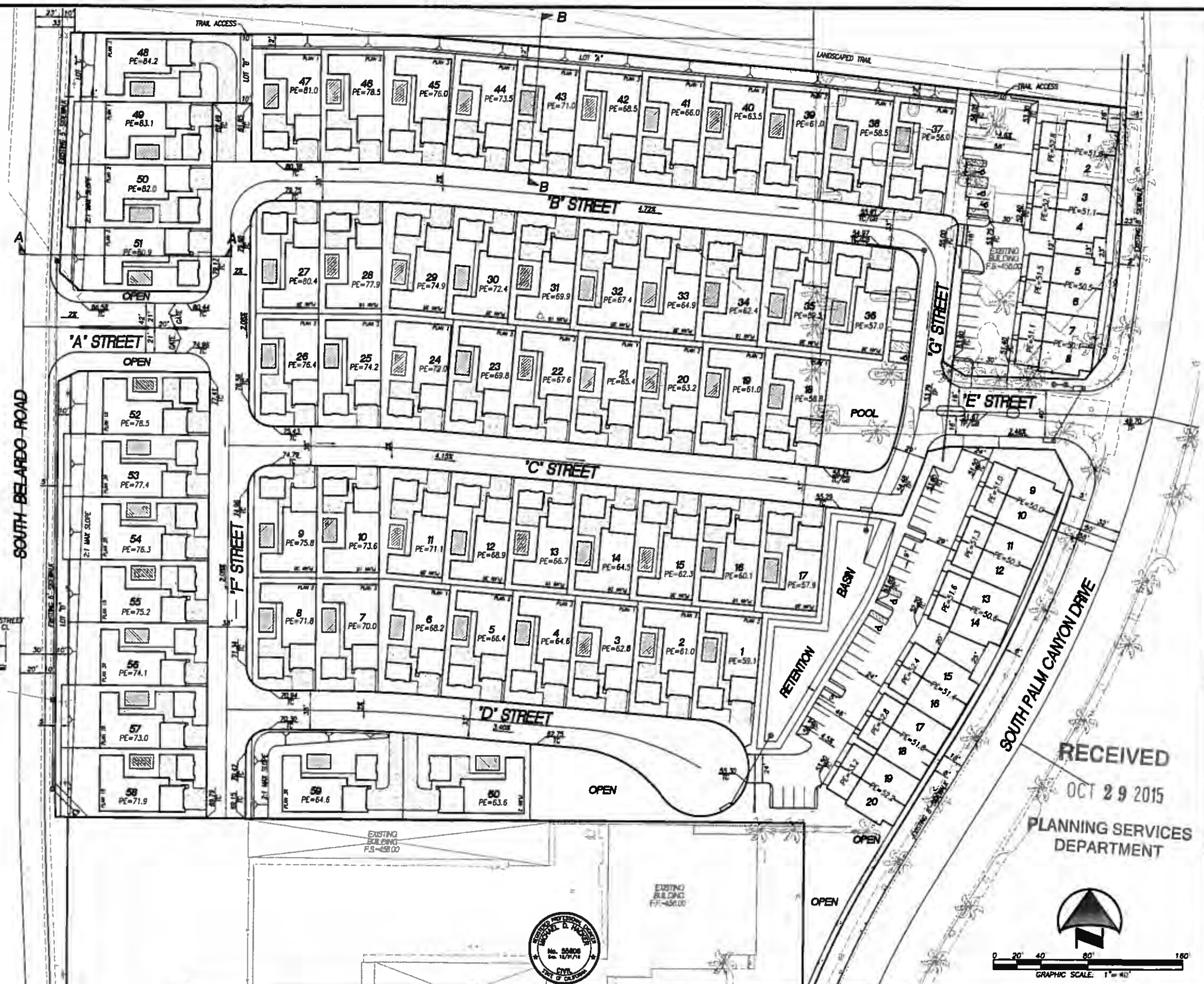
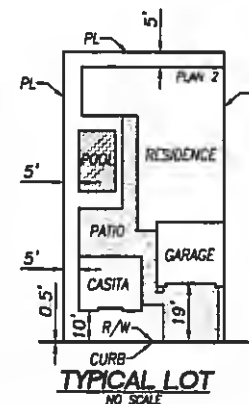
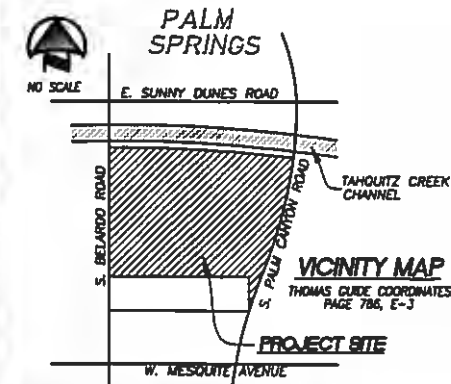
WATER: DESERT WATER AGENCY
 SEWER: CITY OF PALM SPRINGS
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 TELEPHONE: VERIZON
 CABLE: TIME WARNER



SECTION 'A'
SCALE 1"=20"



SECTION 'B'
SCALE 1"=20"



RECEIVED
 OCT 29 2015
 PLANNING SERVICES
 DEPARTMENT



REVISIONS:				PREPARED UNDER THE DIRECT SUPERVISION OF:		CITY OF PALM SPRINGS	SHEET
NO.	DESCRIPTION	BY	DATE	NAME	DATE		
						SITE PLAN TENTATIVE TRACT MAP NO. 36914 BEING A SUBDIVISION OF THE S 1/2 OF THE NW 1/4 OF SEC 23, AND THE S 1/2 OF THE NE 1/4 OF SEC 22, T4S, R4E, S.B.M.	SP FILE NO.



SCALE: AS NOTED
 PLOT DATE: 10/28/15
 DESIGN BY: M.K.
 DRAWN BY: J.C.
 CHECKED BY: M.K.

CITY OF PALM SPRINGS
 SHEET
SP
 FILE NO.
 W.D. 131003 OR WOODBRIDGE PACIFIC GROUP 131003-17M

5.1378

IN THE CITY OF PALM SPRINGS, CALIFORNIA
TENTATIVE TRACT MAP NO. 36914

LEGAL DESCRIPTION

(APN 808-171-000)
 THAT PORTION OF LOT 13 IN SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASIN AND MESA, AS SHOWN BY MAP ON PALM VALLEY COLONY LOTS ON FILE IN BOOK 14 PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22;
 THENCE NORTH 02° 36' 36" EAST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 142.58 FEET TO A POINT ON THE WESTERN LINE OF THE EXISTING GOLD POOL STATE HIGHWAY RIGHT OF WAY, KNOWN AS PALM CANYON DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 02° 36' 36" EAST ALONG THE WEST LINE OF SAID SECTION 22, 116.57 FEET TO THE SOUTHWEST CORNER OF LOT 48 IN SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST;
 THENCE NORTH BY S1° 26' WEST 348.4 FEET TO A POINT OF NON-TANGENT CURVE CONTOUR TO THE NORTHWEST HINGED A RADIUS OF 815.37 FEET ON THE WESTERN RIGHT OF WAY OF PALM CANYON DRIVE, A ROAD TO WHICH BEARS NORTH 75° 40' 51" WEST; THENCE SOUTHWESTERLY ALONG THE WESTERN RIGHT OF WAY OF SAID PALM CANYON DRIVE THROUGH A CENTRAL ANGLE OF 17° 25' 23", 278.85 FEET TO A POINT OF TANGENT; THENCE SOUTH 31° 44' 30" WEST, 131.14 FEET TO A POINT OF TANGENT CURVE CONTOUR TO THE SOUTHWEST AND HINGED A RADIUS OF 758.78 FEET; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 12° 45' 25", 188.50 FEET, TO THE POINT OF BEGINNING.

(APN 813-250-047)
 THE EAST HALF OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASIN AND MESA;
 EXCEPTING THEREFROM THAT PORTION DEEMED TO BE IN THE INDIAN COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DRAFT DEED RECORDED AUGUST 27, 1982 AS INSTRUMENT NO. 322111 OF OFFICIAL RECORDS OF INDIAN COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 808-171 AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 77 PAGES 1 THRU 8, RECORDS OF INDIAN COUNTY, RECORDS OF INDIAN COUNTY, CALIFORNIA.

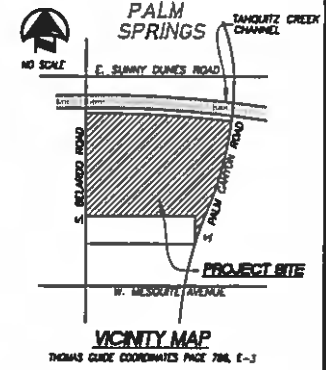
(APN 813-250-048)
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, AS SHOWN BY THE SUPPLEMENTAL PLAT OF SAID SECTION, ACCEPTED JUNE 17, 1988.
 A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AND EGRESS MORE PARTICULARLY DESCRIBED IN DOCUMENT ENTITLED "DEED AND EASEMENT AGREEMENT" RECORDED APRIL 07, 2003 AS INSTRUMENT NO. 2003-24262 OF OFFICIAL RECORDS.

(APN 808-171-000 AND 808-171-012)
 THAT PORTION OF LOT 13 OF PALM VALLEY COLONY LOTS IN SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASIN AND MESA, IN THE CITY OF PALM SPRINGS, COUNTY OF INDIAN, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID LOT 13, SOUTH 07° 11' 30" WEST, 258.37 FEET FROM THE NORTHWEST CORNER THEREOF;
 THENCE SOUTH 07° 11' 30" WEST, ON SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 48 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASIN AND MESA, AS SHOWN ON SAID MAP, BEING THE NORTHWEST CORNER OF THE LAND DESCRIBED IN THE 1982 TO JAMES M. JACKSON, ET AL., RECORDED OCTOBER 14, 1971 AS INSTRUMENT NO. 11887 OF OFFICIAL RECORDS OF INDIAN COUNTY, CALIFORNIA;
 THENCE EAST ON THE NORTH LINE OF SAID LAND TO THE WESTERN LINE OF PALM CANYON DRIVE, THENCE NORTH ON SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO THE INDIAN COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED JANUARY 12, 1948 AS INSTRUMENT NO. 1263 OF OFFICIAL RECORDS OF INDIAN COUNTY, CALIFORNIA;
 THENCE NORTH 84° 05' WEST, ON SAID SOUTHWEST LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTLY CORNER OF PARCEL 808-116, AS SHOWN ON RECORD OF SURVEY FILED APRIL 6, 1971, ON FILE IN BOOK 57 PAGES 3 TO 16, INCLUDING, OF RECORDS OF INDIAN COUNTY, RECORDS OF INDIAN COUNTY, CALIFORNIA;
 THENCE NORTH 85° 22' 34" WEST ALONG THE SOUTHWEST LINE OF SAID PARCEL 808-116, A DISTANCE OF 288.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND TO A POINT ON THE WEST LINE OF SAID SECTION 22;
 THENCE SOUTH 07° 11' 30" WEST ON SAID WEST LINE 88.44 FEET;
 THENCE SOUTH 87° 32' 15" EAST, 272.73 FEET TO A POINT ON THE WEST LINE OF STATE HIGHWAY NO. 111, ALSO KNOWN AS PALM CANYON DRIVE, AS SHOWN ON SAID RECORD OF SURVEY;
 THENCE NORTH 07° 03' 30" WEST ALONG THE WEST LINE OF STATE HIGHWAY 111, AS SHOWN ON SAID RECORD OF SURVEY, 5.00 FEET TO THE POINT OF BEGINNING.

A PORTION OF SAID LAND IS INCLUDED WITHIN THE AREA AS SHOWN ON A RECORD OF SURVEY ON FILE IN BOOK 57 PAGE 3 OF RECORDS OF SURVEY, RECORDS OF INDIAN COUNTY, CALIFORNIA.
 AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AND EGRESS AS MORE FULLY DESCRIBED IN DOCUMENT ENTITLED "DEED AND EASEMENT AGREEMENT" RECORDED APRIL 7, 2003 AS INSTRUMENT NO. 03-24262 OF OFFICIAL RECORDS OF INDIAN COUNTY, CALIFORNIA.



PROJECT DATA

CROSS ACRES	12.58 ACRES
EXISTING LAND USE	WAGYR
EXISTING ZONING	R-3 & C-1
PROPOSED ZONING	PD
PROPOSED LAND USE	RESIDENTIAL
RETENTION AREA	12,056 SQ.FT.
TOTAL OPEN SPACE	153,490 SQ.FT.
RESIDENTIAL	
TOTAL NUMBER OF LOTS	63
AVERAGE LOT WIDTH	2,414 SQ.FT.
AVERAGE HOUSE SIZE	5,136 SQ.FT.
OPEN YARD SPACE	124,482 SQ.FT.
BUILDABLE AREA	306,390 SQ.FT.
PLATWORK AREA	48,165 SQ.FT.
POOL LOTS	6,047 SQ.FT.
POOL PARKING	4 RES./1 HC
STREET AREA	90,671 SQ.FT.
CONDOMINIUM	
TOTAL NUMBER OF LOTS	20
AVERAGE UNIT SIZE	2,482 SQ.FT.
TOTAL CONDOMINIUM AREA	48,278 SQ.FT.
GARAGE PARKING STALLS	40
COMMERCIAL	
TOTAL NUMBER OF UNITS	20
AVERAGE UNIT SIZE	869 SQ.FT.
TOTAL COMMERCIAL AREA	17,872 SQ.FT.
STANDARD PARKING STALLS	40
HANDICAP PARKING STALLS	5
PARKING AREA	24,869 SQ.FT.
STREET AREA	8,803 SQ.FT.

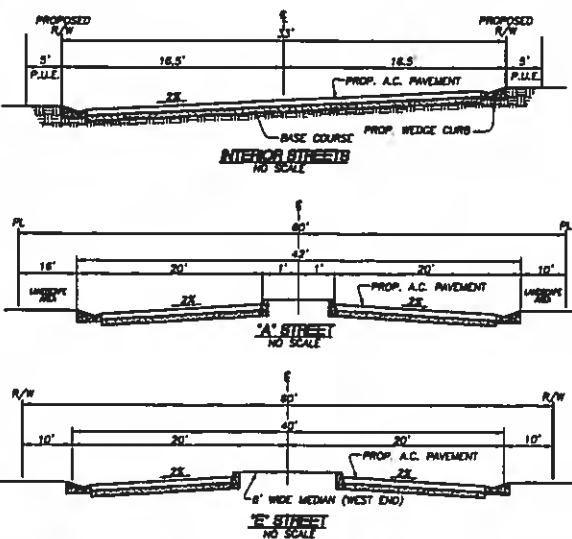
UTILITIES

WATER: DESERT WATER AGENCY
 SEWER: CITY OF PALM SPRINGS
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 TELEPHONE: VERIZON
 CABLE: TRAC WARNER

DEVELOPER
 WOODBRIDGE PACIFIC GROUP
 27285 LAS RAMBLAS, SUITE 230
 MISSION VIEJO, CA 92691
 (949) 348-8182

OWNER
 PALM CANYON ES, LLC
 RANDY BLANCHARD
 26342 OSO PARKWAY
 MISSION VIEJO, CA 92691
 (949) 544-7124

APN'S
 808-171-005
 808-171-006
 808-171-012
 813-250-046
 813-250-047



NO.	DESCRIPTION	BY	DATE

PREPARED UNDER THE DIRECT SUPERVISION OF:
 MICHAEL D. HICKER
 A.E.C. REG. 88888
 EXPIRES 12/31/16
 DATE: 10/28/15
 APPROVED BY: CITY OF PALM SPRINGS
 DATE: 10/28/15
 CHECKED BY: M.A.

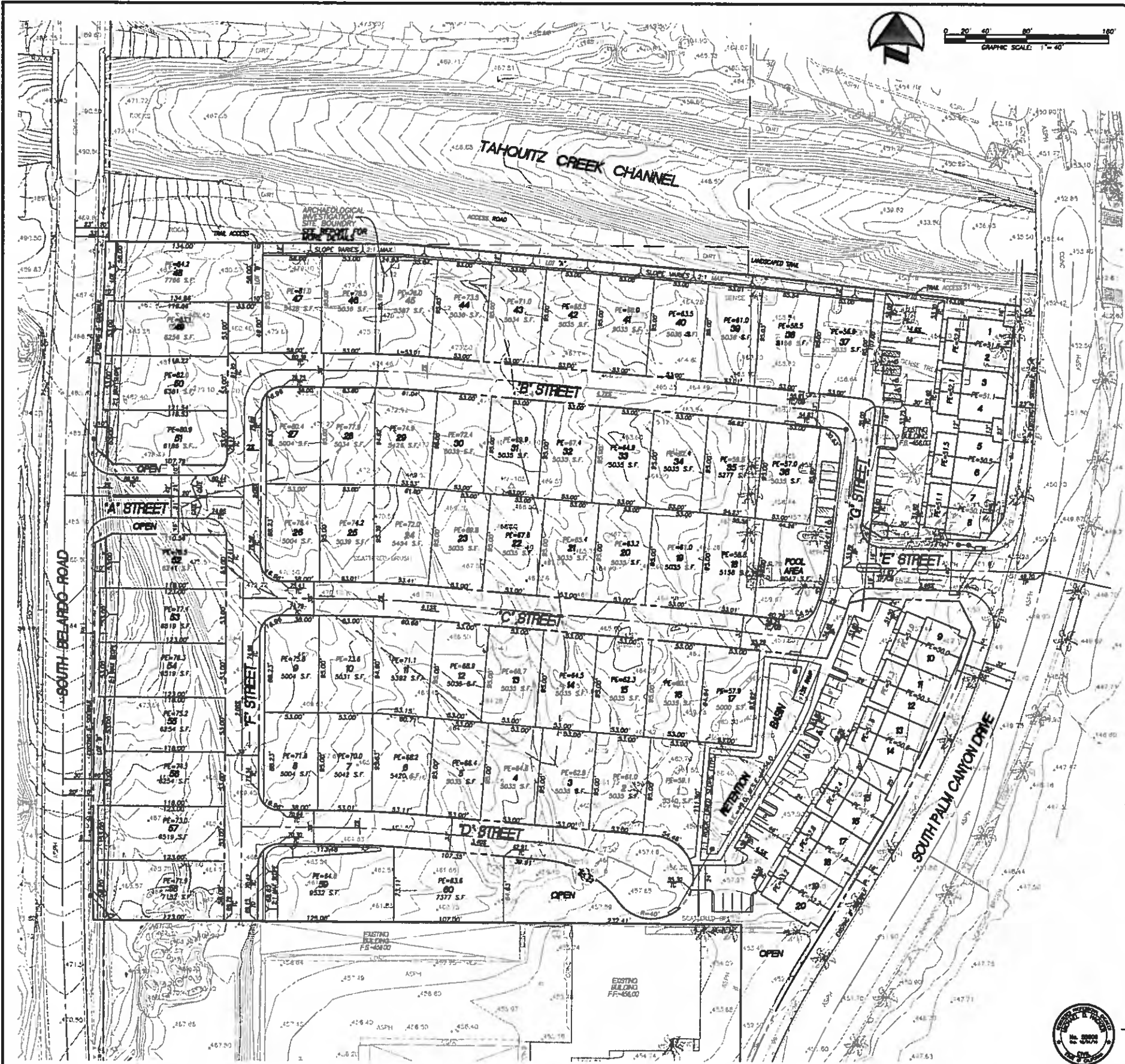
HEITEC CONSULTING
 43 875 National Plaza, Suite P
 Palm Desert, California 92211
 949-240-0000 (for the office)

