

Planning Commission Staff Report

DATE: November 12, 2015

SUBJECT:

PALM SPRINGS COUNTRY CLUB, LLC, FOR A GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT DISTRICT IN LIEU OF ZONE CHANGE, MAJOR ARCHITECTURAL APPLICATION AND TENTATIVE TRACT MAP FOR THE REDEVELOPMENT OF APPROXIMATELY 125-ACRES OF PREVIOUSLY DISTURBED VACANT LAND FOR 137 ATTACHED RESIDENCES, 292 DETACHED RESIDENCES, STREETS, PRIVATE OPEN SPACE AND PUBLIC PARK LOCATED NORTH OF VERONA ROAD, EAST OF FARRELL DRIVE, NORTH OF JOYCE DRIVE, EAST OF SUNRISE WAY AND SOUTHWEST OF THE WHITEWATER RIVER WASH, SECTION 36 / TOWNSHIP 3 / RANGE 4, AND SECTION 1 / TOWNSHIP 4 / RANGE 4 (CASE NOS. 5.1327 PD-366, ZC, MAJ AND TTM 36691).

FROM: Planning Services Department

SUMMARY

The Architectural Advisory Committee will review a proposal for the repurposing of the former Palm Springs Country Club. The applicant proposes the following:

- 1. General Plan Amendment to modify the Land Use and Recreation, Open Space & Conservation (ROSC) elements. The Land Use element modifications include changing approximately 126 acres of Open Space Parks / Recreation to Very Low Density Residential (VLDR), allowing up to 4 dwelling units per acre. The remaining 5.39 acres will be developed as a public park. The ROSC element will be modified to address the loss of golf course and proposed addition of a public park.
- Planned Development District in lieu of Change of Zone to establish the project site plan, permitted uses and development standards. The applicant proposes 429 residential lots, private streets and private open space. Preliminary Development Plans include the following:
 - a. Northerly triangle: 137 single-story attached residences ranging in size from 1,342 to 1,534 sq. ft. on lots that are a minimum of 5,000 sq. ft. in size.
 - b. Southerly triangle:
 - i. 55 single-story detached residences ranging in size from 1,956 to 2,524 sq. ft. on lots that are a minimum of 8,000 sq. ft. in size.
 - ii. 248 single-story detached residences ranging in size from 1,657 to 1,918 sq. ft. on lots that are a minimum of 5,000 sq. ft. in size.

- 3. **Major Architectural Application** to review the proposed residence designs. Final Development Plans will be submitted at a later time.
- 4. **Tentative Tract Map** to subdivide four lots consisting of 156.18 gross acres into public park (5.39 acres), preserved open space (24.93 acres), 137 attached single-family residential lots (17.8 acres), 292 detached single-family residential lots (45.6 acres), private streets (20.01 acres) and private open space (42.5 acres).

In addition to the above, the applicant has submitted a Development Agreement which will be considered at a future public hearing by the Planning Commission and City Council.

RECOMMENDATION:

That the Planning Commission recommend City Council approve the proposed General Plan Amendments, Planned Development District in-lieu-of Zone Change (PD 366) and Tentative Tract Map (TTM 36691) for 429-unit residential development and public park, subject to conditions.

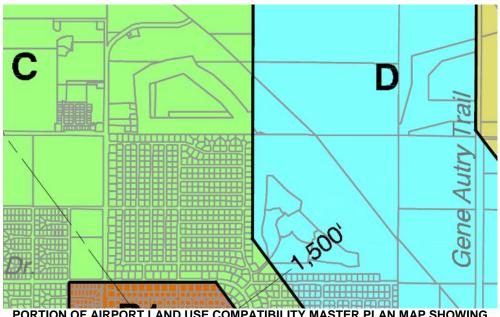
ISSUES:

- Gated communities are prohibited pursuant the General Plan Policy CD 14-6.
- Attached product in northerly triangle includes narrow streets which require no street parking on motor courtyard shared by 8-unit clusters.
- Typical sidewalks adjacent streets not proposed. Instead, walking paths are proposed between homes in private common open space, similar to the planned community pattern of Radburn, NJ, which separates traffic by mode of transportation.
- Final location of "CV Link", whether through the project site or not, still needs to be determined.
- Height of most homes allowed at 24ft by PD, which is greater than that allowed in adjacent R-1 zones (18ft.).

BACKGROUND:

Most Recent Change of Ownership		
March 2013	PS Country Club LLC purchased the property.	

Planning Areas		
Specific Plan	None	
Design Plan	None	
Airport Overlay	Yes	According to the 2005 Riverside County Airport Land Use Compatibility Plan, the northerly triangle is within Zone C and the southerly triangle is within Zone D. The project has been reviewed by the RCALU Commission.



PORTION OF AIRPORT LAND USE COMPATIBILITY MASTER PLAN MAP SHOWING THE SITE IN THE ZONES "C" AND "D"



NORTHERLY TRIANGLE

SOUTHERLY TRIANGLE

Neighborhood Meeting					
Numerous	Since 2013, the applicant has held numerous neighborhood meetings with				
	surrounding residential communities and property owners.				

Sign Posting of Pending Project		
04/28/2014	The City received verification that two signs had been posted on-site as required	
	by Section 94.09.00 of the Zoning Code.	

Northerly Triangle / Site

Genera	General Plan, Zoning and Land Uses of Site & Surrounding Areas				
	Existing General Plan	Existing Zoning Designation	Existing Land Use		
	Designations				
Site	OS – P/R (Open Space –	O (Open Land)	Abandoned Golf Course		
	Parks / Recreation)				
North	VLDR (Very Low Density	PD-267(Planned Development 267)	Single-family Residential		
	Residential)	•	Gated Community		
South	VLDR	R-1-C (Single Family Residential)	Single-family Residential		
East	VLDR	PD-267	Single-family Residential		
			Gated Community		
West	VLDR	PD-267	Single-family Residential		
			Gated Community		

Southerly Triangle / Site

Genera	General Plan, Zoning and Land Uses of Site & Surrounding Areas			
	Existing General Plan Designations	Existing Zoning Designation	Existing Land Use	
Site	OS – P/R (Open Space – Parks / Recreation) and OS – W (Open Space - Water)	O-5 (Open Land)	Abandoned Golf Course	
North	VLDR and OS – W	PD-267 and W (Watercourse)	Single-family Residential Gated Community and Whitewater River Wash	
South	VLDR	R-1-C	Single-family Residential	
East	W and LDR (Low Density Residential)	W and O-5	Single-family Residential Gated Community and Whitewater River Wash	
West	VLDR	R-1-C	Single-family Residential	

PROJECT DESCRIPTION:

The proposed project consists of the repurposing the former Palm Springs Country Club property – a deteriorated, abandoned golf course of about 126 acres. The total land under ownership by the applicant includes roughly 156 acres, of which about 131 acres are surrounded by residential and the remaining 25 acres are within the Whitewater River.

The applicant is seeking approval to develop the 126 acres with residential units and 5.39 acres with parkland available to the public. A summary of the proposed land uses is provided below:

Land Use Description	Acreage
Proposed SFR – Attached (Lots 1-137)	17.77
Proposed SFR – Detached (Lots 138-194, 395-398)	16.03
Proposed SFR – Detached (Lots 195-394, 399-429)	29.56
Proposed Private Streets (Streets "A" – "S")	20.01
Proposed Private Open Space (Lots "A" - "W", "Z"	42.49
and "AA")	
Proposed Project Net Acreage Total	125.86
Public Open Space / Park	5.39
Open Space in Whitewater River	24.93
Gross Project Acreage Total	156.18

At this time, three residential product types are proposed for each of the three defined lot types within the subdivision. The northerly triangle contains all of the proposed attached residences, which will be constructed on lots that are 5,000 sq. ft. or larger. The southerly triangle contains all detached residential options, which include product types for lots that are 5,000 sq. ft. or larger and product types for lots that are 8,000 sq. ft. or larger.

Street Circulation: The street system is configured organically around with the current land layout. Access to the development is provided from Golden Sands (adjacent to Sunrise Way) and Whitewater Club Drive. Emergency vehicle access is proposed at Country Club Drive and Francis Drive.

The northerly triangle includes a primary roadway along its outer perimeter except on the southerly portion. The primary roadway is proposed to be 37 feet wide (including wedge curbs) and provides access to hammerheads, which are 24 feet wide. Each hammerhead serves eight lots, except one which serves four lots at the easterly end. No vehicular parking would be permitted on the private hammerhead streets.

The southerly triangle is a main private roadway providing access to cul-de-sac bulb streets and direct access to individual lots. The main roadway and most cul-de-sac streets are 37 feet wide; there are two streets on the south and west sides of the southerly triangle that are 33 feet wide (including wedge curbs).

Phasing: The street improvements and adjacent home developments are proposed in phases. Doing so allows the project to avoid mass grading of the entire project site and reduces the potential of a half-finished project that becomes stalled as a result of a recession. Staff has included a condition of approval that the applicant provides a phasing plan as a part of any Final Development Plan proposal.

ANALYSIS:

General Plan

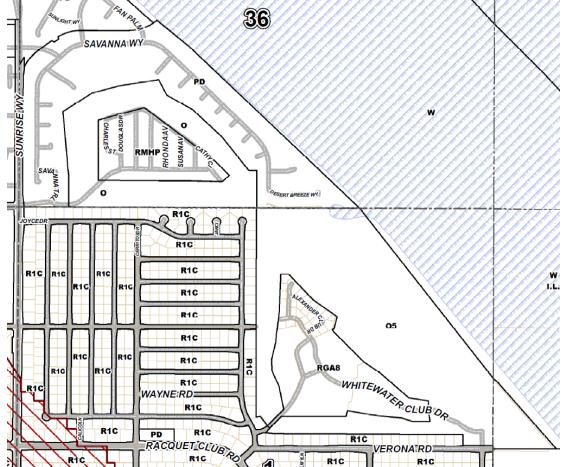
Land Use: The applicant seeks to amend the land use of 120 acres from Open Space – Parks / Recreation to Very Low Density Residential (VLDR), which allows up to 4 dwelling units to the acre. The analysis below is based on the proposed VLDR land use designation.

Land Use Designation	Density	Proposed Project	Compliance
VLDR (Very Low Density Residential)	Up to 4 du / acre	440 Residences on 125.88 acres =	Yes
		3.5 dwelling units per acre	
Open Space – Park / Recreation	None	5.37 acres proposed to be	Yes
		developed as public park	

Recreation, Open Space, and Conservation (ROSC) Element. The proposed project includes a new public park of about five acres in size. In order to include the park within the city's inventory, the ROSC element will need to be amended and updated. Staff has included a track-changes version of the proposed changes as an attachment to this report.

Zoning

Two zones currently exist on the roughly 126-acre project site: O and O-5:



The applicant seeks approval of a PD-in-lieu of zone change. If approved, the new zoning would be PD-366.

Permitted Uses:

Current Zoning:

Uses allowed within the "O" zone include agricultural, public parking, public parks, open space and recreation facilities. Additionally permitted uses with the approval of a Conditional Use Permit (CUP) include cemeteries, energy uses, large scale residential, golf courses, driving ranges, places of assembly, private commercial recreation facilities and other uses as listed in Section 92.21.01 of the Zoning Code.

Uses permitted within the O-5 zone include the above-mentioned, as well as those uses permitted by right-of-zone in the R-1 (single-family) zoning – Section 92.01.01(A).

Proposed Zoning:

The proposed zoning of the site is PD-366. Permitted uses will be single-family residential and accessory uses; generally, consistent with Section 92.01.01 *R-1* of the Zoning Code.

Development Standards:

		O Requirements	O-5 Requirements	Proposed Project: PDD 366	Comply
A	. Lot Area	None	5 acre minimum	5,000 sq. ft. minimum 8,000 sq. ft. minimum	No, per PDD
В	. Lot Dimension				
	Min. Width	None	250 feet	35 or 50 feet minimum 80 feet minimum	No, per PDD
	Min. Depth	None	250 feet	100 feet minimum	No, per PDD
C	. Density				
D	. Building Height	24 feet	15 feet	24 feet	No, per PDD
E.	. Yard Setbacks				
	1. General	10 feet min. from side	or rear lot line.	Parking / garages	No, per
	Provisions	Garages / parking spaces not permitted across front yard.		located in front.	PDD
		Side yard may be use			
	2. Minimum Yards	None	50 feet	See table on site plan	No, per PDD
	Lot Coverage aximum	None	10% (however, typical SFR is 35%)	40% or 60%	No, per PDD
G	. Distance	15 feet minimum		No requirement	No, per
В	etween Buildings	20 feet minimum between accessory and		specified	PDD
		main buildings or			
	0" 1 1 1 1 1 1	buildings, unless there			
I.	Off-street Parking	Two spaces for each dwelling unit within a garage or carport.		Two covered parking spaces per residence	Yes
J. Trash Enclosure		Required		Provided at each individual home	Yes

As a part of the proposed project, the applicant has provided specific development standards for the various lots within the project:

Product:	50' Wide Single Family Detached	80' Wide Single Family Detached	Single Family Attached	
Lots: 195-394, 399-429		138-194, 395-398	1-137	
Lot Size:				
Minimum Lot Size:	5,000 s.f.	8,000 s.f.	5,000 s.f.	
Minimum Lot Width:	50'	80'	50'	
Minimum Lot Width along Curves and Cul-De-Sacs:	35'	35'	35'	
Minimum Lot Depth:	100'	100'	100'	
Setbacks:				
Minimum Front Yard @ Garage:	18'	18'	18' (5' from access easement line)	
Minimum Front Yard @ Living Area, Casita, and Side Loaded Garage:		12'	12' (5' from access easement line)	
Minimum Interior Side Yard:	5' / 30% @3' (See Note No. 1)	5' / 30% @3' (See Note No. 1)	0'/10' (See Note No. 1 & 2	
Minimum Corner Side Yard:	10'	10'	10'	
Minimum Rear Yard @ Living Area:		15'	10'	
Other:				
Maximum Structure Height:	1 story (24')	1 story (18')	1 story (24')	
Maximim Lot Coverage:	60%	40%	60%	
Front Yard Encroachments for Architectural Features: (See Note No. 3)	2'	2'	2'	
Side Yard Encroachments for Architectural Features: (See Note No. 3) See Minimum Interior Side Yard Setbacks		See Minimum Interior Side Yard Setbacks	See Minimum Interior Side Yard Setbacks	
Rear Yard Encroachments for Architectural Features: 7' (See Note No. 3)		5'	0'	
Casita Allowed:	Yes	Yes	Yes	

Notes:

AAC Review:

On June 9, 2014, the Architectural Advisory Committee reviewed and recommended approval of the project, subject to the following:

- 1. Landscape plan for Return-style portion of project to return for AAC review.
- 2. Elevation for Radburn-style portion along streets facing existing condos to return.
- 3. Buffers/wall/open fencing along perimeter to return.
- 4. All residential products to have group elevations in color with different roofing, materials and landscaping.