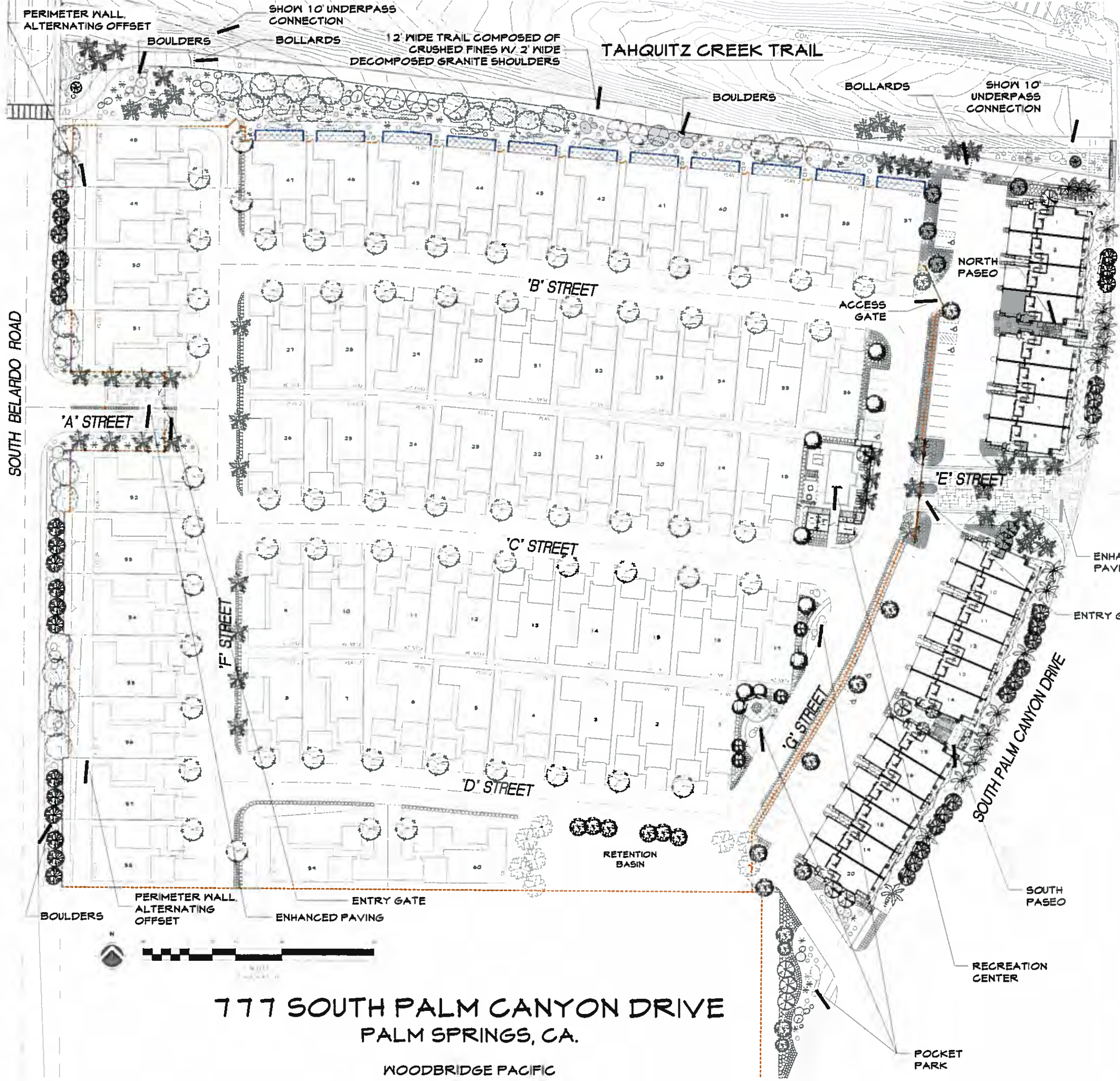
SCALE: AS NOTED
 PLAN DATE: 10/28/15
 DESIGN BY: M.A.
 DRAWN BY: J.E.
 CHECKED BY: M.A.

CITY OF PALM SPRINGS
TENTATIVE TRACT MAP NO. 36914
 BEING A SUBDIVISION OF THE S 1/2 OF THE NW 1/4 OF SEC. 22, AND THE S 1/2 OF THE NE 1/4 OF SEC. 22, T4S, R4E, S8888

W.D. FOR: WOODBRIDGE PACIFIC GROUP
 D.W.C. 131003

SHEET 1
 FILE NO.





CONCEPTUAL PLANTING PALETTE

COMMON AREA TREE:

-  Washingtonia filifera/ California Fan Palm
- Size: 15' BTH, Q.L. 28
-  Washingtonia robusta/ Mexican Fan Palm
- Size: 18' BTH, Q.L. 14
-  Parkinsonia 'Desert Museum'/ Palo Verde
- Size: 36" Box, Q.L. 36
-  Arbutus unedo/ Strawberry Tree
- Size: 36" Box, Q.L. 8
-  Eucalyptus papuana
- Size: 36" Box, Q.L. 2
-  Quercus suber/ Cork Oak
- Size: 36" Box, Q.L. 4
-  Abizia julibrissin/ Silk Tree
- Size: 36" Box, Q.L. 4
-  Prosopis glandulosa 'Maverick'/ Thornless Honey Mesquite
- Size: 36" Box, Q.L. 22
-  Rhus lancea/ African Sumac
- Size: 36" Box, Q.L. 8
-  Platanus acerifolia/ London Plane Tree
- Size: 36" Box, Q.L. 11

STREET TREE:

- Size: 24" Box Min, one per house typical
- 'B' Street -**
Oneya tesota/ Desert Ironwood
- 'C' Street -**
Chloopsis lineris/ Desert Willow
- 'D' Street -**
Chitaipa tashkentensis/ Chitaipa
- 'F' Street -**
Giedtsia triacanthos/ Honey Locust

SHRUBS:

- Size: 1 gal Min.
- Agave spp./ Agave
- Aloe spp./ Aloe
- Alyogyne huegellii/ Blue Hibiscus
- Artemisia spp./ Artemisia
- Baccharis spp./ Baccharis
- Buddleia marrubifolia/ Woolly Butterflybush
- Caesalpinia spp./ Bird of Paradise
- Callistemon v. 'Little John'/ Little John Bottlebrush
- Cereia spp./ Natal Plum
- Cereus spp./
- Cordia boissieri/ Texas Olive
- Dodonaea viscosa/ Hop Bush
- Feljoa sellowiana/ Pineapple Guava
- Fouquieria spp./ Ocotillo
- Gallardia x grandiflora/ Blanket Flower
- Grewia occidentalis/ Lavender Star Flower
- Juniperus spp./ Juniper
- Laurus nobilis/ Sweet Bay
- Leucophyllum spp./
- Ligustrum japonica/ Japanese Privet
- Muhlenbergia spp./ Muhley
- Nandina domestica/ Heavenly Bamboo
- Perovskia spp./ Russian Sage
- Photinia fraseri/ Photinia
- Pittosporum tobira/ Mock Orange
- Prunus caroliniana 'Compacta'/ Cherry Laurel
- Rhaphiolepis indica/ Indian Hawthorn
- Rhus ovate/ Sugarbush
- Salvia spp./ Sage
- Senna spp./ Senna
- Viburnum tinus/ Laurustinus
- Xylosma congestum/ Xylosma




Groundcover:

- Size: Flat Min.
- Baccharis x Centennial/ Prostrate Desert Brom
- Dalea spp./ Dalea
- Lantana montevidensis/ Lantana
- Myoporum parvifolium/ Myoporum
- Oenothera spp./ Primrose

Vine:

- Size: 5 Gal Min.
- Bougainvillea spp./ Bougainvillea
- Clytostoma callistegioides/ Lavender Trumpet Vine
- Macfadyena unguis-cati/ Catclaw
- Rosa banksiae/ Lady Banks Rose

TRAIL - TREE:

-  Washingtonia filifera/
California Fan Palm
- Size: 15' BTH, Q.L. 15
-  Platanus acerifolia/
London Plane Tree
- Size: 36" Box, Q.L. 16
-  Populus spp./
Poplar
- Size: 36" Box, Q.L. 6

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PLANNING SERVICES
DEPARTMENT

**777 SOUTH PALM CANYON DRIVE
PALM SPRINGS, CA.**

WOODBIDGE PACIFIC

TAHQUITZ
CREEK TRAIL

CITY
SIDEWALK

SCULPTURE
ON D.G.

PLAZA
FURNITURE

OVERHEAD
PER
ARCHITECT

POTTED
PLANT

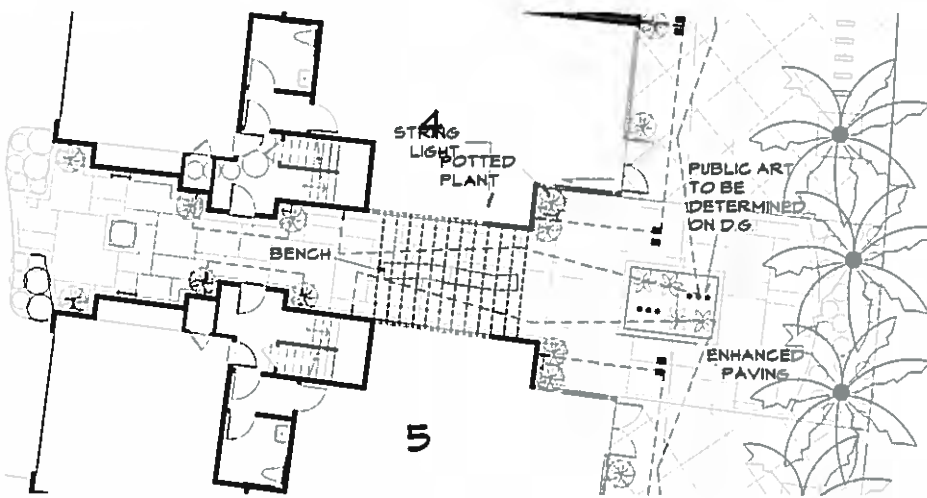
BIKE
RACK

SCORED
CONCRETE
W/ TOP CAST

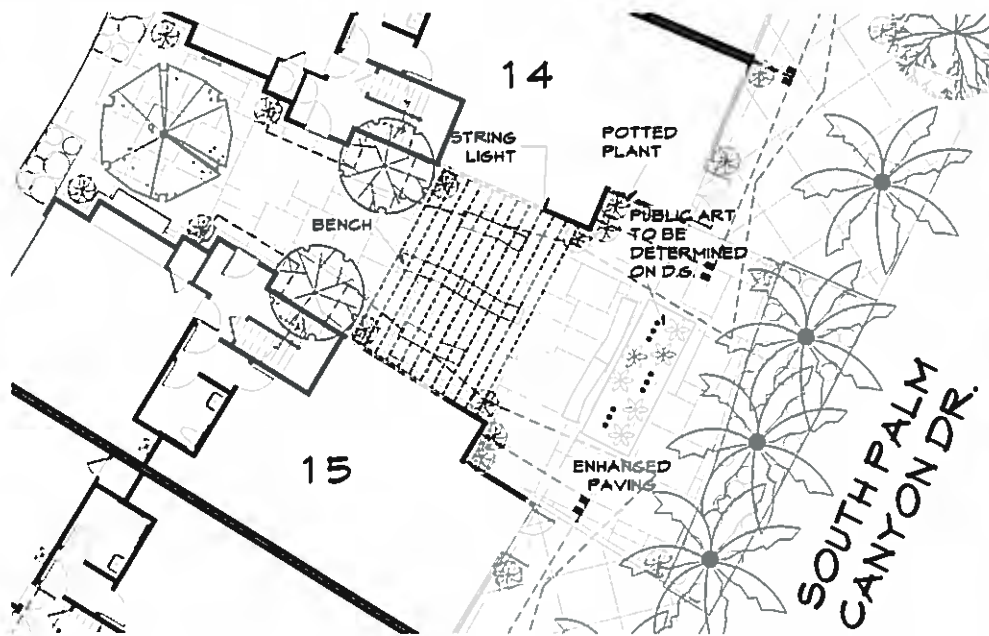


STREET AMENITY

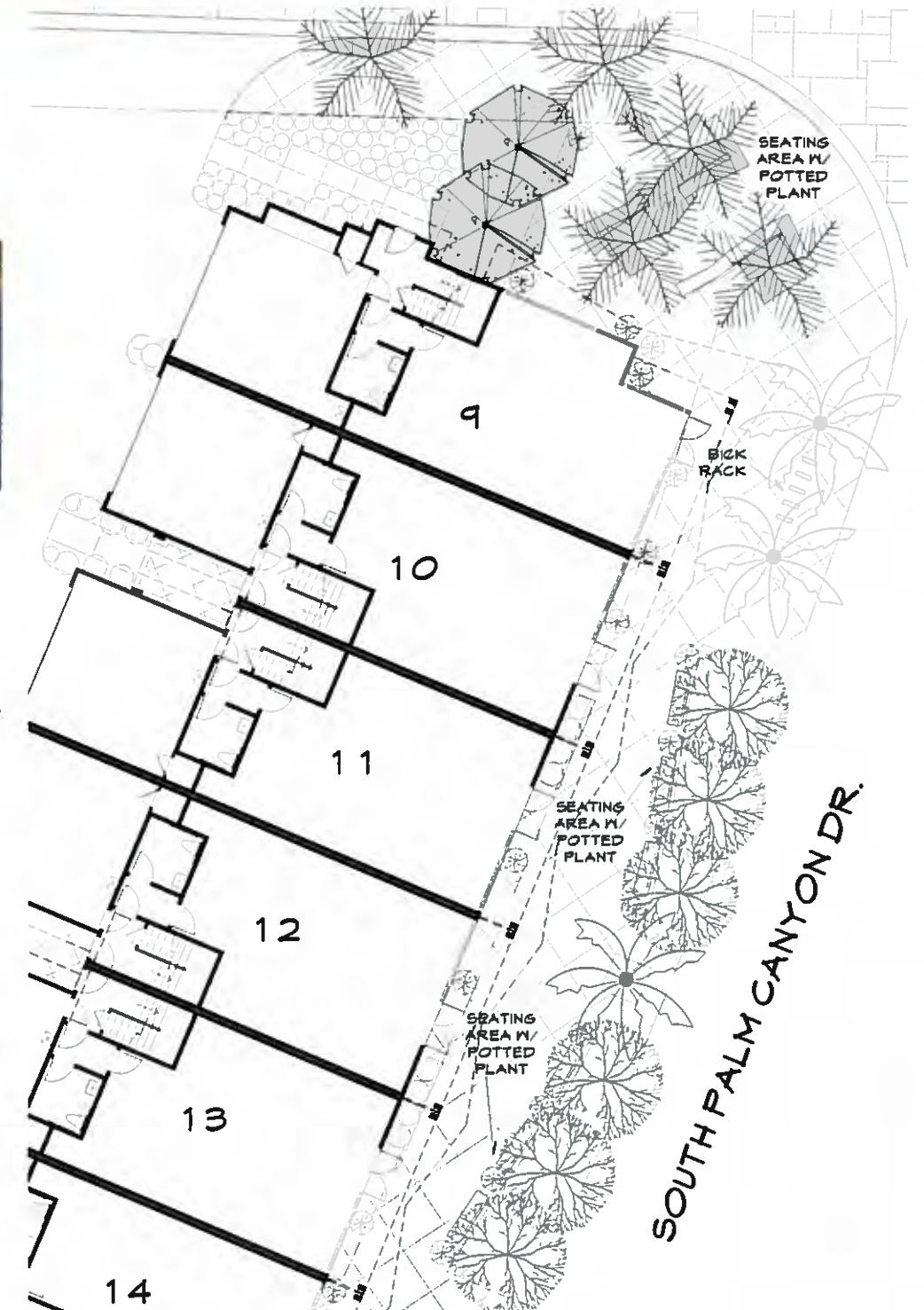
NORTHEAST CORNER
SCALE: 1/4" = 1'-0"



NORTH PASEO



SOUTH PASEO



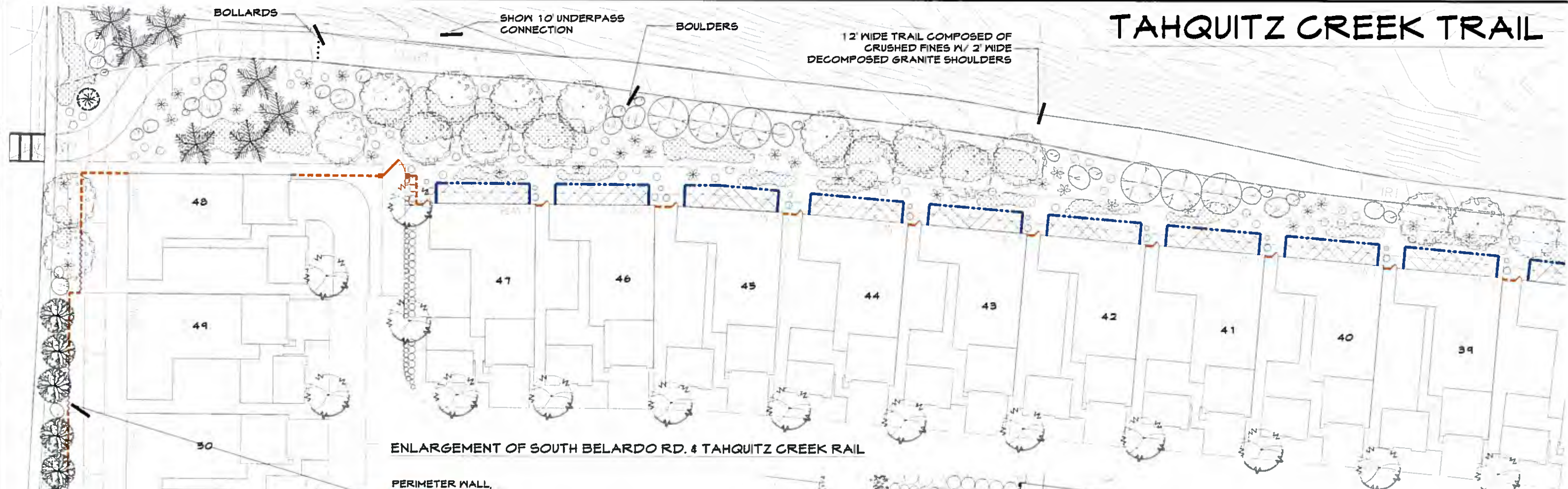
SOUTH PALM CANYON STREETScape

777 SOUTH PALM CANYON DRIVE
PALM SPRINGS, CA.

WOODBRIDGE PACIFIC



TAHQUITZ CREEK TRAIL



SOUTH BELARDO RD.

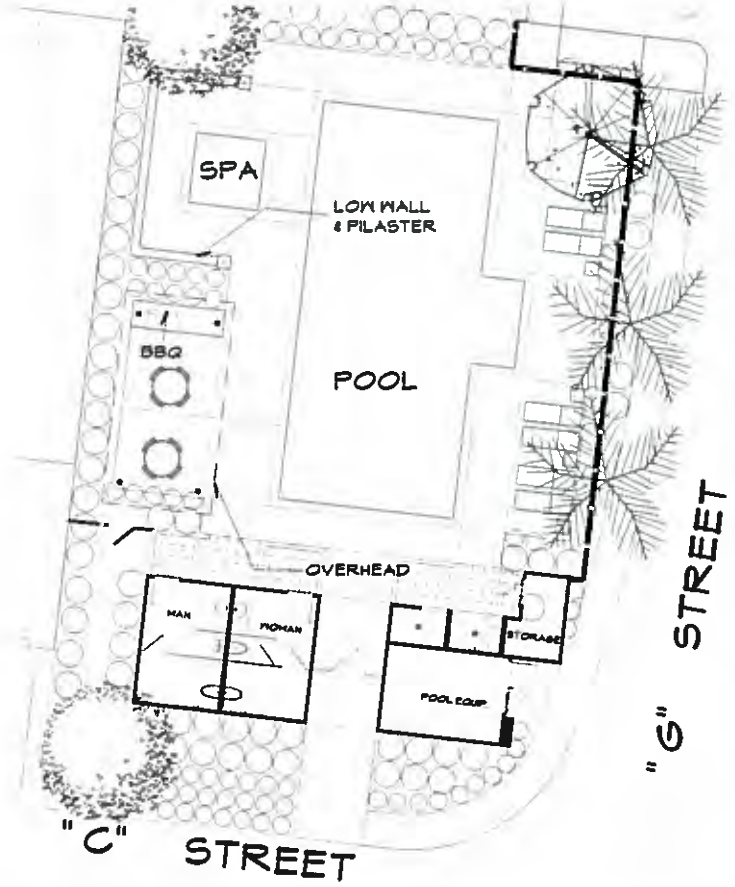
ENLARGEMENT OF SOUTH BELARDO RD. & TAHQUITZ CREEK RAIL

PERIMETER WALL,
BLOCK WALL LASER CUT PANEL
ALTERNATING OFFSET, COMBINATION OF BLOCK WALL
AND LASER CUT PANEL, (PATTERN TO BE DETERMINED)

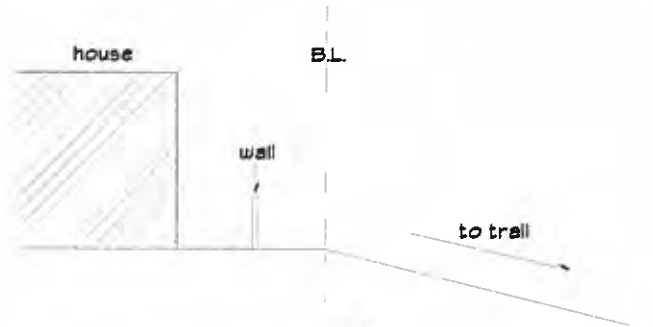


ENTRY GATE

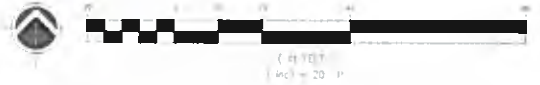
ENHANCED PAVING



RECREATION CENTER
SCALE: 1" = 10'



SECTION OF HOUSE FACING TRAIL
SCALE: N.T.S.



777 SOUTH PALM CANYON DRIVE
PALM SPRINGS, CA.

WOODBRIDGE PACIFIC



CONCEPTUAL PLANTING PALETTE

COMMON AREA TREE:

-  Washingtonia filifera/ California Fan Palm
- Size: 15' BTH, Qt. 20
-  Washingtonia robusta/ Mexican Fan Palm
- Size: 16' BTH, Qt. 14
-  Parkinsonia 'Desert Museum'/ Palo Verde
- Size: 36" Box, Qt. 36
-  Arbutus unedo/ Strawberry Tree
- Size: 36" Box, Qt. 6
-  Eucalyptus papuana
- Size: 36" Box, Qt. 2
-  Quercus suber/ Cork Oak
- Size: 36" Box, Qt. 4
-  Albizia julibrissin/ Silk Tree
- Size: 36" Box, Qt. 4
-  Prosopis glandulosa 'Maverick'/ Thornless Honey Mesquite
- Size: 36" Box, Qt. 22
-  Rhus lancea/ African Sumac
- Size: 36" Box, Qt. 6
-  Platanus acerifolia/ London Plane Tree
- Size: 36" Box, Qt. 11

STREET TREE:

- Size: 24" Box Min, one per house typical
- 'B' Street -
Oneya tesota/ Desert Ironwood
- 'C' Street -
Chlopsis lineris/ Desert Willow
- 'D' Street -
Chitapa tashkentensis/ Chitapa
- 'F' Street -
Gleditsia triacanthos/ Honey Locust

SHRUBS:




- Size: 1 gal. Min.
- Agave spp./ Agave
- Aloe spp./ Aloe
- Alyogyne huegelii/ Blue Hibiscus
- Artemisia spp./ Artemisia
- Baccharis spp./ Baccharis
- Buddleia marrubifolia/ Woolly Butterflybush
- Caesalpinia spp./ Bird of Paradise
- Callistemon v 'Little John'/ Little John Bottlebrush
- Carissa spp./ Natal Plum
- Cereus spp./
- Cordia boissieri/ Texas Olive
- Dodonaea viscosa/ Hop Bush
- Feljoa sellowiana/ Pineapple Guava
- Fouquieria spp./ Ocotillo
- Gaillardia x grandiflora/ Blanket Flower
- Grewia occidentalis/ Lavender Star Flower
- Juniperus spp./ Juniper
- Laurus nobilis/ Sweet Bay
- Leucophyllum spp./
- Ligustrum japonica/ Japanese Privet
- Muhlenbergia spp./ Muhly
- Nandina domestica/ Heavenly Bamboo
- Perovskia spp./ Russian Sage
- Photinia fraseri/ Photinia
- Pittosporum tobira/ Mock Orange
- Prunus caroliniana 'Compacta'/ Cherry Laurel
- Raphiolepis indica/ Indian Hawthorn
- Rhus ovata/ Sugarbush
- Salvia spp./ Sage
- Senna spp./ Senna
- Viburnum tinus/ Laurustinus
- Xylocma congestum/ Xylocma

Groundcover:

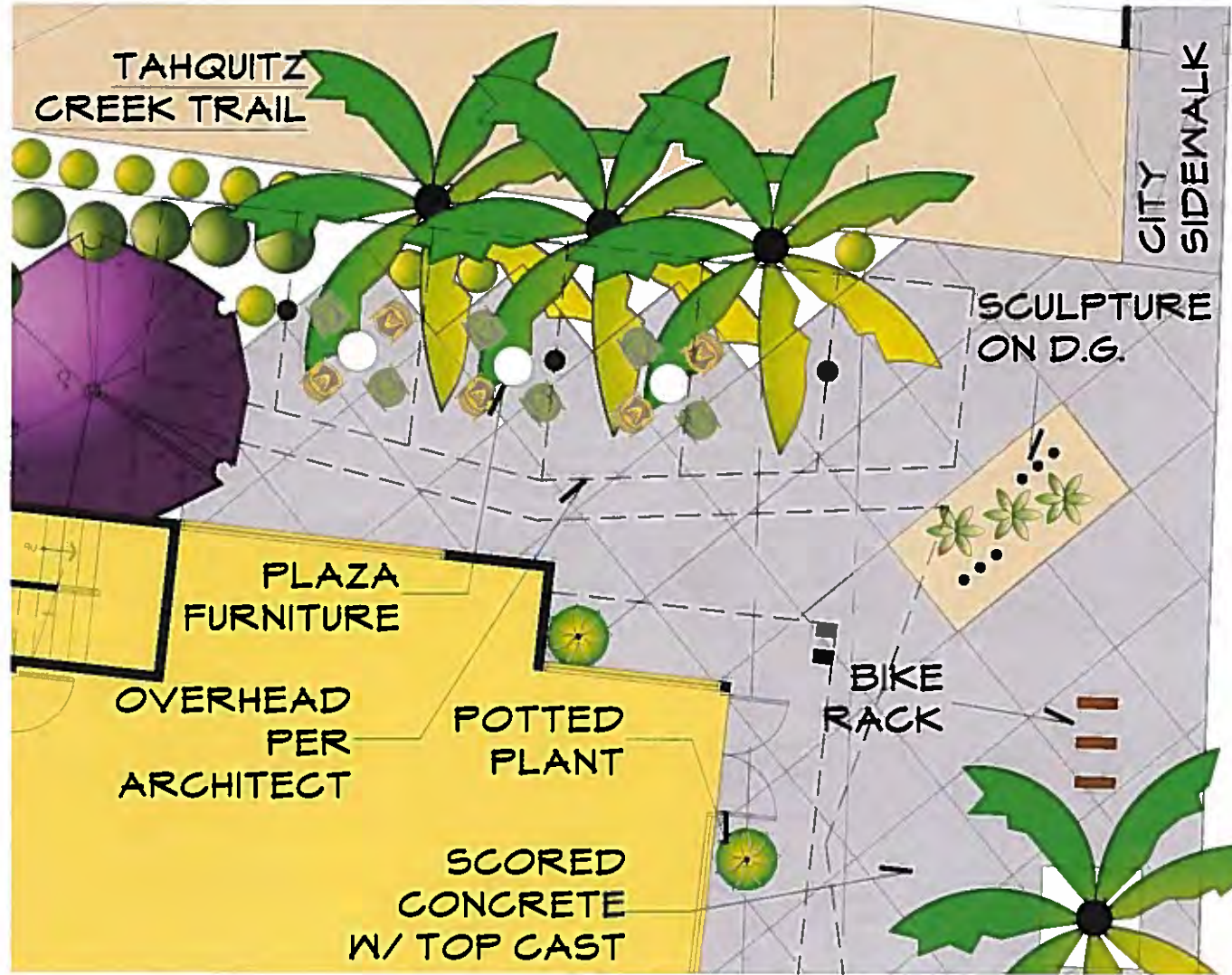
- Size: Flat Min.
 - Baccharis x 'Centennial'/ Prostrate Desert Brom
 - Dalea spp./ Dalea
 - Lantana montevidensis/ Lantana
 - Myoporum parvifolium/ Myoporum
 - Oenothera spp./ Primrose
- Vine:**
- Size: 3 gal. Min.
 - Bougainvillea spp./ Bougainvillea
 - Clytostoma callistegioides/ Lavender Trumpet Vine
 - Macfadyena unguis-cati/ Catclaw
 - Rosa banksiae/ Lady Banks Rose



TRAIL - TREE:

-  Washingtonia filifera/
California Fan Palm
- Size: 15' BTH, Qt. 15
-  Platanus acerifolia/
London Plane Tree
- Size: 36" Box, Qt. 16
-  Populus spp./
Poplar
- Size: 36" Box, Qt. 6

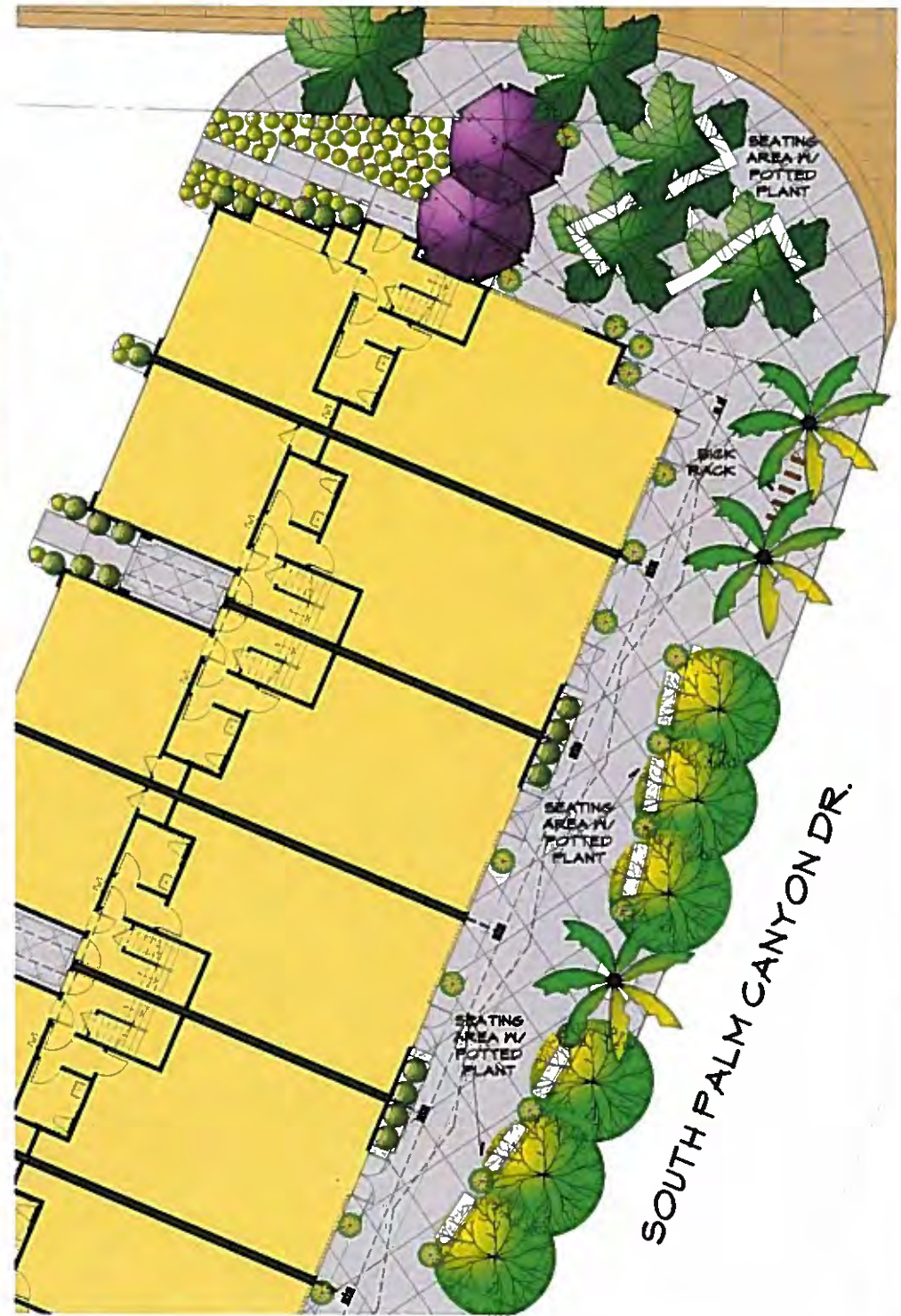
- SHRUBS:**
- Size: 1 gal. Min.
 - Nolina parryi/ Parry's Bear Grass
 - Muhlenbergia rigens/ Deer Grass
 - Dalea bicolor/ Indigo Bush



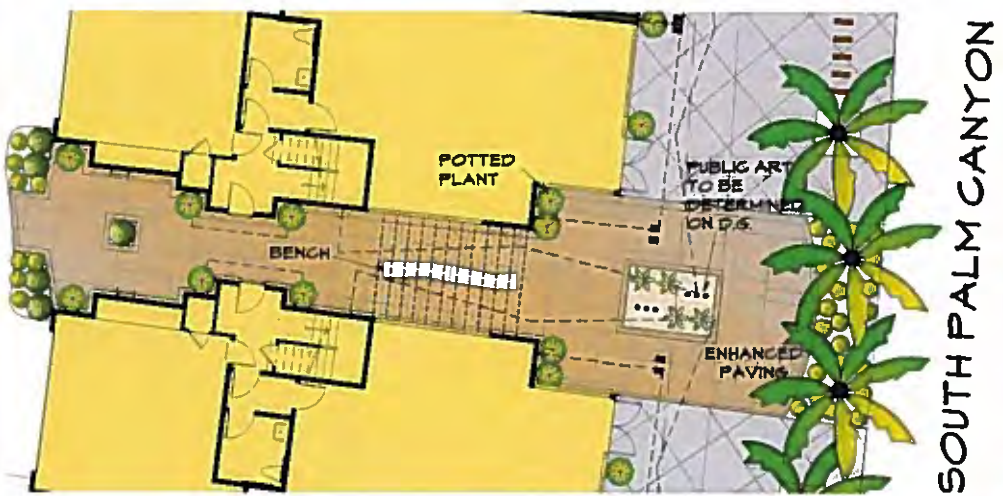
NORTHEAST CORNER
SCALE 1/4" = 1'-0"



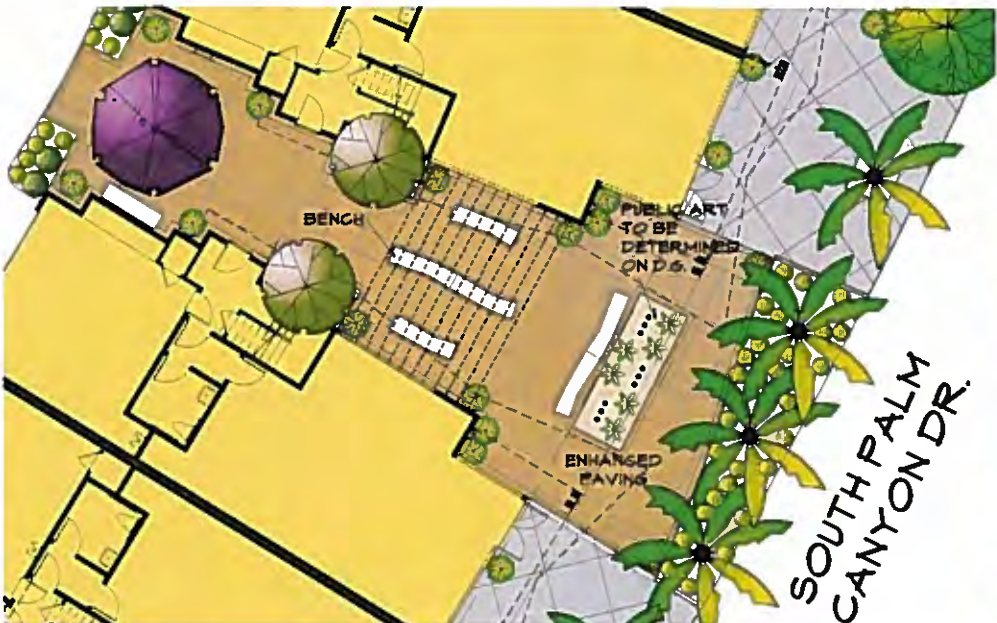
STREET AMENITY



SOUTH PALM CANYON STREETSCAPE



NORTH PASEO



SOUTH PASEO

777 SOUTH PALM CANYON DRIVE
PALM SPRINGS, CA.

WOODBIDGE PACIFIC



TAHQUITZ CREEK TRAIL



ENLARGEMENT OF SOUTH BELARDO RD. & TAHQUITZ CREEK RAIL

PERIMETER WALL
 BLOCK WALL LASER CUT PANEL
 ALTERNATING OFFSET, COMBINATION OF BLOCK WALL AND LASER CUT PANEL, (PATTERN TO BE DETERMINED)

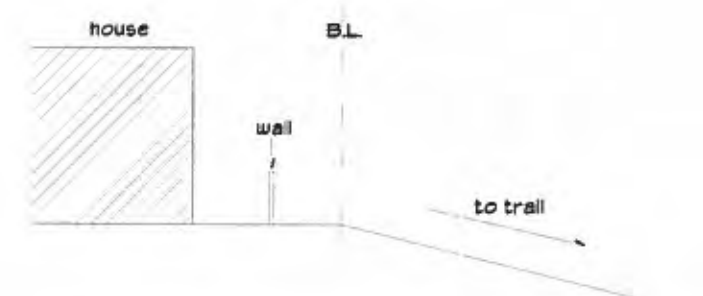


ENTRY GATE

ENHANCED PAVING



RECREATION CENTER
 SCALE: 1" = 10'



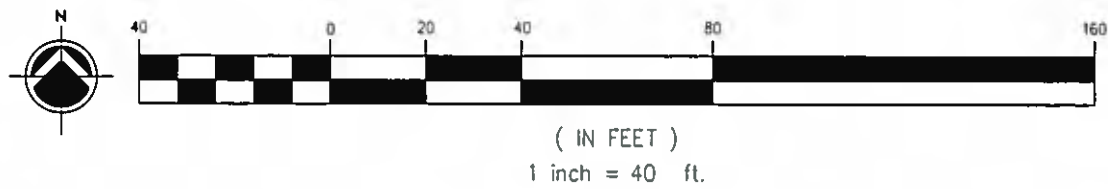
SECTION OF HOUSE FACING TRAIL
 SCALE: N.T.S.