^{1.} Up to 30% of the building length can have a 3' side yard setback including living area, casita, and architectural features. A/C units are not allowed when any part of the structure is at the 3' side yard setback.

 ^{0&#}x27; side yard setback at adjoining buildings and 10' side yard setback when buildings do not join.
 No more than two buildings may be attached.

Architectural Features such as Éireplaces, AC Units, Media Center, Covered Porches, Decks, Pop-outs, and non-living areas as some examples

- 5. Guest parking plan to be provided.
- 6. Potential paseo within Radburn-style portion of project should be provided to link open space.
- 7. Roof types to be mixed and return.
- 8. Buffers to be increased to condos and mobile home park.

In response, the applicant moved the southerly portion of the attached residential product further from the mobile home park to create additional open buffer space. The other items will be addressed at the Final Development Plan submittal stage.

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:

- Creating density in open land area;
- Establishing development standards for new residential, including lot standards (width and area) and development standards (setbacks, height and coverage) that are less than those typical for R-1 zones in Palm Springs

The applicant has submitted a summary of the proposed public benefits:

Potential Public Benefits: The proposed repurposing of the Palm Springs Country Club property will have the following public benefits:

• A viable long term land use to replace a blighted, defunct golf course property with a compatible residential community. The 125 acre, 6,400 yard, 50+ year old facility had become user unfriendly due to overly narrow golf fairways in some cases down to 125 feet in width—far less than the 350 to 400 feet mandated with current golf technology. At 6,400 yards, the Palm Springs Country Club golf experience was losing the moderate and experienced golfers. Even golf facilities that can accommodate the current technology are struggling with changes in attitudes toward golf. The elimination of the golf also eliminates the early morning mowing and maintenance schedule and twice a year turf change that is part of every golf course.

- A 50% reduction in water consumption is another public benefit comparing a golf course
 use to a current residential project with over 40 acres of landscaped open space. As a
 golf course, the industry rule of thumb is a usage of between 800 and 850 acre-feet a
 year. As a residential development complying with current requirements for drought
 tolerant landscape, the usage drops to approximately 420 acre-feet.
- The proposed new development would eliminate the ongoing dust control and maintenance situation that has plagued the neighbors for at least 7 years with a functional land plan with an HOA that will be properly funded to maintain the 40 plus acres of open space proposed.
- There should be an increase in real estate values in the area with a solution to the problems caused by the defunct golf course.
- A new public park is proposed that would provide public park space to the easterly parts of Palm Springs. The only public park in the area currently is the Gene Autry Trail welcoming park located at the SW corner of Vista Chino Road and Gene Autry Trail.
- An on-site public art installation is proposed in or around the public park.
- The proposed Planned Development District (in lieu of a Change of Zone) will allow the surrounding neighbors to know more precisely what can be constructed on the now vacant property than a straight Change of Zone application.
- The new development will produce a much higher revenue stream to all agencies which would not be forthcoming if the land lays fallow or were to resume golf operations. These include a substantial boost in property taxes, payment of
- CVMSHCP fees, school impact fees, Acreage Drainage fees, Quimby fees, and TUMF fees among others.
- The development of the property will provide quality employment for the construction industry through the estimated four or so years of development.

REQUIRED FINDINGS

The proposal requires that findings be made following applications:

- General Plan Amendment
- Planned Development District in lieu of zone change
- Tentative Tract Map
- Architectural Review

Staff has prepared an analysis for each of the application findings below.

General Plan Amendment: The State of California Governmental Code Sections 65350 – 65362 outlines the procedures and requirements for Cities and Counties to create and amend their General Plan. There are, however, no specific findings for a General Plan Amendment (GPA). Staff reviewed the proposed GPA and identified the following aspects of compatibility for the Planning Commission and City Council to use in considering the GPA request:

- Compatibility of the proposed VLDR (Very Low Density Residential) land use designation with adjacent land uses and development patterns.
- Potential adverse impacts to existing or future development in the vicinity.

Findings of Compatibility of the proposed VLDR land use designation with existing adjacent land uses and development patterns.

The subject site is currently designated OS-P/R (Open Space – Parks/Recreation) by the General Plan Land Use map, which is used for regional, local and neighborhood parks and other "active" recreational uses. The site borders residential development on nearly all sides of the project. A portion of the project site borders the Whitewater River (Wash). The proposed land use density of VLDR is consistent with the adjacent and surrounding land uses, and the proposed VLDR designation for the project site is a logical continuation of those land uses and densities. Thus, the proposed VLDR land use designation on the project site is compatible with adjacent land uses and will continue the same pattern of development.

Finding that there are no potential adverse impacts to existing or future development in the area.

The proposed General Plan Amendment would allow an increase in density, however it is in a continuation of the adjacent land use and will provide a consistent development pattern to that which exists currently in the area. Through the environmental review and hearing processes, it is anticipated that potential adverse impacts to existing or future developments in the area will be addressed.

Planned Development District / Conditional Use Permit: A Planned Development District is subject to the requirements of Zoning Code Section 94.02.00, including required findings contained therein. A PD may be approved in lieu of a change of zone if both findings for the PD and Change of Zone are made by the City Council. An analysis of all required findings for a PD in lieu of zone change is provided below:

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

As noted above, the project includes a request to change the land use designation from Open Space – Parks/Recreation to Very Low Density Residential. This request will be heard concurrently with the proposed change of zone.

In addition to Land Use Element of the 2007 General Plan, the project was reviewed for conformity with General Plan Policies as follows:

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

The proposed development is of a similar scale to the surrounding development, and

would create additional density compatible with its surrounding patterns of development.

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

The proposed development will use existing street connections for primary access points to the site. New pedestrian paths will be created in open landscape areas between dwellings and separated from vehicular streets. The project will potentially include an access way through the site for the Coachella Valley Link ("CV Link"). These will enhance connectivity internally and through the site.

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

The applicant proposes 429 attached and detached single family residential dwellings. The residences will be constructed on lots that are at least 5,000 or 8,000 square feet in size. The applicant is seeking specific development standards for the proposed homes, which are similar to other developments in the surrounding areas. Street access is provided to all homes and all streets will be wide enough to accommodate emergency access vehicles. The project is surrounded by a variety of related residential uses, including multi-family condominiums and single family homes. Therefore, the subject property is suitable for the uses permitted and proposed in PD-366.

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

The project will enhance the current derelict open space condition. The requested PD in lieu of a change of zone proposes uses and development standards that are consistent and complementary with some of the existing properties adjacent to the project site. Homes will be separated by open space with landscape paths. A public park will be developed as a part of the project that will be beneficial to adjacent properties and residents. Therefore, the proposal is not likely to be detrimental to the adjacent properties and residents.

a. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code;

As part of the proposed project, a change of zone from "O" and "O-5" to PD-366 has been requested to allow the proposed residential development. Section 94.03.00 specifically allows such action; therefore, the use applied for at the subject location is properly one for which is authorized by the Zoning Code.

b. That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located:

The proposed use is a form of single-family living that has been successful in Palm Springs, including the surrounding areas of the project, wherein smaller lots exceeding 5,000 or 8,000 square feet accommodate a moderate dwelling size. Each site will contain a one-story residence with garage and private yard space. Other projects with similar lot and home sizes are located elsewhere in the City. Therefore, the use is desirable for the development of the community.

The proposed land use designation of the site is VLDR (Very Low Density Residential), which is described as "typical single-family detached residential development and other uses as allowed by code." The proposed single-family residential use is detached. Thus, the use is consistent with the general plan.

The project will consist of one-story single-family residential on vacant land which will be re-zoned to PD-366. No other uses are permitted within this zone. Should alternate uses be proposed, an amendment to the PD would be required. Consequently, the use is not detrimental to the existing uses or to future uses specifically permitted in the zone (PD-366).

c. That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood;

The project site is approximately 126-acres in total size and will be subdivided to accommodate 429 lots for residential homes. Private streets will provide access to each lot and include other necessary public utilities. The PD will establish all development standards for each residential parcel to accommodate a typical single-family residence or an attached residential product with open space and outdoor living. Therefore, the site for the intended residences is adequate in size and shape to adjust such use to those existing and future permitted uses of land in the neighborhood.

d. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use;

The project will have two primary vehicular access points. The northerly entry point will occur from San Raphael Road which is a Secondary Thoroughfare according to the General Plan Circulation Element. The southerly access point will be located at the northerly terminus to Whitewater Club Drive which designed as a Collector under the Circulation Element. The impacts to these entries and other surrounding street intersections were evaluated under a traffic study as a part of the Environmental Impact

Report (EIR). Based on the findings in the study, mitigation measures are required to ensure the traffic related impacts are mitigated to less than significant levels. With the mitigation measures, the site for the proposed use is expected to carry the type and quantity of traffic to be generated by the residential uses.

e. That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.

A set of draft conditions of approval are proposed and attached to this staff report as Exhibit "A" to ensure the public health, safety and general welfare are protected.

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

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

The proposed TTM is consistent with the proposed General Plan Land Use Element, because the General Plan designation for the site is Very Low Density Residential (up to 4 du/ac). The proposed density of the tract map is 3.4 dwelling units per acre (du/ac) and is thus consistent with the General Plan in terms of density.

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

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

The proposed development is of a similar scale to the surrounding development, and would create additional density compatible with its surrounding patterns of development.

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

The proposed development will use existing street connections for primary access points to the site. New pedestrian paths will be created in open landscape areas between dwellings and separated from vehicular streets. The project will potentially include an access way through the site for the Coachella Valley Link ("CV Link"). These will enhance connectivity internally and through the site.

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

located.

The proposed project includes a change of zone to PD-366, and seeks a specific development plan for the 125-acre site. There will be 429 residences with improved street access, utilities and other typical services provided to residential development. Developable lots are required to be at least 5,000 or 8,000 square feet in size. The PD also proposes a set of development standards and design details with specific standards.

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

The project site is flat and is located in an area with all urban services and utilities, including streets. The project proposes 429 attached and detached single-family residential dwelling units on individual lots with private streets and private common open space. The project is surrounded by similar residential uses, including other single-family and multi-family residences. The site has adequate vehicular access to the public streets, including Whitewater Club Drive and San Raphael Road. Therefore, the site is physically suited for this type of development and is proposed with adequate access to the network of public streets.

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

The project proposes an overall site density of 3.4 dwelling units per acre and the proposed General Plan land use designation of VLDR coincides with the proposed density. The site abuts improved public streets with existing utilities and with right of way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS). Consequently, the site is physically suited for the proposed density of development.

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

An Environmental Impact Report (EIR) evaluated the potential impacts related to fish, wildlife and other habitats. As a part of the EIR, a biological investigation and survey were completed. Based on the results of these studies, no plants, reptiles, birds, or mammals that are identified as a candidate or sensitive by any local, state, or government agency, were encountered or showed substantial evidence of occupied habitat on the proposed project site. The project is required to comply with the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) and the payment of habitat conservation fees is required. Therefore, the design of the subdivision is not likely to cause environmental damage or substantially and avoidable impacts to fish, wildlife and their habitats.

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

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The layout of internal private streets provides access to each

lot. The subdivision is proposed with sidewalks along private open spaces. With the approval of the General Plan Amendment and PD, the residential uses will be not likely cause serious public health problems.

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

Public easements will be provided to accommodate needed utilities, as well as a master drainage line that will be constructed at a future time. There are no other easement conflicts known with the design of the proposed subdivision. Therefore, the design of the subdivision will not conflict with easements for access through or use of the property.

Architectural Review: Staff evaluated the proposal against the architectural review guidelines, pursuant to Section 94.04.00 of the Zoning Code, and prepared the following response:

	Guideline:	Conform?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	As it relates to the detached single-family development, each residence will have small private yards and private pool areas, a desirable environment for many seeking home ownership in Palm Springs. The attached single-family residences have small private patio areas with no space for pools. Common outdoor recreation areas within the private open space areas in close proximity would provide a more desirable environment for those within the development. All residences will include two covered parking spaces for shading during summer months. Walking paths are proposed throughout the project to create a desirable environment for residents.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The project is mostly compatible with the existing development in the surrounding areas. The project proposes single-story residential development consistent in density and development.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The project architecture includes contemporary architectural design prototypes for the various residential areas within the PD. Final architectural design will be reviewed once the Final Development Plan has been submitted.
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	The project offers small private yards in the SFR's. The proposed PD and tract map requests approval of 5,000 square foot lots with significantly reduced setbacks and greater lot coverage. Sidewalks are proposed in the throughout the common open space areas and will provide separation between pedestrian and vehicular traffic.

5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	Proposed land uses and densities generally reflect adjacent existing developments around the project. The southerly triangle includes lots similar in size to the adjacent R-1-C zoning and parcels similar in size to the Four Seasons development located to the northwest. The northerly triangle includes smaller compact lots surrounding the residential mobile home park.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	No	The proposal is seeking deviations to development standards as shown in the zoning analysis above.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Conceptual building designs have been provided and appear well composed. Final building materials and colors will be evaluated during the Final Development Plan review.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Awnings and building overhangs are shown over windows and doors for solar control and to enhance building appearance. Further analysis will be completed when the Final PDD is submitted
9	Consistency of composition and treatment	Yes	Proposed building elevations include a variety of building materials and shapes that are crafted to create a unique contemporary design.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Unknown	This cannot be evaluated because landscape architectural plans have not been submitted. This aspect will be evaluated when the final PD is submitted.

ENVIRONMENTAL DETERMINATION:

In accordance with Section 15063 of the CEQA Guidelines, the City of Palm Springs (Lead Agency) conducted an Initial Study and determined that the project raised potentially significant concerns. A Draft Environmental Impact Report (Draft EIR) was prepared to assure adequate review of potential impacts associated with the approval and implementation of the proposed project.

On December 23, 2015, the City of Palm Springs prepared and distributed the Initial Study and Notice of Preparation (NOP) to public agencies, including responsible and trustee agencies, members of the public, and the California office of Planning and Research, State Clearinghouse. In accordance with CEQA requirements, this began

the 30-day public review period which ended on January 21, 2015. In addition to the NOP, the City held a public scoping session on January 8, 2015 to provide an overview of the project and discuss the scope of the EIR analysis. The scoping session also provided an additional opportunity for public comments and concerns they would like to see addressed in the EIR.

Concerns related to the potential environmental effects of the Project that were raised include potential impacts to aesthetics from development of the proposed Project, potential noise and traffic impacts during construction and at development. These Concerns were addressed in the Draft EIR, which was released for public review on June 29, 2015. After the 45-day public review and comment period, a Final EIR was prepared and included responses to the comments received during the comment period.

To address the potential impacts, the project proponent is required to comply with the Mitigation Monitoring and Reporting Program found in the EIR.

CONCLUSION:

Pursuant to Section 94.03.00(E)(2) - Preliminary Development Plan, of the Palm Springs Zoning Code states..."The applicant shall submit a preliminary development plan package to the department of planning and building for a preliminary approval by the planning commission and city council. A map and/or site plan of the subject property shall conform to the requirements of the preliminary application checklist provided by the planning and building." This hearing involves the Preliminary PD exhibits consisting of site plans, floor plans, cross sections and elevation plans; final development plans with detailed architectural and landscape plans will be brought back to the Planning Commission for final approval. The preliminary development plan requires approval by the Planning Commission and City Council. Staff is recommending that the Planning Commission approve the proposed Planned Development District 366 (PD 366) and recommend that the City Council certify the EIR and approve Tentative Tract Map 36691 and Planned Development District 366 standards for the development of the residential project.

David A. Newell

Associate Planner

Director of Planning Services

Attachments:

- 1. Vicinity Map
- 2. Draft Resolution with Conditions of Approval
- 3. Edits Proposed to ROSC Element (excerpt)
- 4. 6/09/2014 AAC Minutes (excerpt)
- 5. Applicant Letter
- 6. Applicant Summary of Neighborhood Meetings
- 7. Public Correspondence
- 8. 11"x17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans
- 9. Draft and Final EIR (distributed separately)



CITY OF PALM SPRINGS

DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date:

November 12, 2015

To:

Planning Commission

From:

Department of Planning Services (F)

Subject:

Agenda Item 2C. Serena Park / Palm Springs Country Club, LLC

Case Nos. 5.1327 PD-366, ZC, MAJ and TTM 36691

A full staff report and project analysis will be provided in advance of the Planning Commission meeting.

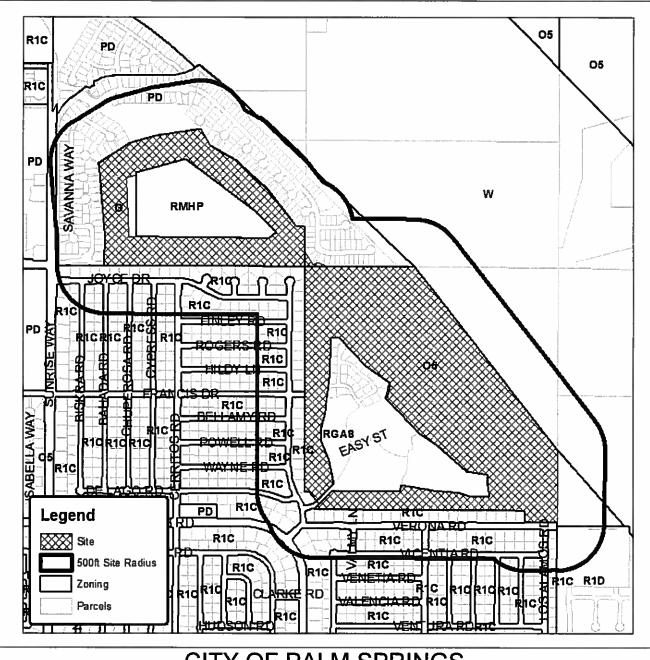
Attachments:

- 1. Vicinity Map
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Department of Planning Services Vicinity Map





CITY OF PALM SPRINGS

5. RECREATION, OPEN SPACE & CONSERVATION ELEMENT

BACKGROUND AND CONTEXT

Palm Springs is known for its recreational amenities such as developed parks, extensive trails system, golf courses, and recreational programs, which inspire the City's relaxed lifestyle and distinction as a "recreational oasis." The towering San Jacinto and Santa Rosa Mountains and vast desert floor provide various habitats for a brilliant display of plants and wildlife. Few cities have the same opportunities to provide a full range of recreational facilities while providing for the preservation of the precious open spaces defined by the steep geological features of the mountain and the gentle sloping yet dynamic land in the flood plains.

Palm Springs' popularity has caused it to become increasingly urban, and with urbanization come pressures on the environmental elements that make the City attractive. These ongoing pressures emphasize the need to carefully manage and preserve the City's environmental resources for future generations. These resources are not only related to parks and recreation, but also the City's energy, water, habitat and historic and cultural resources—all of which are discussed further in this element.

Palm Springs' natural environment also provides the setting for its rich history and culture. Taken together, the City's park, recreation, and open space amenities beckon many to Palm Springs and define Palm Springs as an extraordinary place in the Coachella Valley.

PURPOSE AND FUNCTION

State law requires that general plans address the comprehensive and longrange preservation of mountains, deserts, floodplains, and other open space areas. General Plans are required to set forth policies and programs to



preserve open space for park and recreation purposes. In addition, general plans are required to provide guidance related to the protection of habitat and wildlife resources, as well as the responsible conservation and use of minerals, energy, and water. This Element provides policy direction for City parks and recreational facilities, outdoor recreation associated with the numerous state parks, and the recreation programs provided by the City and nonprofit and for-profit organizations.

In addition, this element will provide guidance for the City's natural resources, including the preservation of open space lands and the conservation of minerals, energy, and water. Last, the Recreation, Open Space and Conservation Element addresses historic and cultural resources, including local archaeology and paleontology within Palm Springs.

RELATIONSHIP TO OTHER PLANS AND PROGRAMS

The conservation and preservation of open space for parks and recreation, biological and natural resources, and culture and history are addressed in different elements of the General Plan. The General Plan Land Use Element provides guidance on the allocation and designation of land uses for park and recreation purposes, biological resources, natural resources (such as energy and water), and areas deserving unique protection.

The City's Park and Recreation Strategic Plan governs the priorities and operations of the City's park and recreation services and implements the goals and policies of this Element. The Santa Rosa and San Jacinto Mountains National Monument Management Plan addresses the recreational assets on land owned by the Bureau of Land Management. The State of California Department of Parks and Recreation has also adopted a recreation plan for the San Jacinto State Park.

State and federal law govern the management and preservation of habitats for protected plant and animal species. The Endangered Species Act, Agua Caliente Tribal Habitat Conservation Plan, Coachella Valley Multiple Species Habitat Conservation Plan (in preparation), and Santa Rosa and San Jacinto Mountains National Monument Management Plan provide specific guidance. State and federal law govern the use and management of water resources, and identification, preservation, and management of historic and cultural resources.

Historic and cultural resources are also protected by state and federal law. The Public Resources Code requires mandatory consultations with Native American Indian tribes regarding the preservation of cultural and historic resources as part of any General Plan Update or preparation of a new Specific Plan. Many of the aforementioned documents also contain more specific policy guidance to protect and preserve the heritage, history, and cultural resources within Palm Springs.

RECREATION, OPEN SPACE & CONSERVATION ELEMENT

GOALS, POLICIES AND ACTIONS

This portion of the Recreation, Open Space and Conservation Element is organized into three sections: (1) Parks and Recreation, (2) Natural Resources, which includes energy resources, and (3) Cultural and Historic Resources. Each section provides an overview and is followed by a discussion of key planning issues facing the community. After discussion of each issue, City goals, policies, and actions are set forth to address the issue.

PARKS AND RECREATION

Palm Springs owns and maintains 156 acres of developed parkland, 160 acres of City-owned golf courses open to the public, as well as miles of developed greenbelts along major thoroughfares throughout the City. The City is also home to numerous privately owned golf courses, many of which are also open to the public. These parks and recreational areas contain an array of amenities. Palm Springs classifies its parks by their function and amenities. The City's Park and Recreation Strategic Plan provides further detail. Table 5-1 summarizes the City's park network, which is mapped in Figure 5-1.

City Parks and Golf Courses

Local Parks

The City of Palm Springs has local parks that are primarily designed to serve the recreational needs of residents living within an immediate one-quarter- to one-half-mile radius of the park. Local parks may also be located near commercial and downtown areas to serve visitors, shoppers, and the business community.

Frances Stevens and Baristo Parks are the two local parks in Palm Springs. Frances Stevens, located at Palm Canyon Drive and Alejo Road, is a 1.2-acre park that provides an art center, historical site, and picnic tables within the City's commercial and tourist centers. Adjacent to the Downtown, the park is a center for arts, history, and cultural activities—the Palm Canyon Theatre leases the indoor theatre for productions and the City holds the Renaissance Fair at the park each year as well as weekly art fairs.

Baristo Park is a two-acre park, located at Calle Encilia and Saturnino Road, with basketball courts, landscaped areas with picnic facilities, and playgrounds for children, and the park is located in a medium density residential neighborhood. A variety of special events are held annually at this park.

Palm Springs 2007 General Plan Page 5-3





Village Green



Wellness Park



Ruth Hardy Park

Specialty Parks

Specialty parks are designed to support the tourist industry, preserve unique cultural and historic traditions, preserve, or enhance environmental resources, or simply serve special recreational needs. The City of Palm Springs has three specialty parks—the Village Green, the Wellness Park, and the Dog Park.

The Village Green Heritage Center is a 0.4-acre park in downtown Palm Springs, and is home to the Village Green Museum and two nineteenth-century pioneer homes. The McCallum Adobe, the oldest remaining building in Palm Springs, was built in 1884 for John McCallum. Miss Cornelia's "Little House," built in 1893 by the city's first hotel proprietor, was made of railroad ties from the defunct Palmdale Railway. Both homes provide historic information about early Palm Springs. The Cornelia House is home to the Palm Springs Historical Society.

The Wellness Park is a 5-acre park near Desert Medical Center located at Via Miraleste and Tachevah Roads. The Park was created in collaboration with the City of Palm Springs, Desert Healthcare District, Desert Water Agency, and Palm Springs Unified School District. The Wellness Park contains exercise stations, paths for those using wheelchairs and walkers, and tranquility and meditation gardens. The park is a demonstration project for drought conservation techniques and landscaping.

The Palm Springs Dog Park is a popular 1.6-acre park for dogs and their owners. Located north of City Hall between Civic Drive and El Cielo Road, the park features grass, trees, awnings, a fenced-off area for smaller dogs, recycled picnic benches, 11 antique fire hydrants, and dual drinking fountains. The park is one of the most popular spots for pet lovers in Palm Springs.

Neighborhood Parks

Palm Springs has two neighborhood parks that serve the non-programmed recreational needs of residents in nearby neighborhoods. These parks are within a convenient walking distance (about one-half mile) from the people they serve. Park amenities include children's play areas, sports fields, basketball courts, landscaped picnic areas, and open areas for walking and strolling.

RECREATION, OPEN SPACE & CONSERVATION ELEMENT

The City's two neighborhood parks are the 21-acre Ruth Hardy Park and the 8-acre Victoria Park. Both parks serve central and northern Palm Springs. Major events at Ruth Hardy Park include the annual Easter Egg Hunt, Firemen's annual fish fry, and town fair during Black History Month. The City is planning a third neighborhood park, Whitewater Park, at the northern end of Sunrise Avenue.

Palms Springs has three community parks. Desert Highland Park is an 18-acre park that serves north Palm Springs. Presently, 12 acres of parkland are developed; 6 acres are undeveloped. Desert Highland Park contains ballfields, basketball courts, multiuse fields, playgrounds, and landscaped picnic areas. Desert Highland Park also contains the James O. Jessie Desert Highlands Unity Center, a multipurpose center used for programmed recreational activities for children and adults.

Sunrise Park, a 38-acre park, is home to the City Library, Swim Center, Skate Park, Palm Springs Stadium, City Park and Recreation Department offices and Olympic-sized pool. The Park is also home to the City's Leisure Center and Pavilion, which provides a range of programmed activities for residents. The City partners with local nonprofit organizations to provide a wide range of recreational programs and, under low-cost lease agreements, leases land at the park to the Boys & Girls Club.

DeMuth Park, a 61-acre park, is located adjacent to the Tahquitz Creek Golf Course, Tahquitz Creek, and Knott's Soak City Water Amusement Park and the wastewater treatment facility. DeMuth Park contains all of the City's soccer fields and a majority of its multipurpose fields and is designed to serve the needs of active organized sports leagues. DeMuth Park has other recreational amenities, including tennis courts, volleyball courts, tot lots, playgrounds, and landscaped picnic areas.

Golf Courses

Golf in Palm Springs is a popular activity for visitors, and residents. The City boasts 11 golf courses, including championship and tournament level courses, and a new golf course is under construction—at North Indian Canyon Drive and San Rafael ("Avalon"). The City owns the 36-hole Tahquitz Creek Golf Resort, a 160-acre public golf course, and leases 39 acres of open space to the O'Donnell Golf Club, a private-use course, which will revert to the City for general park use in 2034.



Desert Highland Park



DeMuth Park



Tahquitz Creek Golf Resort

Palm Springs 2007 General Plan Page 5-5



Greenbelts and Public Parkways

Palm Springs has a number of major and secondary thoroughfares in which wide landscaped greenbelts or parkways have been developed with meandering bike paths, walking paths, and amenities such as benches and rest areas. These parkways, while not included in the City's inventory of developed park acreage, provide passive park use areas for the residents of Palm Springs and contribute to the open space needs of the city. Greenbelts can be found along major portions of Sunrise Parkway and portions of East Palm Canyon Drive.

Table 5-1
City Parks and Golf Courses (Open to the Public and Private)

Park Type	Number	Acreage	
Local Parks	2 parks	3.1 acres	
Specialty Parks	3 parks	7.7 acres	
Neighborhood Parks	2 parks	35 7 acres	
Community Parks	3 parks	117.0 acres	
Golf Courses	11 courses	1,353.5 acres	
Total		1,517 acres	

State, Federal, and Tribal Parks

Palm Springs is unique in that it contains state, federal, and tribal lands, including those with park and recreational opportunities (Figure 5-1). These include the Santa Rosa and San Jacinto National Monument, San Jacinto State Park and Wilderness Area, tribal lands owned by the Agua Caliente Tribe, and various ecological preserves. Although these resources extend well beyond the City's boundaries, Palm Springs is a gateway to these assets and they play an integral role in park and recreational resources and planning efforts.

Santa Rosa and San Jacinto National Monument

The Santa Rosa and San Jacinto Mountains provide a dramatic backdrop to the southern and western edges of Palm Springs. Designated as a National Monument in 2000, the Santa Rosa and San Jacinto Mountains cover 272,000 acres, predominantly in the City's sphere of influence, and are noted for topography, stunning views, diverse wildlife, and cultural value. The Monument encompasses five major ecological zones and is home to more than 500 species of indigenous plants and animals. The Monument provides many opportunities for hiking, biking, horseback riding, camping, skiing, rock climbing, and sightseeing. The National Monument is also home to the 14,000-acre San Jacinto State Park and Palm Springs Tramway, which carries passengers to San Jacinto Peak, where visitors enjoy skiing, hiking, horseback riding, rock climbing, and sightseeing.