SOUTH BELARDO RD.



777 SOUTH PALM CANYON DRIVE
 PALM SPRINGS, CA.

WOODBRIDGE PACIFIC



ALTERNATE OPTION AT NORTH BOUNDARY

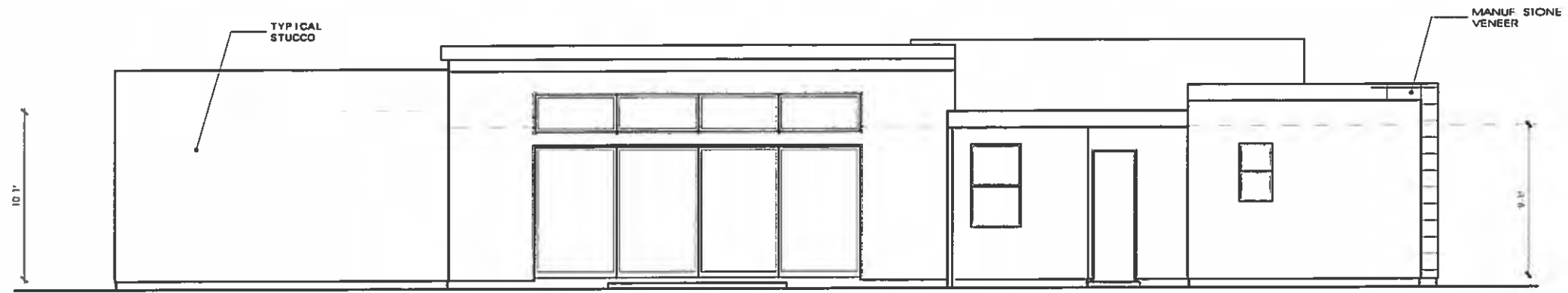
777 SOUTH PALM CANYON DRIVE
PALM SPRINGS, CA.

WOODBIDGE PACIFIC

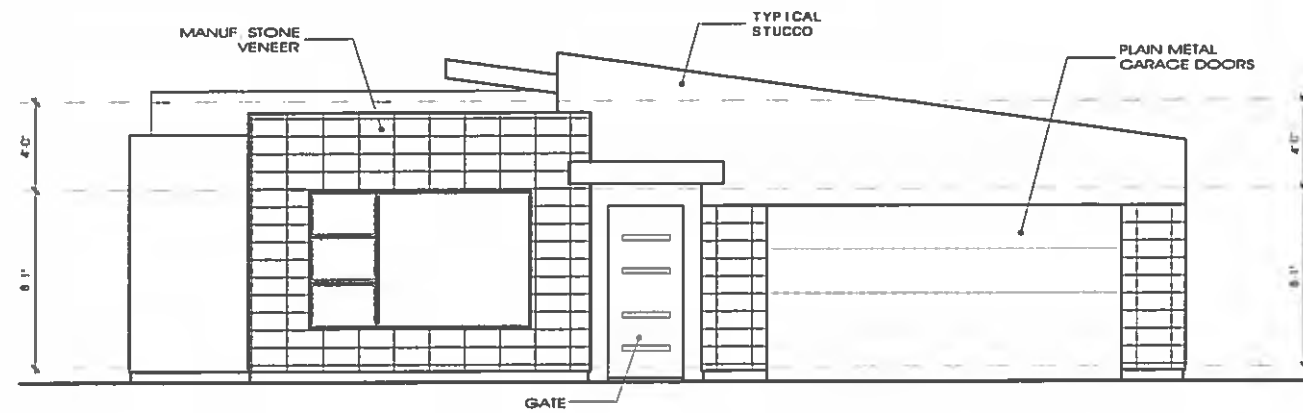
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PLANNING SERVICES
DEPARTMENT



LEFT SIDE



FRONT

RECEIVED

NOV 05 2015

PLANNING SERVICES
DEPARTMENT

PLAN 1A
Exterior Elevations

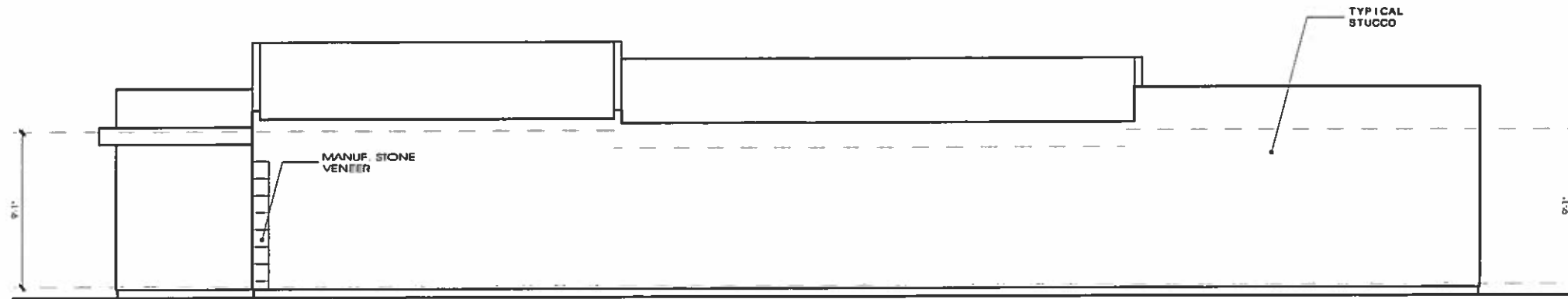


HANNOUCHE
ARCHITECTS
CORPORATION
949.261.2070
30280 BW ACACIA ST #140 NEWPORT BEACH, CA 92660
PROJECT # 2014053 (DATE 08/28/15)

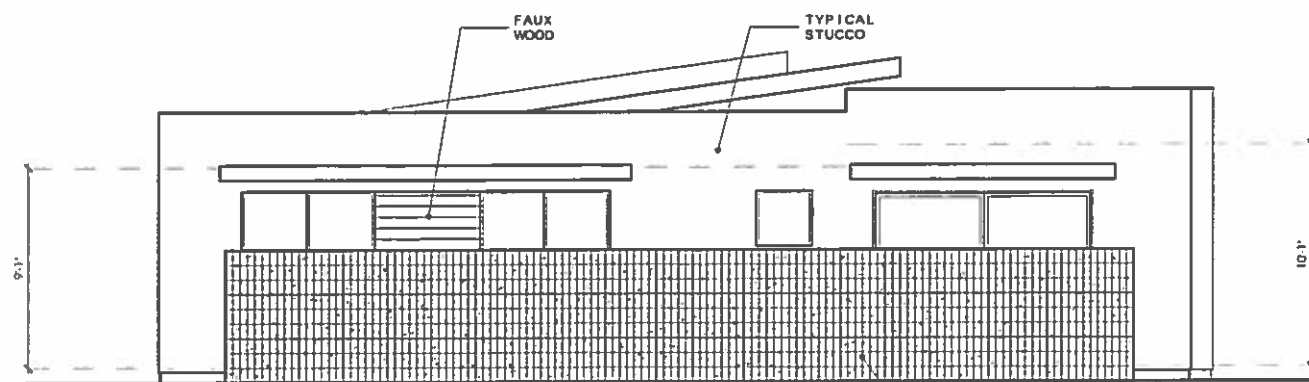
PALM CANYON

PALM SPRINGS, CA

WoodBridge Pacific Group, LLC
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162

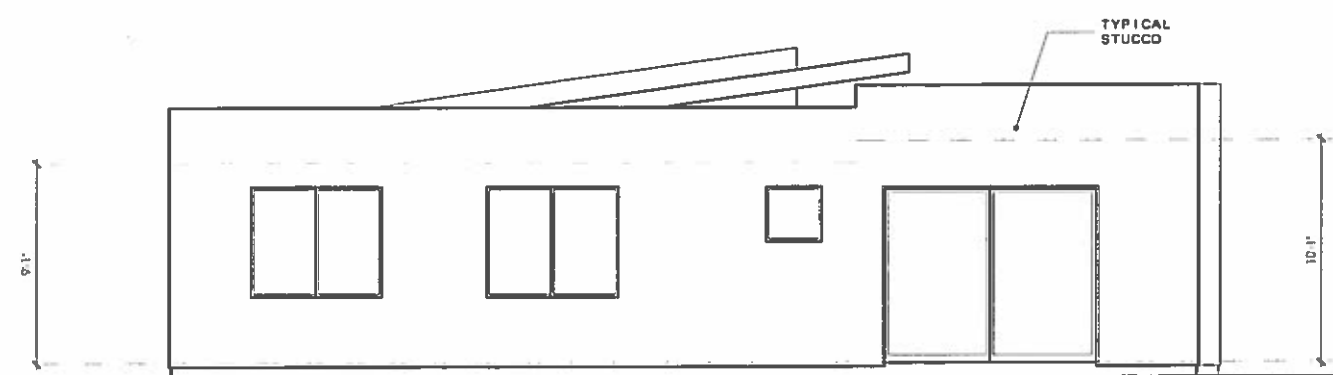


RIGHT SIDE



ENHANCED REAR

8 RIB SPLIT
CONCRETE MASONRY
BLOCK WALL



REAR



HANNOUCHE
ARCHITECTS
70280 BW ACACIA ST # 145 NEWPORT BEACH, CA 92660
949 261 2070
PROJECT # 2014053 DATE: 09/10/15

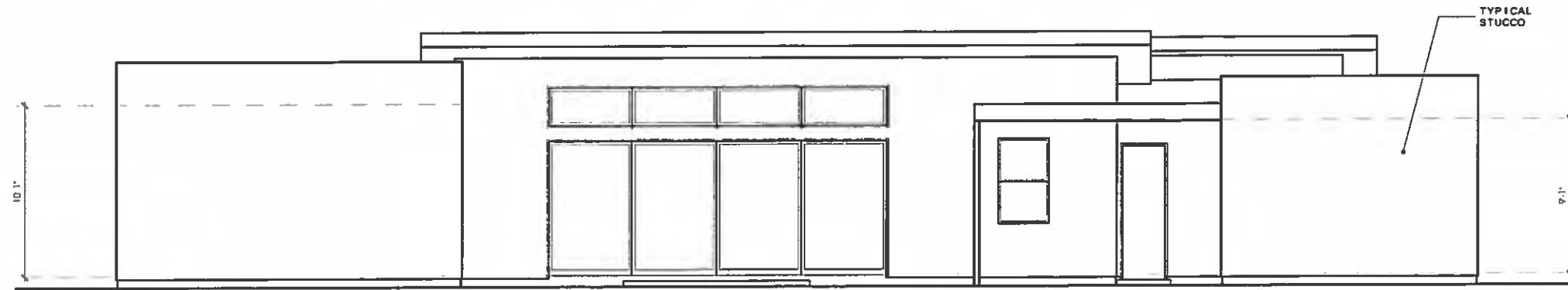
PALM CANYON

PALM SPRINGS, CA

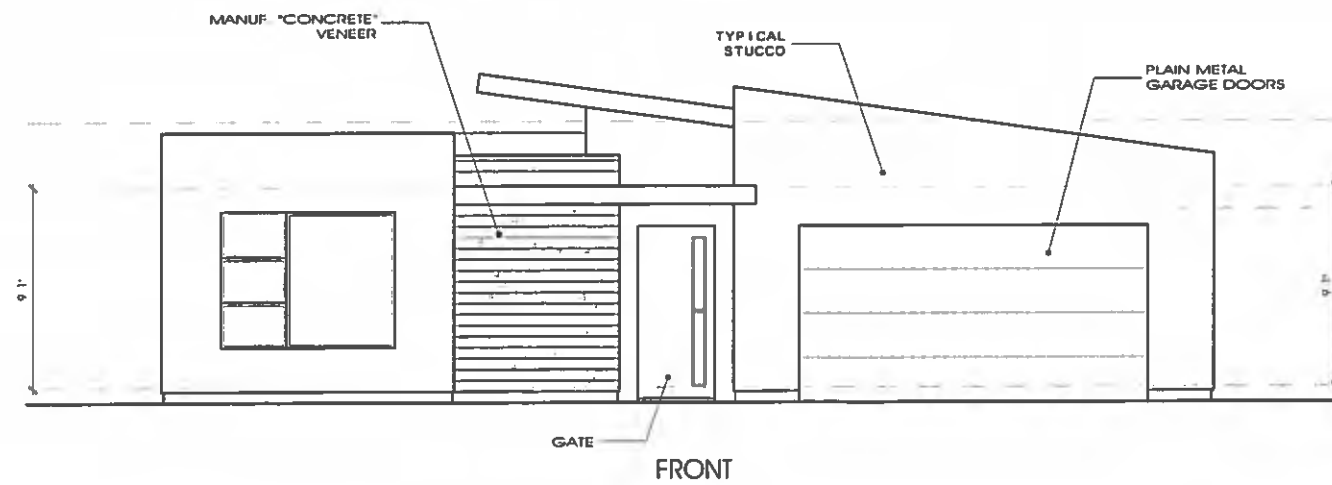
PLAN 1A Exterior Elevations



WoodBridge Pacific Group, LLC
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162



LEFT SIDE



FRONT

PLAN 1B
Exterior Elevations



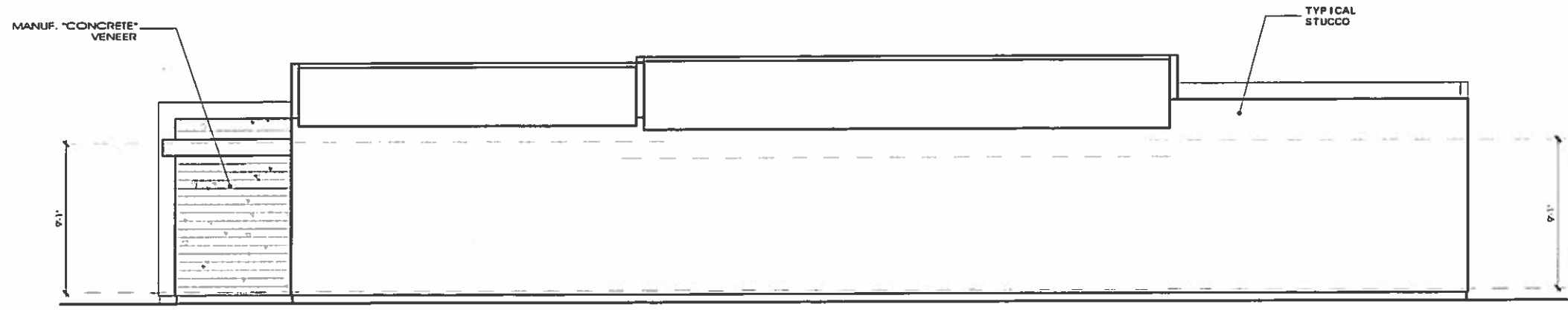
PALM CANYON

PALM SPRINGS, CA

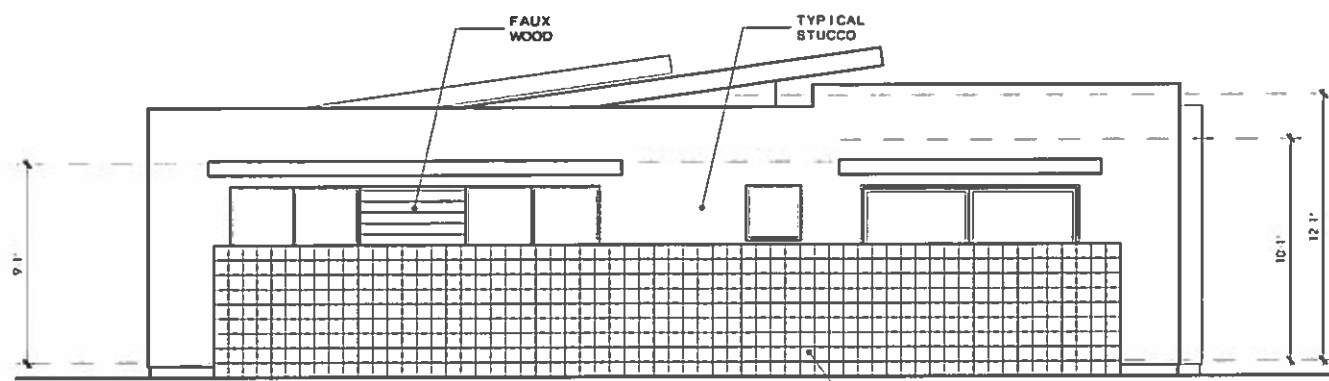
WoodBridge Pacific Group, LLC
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162



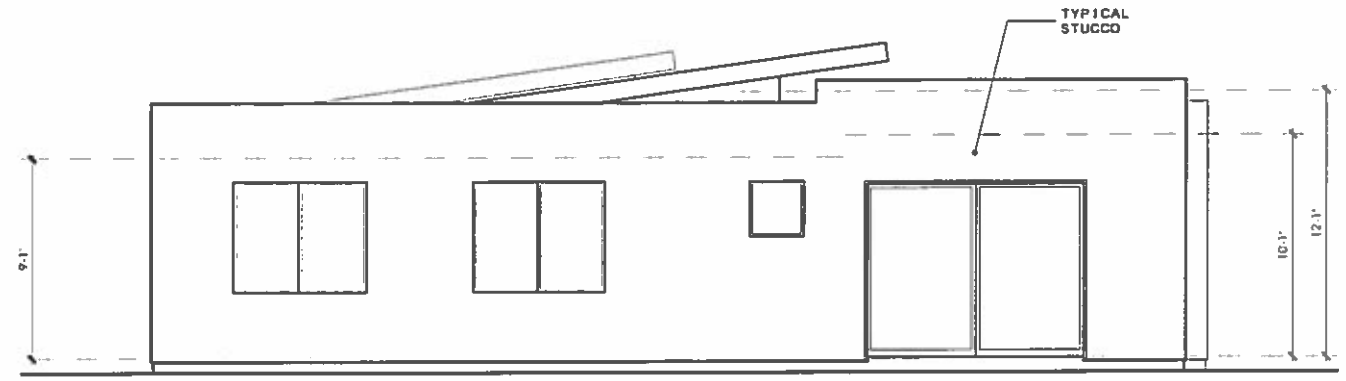
HANNOUCHE
ARCHITECTS
20280 SW ACACIA ST #145 NI WPORT BEACH, CA 92660
949.261.2070
PROJECT # 2014033 DATE 08/20/13