THE CHARLES COMPANY REQUESTING MINOR AMENDMENT TO THE PREVIOUSLY APPROVED SIGN PROGRAM FOR A NEW MONUMENT SIGN AT THE SPRINGS SHOPPING CENTER LOCATED AT 5200 EAST RAMON ROAD (CASE 07-083 AMND). (GM)

BOARD MEMBER HIRSCHBEIN questioned the A-D signs and existing.

JONATHAN DOTY WITH CHARLES COMPANY, APPLICANTS, requested to have Five Guys visible on Ramon. They want a new sign for food court tenants which are less than 10,300 square feet.

BOARD MEMBER SONG said she is supportive of businesses, but asked if themonument sign should be the same size as other monument sign.

CHAIR SECOY-JENSEN felt smaller signs for smaller tenants work.

VICE-CHAIR FAUBER stated his support for extra signs but questioned them because there are already four signs out there. He said he would be more in favor of enlarging existing signs not adding more.

BOARD MEMBER HIRSCHBEIN felt as though this one additional sign will not over sign this enormous property. He was inclined to approve as submitted.

BOARD MEMBER FREDERICKS supported this sign.

BOARD MEMBER PURNEL said the proposed sign and its size is ok.

M/S/C (Secoy-Jensen/Hirschbein, 5-1-1, Fauber, absent Cassady) Approve with condition to relocate the tree blocking the sign.

4. PALM SPRINGS COUNTRY CLUB, LLC, FOR ARCHITECTURAL REVIEW OF PRELIMINARY DEVELOPMENT PLANS FOR THE REDEVELOPMENT OF APPROXIMATELY 125-ACRES OF PREVIOUSLY DISTURBED VACANT LAND NORTH OF VERONA ROAD, EAST OF FARRELL DRIVE, NORTH OF JOYCE DRIVE, EAST OF SUNRISE WAY AND SOUTHWEST OF THE WHITEWATER RIVER WASH, SECTION 36 / TOWNSHIP 3 / RANGE 4, AND SECTION 1 / TOWNSHIP 4 / RANGE 4 (CASE NOS. 5.1327 PD-366 AND TTM 36691). (DN)

ASSOCIATE PLANNER NEWELL summarized staff report.

VICE-CHAIR FAUBER asked if hip roofs are only on the 8000 square feet lots on the outer ring.

BOARD MEMBER SONG, asked for comparable densities and confirmed two stories would not be allowed.

STAFF confirmed all single-story.

CHAIR SECOY-JENSEN asked about gating.

ASSOCIATE PLANNER NEWELL showed gating and emergency access.

CHAIR SECOY-JENSEN asked about the park and its access.

ASSOCIATE PLANNER NEWELL stated that it will be a public park.

BOARD MEMBER FREDRICKS asked if there would be access to the country club from the southwest corner.

ASSOCIATE PLANNER NEWELL stated only emergency access would be available.

MARVIN ROOS, APPLICANT, felt that the golf course is not adequate for today's standards, especially the width of the fairways. Previous owners eliminated the golf course. The northern development is age restricted, while the southern development is open market.

BOARD MEMBER HIRSCHBEIN asked if there was a path from the mobile home park to the park.

VICE-CHAIR FAUBER asked what is the optional casita.

KEN TOBLESKY, APPLICANT, said in terms of the casita option there is one per product type.

VICE-CHAIR FAUBER asked about the roofs on the casita.

KEN TOBLESKY, APPLICANT, responded by saying the hip roofs will be metal; sloped roofs on both the west and south; large overhangs for passive solar; smaller windows for shading; and made of stucco and stone.

BOARD MEMBER SONG had a question regarding setbacks.

KEN TOBLESKY, APPLICANT, expressed "Radburn" units will have two 5' setbacks.

BOARD MEMBER SONG asked what the highest height being approved would be.

APPLICANT replied 19'.

BOB BOMBARDIER, LANDSCAPE APPLICANT, explained in some detail aspect of the landscaping for the Palm Springs Country Club project. Some palm trees will be moved based on their health. One thousand tamarisk trees will be proposed to be removed. Ornamentals, agaves and succulents will be part of the plan. He explained there are some grass areas and a 50' greenbelt are to be maintained by the Homeowners Association.

BOARD MEMBER SONG asked if there would be a waikable entry way, and how would it be visible from street A?

BOB BOMBARDIER, APPLICANT, replied by stating the street gated entry will have maps directing all visitors and residents.

FRED FABRICANT, a neighbor, asked if zoning has been changed. Will there be public parking for the park? And how will you keep people not using the park or golf course out of the development? He had questions regarding paths surrounding the condos, property lines, sidewalks being constructed around houses or across the road, condo owners having walls, will metal roofs be painted and concern about the 50' greenbelt being included in HOA.

JOHN DOSA, neighbor, said he does not oppose change. Had concern about noise and aesthetics, saying "I would hope developers will give us double pane windows". He felt the walls should not be dark rock.

MARY PATRELLI, neighbor on Whitewater Drive, had concern regarding the road built near property lines, 8-10 years of noisy construction, density along property lines and she wanted a block wall at least 6' tall with landscaping at the perimeter.

HEDY GARDNER, neighbor who owns a townhouse, expressed concerned with the traffic, pollution and noise. They have a renter in their townhouse and she does not want houses built. She said the renter has been there for 3 years and will leave if the project moves forward.

RENEE SAUNDERS, owner on Verona Road, was concerned with the traffic, adjacent houses and eliminating the open space.

IRV BROWNSTEIN, lives on Whitewater Drive, and also preferred to keep open space.

JILL READER, neighbor on Verona Road, worried about mobile home park residents needing to cut through her yard that she has fenced and planted. She

would like trees on southwest entrance to remain and felt the height of the wall in relation to the houses is too short. Recommends the new development should have desert landscaping.

MIHALY LENART, neighbor, believed a wall of 6' tall or a fence is definitely needed. He had concern about dust and the tamarisk trees breaking water lines and becoming a fire hazard.

MARVIN ROOS, APPLICANT, explained that the walls, fences, and perimeter landscaping are all on the table being discussed. He said where there has been encroachment they are working on a solution. In regards to the 50' greenbelt, MR. ROOS concluded that it will be in the new development.

CHAIR SECOY-JENSEN requested verification that perimeter homes have rear setbacks of 15.'

BOARD MEMBER PURNEL asked if there is a phasing plan at this time.

MARVIN ROOS stated that it depends on infrastructure. The roads would go first. All utilities would flow to the east. The perimeter would be tied down early and they propose a minimum of 20' parkway adjacent to properties.

BOARD MEMBER PURNEL asked about lot lines.

MARVIN ROOS said that is an easy concession and fix.

CHAIR SECOY-JENSEN specified that the planning commission would decide the land use issue. She wants to see streetscape and suggested mixing roof types within the three product areas-paired, Radburn & Estate.

VICE-CHAIR FAUBER agreed with mixing roof types. He has concerns regarding the limited access points. Thought it was good to be able to walk into the property, but felt the wall and planting issues are important to look at. Connectivity is important, and had concern with parking on 33' wide street.

BOARD MEMBER SONG felt the landscape plans were incomplete. She believed that the Radburn sides to the street are important. Needs rendering and street scape, and felt a landscape buffer from Radburn to condos would be necessary.

CHAIR SECOY-JENSEN believed guest parking and shade information is needed.

BOARD MEMBER HIRSCHBEIN agreed with Board Member Song's concern regarding a buffer from Radburn to condos, as well as the public park needing to

be closer to mobile home park. He stated the overall density visually seems high, especially in the northern perimeter where a buffer is needed. Radburn blocks need to be perpendicular to Paseo.

BOARD MEMBER PURNEL agreed with Board Member Song regarding the buffers. He also felt on the North side it is too dense especially at the perimeter. The landscape issue needs to be continued. There needs to be greater open space to existing homes in the southern section parkway along the street.

BOARD MEMBER FREDRICKS also agreed with Board Member Song's concern regarding construction noise. He stated that the wall issue needs to be resolved so it can be built and the landscaping can be done right away. He believed the buffer to homes on Farrell and Verona and also at mobile home park is crucial. In terms of traffic he stated an entrance on Whitewater could mitigate this issue.

M/S/C (Fauber/Fredricks 6-0-1 absent Cassady) to recommend approval with conditions:

- 1. Return with landscape plan.
- 2. Elevation for Radburn along streets adjacent to condo to return.
- 3. Buffers/wall/open fencing along perimeter to return.
- 4. Paired, Radburn and Estate to have group elevations in color elevation with different roofing, materials and landscaping.
- 5. Guest parking plan needed.
- 6. Potential paseo within Radburn to link open space needed.
- 7. Roof types to be mixed and return.
- 8. Buffers to be increased to condos and mobile home park.

COMMITTEE WEWBER COMMENTS None

STAFF MEMBER COMMENTS: Director Wheeler reminded the Committee about the June 17th tour and the Joint Meeting with the Planning Commission on Wednesday at 11:30 AM.

ADJOURNMENT: The Architectural Advisory Committee adjourned at 5:37 pm to the next regular meeting at 3:00 pm on June 23, 2014, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

M. Margo Wheeler, FAICP Director of Planning Services



PLANNING CIVIL ENGINEERING LAND SURVEYING

RECEIVED

JAN 27 2014

PLANNING SERVICES
DEPARTMENT

January 16, 2014

Ms. Margo Wheeler Director of Planning Services City of Palm Springs Planning Department 3200 East Tahquitz Canyon Way Palm Springs, California 92262

Subject:

Justification Letter for Palm Springs Country Club Applications, General Plan Amendment, PDD (in lieu of CZ), Tentative Tract Map, Major Architectural Approval, Development Agreement (under preparation)

Dear Ms. Wheeler:

On behalf of the Palm Springs Country Club, LLC, MSA Consulting, Inc., is providing the City with this letter of Justification as required by the newly revised application forms.

Detailed Project Description

Applications: The Project proposal involves a General Plan Amendment needed to change the designated Land Use from Private Open Space to a combination of Very Low Density Residential—up to 4 d.u. per acre for approximately 120 acres and Public Park for approximately 5 acres. A Planned Development District in lieu of a Change of Zone is also part of the application package to focus the proposed project in a way that minimizes potential impacts to surrounding property. To implement the Planned Development District, a Tentative Tract Map and Development Agreement (under preparation) will call out the specific manner in which Very Low Density Residential uses are applied to the property. Lastly, while at this point plans are schematic, a Major Architectural Approval application is included in the package. An Environmental Impact Report will investigate the potential environmental impacts associated with the proposed residential and park development.

Location: The Palm Springs Country Club Repurposing Project (Project) is located on 125.8 net acres of land in north Palm Springs east of Sunrise Way, north of Racquet Club Drive and west of the Whitewater Floodplain. The property is in Section 36, T.3SR 4E and Section 1, T.4SR.4E.

Property Configuration: The property configuration is based largely on the fairway alignment of an abandoned golf course and has two distinct subareas: a northern portion (APN 669-480-

Ms. Margo Wheeler January 16, 2014 Page 2 of 5



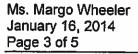
027, 669-590-066) and a southern portion (APN 501-190-011). These subareas surround two existing residential enclaves, a mobile home park on the north and a condominium development on the south. Contiguous property to the east that lies within the Whitewater River floodplain is also owned by the applicant but is being shown as a Remainder Lot to remain in open space and not a part of the project.

Site History: The site was formerly known as the Palm Springs Country Club, which dates back to the 1950's and was originally an extension of the Ranch Club Guest Ranch located on Sunrise Way south of Vista Chino. The golf course was privately owned and relied on income from daily fee players to sustain the development and eventually was shut down for economic reasons. Today, the site remains vacant, with minimal vegetation and palm trees and has been stabilized with a soil polymer. The landowner currently has an agreement with the City of Palm Springs to mitigate any fugitive dust impacts and continue maintenance activities of the property to preserve the stabilized condition using a mixture of soil polymer and mulch. Gates were recently installed to prevent further disturbance and destabilization by unauthorized access.

Surrounding Uses: A detailed matrix of surrounding uses is contained in the application but generally, the property is surrounded on the west, south and north by developed low density residential development. The Project is largely screened from view by the general public by the abutting surrounding residential uses and a combination of existing walls, fences, and vegetation. It is also separated by a flood control levee and associated 200-foot wide CVWD easement from the Whitewater River floodplain, designated as a "Conservation Area" by the Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP) in 2008. The property can be seen from Gene Autry Trail at a distance that varies from 1,500 to 3,000 feet across the Whitewater flood plain.

Development Proposal: The Project proposes to redevelop the former golf course with approximately 440 residential units with three, substantially different residential products with private roads. The residential areas are designed to be gated. One product type will consist of 137 single story, attached residences in the northern portion of the property aimed at an age-restricted market. Two detached single-family enclaves are proposed in the southern portion—one abutting existing lots and homes along Verona and Farrell Drives that is similar in lot size and housing size, and a second Radburn-style product with all homes facing a landscape beltway with garages along the street being considered as the rear. Homes will range in size from 1,342 s.f. in the attached units up to 2,524 s.f. in the detached lots. Two existing on-site wells historically utilized for golf course irrigation will be retained to irrigate project landscaping. A public park in excess of 5 acres is proposed at the project entry near Verona Road and Whitewater Club Road

The site design creates a buffer ranging from approximately 60 to 100 feet wide around the outer subarea perimeter in the northern portion. This buffer contains a looped access drive and open space areas that separate the new attached units from existing single family homes. The circulation system is designed to take primary access from Sunrise Way (a Major Thoroughfare) via East San Rafael Drive while also retaining the existing Golden Sands East San Rafael entry.



 Θ



A second access point extends from the subarea's southeast corner to connect internally with the project's Single Family subarea to the south.

This south half also includes a looped access road and open space buffer that separates the new residential lots from the existing Alexander Estates developments. Smaller lots averaging about 5,000 square feet will be located on a series of cul-de-sacs that take access from the loop road and terminate at the flood control levee. This subarea contains various open space components, including private common areas and pedestrian paseos for use by residents and a separate, publically accessible 5-acre public park. Land for the public park will be dedicated to the City. Portions of the 42.5 acres of open space will be used for drainage and storm water retention purposes.

The primary vehicular entry to this subarea is located at Whitewater Club Drive in the southeast corner of the site—the former main access point for the golf club. Whitewater Club Drive is a fully improved collector street that connects to East Vista Chino Drive (a State Highway) approximately half a mile to the south. A secondary access point extends from the subarea's northwest corner to connect internally with the subarea to the north. This portion of the project also creates a 200' wide lot that is coterminous with the existing RCFC easement. Public utilities exist in the vicinity and have the capacity to service the property with some minor upgrades to the water system.