RIGHT SIDE



ENHANCED REAR

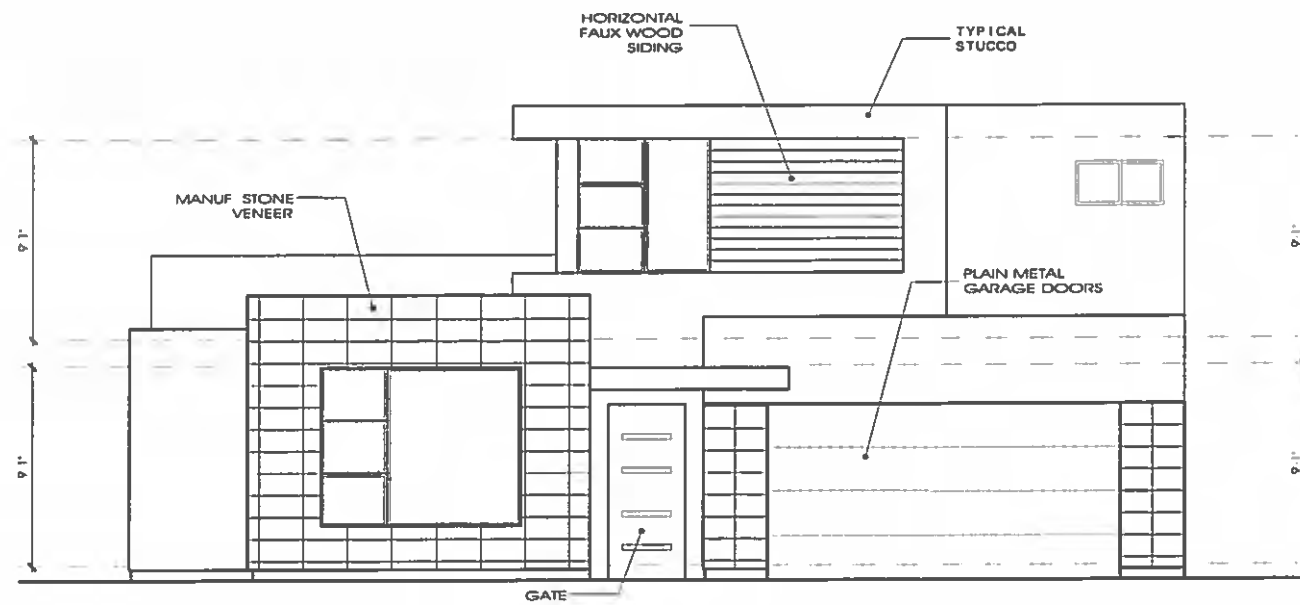


REAR





LEFT SIDE



FRONT

PALM CANYON

PALM SPRINGS, CA

PLAN 2A
Exterior Elevations

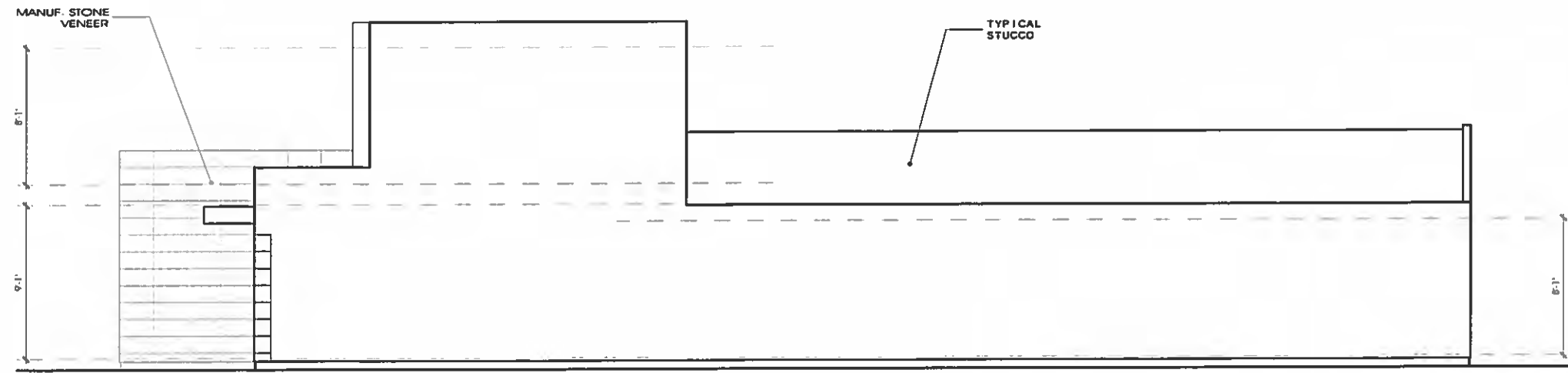


WoodBridge Pacific Group, LLC

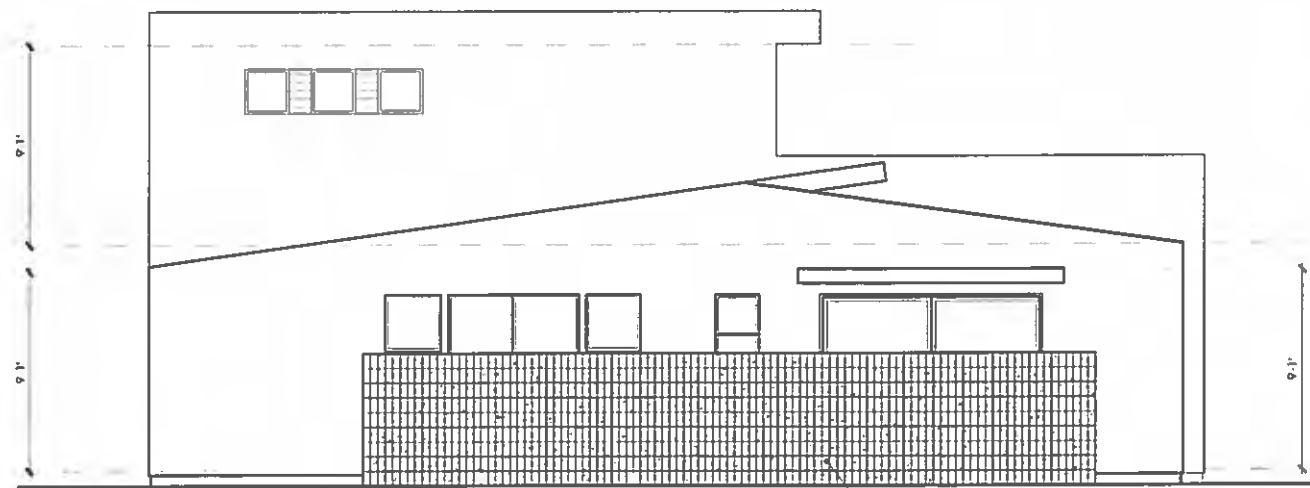
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162



HANNOUCHE
ARCHITECTS
20280 BV AGACIA ST #140 NEWPORT BEACH, CA 92660
949 261.2070
PROJECT # 2014053 DATE: 09/16/13



RIGHT SIDE



ENHANCED REAR

"8-RIB SPLIT"
CONCRETE MASONRY
BLOCK WALL



REAR



HANNOUCHE
ARCHITECTS
33200 SW ACACIA ST #140 NEWPORT BEACH, CA 92660
949 261 2070
PROJECT # 2014053 DATE: 08/16/15

PALM CANYON

PALM SPRINGS, CA

PLAN 2A
Exterior Elevations

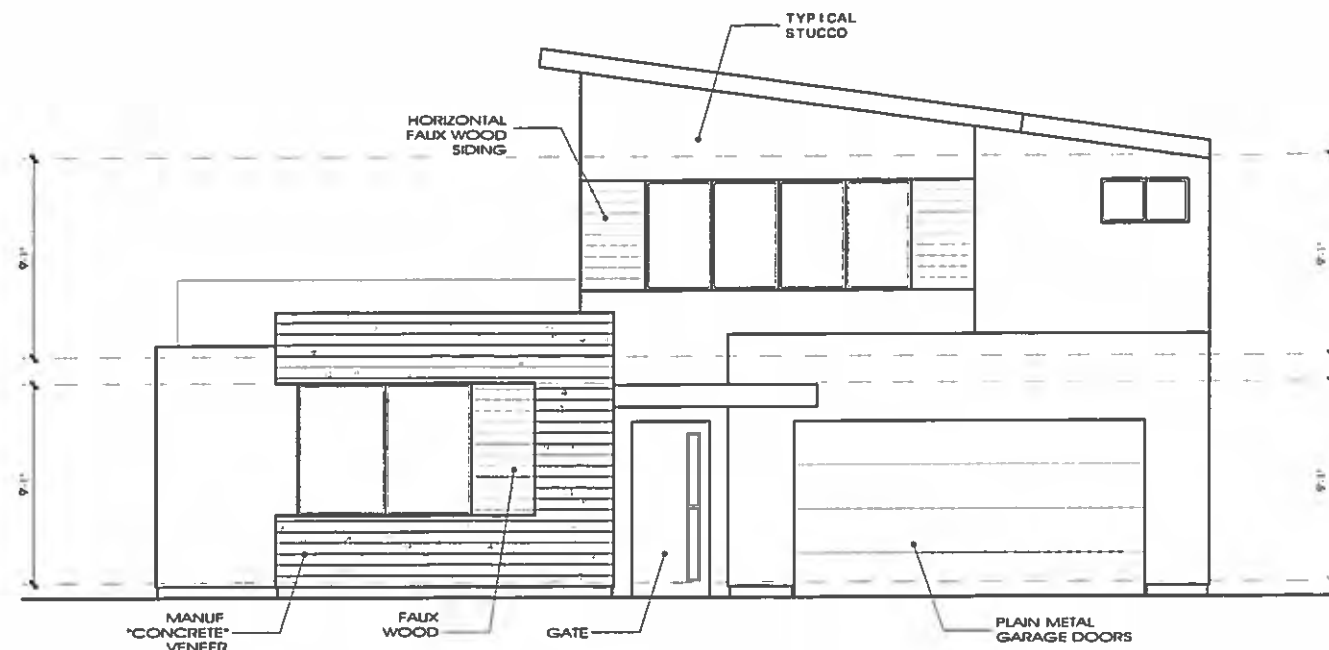


WoodBridge Pacific Group, LLC

27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162



LEFT SIDE



FRONT

PALM CANYON

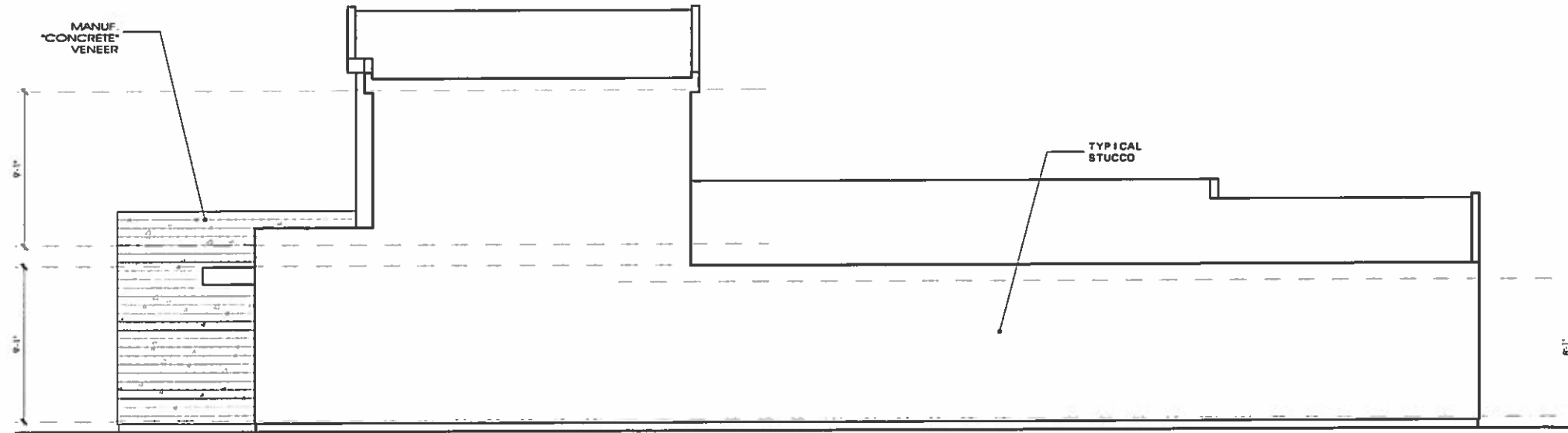
PALM SPRINGS, CA

PLAN 2B
Exterior Elevations

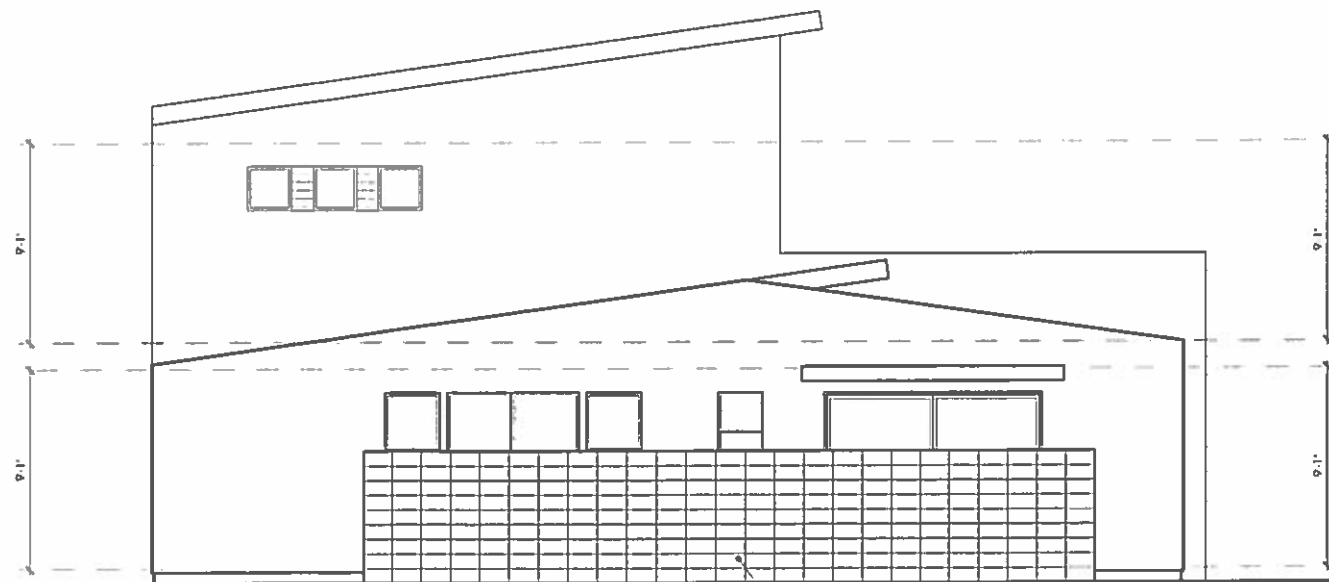


HANNOUCHE
ARCHITECTS
20250 SW ACACIA ST #140 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT # 2014053 DATE: 08/25/15

WoodBridge Pacific Group, LLC
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162

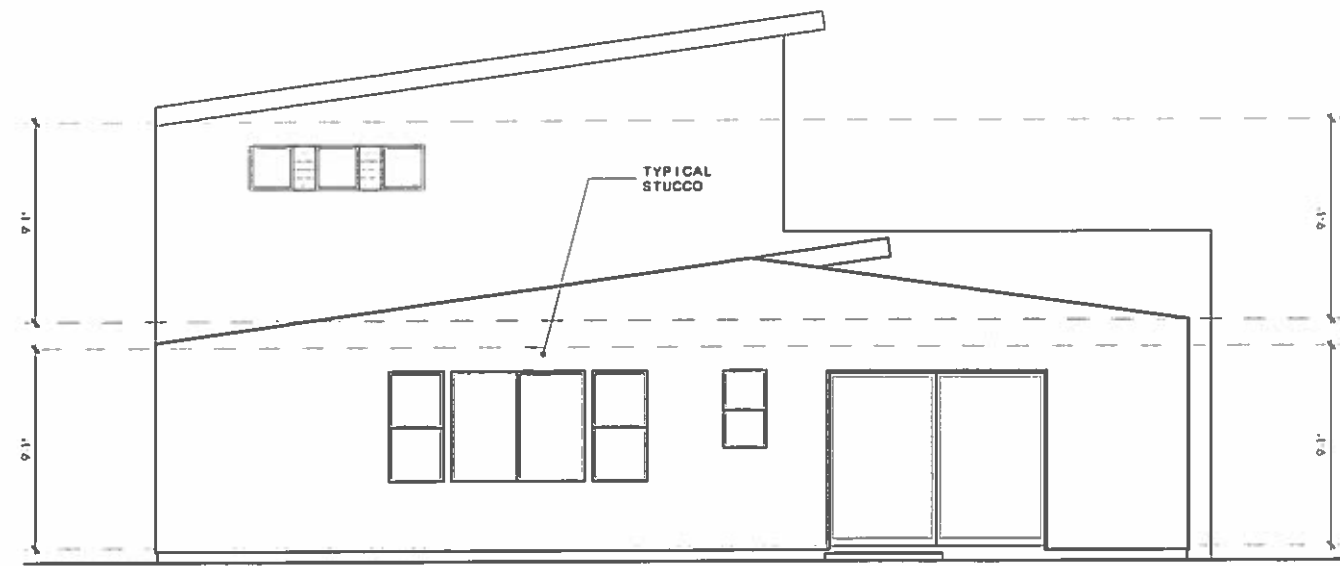


RIGHT



ENHANCED REAR

"STACKED BOND"
CONCRETE MASONRY
BLOCK WALL



REAR



HANNOUCHE
ARCHITECTS
ARCHITECTS INC.
949.261.2070
20200 HW ACACIA ST #140 NEWPORT BEACH, CA 92660
PROJECT # 2014053 DATE: 09/10/13