Construction schedule: The proposed construction schedule is as follows:

	Rough Grading	August, 2015
	Phase 1 Infrastructure	February, 2016
	Building Construction	March. 2016
•	Start of Home Sales	September, 2016
	Buildout	lune 2019

Potential Environmental Impacts: The conversion of this 125 acre property from (defunct) golf course to a residential community and a public park will have impacts on utilities (water), traffic noise, air quality, and views among issues being studied. An Initial Study is included in the application materials and an E.I.R. will be prepared following Scoping with the community.

Potential Public Benefits: The proposed repurposing of the Palm Springs Country Club property will have the following public benefits:

• A viable long term land use to replace a blighted, defunct golf course property with a compatible residential community. The 125 acre, 6,400 yard, 50+ year old facility had become user unfriendly due to overly narrow golf fairways in some cases down to 125 feet in width—far less than the 350 to 400 feet mandated with current golf technology. At 6,400 yards, the Palm Springs Country Club golf experience was losing the moderate and experienced golfers. Even golf facilities that can accommodate the current technology are struggling with changes in attitudes toward golf. The elimination of the golf also eliminates the early morning mowing and maintenance schedule and twice a year turf change that is part of every golf course.



- A 50% reduction in water consumption is another public benefit comparing a golf course
 use to a current residential project with over 40 acres of landscaped open space. As a
 golf course, the industry rule of thumb is a usage of between 800 and 850 acre-feet a
 year. As a residential development complying with current requirements for drought
 tolerant landscape, the usage drops to approximately 420 acre-feet.
- The proposed new development would eliminate the ongoing dust control and maintenance situation that has plagued the neighbors for at least 7 years with a functional land plan with an HOA that will be properly funded to maintain the 40 plus acres of open space proposed.
- There should be an increase in real estate values in the area with a solution to the problems caused by the defunct golf course.
- A new public park is proposed that would provide public park space to the easterly parts
 of Palm Springs. The only public park in the area currently is the Gene Autry Trail
 welcoming park located at the SW corner of Vista Chino Road and Gene Autry Trail.
- An on-site public art installation is proposed in or around the public park.
- The proposed Planned Development District (in lieu of a Change of Zone) will allow the surrounding neighbors to know more precisely what can be constructed on the now vacant property than a straight Change of Zone application.
- The new development will produce a much higher revenue stream to all agencies which would not be forthcoming if the land lays fallow or were to resume golf operations.
 These include a substantial boost in property taxes, payment of
- CVMSHCP fees, school impact fees, Acreage Drainage fees, Quimby fees, and TUMF fees among others.
- The development of the property will provide quality employment for the construction industry through the estimated four or so years of development.

Findings: The following Findings are presented in support of the multiple applications needed for the Palm Springs Country Club Repurposing Project:

- The proposed changes to the General Plan, accompanied by a Planned Development District (in lieu of a Change of Zone), a Tentative Tract Map, and a Major Architectural Approval represent a specific development solution to a 125+/- acre property that contains an abandoned golf course adjacent to or surrounding existing residential areas that have been impacted by the conditions of that property for approximately seven years;
- The General Plan designation of Private Open Space has hindered the possibility of a new, productive, and economically feasible land use to replace a golf facility that had constraints that kept it from remaining competitive and economically viable;
- The size and shape of the property, which both abuts and surrounds existing single family, condominium, and mobile home uses, is well suited for re-use as a residential community that is similar to and compatible with those existing uses and the surrounding neighborhood will be have access to a public park closer than Victoria Park located on Racquet Club Road at Via Miraleste:
- The repurposing of the property will provide an economic engine capable of eliminating the blight conditions that have persisted for several years and through its redevelopment not only provide a new revenue stream through significantly increased property taxes,

Ms. Margo Wheeler January 16, 2014 Page 5 of 5





but should also have the effect of improving the property values of the surrounding area due to the elimination of the blight;

• Expecting the property to rebound with a new, improved, and viable golf operation is inconsistent with current market conditions in the golf industry hence the subject property will require an economically viable new land use.

The property owner/applicant has been meeting with the neighborhood as well as a city subcommittee to discuss the issues surrounding this complex property and is proposing a land use solution that can transform the property into a good neighbor that will extend the existing fabric of the Desert Park Estates area into and throughout the old Palm Springs Country Club.

We look forward to working with the City and the Desert Park Estates community to find the most appropriate solution feasible for this property.

Very truly yours,

Marvin D. Roos

Director of Design Development

MDR/nv

RECEIVED

AUG 1 0 2015

PLANNING SERVICES DEPARTMENT

William T. Bowden

2629 North Whitewater Club Drive

Palm Springs, CA 92262

City of Palm Springs

Attn: David A. Newell

3200 E. Tahquitz Canyon Way

Palm Springs, CA

re: Redevelopment of Palm Springs Country Club to residential lots (Environmental Impact Report)

Dear Mr. Newell and to whom it may concern,

I would appreciate if this letter be retained with the environmental Impact Report for Palm Springs Golf and Country Club (Serena Park).

My parents purchased 2629 North Whitewater Club Drive in June of 1993 and my own family has retained ownership of the same property.

The golf course, club house and tennis courts played a large part in why our residence was purchased and because of the open space of the golf course surrounding Palm Springs Country Club. Sadly when the golf course failed to continue due to poorly arranged financing we were fortunate that we still had the views and open spaces surrounding the course however poorly maintained as it was.

Our family is in favour of redevelopment for the sake of getting this land back into good use. Under section 2.4 (Summary of Alternatives) I would like to see far more park set aside for local residents including the possibility of having the current course land that surrounds Palm Springs Country Club continue as park for future generations to retain the same open spaces and views that we all have had since Palm springs Country Club was first developed.

The boomerang street concept as planned will maximize lots around the Palm Springs Country Club golf course but we expect that when developed we will all become aware of numerous automobile lights at any given night trying to boomerang their way in and out of this new subdivision.

We hope this environmental Impact Report will look at a much larger dedication of parkland to the City of Palm Springs otherwise Palm Springs Country Club may well end up as currently planned a walled and closed off subdivision with limited access to any parkland, walkways or the existing open concept views.

Yours truly,

W. T. Bowden

(55.= 15) (

From:

Bill Bowden

 billbowden760@gmail.com>

Sent:

Sunday, August 09, 2015 8:10 PM

To:

David Newell

Subject:

request to add letter

Attachments:

EIR Report PS Golf & CC.pdf

Dear Mr. Newell,

I am requesting your office include the enclosed residential input as to EIR report relating to rezoning of the Palm Springs Golf and Country Club into residential lots under the name of Serena Park.

Please advise if your office received has received this email and attached letter so it may be presented as part of the EIR report that our wishes are to substantially increasing the current parkland dedication relating to the rezoning of the Palm Springs Country Club.

Yours truly,

William and Alinda Bowden 2629 North Whitewater Club Drive Palm Springs Ca 92262

City of Palm Springs Serena Park Project Environmental Impact Report Scoping Meeting Thursday, January 8, 2015



This form may be used to submit comments and suggestions in regard to <u>environmental</u> issues that should be included in the EIR for the proposed Serena Park Project.

Name (please print)	MARY L. PETRILLI
Mailing Address	2527 N. WhITENATER DR. UnitA
Telephone No. (daytime)	(760) 548-0333
Fax No.	
E-mail address	Marpetrilli@hotmail.com.
Organization/Affiliation	WhiteWATER REsident-Phasel
The Draft EIR for the proposed significant environmental impact	Serena Park Project should address the following potentially
(1) I believe	I mentioned it before but I
wanted to put	- in the public record -
actoric acostics	put in Well to be built
that will he s	urrounding whitewater country cus
2) Increase.	the distance tof theardad to be
built of surro	unding Palm Spring CC club to
reduce the	noise. (3) A direct e-mail
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Written comments may be directed Canyon Way, Palm Springs, CA 9226	to David A. Newell, Associate Planner, located at 3200 E. Tahquitz Vevy 2 or E-mail David.Newell@palmsprings-ca.gov.
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PLANNING SERVICES
DEPARTMENT

From:

Greg Alves <gregalves1234@aol.com> Saturday, February 14, 2015 9:09 AM

Sent: To:

David Newell

Cc:

john.alita@gmail.com

Subject:

Response to EIR Draft for Serena Park

Mr. Newell,

I understand that interested parties should respond to you regarding the proposed development of the old Palm Springs Country Club, currently referred to as Serena Park.

I read over the EIR Draft and would find it critical that the following items be reconsidered:

There needs to be a commitment from Somis Development and other developers that a 6' masonry wall be built around Phase 1 BEFORE grading commences. While all of the different HOA's may have different access points, Phase 1 will not be providing access points for any grading equipment, from what I understand. Without the 6' wall installed prior to grading and infrastructure improvements, the quiet enjoyment of our retirement homes will be denied for the foreseeable future. If the economy turns negative again, we will be forced to look out upon a ruined desert landscape for years, if the wall is not built.

The EIR Draft says our views will not be disrupted as they are negligible. This is not true. Our home has beautiful views of the Santa Rosa Mountains and San Jacinto range from every room. The proposed building heights of 19' are not necessary for the proposed single story homes. Palm Springs homes in our area are not higher than 14', from what I can tell. Most Alexander homes are even less. My concern is that a 19' height allowance will create the opportunity for 2 story homes. And regardless of the stories, 19' tall homes near the current homes in Palm Springs Country Club will definitely take away our view of the Santa Rosa mountains that we all have been enjoyed for over 40 years.

Phase 1 was designed by architect William Cody. The features in the homes are filled with his trademark designs, particularly the clerestory windows and very large plate glass windows that afford the great views. The property was known as Whitewater Country Club at it's inception. The other homes built after Phase 1 do not include all these architectural details. It is a special property and was built as an upscale second home community. For most of us homeowners, it still represents this demographic, although more retirees are moving in fulltime. It is our intention as well.

Most single family home developments in our area have large lots that can accommodate a swimming pool. The proposal by Somis Development for Serena Park are small 5000 sq.ft lots. There is no accommodation for a large swimming and recreation area, which is critical in Palm Springs, particularly when the power goes out. Four Seasons does have some small lots of 5000 sq.ft. However, their community facilities contain at least one very large pool and a luxurious clubhouse for it's residents to use. Thus, the proposed development of Serena Park is sub-standard, by Palm Springs standards as the lots are too dense and there is not commitment for a large community center and pool for it's 400+ homes, nor are the lots large enough for a homeowner to install their own pool.

Thank you for your consideration of these items. I do believe that Somis Development and the other developers could create something very nice out there on the old golf course. Personally, I think it should remain as a 9 hole golf course, as they paid very little for the property and could afford to incorporate that into their plan. This community has suffered greatly at the hands of developers who ruined the stately old golf course and ruined views that had been there for 50 years.

Sincerely,

Greg Alves 2526B N. Whitewater Club Dr.

From:

John Alita <john.alita@gmail.com>

Sent: To: Friday, February 13, 2015 1:13 PM Eric Taylor; David Newell; Greg Alves

Subject:

Re: Serena Park EIR

Thanks Eric. That is good news about the proposed wall construction timeline. I'm still concerned that there will be no pool in the other area of the development as the problem of people from the development using PSCC pools is still not addressed. Hopefully the wall will prevent a majority of those issues or they will decide that the pool in the senior section is a more attractive option. Let's hope it doesn't happen to anyone. Thanks for your quick response.

Sent from my iPad

On Feb 13, 2015, at 11:58 AM, Eric Taylor <etaylor@somisinvestments.com> wrote:

John and Greg,

Thank you for your comments and suggestions.

You are not alone in requesting the wall be built in advance of construction. Several neighbors have made the same request at various meetings we've had. I believe constructing the wall in advance of as much construction as possible is a good idea and will save all of us from some nuisance problems. I am hesitant to absolutely commit to a certain construction schedule and sequence before getting clear input from our contractors. We do not want to build that wall twice because it gets in the way of another trade's operations. That would make things worse. My guess is, at this time, is that we would grade the site first (this is a fairly quick operation, like a few weeks at most) and then build the wall. We will research our options and get back to you soon. Certainly building that wall in advance of house construction is feasible. Note that the City of Palm Springs has stringent and well enforced dust control requirements.

We are intending to have a community pool in the seniors, age restricted portion of the development and not in the Palm Springs home market. You correctly identified the nuisance problem associated with unsupervised children using community pools.

Eric Taylor Serena Park

Subject: Serena Park EIR

Hi Eric and David,

We are down in Palm Springs and talked to Donna Buckinger today. She updated us on what she knew about the Serena Park project. I'm sorry we couldn't attend the recent meeting but I wanted to relay just a couple of requests/comments as it relates to the project and Palm Springs Country Club.

- 1. We would like the separating 6' block wall between the properties to be erected prior to any grading or construction. We don't want to be in the position of having a visual on any of the construction going on as we still want to enjoy our property, and its rentability during the building process. Having the wall will eliminate a majority of the unattractive work and prevent dust etc. from coming on to the PSCC property.
- 2. Donna said there was a plan for a community pool to be added to the development. We are hoping that is true as it would improve the marketability of the homes and allow folks a place to cool off in the hot weather. While we have no say in this, we hope you are considering it as it would attract a better class of owner and provide a much needed amenity. We are concerned that younger folks from the new development might see PSCC pools as an attractive nuisance if they don't have their own to use.

Please let us know if there is any information available on these issues.

Thanks,

John Alita and Greg Alves 2526B North Whitewater Club Drive Palm Springs, CA 92262

From:

Jeff d'Avanzo < leonine 99@hotmail.com>

Sent:

Wednesday, February 04, 2015 10:39 AM

To: Cc: David Newell
Edward Robertson

Subject:

Comments on Palm Springs Country Club Development

Mr. Newell

We are the owners of 2040 East Joyce Drive and are writing to you concerning the proposed development of the Palm Springs Country Club. We were out of town during the January 8th meeting, and not able to express our views at that time. We were able to attend the meeting this past Monday, 2/2 to catch up on recent developments, and Kris discussed some of our concerns at the time with Mr. Robertson from the Department of Planning Services.

The current plan calls for an age-restricted (55+), gated community located just behind the north side of Joyce. The original plan for this area was for a width of landscaped green space with a street running to the north side off the green space followed by housing units. The proposal includes a 6' high wall to be built on the dividing line between the Palm Springs Country Club property and the backyards of the the Joyce Drive residents.

However, a couple of current Joyce Drive residents, who have been the victims of robbery in the past because of easy access their back yards, voiced their concern about having a street behind their homes. This prompted the developers to change their plans so that the backyards of the proposed units abut against the backyards of the Joyce Drive residents with the street running on the north side of the units. That would put the back of the new homes 20' from the back of our properties. This will seriously impact our views having backyard neighbors this close, with proposed heights at 18-19 feet.