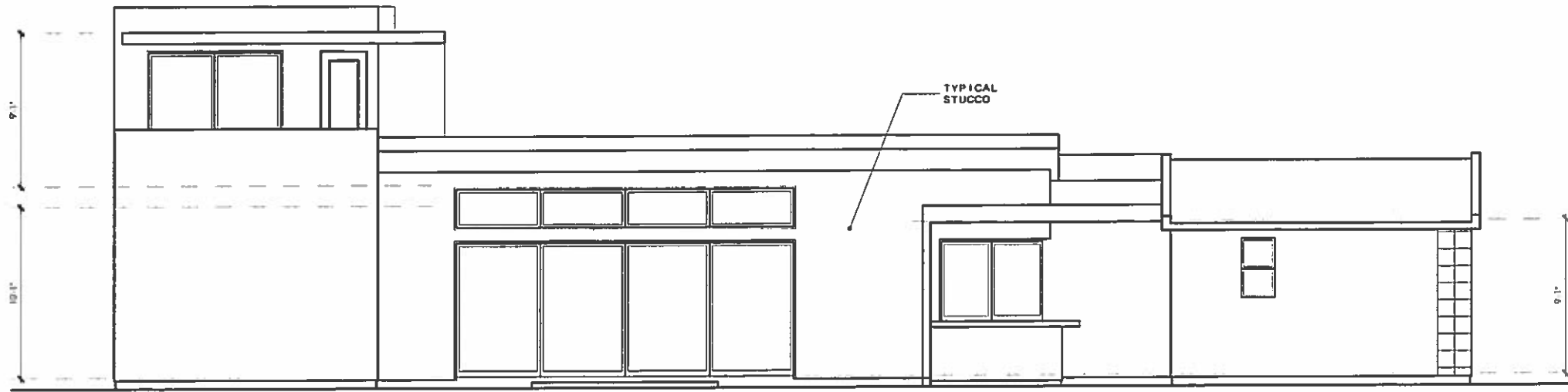
PALM CANYON

PALM SPRINGS, CA

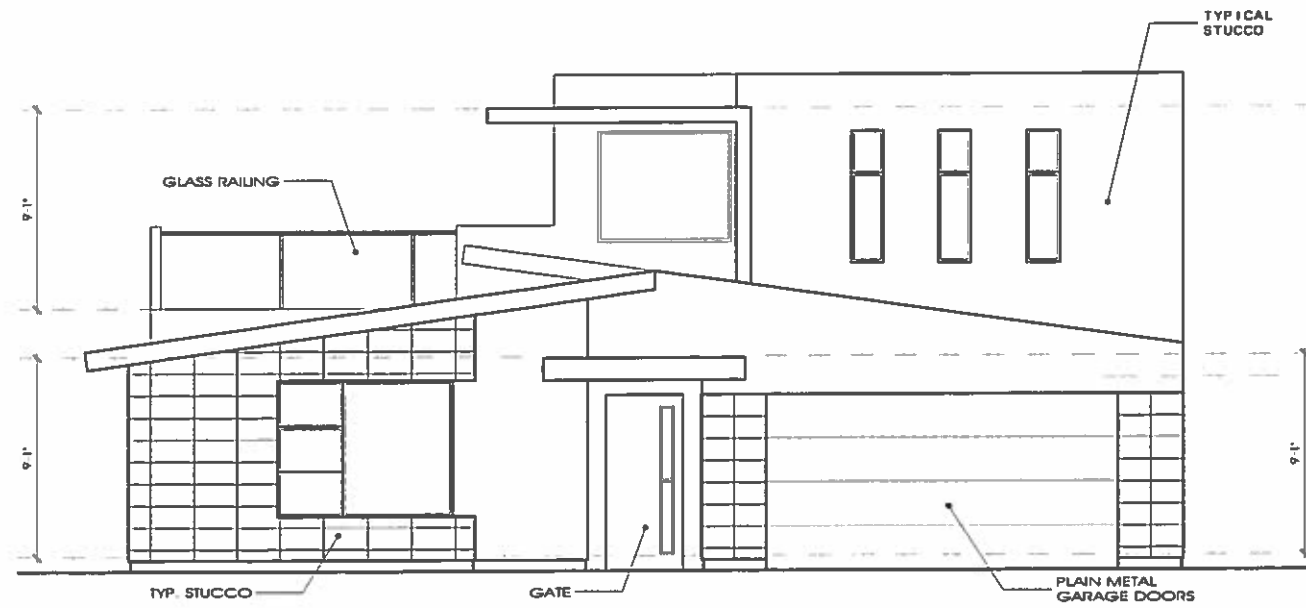
PLAN 2B
Exterior Elevations



WoodBridge Pacific Group, LLC
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162



LEFT SIDE



FRONT

PALM CANYON

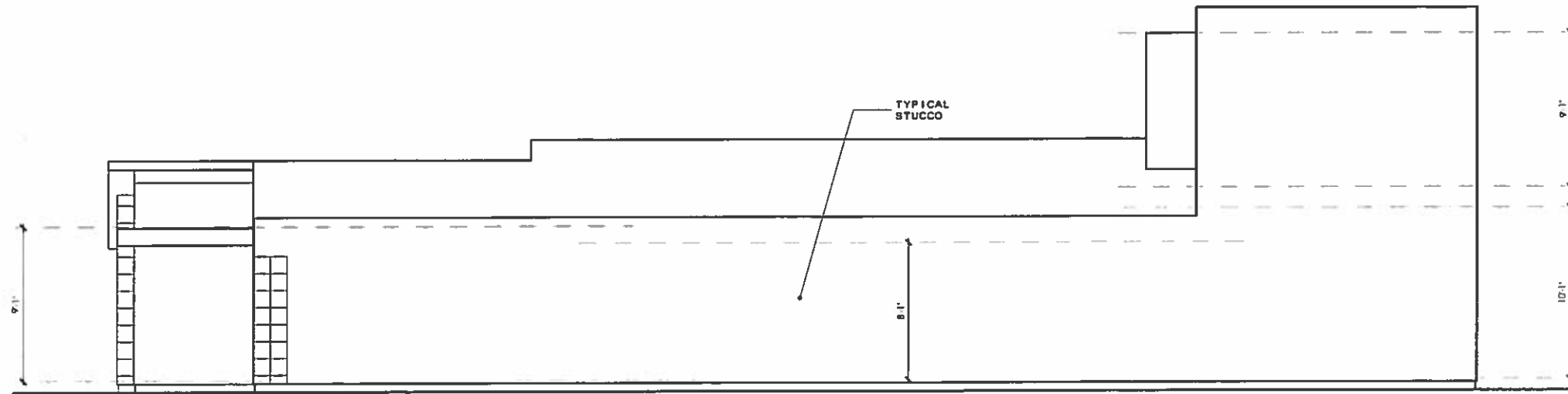
PALM SPRINGS, CA

PLAN 3A
Exterior Elevations

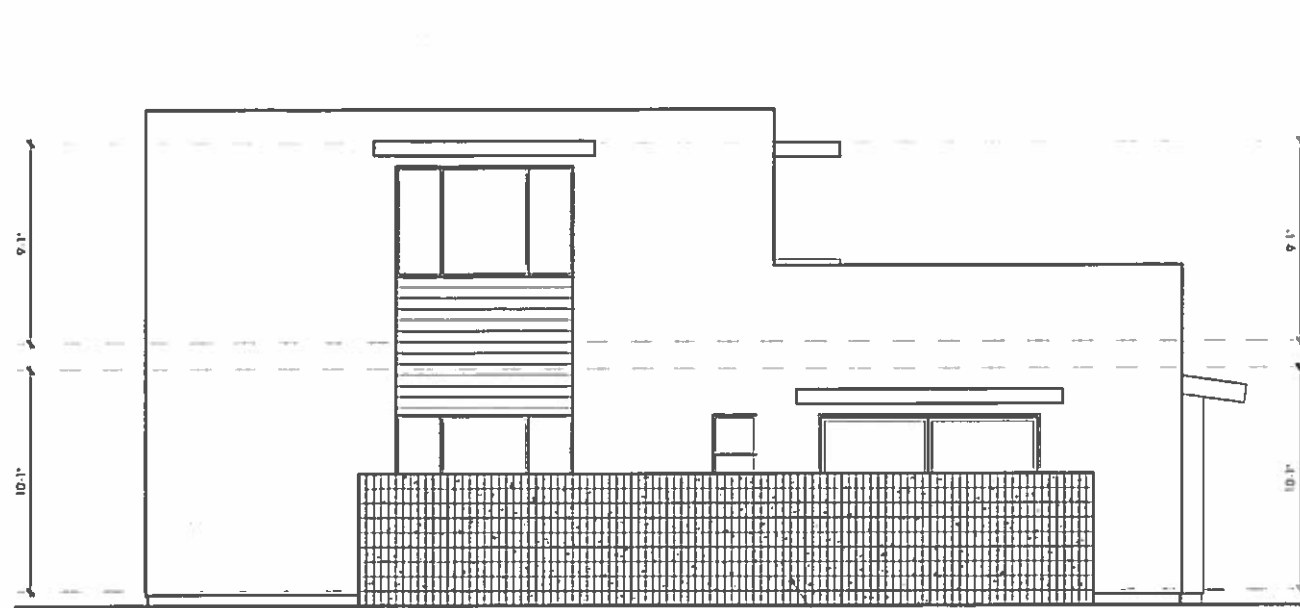


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PROJECT # 2014053 DATE: 09/10/13

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MISSION VIEJO, CA 92691
949-348-8162

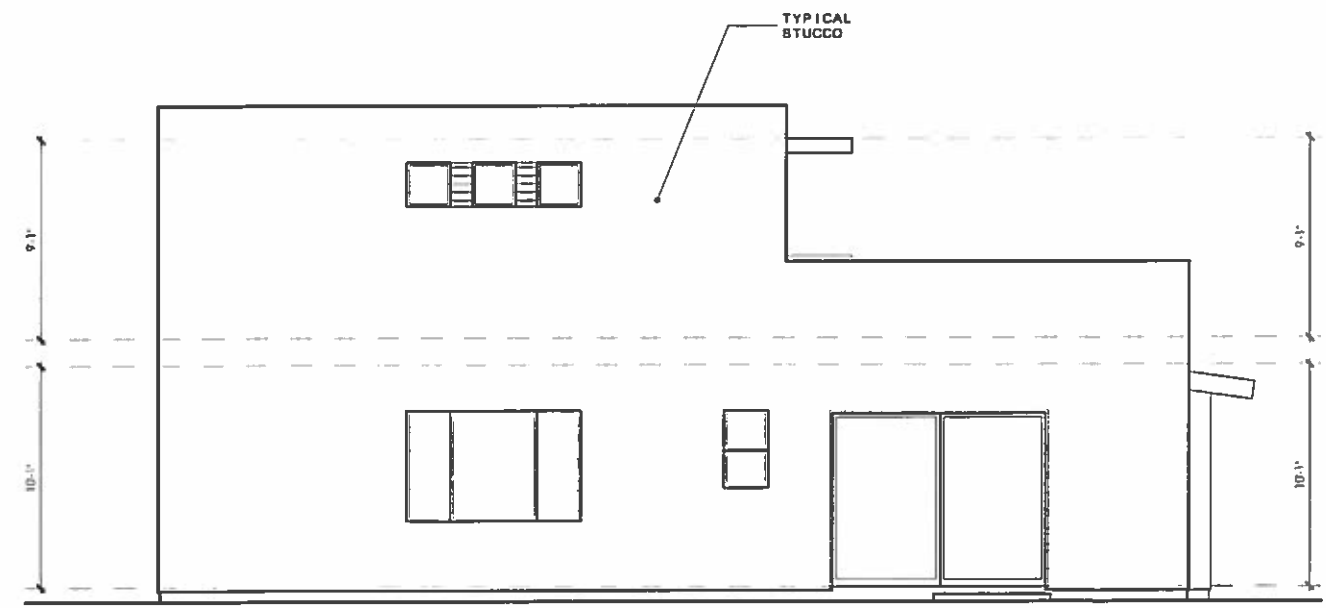


RIGHT



ENHANCED REAR

8-RIB SPLIT
CONCRETE MASONRY
BLOCK WALL



REAR

PLAN 3A
Exterior Elevations



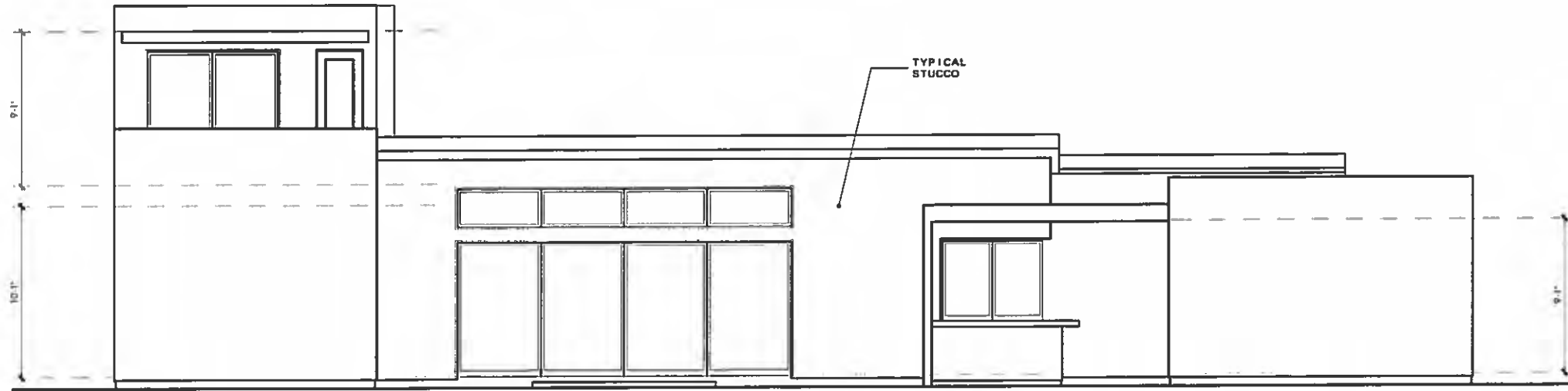
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ARCHITECTS
ARCHITECTS
949.261.2070
20250 HW ACACIA ST #148 NEWPORT BEACH, CA 92660
PROJECT # 2014033 DATE: 09/10/12