Eric Taylor mentioned at Monday's meeting that the plan along the south edge of the northern section of the development can easily be designed either way, with the greenbelt and street directly behind our backyards or the backyards of the new homes. We want to relay to you that the new 'backyard to backyard' proposal is not something we desire at all, and we feel it may not be the choice of many of the Joyce Drive residents along the development as only three residents of Joyce Drive (including ourselves) with homes on the development border attended the 2/2 meeting.

We feel that the original plan merits serious reconsideration for the following reasons:

- 1. Under the new plan, the proposed units will be at least 50' to 65' closer to our back property line and the beautiful views of Mt. San Gorgonio will be completely blocked by the housing structures.
- 2. The grove of trees just behind our property on the east side (not blocking the mountains) will probably be removed to make way for the back yards, but they could be kept under the original plan as part of the green space. Additionally, all trees that are running along the property lines are proposed to be removed to allow space in the new development's back yards. We feel that keeping the trees intact along the property lines will not only keep a desired aesthetic intact, it will also keep the local ecosystem for fauna undisturbed as well. There are many birds in those trees, and their presence, chirping and singing add to the pleasant experience of living here.

- 3. If a street was to be run behind our properties, there is a very real possibility that the power lines running behind our homes could be put underground by the developer or builder. Needless to say, this would not only enhance the views from everyone's backyards but it would also likely increase our property values, which is in everyone's interest along Joyce Drive. There is still some concern that a street behind our properties would encourage theft and be a nuisance. We strongly believe this not to be the case for the following reasons:
- 1. The proposed community will be gated and only residents and credentialed workers will have access to the street.
- 2. The 6' foot high dividing wall will act not only as a sound and sight barrier but also as a physical barrier to backyard entry. Intruders can now sneak into backyards since the Palm Springs Country Club property is currently abandoned and closed off. There is little likelihood of anyone scaling the wall while in full view of homes right across the new street.
- 3. In the unlikely event a security breach should arise, the residents living in the proposed units across the street would likely note and report any unusual activity immediately to the Palm Springs Police.
- 4. The neighbors who are opposed to the original configuration also expressed to us that being "sandwiched between two streets" would be unacceptable due to traffic and noise concerns. We do not agree with this at all for the following reasons: The housing density in the proposed development is low, age restricted (55+), and will be gated. Therefore, we don't foresee traffic and noise to be an issue with a new street behind our properties. As you likely already know, Joyce Drive is a quiet street with little traffic.

We would very much like to see the development put back to its original configuration, and in this way the design and traffic flows would remain consistent with the other three sides of the attached housing section, where those backyards are facing the Golden Sands Trailer Park.

We appreciate your time and efforts regarding this matter, and any guidance you may have to assist us in achieving our objective would be very much appreciated. If you have any questions, or if there's anything you would like to discuss, please do not hesitate to contact us at your convenience.

Sincerely, Kris Andersen & Jeff D'Avanzo 2040 E. Joyce Drive Palm Springs, CA 92262 Jeff's cell phone: 310/913-7789

email: joycestreet@outlook.com

From:

Linda Ficere <ficerellc@icloud.com>

Sent:

Wednesday, January 28, 2015 5:10 PM

To:

David Newell

Subject:

Serena Park Development

TO: David Newell, Associae Planner, City of Palm Springs

RE: Serena Park Development

We attended the Scoping Meeting on January 8, 2015. We would like the Draft EIR for the proposed Screna Park Prject to address the following potentially significant environmental impacts:

Effects of road locations on the environment. Why are the main roads for the development along PSCC units instead of through the middle or on the east-side of the new development? This will significantly decrease air quality for condo owners and increase noise.

<u>Tree removal and buffer zones.</u> Will the mature pine trees on part of the east-side border of PSCC be destroyed to build the main road or will there be a greenspace "buffer zone" between the new wall and new housing? If there is a greenspace "buffer zone" how wide will it be and will it allow pedestrian and/or bicycle access?

<u>Density</u>. Are there any other planned developments in PS of this size with the level of density proposed for Serena Park? If not, why would the City accept this level of density?

Environmental Effects. Will the City require the developer to reduce the number of units to address adverse environmental impacts (e.g., noise, pollution, water use)?

Communication about environmental changes. Who in the community is the City working with to communicate review of the plan? Will the City agree to work with representatives of PSCC who can attend meetings? Although my husband's family has owned our PSCC condo over 15 years, we have NEVER received any notices from the City about this development. Isn't there a way to inform homeowners affected by the plans NOW BEFORE plans are approved/final?

Please include me and my husband on any emailing and mailing lists maintained by the City for contacting residents in the future.

Additionally, I offer these comments and observations:

- People came to the meeting on January 8th because they do not know how the process works and have legitimate concerns about access, noise, density, security, property values, and placement of roads. WHO makes the final decision, WHAT does it take to get a change in the plan, and WHEN is a decision final? However, instead of responding clearly and directly to these needs, the presenters mostly stuck to their script. As a result, people remain frustrated and anxious that their concerns will have no effect on the decision-making process.
- A meeting held last February by the developer at the Four Seasons community was very well attended because so many people had been notified
 about it. Overall, people were frustrated and angry about the proposed plan. Now, nearly a year later, the only apparent change to the plan is that
 there will be 9 or so fewer houses because small greenspaces are breaking up the cul-de-sac areas. This suggests to that the decision makers have no
 intention of changing the plan based on feedback from those affected.
- Our conclusion after attending the meeting is that people are not against development per se but they are against the scope of the current plan. The
 plan proposes the highest density in PS for its size; places main roads closer to existing residences than to new ones; and still does not address
 safety or access concerns for existing residents.

Thank you.

Linda Ficere and Tom Johnson 2544 "A" Whitewater Club Drive Palm Springs, CA 92262

From:

thomashcorley@aol.com

Sent:

Tuesday, January 20, 2015 11:59 AM

To:

David Newell

Cc:

djbuckinger@gmail.com

Subject:

EIR Scoping Meeting "Serena Park"

Please confirm that The City of Palm Springs scope of review will include land use/planning (including the potential for a 9 hole executive around the country club condos), population/housing, public services (the negative effect), and recreation (including active recreational amenities).

It was my understanding that the city's consultant was expanding his review. Was the EIR consultant hired by the developer instructed to expand the study?

- Tom Corley

From:

Gregory Alves < gregalves 1234@gmail.com>

Sent:

Friday, June 20, 2014 12:03 PM

To:

David Newell

Subject:

Fwd: Palm Springs Country Club

Please see the attached email, I'm having some trouble sending it to you. Thank you.

----- Forwarded message -----

From: Gregory Alves < gregalves 1234@gmail.com>

Date: Fri, Jun 20, 2014 at 11:59 AM Subject: Palm Springs Country Club

To: DavidNewell@palmspringsca.gov, John Alita < john.alita@gmail.com >

Hello Mr. Newell,

I understand that the Advisory Board is now looking at the Somis' plan for redeveloping the old golf course next to our condominium in Phase 1. Our home used to look directly out onto the course and a pond.

Somis' plans to build many small homes on very small lots. Other than Four Seasons, most of the area lots sizes are about 100' x 100'. The Somis plan is far denser than average for our area. Thus, there is no room for a pool, which is critical for living in Palm Springs year round, as many of us baby-boomers retire here. There is not a plan for a community pool either.

Additionally, Somis is not building the homes but simply developing the lots. The 18' heights will block our views of the mountain we have to the east. A single story home, like those nearby in Alexander Estates, does not require 18'. If the development is approved, I believe a 6' masonry wall must FIRST be built around all our condominium to keep out the years of construction noise and dust that will take place over the next 5-15 years, while the property is slowly developed by individual developers.

Personally,, I am in favor of maintaining the old golf course as open space, That is it's historical use since the beginning. The wells on the site could keep the dust down and keep trees alive. Even a smaller golf course could be developed. My understanding is that Somis did not pay much more than I million dollars for the land.. They could resell at a profit to someone who could develop the site to more historical standards for all of us to enjoy.

Thank you for your consideration. We love our home in Palm Springs Country Club and hope to retire there soon. The homeowners of Palm Springs CC have suffered a long time at the hands of developers, and we ask you and the City Leaders to protect our interests before it's too late.

Sincerely,

Gregory Alves 2526B N. Whitewater Club Drive Palm Springs, CA. 92262 Re: Palm Springs Country Club Development January 17th, 2015

To whom it may concern,

My name is Gary Garver and I have owned a townhouse at 2504 Whitewater Club Drive, Unit A, Palm Springs, California since 1997. I originally bought the property based on the fact that the property was on a golf course. I always dreamed of having a home on a golf course and that I would retire there one day.

It was a major disappointment when the golf course shut down a few years ago. I was always hoping that someone would buy it and re-open it. In fact, we did have a developer come in and have a plan for homes and a golf course around ten years ago, which I was completely for, but the deal fell through.

It is now my understanding that the city does not want a golf course there and in fact, there is a developer that would like to build 400 plus homes on the property, with no golf course. They also want to build a wall a few yards from my patio and basically surround us with homes and congestion that will not only ruin the peace and quiet that is one of the best things about my property, but will cause the property value to decrease, a loss of my tenant and a possible foreclosure of my property.

How would you feel if you had planned all your life to retire at a home of your dreams and then a developer decided to come in and bulldoze your dream, all in the name of big business and money? I'm sure you would be as upset as I am.

I understand that something has to be done with the property and I am willing to compromise where all of us, the developer, the homeowners of Palm Springs Country Club and the city of Palm Springs can all benefit and feel good about a development plan. But to just have 400 plus homes built with no golf course, losing the peace and tranquility of the property, plus all the noise, congestion and pollution that will come with such a huge endeavor, without the rights and thoughts of the homeowners of PSCC is no compromise.

Take seriously into the account our thoughts as homeowners that have lived or owned there for years and please do not let our dreams disappear into abyss of big business.

Sent is the environmental report I received at a recent council meeting. I have checked my concerns on how the development of 400 plus homes would disrupt our tranquility at Palm Springs Country Club.

Feel free to contact me at 818-439-3651

Gary Garver 2504 Whitewater Club Drive, Unit A Palm Springs, Ca. 92262 December 30, 2014

Mr. David Newell Assoc. Planner City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, CA 92262

Dear Mr. Newell,

Last May before most of us returned to our summer homes, the majority of owners of Phase I Palm Springs Country Club HOA met with Eric Taylor and Matthew Haverin to discuss their further plans and property lines for the new project, which has now been named Serena Park. As a whole, we were very pleased with their plans, and especially that they agreed to reestablishing the property lines to our existing use for over 30 some years.

The first part of December of this year, we met with them again to see their recent plans for Serena Park, and we are very pleased with their projections.

Although a very few of our homeowners have some issues such as density, the majority are in favor of their plans, and would like to see Serena Park move forward as soon as possible.

We feel they are in our best interest and will be very good neighbors.

Thank you for allowing us to relay to you our feelings.

PHASE I PALM SPRINGS CC HOA

Art Carroll, President	_	Art Carroll	
Joe Corbett, Board Member	_	Joe Corbett	
Dean Weber, Phase 1 Project Coordinator		Dean Weber	
Homeowner	Unit#	Homeowner	Unit#
Eric Norton	<u>2511A</u>	Suzanne Carroll	2501B
Jeanene Sloane	<u>2515B</u>	Robert Atkins	2511D
Paul Miller	<u>2515A</u>		
Bjorge/Paine	2521D		
Vernice Shull	<u>2521B</u>		
Mary Petrilli	<u>2527A</u>		
Gregory Browne	2527C		
Steve Peyton	<u>2527B</u>		<u> </u>
David Stachura	2537D		
Janet Kirwan	2543C		
Fred Maldonado	2538D		
Joan Quirk	2530D		
Charlie Cohoe	2531B		

Mr. David Newell Assoc. Planner City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, CA 92262

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	PHASE I PALM SPRINGS CC HOA		9°			
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	And Maldonado	2538 D				
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	Cahankie Colver	Z531-B		_		

From:

Gregory Alves < gregalves 1234@gmail.com>

Sent:

Friday, June 20, 2014 12:03 PM

To:

David Newell

Subject:

Fwd: Palm Springs Country Club

Please see the attached email, I'm having some trouble sending it to you. Thank you.

----- Forwarded message -----

From: Gregory Alves < gregalves 1234@gmail.com>

Date: Fri, Jun 20, 2014 at 11:59 AM Subject: Palm Springs Country Club

To: <u>DavidNewell@palmspringsca.gov</u>, John Alita <<u>john.alita@gmail.com</u>>

Hello Mr. Newell,

I understand that the Advisory Board is now looking at the Somis' plan for redeveloping the old golf course next to our condominium in Phase 1. Our home used to look directly out onto the course and a pond.

Somis' plans to build many small homes on very small lots. Other than Four Seasons, most of the area lots sizes are about 100' x 100'. The Somis plan is far denser than average for our area. Thus, there is no room for a pool, which is critical for living in Palm Springs year round, as many of us baby-boomers retire here. There is not a plan for a community pool either.

Additionally, Somis is not building the homes but simply developing the lots. The 18' heights will block our views of the mountain we have to the east. A single story home, like those nearby in Alexander Estates, does not require 18'. If the development is approved, I believe a 6' masonry wall must FIRST be built around all our condominium to keep out the years of construction noise and dust that will take place over the next 5-15 years, while the property is slowly developed by individual developers.

Personally,, I am in favor of maintaining the old golf course as open space, That is it's historical use since the beginning. The wells on the site could keep the dust down and keep trees alive. Even a smaller golf course could be developed. My understanding is that Somis did not pay much more than 1 million dollars for the land.. They could resell at a profit to someone who could develop the site to more historical standards for all of us to enjoy.

Thank you for your consideration. We love our home in Palm Springs Country Club and hope to retire there soon. The homeowners of Palm Springs CC have suffered a long time at the hands of developers, and we ask you and the City Leaders to protect our interests before it's too late.

Sincerely,

Gregory Alves 2526B N. Whitewater Club Drive Palm Springs, CA. 92262

From:

sue Harrington <sue.harrington3@gmail.com>

Sent:

Saturday, April 26, 2014 11:24 AM

To:

David Newell

Cc:

Fred Defina; John Vitaljic

Subject:

Proposed rezoning

Mr. Newell:

This e-mail is concerning the rezoning and development of the Palm Springs Golf Course.

I live in Phase 5 of the Palm Springs Country Club. I am concerned about the impact that rezoning will have on our community. With the proposal of over 400+ homes being planned on the land what will be the impact of the increased traffic, huge increase of water use, strain on the infrastructure, and affect on the wildlife?

The desert is a beautiful place and I love the quiet it offers me. I am against changing the zoning of this parcel of land.

Please notify me of any public hearings concerning this project. Thank you.