PALM CANYON

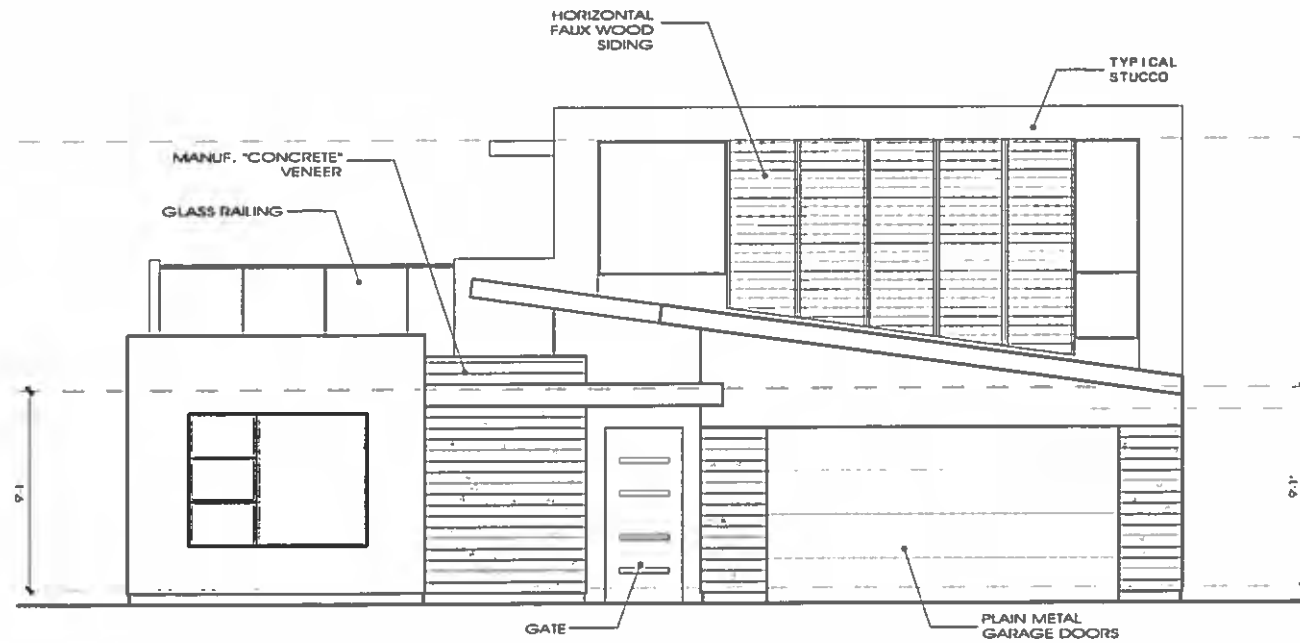
PALM SPRINGS, CA

WoodBridge Pacific Group, LLC

27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162



LEFT SIDE



FRONT

PALM CANYON

PALM SPRINGS, CA

PLAN 3B
Exterior Elevations



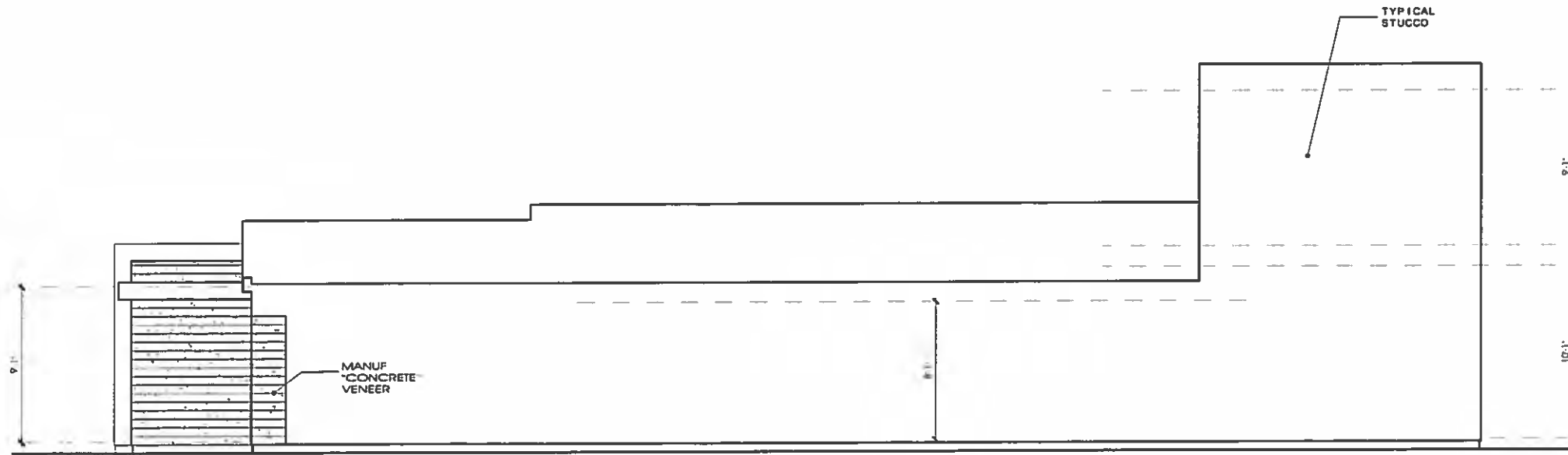
WoodBridge Pacific Group, LLC

27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162

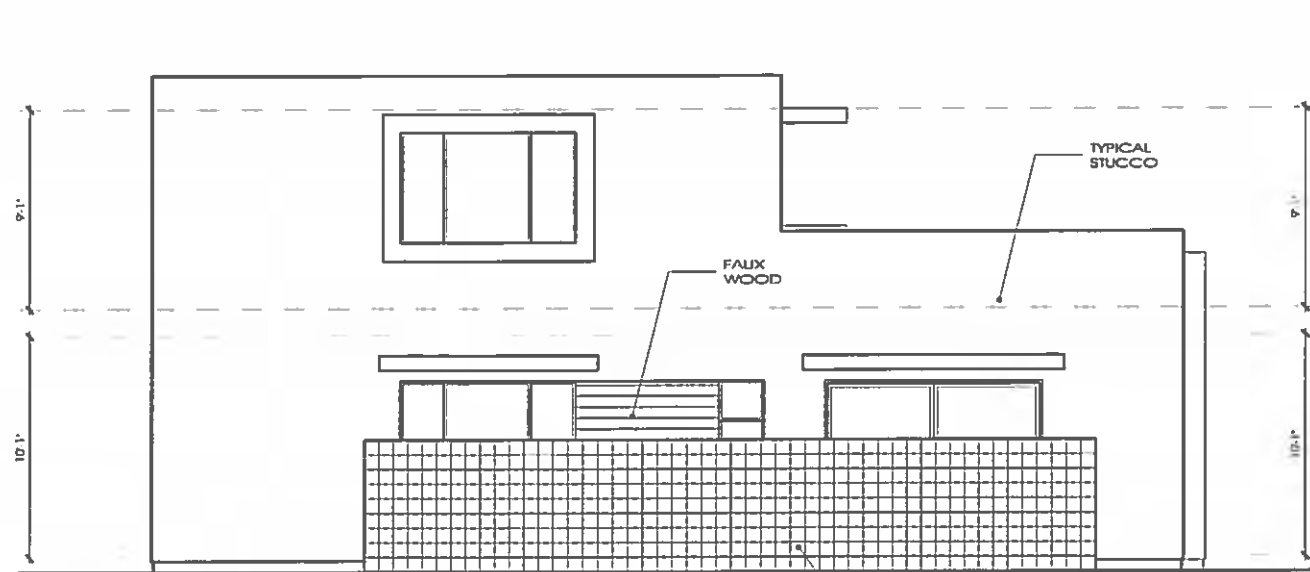


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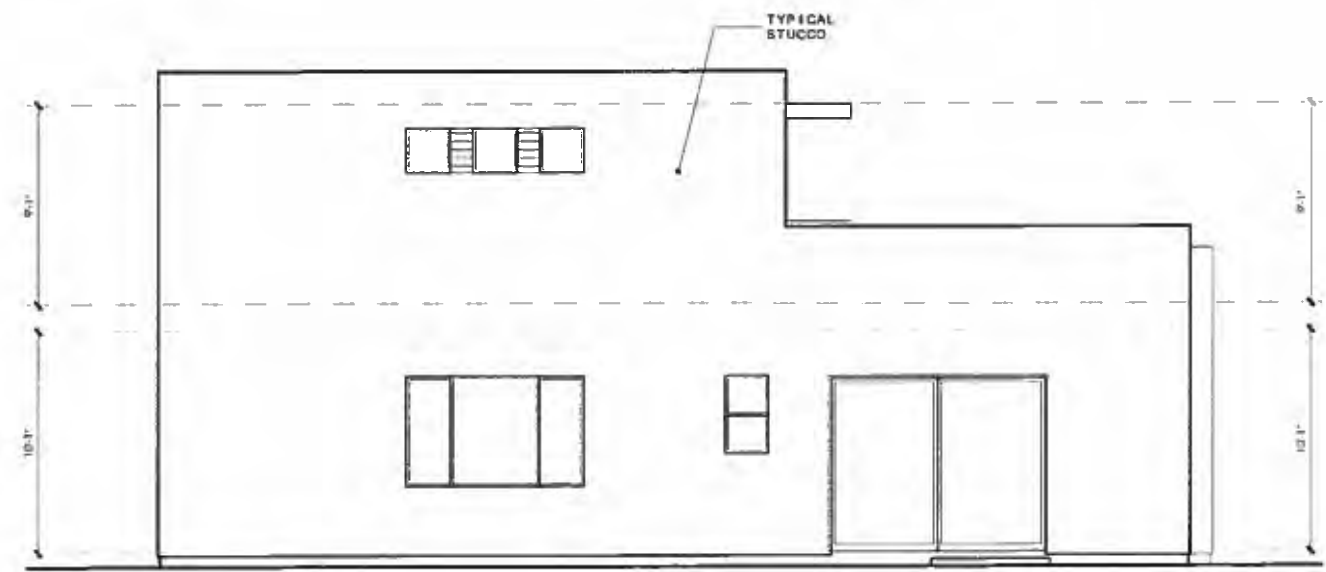
20260 EW ACACIA ST #140 NEWPORT BEACH, CA 92660
PROJECT # 2014083 DATE 08/20/13



RIGHT



ENHANCED REAR



REAR



HANNOUCHE ARCHITECTS
 20280 SW ACACIA ST #145 NEWPORT BEACH CA 92660
 949.261.2070
 PROJECT # 2014033 DATE 09/10/19

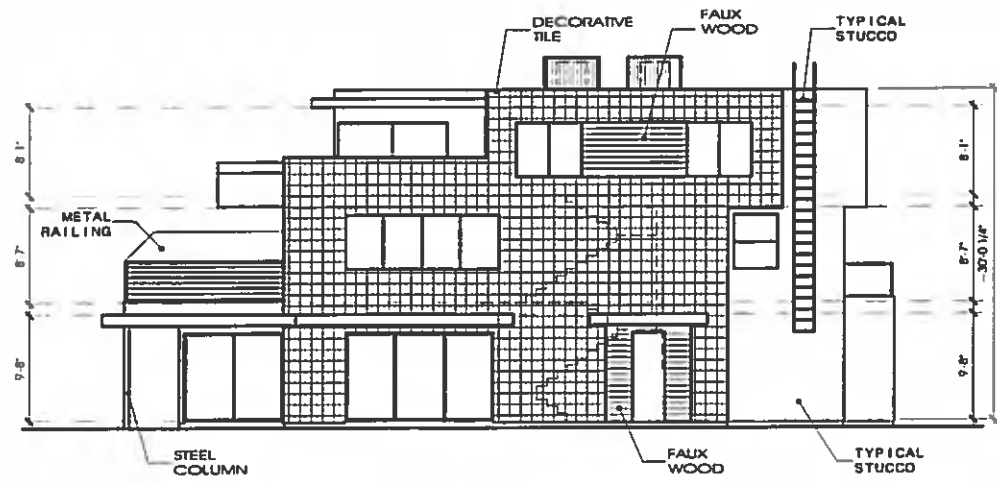
PALM CANYON

PALM SPRINGS, CA

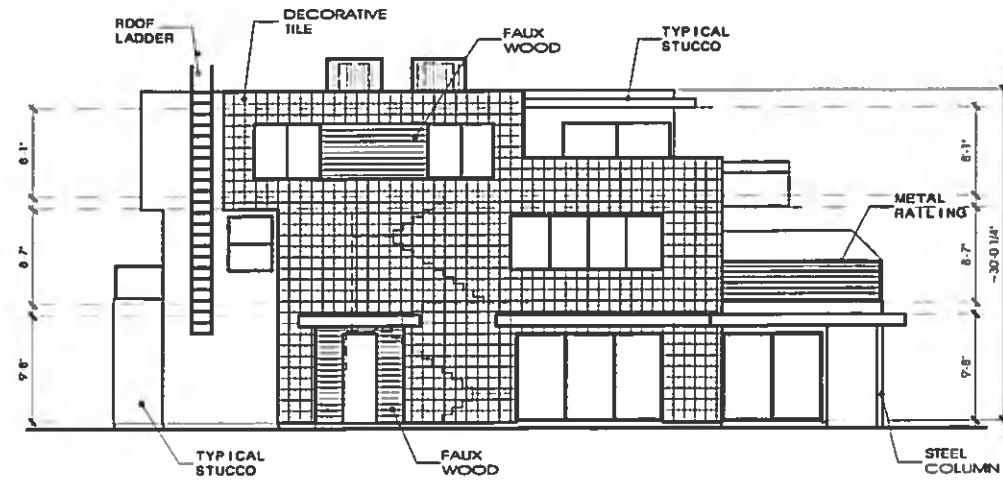
**PLAN 3B
 Exterior Elevations**



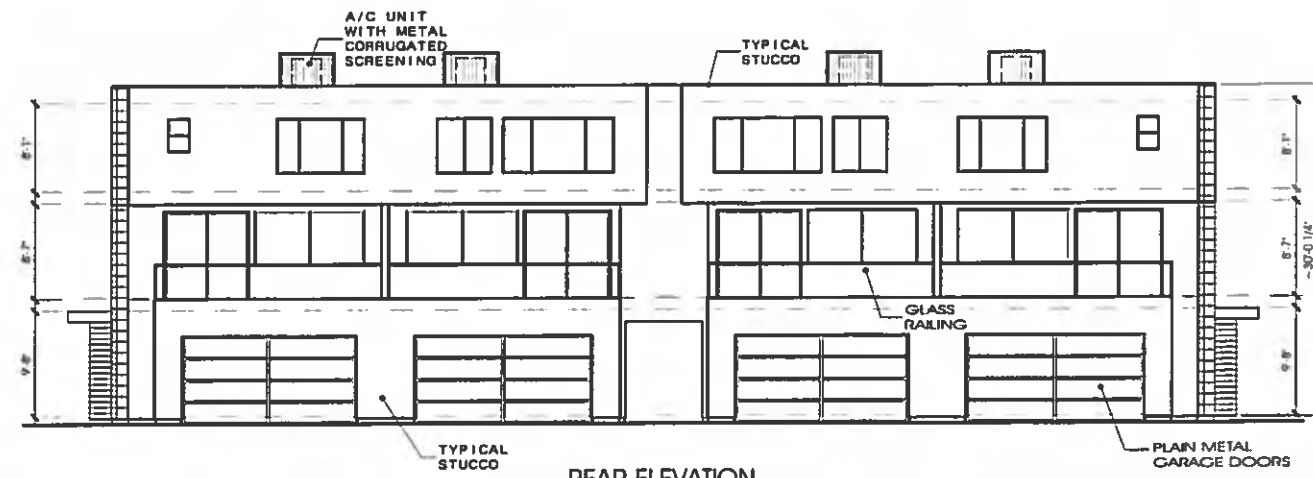
WoodBridge Pacific Group, LLC
 27285 LAS RAMBLAS, STE #230
 MISSION VIEJO, CA 92691
 949-348-8162



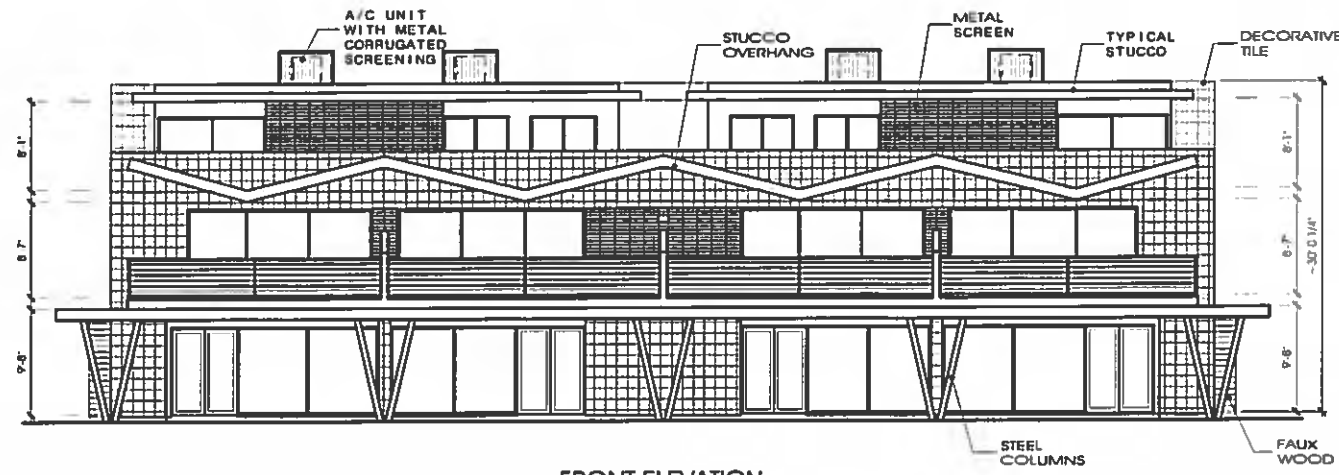
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



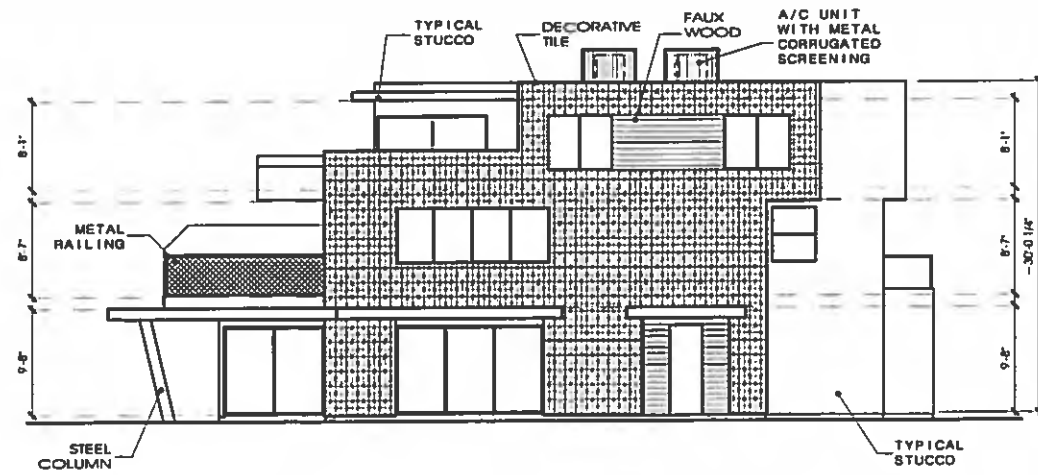
REAR ELEVATION



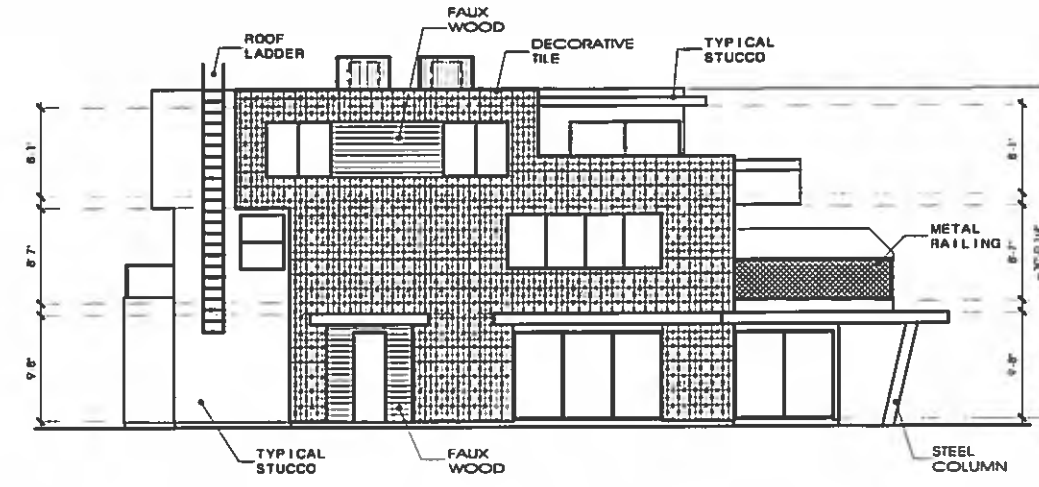
FRONT ELEVATION

FOUR-PLEX BUILDING
Exterior Elevations "A"

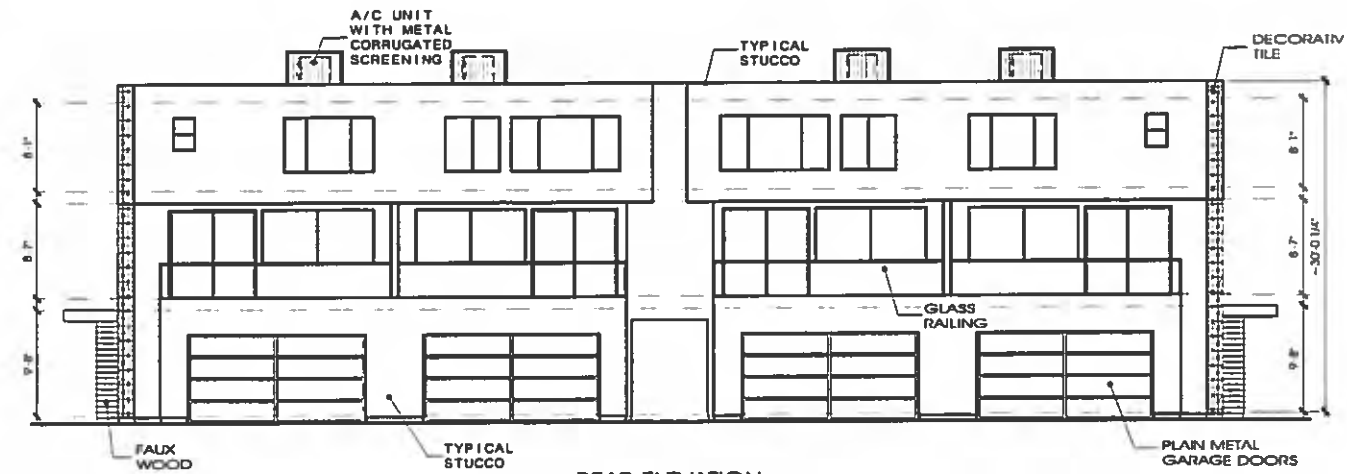




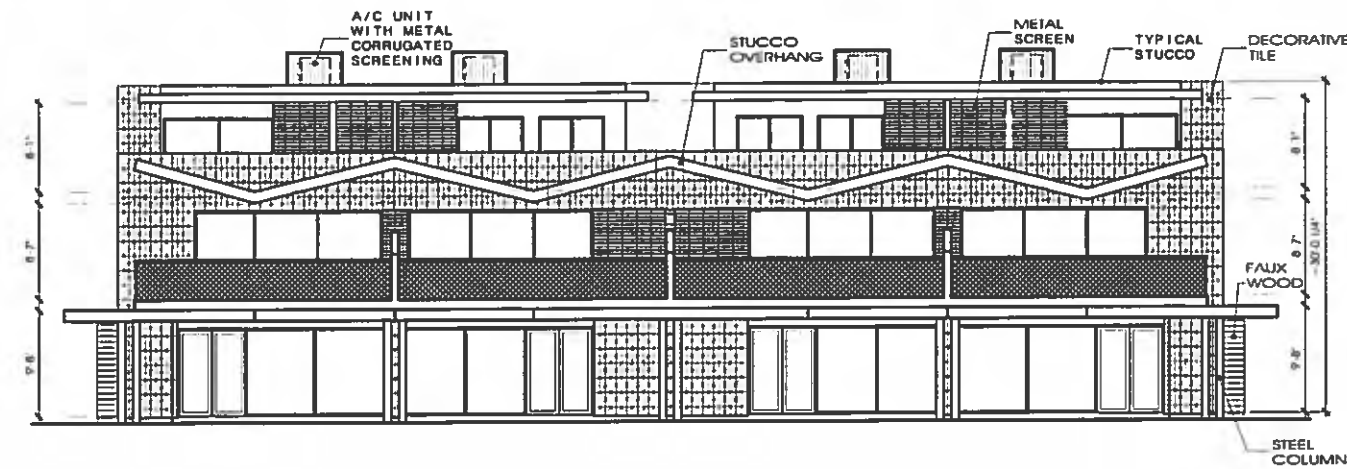
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