Sue Harrington 2677 N. Whitewater Club Drive Palm Springs, CA 92262

sue.harrington3@gmail.com (360 420 4308)

Sent from my iPhone

From: William Duffy <williamduffy1@yahoo.com>

Sent: Friday, April 25, 2014 11:43 AM

To: David Newell

Subject: Somis Investment LLC &Planned Development around Palm Springs Country Club

townhomes

Dear Mr. Newell

I am writing to you to express my concerns about subject development at the Palm Springs Country Club Townhome Development. My major concerns are as follows:

1. The need for a wall to separate all of the current homes or townhomes from these potential new development units. We purchased our unit with the understanding it was secure private gated community. The development plans expressly show that no will be constructed between the homes or townhomes on the east side of the development, and that is unacceptable as far as we are concerned.

I would propose that they contain the existing Palm Springs Country Club with a eight foot (8') wall constructed of like material to match the height and consistency of the wall around the Alexandria Heights!! section of the development. I am pretty sure this would satisfy everyone relative to the separation and security of the developments.

- 2. I would have to question the density of the housing project as proposed by Somis Investment LLC. We understand the more homes they can crowd into this area the more profit, but overcrowded communities bread nothing but problems for their occupants and the community services. I believe a reduction in the number of housing units should be a item of serious consideration, through the development of recreational parks or park areas.
- 3. The lack of roads to exit the development will most likely be a problem if the development only has one north south exit road running between the two developments. All of the homes will have to exit the development via this route.

I believe it would be advantageous to all parties if the north south road exit/entrance between the developments was on the east side of the development rather than the west, it would alleviate complaints between the development. In addition the road should not be a straight run from one end to the other that will only turn into a speedway. It should be developed with some means of curbing speed and add to the beauty of the development.

The Palm Springs Country Club Townhome development has enjoyed it's privacy and security for over forty years, It would be unfair to the residents and tax payers to jeopardize these conditions. I would appreciate you keeping us informed of any up coming public meetings concerning this matter.

I appreciate your consideration of these issues.

William F Duffy
RoseMarie M. Duffy
2522 N Whitewater Club Dr.
Palm Springs, CA, 53933
630 235 3057 or 920 928 3106
williamduffy1@Yahoo.com

04/24/14 Dear Mr. Newell, APR 28 2014 Please Lonot PERARTMENTE my part alor area of Palm Springs - . 440 new homes - Too many . Var property is: 2501 C' Whitewater 6/ab Drive I bought a retirement home on a golf course, with a viber open space, privale galest voal. If you had done the some would i on wont to be surrounded by 6 foot clevelands inicabachabi.ae

1 of 2

walls, construction noise, Traffic, No view left, property value gone? I would hope not. lease consider me and my property, my volues and peace ful retirement. Thank you Propody Owner , Tax Poyer: (949) 888-8088 Dove Gengon, 64 92679 until I nove to Palm Springs clevelandclinica judhabi.ae Feell lime.

From:

Nora Williams < norawilliams@gmail.com>

Sent:

Sunday, April 20, 2014 4:46 PM

To:

David Newell

Subject:

Palm Springs Country Club Repurposing Project and new Tract Map

Attachments:

photo open wall portion.JPG

Dear David:

Having recently attended a developer meeting on this project, I have some concerns I'd really like noted on this project:

- 1) Many of us were not aware that the developer does not intend to develop the particular properties, but rather to sell them to OTHER developers or contractors. This causes a lot of concern, as you can imagine. It particularly makes it absolutely crucial that you make sure the limitations on building on each lot, i.e. the type, structure and single-family height of the allowable homes be part of any agreement to buy. While we, as a neighborhood, were largely pleased with what they showed us at the recent meeting, until the paperwork and permits are completed we have no reassurance that that is WHAT will be allowed, or that that will be ONLY what is allowed, as we would wish. PLEASE SHEPHERD THIS project knowing that reassurance from the applicant are meaningless without legal constraints placed on each developable plot, as THIS applicant, will not actually be developing the properties.
- 2) We would also like to see the density reduced at least slightly. THAT's a huge number of housing units on relatively small lots, and we're troubled by that. Not only by its immediate negative impact on our property values, but by the stress on the environment, and on our lives.
- 3) Please ensure that there is a buffer around our community.
- 4) There is a wall around my particular area of the existing Palm Springs Country Club community, Alexander Estates II. One part of that wall, is partially open I supposed to allow a few of the lovely golf course that isn't there anymore. However, it is the only place that wall is an easy climbover and we have had people climb that part of the wall and urinate against it repeatedly in the late night. It is RIGHT outside our front door. While I do not expect that portion of the wall to be made consistent with the rest of the wall because of that, I do hope that the developer will do that because of the greater quantity of construction debris and noise our area will receive due to that part of the wall being open (picture attached).

Please notify me of any hearings on this project. Thanks for your time.

Nora

--

Nora Williams



Mr. David Newell City of Palm Springs Planning Dept. 3200 E. Tahquitz Canyon Way Palm Springs, Ca 92262

PLANNING SERVICES
DEPARTMENT

April 15, 2014

To Whom It May Concern:

I am a resident of 3009 Guy Circle, Palm Springs. My home is adjacent to Palm Springs CC. It is my request that a block fence of at least 6 ft. in height be built separating the golf course and my property to prevent the blowing sand as a result of the prevailing north-westerly winds during constructions as well as blocking traffic sounds in the new residential properties.

Also, I request that the tamarisk trees be removed along the new fence, as the roots and growths have done considerable damage to my home as well as on my land. Photographs are available concerning the above damages.

Thank you for your consideration and attention concerning the above matters.

Sincerely,

Mihaly T. Lenart-3009 Guy Circle

Palm Springs, CA 92262

Phone: 760 320-3545, e-mail: MLenart@dc.rr.com

From:

gary@garygarver.com

Sent:

Tuesday, April 08, 2014 11:08 AM

To:

David Newell

Subject:

Palm Springs Country Club- Phase One

David,

Good speaking with you today. I am very concerned about the development of the property adjacent to my townhouse at 2504 North Whitewater Club Drive, Unit A, Palm Springs, Ca. I have owned the property since 1997 and bought it because of the golf course and my love for golf. It was a shame that the course closed and I, along with many other homeowners, were hoping a golf course would be built on the property again.

I have been advised of the plans for the new development and see their are no plans to build a golf course. In fact, the developers plan to build a wall and numerous streets right in front of my townhouse. I have a two story home and my view will be of streets and 100's of homes if this development takes place. My property will be boxed in and instead of the peace and serenity that is a staple of the property, their will be nothing but congestion and disturbance at the property.

I rent my place to a tenant on a yearly basis. If you allow this to go through, I am sure that the tenant will leave and fear the reality of losing my tenant, the devaluation of the property once construction begins and the possibility of foreclosure.

I understand that the property needs some sort of development, but it should not forsake the homeowners who have lived or owned at the Palm Springs Country Club for years. Feel free to contact me at 818-439-3651 with any updates.

Thank you.... Gary Garver

RECEIVED

PALM SPRINGS PLANNING DEPARTMENT

Dear David Newell,

APR 07 2014
PLANNING SERVICES

DEPARTMENT

In your meetings with the Somis Group concerning their plans to redevelop the old Palm Springs Golf Course and in the City's deliberations and decisions relative to those plans, we ask that some of our wishes and concerns enter into those discussions, deliberations and decisions.

We have lived in the existing condominium development at 2561-D N. Whitewater Club Drive since 2005, when we inherited it from Dorothy Dufour, who was one of the original residents dating from 1976. Our family has thus had a continuing presence in Palm Springs for some 38 years.

We have always enjoyed and appreciated the open feeling and open spaces associated with the existing condo development. We appreciated it much more when the beauty of the golf course's trees and green grasses were still to be seen. And from what we have seen of Somis's plans for redevelopment, we look forward to new beautiful homes, park and abundant greenways replacing the current desert look. But even as desert, we still valued the openness. As tree lovers, we did hate to see the hundreds of trees die over the past several years — which was not the fault of Somis. In fact, we are heartened to see all the new tree plantings which appear in their redevelopment plans.

Eric Taylor and Matthew Haverim of Somis have been delightful to work with over the past 2 years. We have attended all their public meetings and communicated with them several times by email. For the record, we find them to be thorough, reasonable, and intelligent planners; we do hope for successful negotiations between the City and Somis so that the redevelopment of the old golf course may move forward.

Our former property in Indiana was a 160 acre farm not served by any public water resources. Nor was any water available from well drilling to a depth of 350 feet, whereupon our efforts terminated. Water hauling would have been prohibitively expensive; thus we learned to treasure and to live sagaciously with a small spring for most of the 38 years we lived there. The 2 of us currently use water very frugally, having employed many water-saving strategies. We probably use 20-30 gallons per day, well below published national figures. When we first moved to this area, we called the City to ask if there were any restrictions on water usage. Nine years ago we were told that water was plentiful. We believed that things would change and they have. Relative to the redevelopment of the golf course, we note that the developers have said they intend to reactivate the 2 wells on the property. With some 440 homes being proposed, we think that is very important and would like to see it in writing or somehow otherwise guaranteed – along with the use of desert landscaping and perhaps a prohibition on private swimming pools. Perhaps a public pool in the park area would be conscionable though. However, this is not to be construed as a request for a public pool.

The proposed redevelopment surrounds 201 residences, mostly condos, set on about 36 acres of land known as Palm Springs Country Club/Alexander Estates II. Would that be 5.58 units per acre, or does the simple division have to be weighted by other factors? Somis plans about 441 units on 125 acres, or about 3.52 units per acre by simple division. We find it very hard to object to such conservative plans. Unless wiser heads of an engineering or water resources nature know much more than we do, we cannot imagine that 3.5 units per acre will draw a lot of informed criticism. However, builders might be constrained by appropriate covenants to install only on-demand water heaters, no private pools, and abundant desert landscaping around homes and trails. If the City/State/Nation really must have inhabitants conserve water, the success of programs built around mutual concern and voluntary

compliance is extremely doubtful. Mandatory restrictions with fines or increased rates, however, might get the job done.

Security has been a much discussed issue among residents; however there continues to be a lot of misinformation or misconception. At present, only one of our two automatic gates is operative; and that is our southwest gate near the intersection of Farrell Drive and Country Club Drive (according to the drawings; but we have always called this street Whitewater Club Dr.) Our southeast gate has been deactivated, to the displeasure of many residents, because the feeder gate at the intersection of Verona Road and Whitewater Club Drive belonging to the golf course property is not functioning. While the golf course property was being juggled among various would-be owners, arrangements were not made to keep the southeast access open. Currently, Somis keeps that feeder gate closed to prevent trespass and keep persons and vehicles off of the many acres that have been sprayed with a dust-abatement material. We are grateful for the resulting dust control, which, however, has been no match for the roaring March winds that carry dust from miles away. The 25 Alexander Estates homes in our Phase IV have a 7-foot block wall surrounding those homes which begins and ends at Whitewater Club Drive, one of our gated streets – an arrangement which gives those homeowners some measure of security. However, their security is heavily compromised by the fact that the remaining 176 condos have no walls or fences around them. Anyone can walk into condo property from Farrell Drive or Verona Road or the desert to the northeast, and then down the street into the Phase IV homes. Moreover, any unauthorized vehicle can drive in through our one operating gate if he/she will wait a few minutes and trail behind a resident who is driving through. When viewed realistically as things stand now, we have only imagined security. That was not the case, however, when the golf course was in full swing. The golfers and the golf course personnel that patrolled on carts did an excellent job of rendering the golf course into a no-trespass security perimeter surrounding our condos.

It should hearten all the residents in our 5 phases that according to statements made by Somis officials at public meetings, Somis intends to completely fence in the golf course redevelopment project. This means that for the first time there will be actual structures in place that provide a measure security for current residents. While there has not to our recall been a description of the type of fencing, we imagine that at the least it will be 6-foot high chain link fencing. Seven-foot high would be even better. Or possibly that external fencing will be a masonry wall, since on the newly-submitted drawings which the City should have, the words "ex. masonry wall" appear in at least 2 places on the west and south sides of the project. A few of the residents here felt uneasy that the external fencing was unclear to them, being based on verbal statements or possibly misunderstood words on drawings. We ask the City to elicit from Somis written specifications of fencing materials and written guarantee of external walls to enclose the Somis redevelopment project and thus our residences as well.

The drawings also show that the Somis project will have automatic iron gates at the entry monuments on Street A at the southeast end and what looks like Street L at the northwest end. Together, these gates and the exterior/external fences provide full enclosure and the best security for us yet. These gates need to be guaranteed in writing, as should Somis's plan to extend their Street C right up to our southeast currently non-functional gate. Somis officials have stated at public meetings that they will provide such a roadway so that we may once again put our southeast gate back into use. We have no reason not to believe them, but again there are residents here that would be more comfortable if that promise were in writing. We also note that the most recent drawings have an arrow pointing to our gate with the words, "NEW RESIDENTIAL VEHICULAR GATE." Does that mean that Somis intends to give us a new gate, perhaps keyed to their iron entry gate so that the same devices will open both gates? Or is the word "NEW" an error?

Somis drawings also show a willingness to build interior partitions to separate current Palm Springs condos and homes from the 441 or so proposed new Somis homes. Somis officials have repeatedly told us at public meetings that they are leaving the construction materials up to us as far as the amount of block and iron in the walls is concerned, and even whether we would want no walls at all. Moreover, they have said that such potential walls need not be uniform throughout, again leaving it up to us. We feel that this willingness on their part is extremely generous, although perhaps redundant in terms of our security. If their outside perimeter walls will not protect us, would these inside walls add much more protection? Remember, anyone can enter through our northwest gate who is willing to wait a few minutes for a resident to drive through. Unauthorized persons would simply trail the resident in. It is our belief that the offer by Somis to build interior walls around our existing dwellings is a good will gesture that is much appreciated and not to be taken lightly. However, because of where the property lines run, such a wall at several points would be within 4-5 feet of some of our condos – and probably unanimously undesirable. Somis offers us unrestricted use 1.) of at least 30 feet of greenbelt surrounding our properties, and through that, 2.) access to their abundant trails and green ways throughout their project. Walls would impede easy access to those amenities. Since most of our properties are at a higher elevation than the Somis homes will be, both we and the new home owners will be in fact easily looking over such walls and therefore not enjoying any visual/privacy disconnect. And then the cost of maintaining and up-keeping the walls would probably fall to us - an expense that we personally do not want. And then there is the question of children and maybe others climbing and walking on the walls, and the liabilities should injuries ensue.