FOUR-PLEX BUILDING
Exterior Elevations "B"



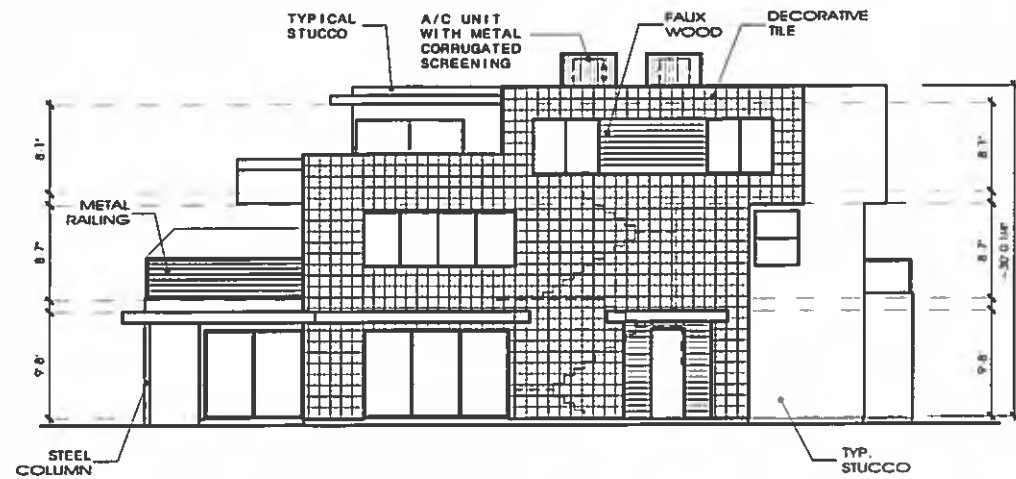
PALM CANYON

PALM SPRINGS, CA

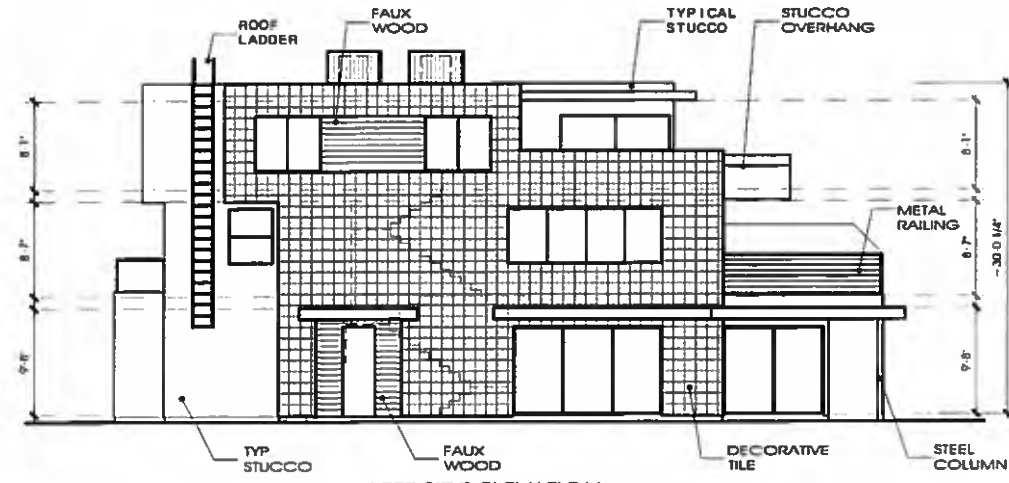


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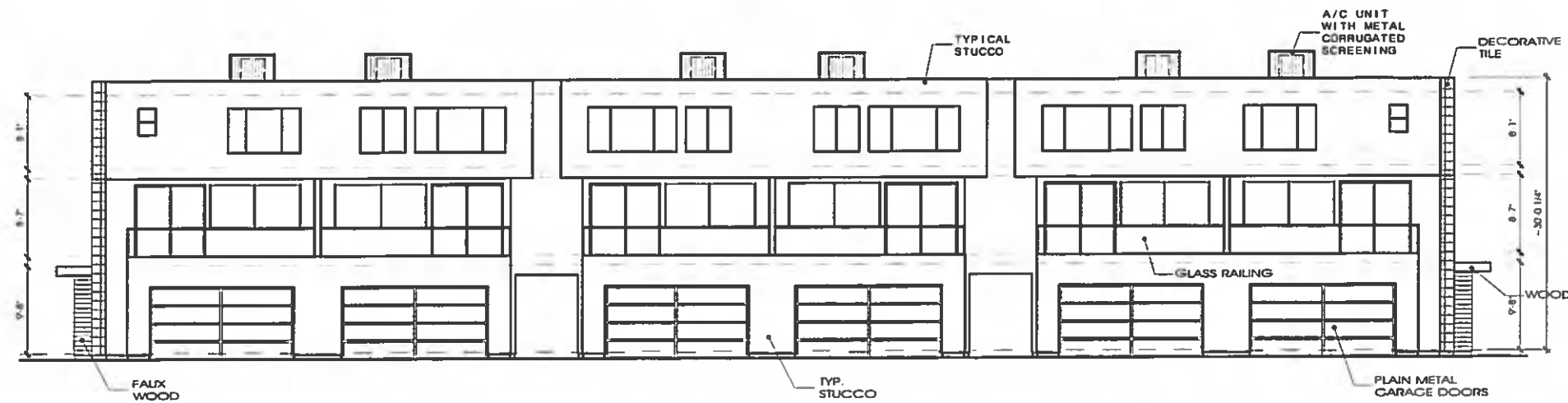
WoodBridge Pacific Group, LLC
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162



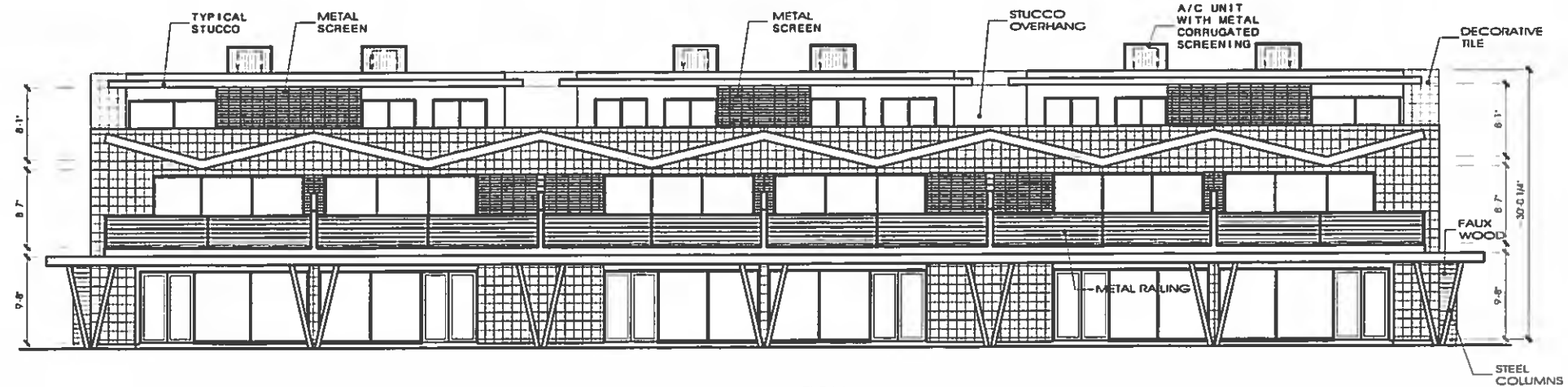
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

SIX-PLEX BUILDING
Exterior Elevations "A"



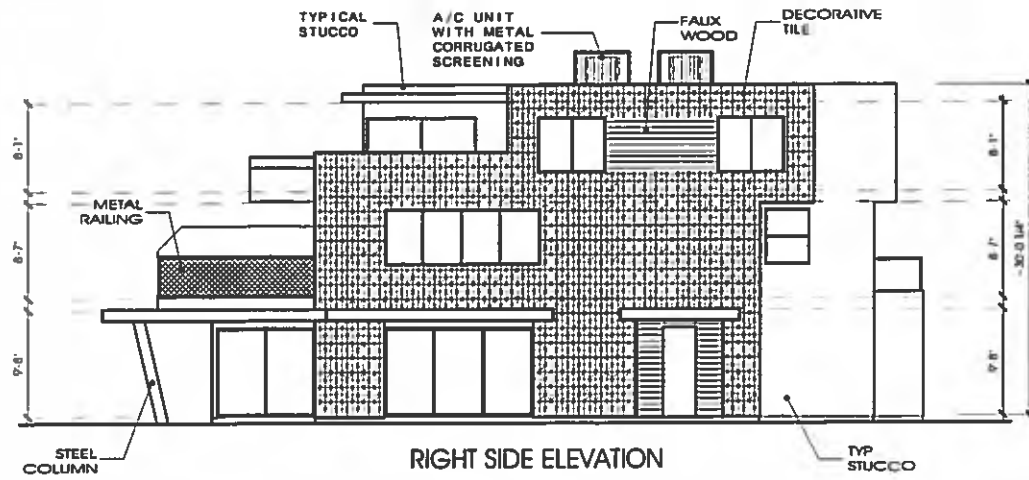
HANNOUCHE
ARCHITECTS
949.261.2070
20260 HW ACACIA ST #140 NEWPORT BEACH, CA 92660
PROJECT #2014053 DATE 09/10/15

PALM CANYON

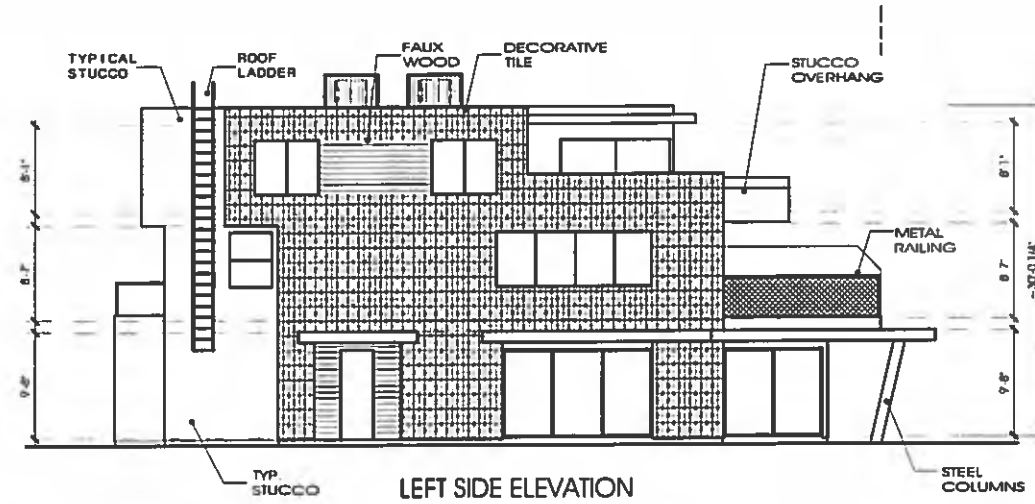
PALM SPRINGS, CA

WoodBridge Pacific Group, LLC

27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162



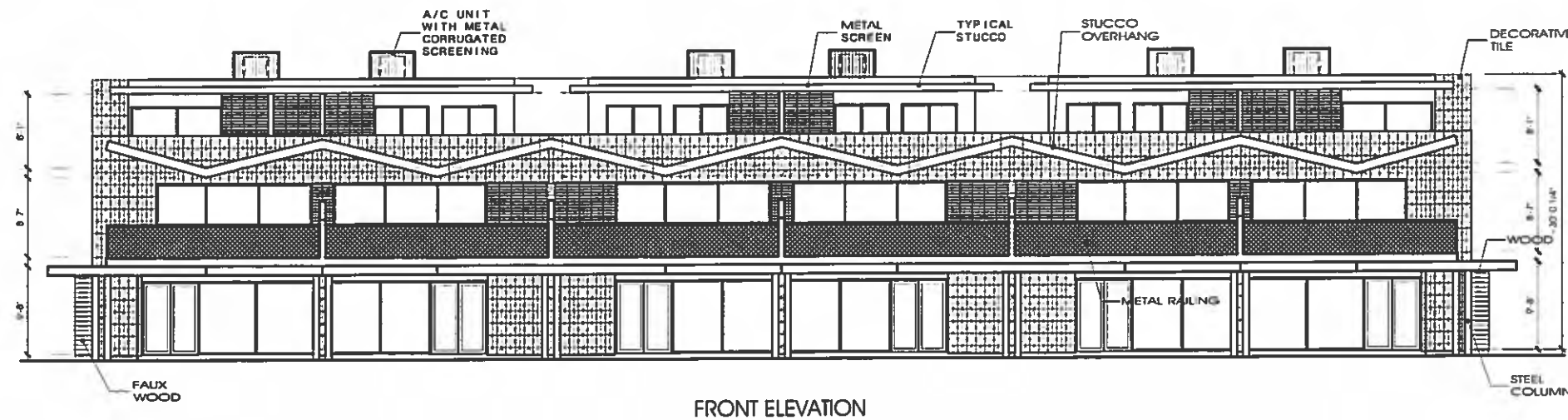
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

SIX-PLEX BUILDING
Exterior Elevations "B"



HANNOUCHE
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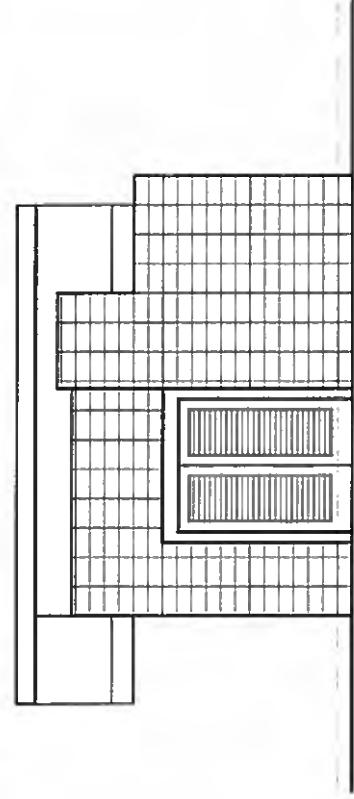
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PROJECT #2014033 DATE 08/20/13

PALM CANYON

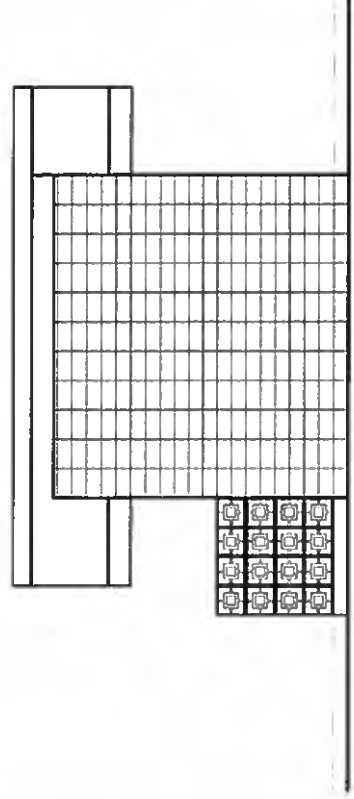
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WoodBridge Pacific Group, LLC

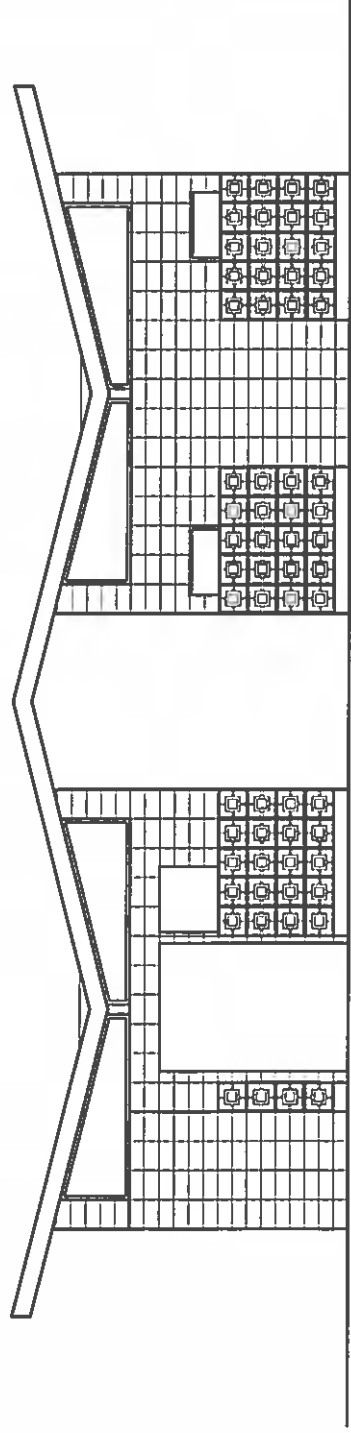
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MISSION VIEJO, CA 92691
949-348-8162



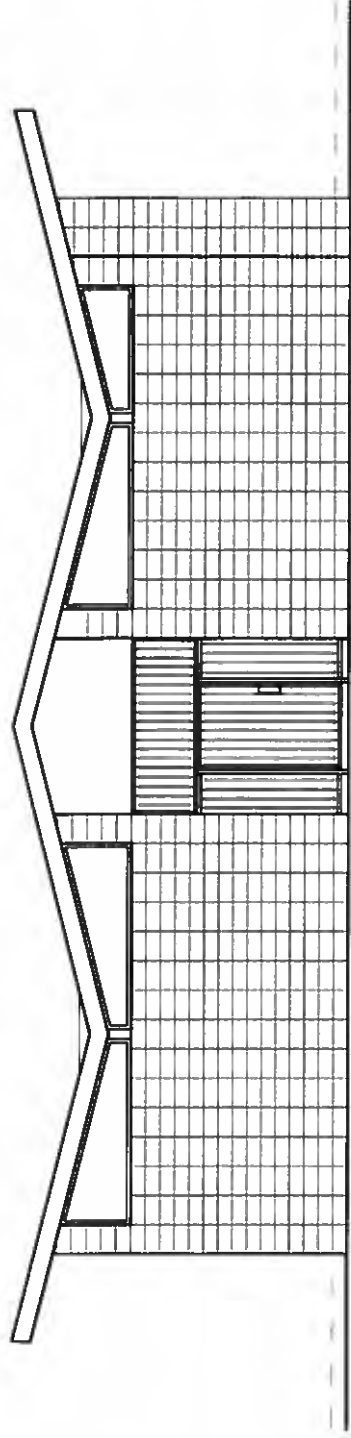
RIGHT SIDE



LEFT SIDE



REAR



FRONT



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PROJECT # 2014013 DATE 08/20/15

Pool Bldg.
Elevations



PALM CANYON

PALM SPRINGS, CA

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27285 LAS RAMBLAS STE #230
MISSION VIEJO, CA 92691
949-348-8162