In our opinion, interior walls are redundant and near useless in terms of security. They are an aesthetic detriment which offers little additional privacy. They prevent our easy access to Somis green ways and trails; and we can hardly imagine that Somis owners will want to use our lesser-by-comparison green resources. But if they did, that seems an acceptable trade. The interior walls would undesirably cramp several of our condos, and invite maintenance costs and insurance/liability costs. They would cost well over a million dollars to construct, if there is any accuracy to the rumored cost of \$900,000 for the block walls around our Phase IV Alexander homes. Indeed, saved money could be set aside into a "patrol service" fund to pay a security service to patrol our existing streets and the new streets in the Somis project. That would be the most realistically effective way to maximize security and peace of mind for all involved.

Thank you for the opportunity to submit these observations and requests. There is one final request. Since Somis has already conducted its property survey, please have Somis <u>immediately</u> install the boundary stakes as has been promised.

Sincerely,

Victor and Mary Dufour 2561-D N. Whitewater Club Drive Palm Springs, CA 92262

Note: We tried sending this letter to you using the email address of <u>newell@palmspringsca.gov</u> and it was un-deliverable. We would appreciate knowing that you received this letter. Cell phone numbers are: Victor – 812-620-1539 Mary – 812-620-1539

From:

renee saunders <cabobob1@hotmail.com>

Sent:

Friday, April 04, 2014 10:22 AM

To:

David Newell

Subject:

Palm Springs Country Club

Mr. Newell,

We are writing once again in regards to the proposed rezoning and development of the Palm Springs Country Club Golf Course.

There have been letters sent with concerns from the Whitewater Condominium owners and we would like to share those concerns. Traffic, density and water are all issues that need to be seriously addressed. In addition, as home owners on Verona Road that back up to the former 17th and 18th fairways, we have some additional ones.

We were assured this was to be kept "open space" when we purchased the property in 2006. Not from the realtor but from the Planning Department that we visited prior to purchase. We are now faced with a 6' fence at the back of our property and a residence on the other side. While we have been told it would be a single story building, there have been no specifics. And the fact that these parcels will not be built by the developer but by a builder to be determined, only gives more concern that in the process it could again be "mitigated" to go higher or denser.

It is clear that the property that falls alongside Gene Autry is a much bigger and expansive piece and more suitable for development. We feel that the narrow scope of land that is proposed along the former fairways along Verona and Farrell roads is just too narrow to accommodate the sheer density of this proposal.

Already, Verona is used as a cut though with vehicles speeding down the road. We can only imagine what is to come with another 300+ home in the neighborhood. Not to mention the traffic and congestion for the construction of the project itself.

In closing, we hope you will consider our concerns and the fact that we homeowners should not be punished for the neglect that was allowed to happen and was forgiven in this purchase. The zoning for the open space and the sanctity of our neighborhood is at stake here.

Please include us in any e-mail address concerning this project.

Thank you for your attention, Sincerely. Bob and Renee Saunders 3044 Verona Road

cabobob1@hotmail.com

From:

MARYCOHOE@aol.com

Sent:

Sunday, March 30, 2014 1:29 PM

To:

David Newell

Cc:

artsuzy@aol.com; rdoerr@ppminternet.com; charlesa@covad.net;

jeanene_sloane@yahoo.com; joecorbett@earthlink.net; djbuckinger@gmail.com

Subject:

Palm Springs Country Club

As a home owner in the Palm Springs Country Club, I am writing to you to try to save our homes from being more and more devalued. In the past we have written to the Mayor, as well as others in the City Offices, to please save the trees, save the clubhouse, save the back gate entrance, save our condos from being open to trespassers. Well, here we are today with the loss of 300 trees, clubhouse demolished due to vandalism, back entrance still locked. Now, we are asking to be protected from the new owner who's only interest is to sell off the property to a builder who will build as many homes as they can. These homes will be completely encompassing our existing condos. I do realize the city of Palm Springs needs the revenue from all the new homes.....no matter where they are built. Why can't the city rezone PART of the parcel for building homes (the desert side of the old golf course-LOTS of land) and keep the strip around the Palm Springs Country Club as it is already zoned....Let the owner sell off that strip for a 9 hole golf course, or a park with clubhouse features, or anything that will pay for itself and benefit the new houses that will be built as well as our condos.

In years to come, the impact of all those homes so close together will only bring the buyers who cannot afford other areas, and have less regard for the neighborhood. Once again, we are asking for help from the city - please don't let us down again!

Sincerely, Charlie and Mary Cohoe 2531B Whitewater Club Drive

From:

NCPRIRV@aol.com

Sent:

Sunday, March 30, 2014 9:21 AM

To:

David Newell

Subject:

Fwd: Fw: Fwd: Palm Springs Country Club Proposed Project

AS A HOMEOWNER WHO HAS LIVED HERE OVER 30 PLUS YEARS I AGREE WITH THIS LETTER 100%. IF YOU HAVE THE NEED TO TALK MY NUMBER IS 7603222002 OR 5107505466. WHEN WE BOUGHT WE OWNED PART OF GOLD COURSE NOW ALL WE HAVE IS DUST BLOWING AND A DIRTY LOT NO GOLF COURSE AND THEY WANT TO PUT A FENCE RIGHT IN MY BACKYARD IF I HAVE A BACK YARD AFTER THEY ARE DONE THE PLANNING COMMISION HAS A LOT OF WORK TO DO TO CHANGE FROM GREEN BELT TO HOMES AND REZONING THANK YOU MR BRONSTEIN

From: dffina182237@yahoo.com

To: NCPRIRV@aol.com, mgarment43@gmail.com, LCHAKERIANPS@YAHOO.COM, forevercat@verizon.net

Sent: 3/30/2014 8:37:55 A.M. Pacific Daylight Time

Subj: Fw: Fwd: Palm Springs Country Club Proposed Project

On Saturday, March 29, 2014 5:10 PM, fred Fabricant < fredfabricant@gmail.com > wrote:

----- Forwarded message -----

From: Donna Buckinger < djbuckinger@gmail.com >

Date: Sat, Mar 29, 2014 at 4:12 PM

Subject: Palm Springs Country Club Proposed Project

To: david.newell@palmspringsca.gov

David Newell
Associated Planner
Department of Planning Services
City of Palm Springs, CA

David Newell@palmspringsca.gov

March 29, 2014

Mr. Newell,

It has been brought to my attention that the old Palm Springs Country Club Golf Course's new owners have submitted a tentative tract plan and repurposing project for the city of Palm Springs review and action.

You may be aware that this property has been allowed to disintegrate over the last few years with more than 300 trees being allowed to die. The city placed liens on the property and then dismissed them when the newest owner purchased the property. The current residents have had to endure this devastation and now we would like to make some requests that we feel will meet our needs in the repurposing of the land for homes. We feel any green spaces should

be made available to the neighbors including Palm Springs Country Club and The Four Seasons as they abut the old golf course.

The gate at Veronia which was once used as a second means on ingress and egress was closed several years ago and should be reopened to allow PSCC resident's access to Veronia through the current and proposed development.

Consideration of the density of the homes should be reevaluated. Gene Autry and Vista Chino are the two major streets near and abutting the property. A traffic study should show that these streets are not equipped to handle the addition of the current number of proposed homes. Trying to get onto Gene Autry with all the traffic from Desert Hot Springs is a nightmare in the morning hours and after work.

Another factor to consider in the large amount of homes proposed is the amount of additional water required for each home. There are wells on this property and the city must decide if the new owners can use them or not. No matter what, it will be an additional strain on the current aquifer. The USGA website states it takes an average of between 80 and 100 gallons of water per day per person. Can the current water situation afford that many homes?

The homes should only be one story with a height restriction placed on all the homes. This will allow the neighboring homes and condos to be able to maintain some view that we paid for when we purchased next to a golf course and is part of our livability environment. This is something Palm Springs has been known for in the past and hopefully you will consider it for the future.

Any and all restrictions should be placed on the application so the city has some leverage of control if the builders wish to deviate from the developer's request.

Please include me in any e-mail address concerning this project. I am also available for any discussions in regards to concerns and comments or questions from you or someone in your department.

Sincerely. (signed) Donna J. Buckinger 2530 Whitewater Club Drive Palm Springs, CA 92262 760-416-1501

8512 SE Middle Way Vancouver, WA 98664 360-693-2135

From:

Donna Buckinger <djbuckinger@gmail.com>

Sent:

Saturday, March 29, 2014 4:12 PM

To:

David Newell

Subject:

Palm Springs Country Club Proposed Project

David Newell

Associated Planner

Department of Planning Services

City of Palm Springs, CA

David Newell@palmspringsca.gov

March 29, 2014

Mr. Newell,

It has been brought to my attention that the old Palm Springs Country Club Golf Course's new owners have submitted a tentative tract plan and repurposing project for the city of Palm Springs review and action.

You may be aware that this property has been allowed to disintegrate over the last few years with more than 300 trees being allowed to die. The city placed liens on the property and then dismissed them when the newest owner purchased the property. The current residents have had to endure this devastation and now we would like to make some requests that we feel will meet our needs in the repurposing of the land for homes. We feel any green spaces should be made available to the neighbors including Palm Springs Country Club and The Four Seasons as they abut the old golf course.

The gate at Veronia which was once used as a second means on ingress and egress was closed several years ago and should be reopened to allow PSCC resident's access to Veronia through the current and proposed development.

Consideration of the density of the homes should be reevaluated. Gene Autry and Vista Chino are the two major streets near and abutting the property. A traffic study should show that these streets are not equipped to handle the addition of the current number of proposed homes. Trying to get onto Gene Autry with all the traffic from Desert Hot Springs is a nightmare in the morning hours and after work.

Another factor to consider in the large amount of homes proposed is the amount of additional water required for each home. There are wells on this property and the city must decide if the new owners can use them or not. No matter what, it will be an additional strain on the current aquifer. The USGA website states it takes an average of between 80 and 100 gallons of water per day per person. Can the current water situation afford that many homes?

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Any and all restrictions should be placed on the application so the city has some leverage of control if the builders wish to deviate from the developer's request.

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Sincerely.

(signed)

Donna J. Buckinger

2530 Whitewater Club Drive

8512 SE Middle Way

Palm Springs, CA 92262

Vancouver, WA 98664

760-416-1501

360-693-2135

Associate Planner

City of Palm Springs

3200 E Tahquitz Canyon Way

Palm Springs, CA 92262

RECEIVED

MAR 31 2014

PLANNING SERVICES
DEPARTMENT

Dear Mr. Newell,

I'm writing you as a concerned condo owner in the Palm Springs country club development. As you know, Somis has started planning a re-zoning inquiry for a development on the old golf course at Palm Springs Country club condos.

When my Husband and I purchased this condo 10 years ago the one selling point for us was the view of the first fairway of the golf course. We decided to forgo any future vacations in order to buy this condo with a view of green grass and the trees as well as the eastern mountains along the fault-line. We were always under the impression we would have this view into retirement.

My concern looking at the plans Somis has drawn up for review, is the number of homes to built on this property, the location of them, the location of the roads pointing towards currant condos, the increase water usage for such a large development. The placement new roads and the cinderblock walls too close to the PSCC phases that will be block any view that we has condowners purchased when we acquired our condos.

While my first option would be to keep the land zoned as is for a golf course only. Now I realize that may not be an option at this point, I would recommend the city council please consider all the current homeowners and the loss of property value, the loss of the view and that any future building needs to be as visually appealing and utilizes the land to best to suit both complexes and gives us back as much greenbelt /park area in-between the current PSCC and the proposed development.

In order to replace the lost golf course space, any new executive golf course, greenbelt space, and/or park space should be closest to the east facing PSCC condos.

I also want to urge the city to **ban** any new building of **two story** homes single family or multifamily dwellings in this development. The look of the homes should also keep with the mid-century modern look of the current William Cody condos at PSCC and the Alexander estates development. Currently the open space between the PSCC condos is very large to create the feel of a single family home rather than a multi family condo. The new development needs to limit the number of homes to be built to keep with this open layout of the development as well as keep water usage down.

Any new roads should point away from current condos to keep headlight glare from entering the units. Access roads should also be placed on the outskirts of the development and not between the two complexes were they will create noise, pollution, destroy any view we currently have. Thank You for listening to my concerns about the rezoning. Please keep me informed of any public hearings or any other information regarding the rezoning and or development at PSCC.

Sincerely, Todd Bradley 2526-A North Whitewater Club Dr. Palm Springs, CA 92262

Mailing address- 5051 East Mt. View dr. San diego, ca 92116

Email- wtodd6@cox.net Phone- 619-518-9190

From:

Idheacock@juno.com

Sent:

Thursday, March 27, 2014 3:46 PM

To:

David Newell

Subject:

Concerning Palm Springs Country Club

Clinton and Laurena Heacock 2620 N Whitewater Club Drive Unit B Palm Springs, Ca 92262

Phone: 760.699.8231

Mr: Newell,

Like many residents we are concerned first with losing the golf course, and secondly since we now seem to have lost that why is it possible to move this land into residential instead of it staying as a greenbelt?

If it does have that many homes built on it, our area will certainly require a wall around the entire complex (Phases 1-5) and separate gates in order to preserve the quiet and privacy we have now, and for which we purchased in the first place. We don't want cars from outside our area using our roads. We now enjoy peace and quiet, no traffic inside our gates, no persons in our pools who are not a part of our complexes...and would certainly desire to keep it that way. Clinton and I are owners in Phase 3 (ten years) of the original Palm Springs Country Club. Thank you, L Heacock

Mr. David A. Newell Associate Planner Department of Planning Services City of Palm Springs 3200 E. Tahquitz Canyon Drive Palm Springs, CA 92262

RECEIVED

MAR 24 2014

PLANNING SERVICES
DEPARTMENT

Dear Mr. Newell:

In response to the situation concerning building on the property that Had been an 18 hole golf course at Palm Springs Country Club; I Would like to add my total disagreement on plans that have been Put out by the new owners of the golf course property.

My back patio is full of beautiful roses and other plants that will Now face a wall and homes all over the old course. Having purchased the home in 2002 and enjoyed the mountain view, golf course, etc.

Please add me to the list of those wanting information from the City as you are dealing with these owners.

Appreciate your time.

Jeff & Joyce Thiry

2651 N. Whitewater Club Drive

Phase V

Palm Springs, CA 92262

Phone # 760-327-1793 Email icehols@aol.com

From:

fred Fabricant <frdfabricant@gmail.com>

Sent:

Tuesday, March 18, 2014 5:49 PM

To:

David Newell

Cc:

fred Fabricant

Subject:

Old Palm Springs CC Golf Course

Dear Mr. Newell:

I live in PSCC Phase II, the first condos immediately on the right as one drives into the Palm Springs Country Club complex.

From the diagrams the new owner has shown us, his wall will be just a couple of feet from the corner of my patio, an area that has been open ever since the condos were built in the late 1970's. He has also described a new street that will be close to the property line.

Basically I wish that his property NOT be rezoned residential and that the desert that has taken over from the old golf course, just remain a desert.

I would appreciate be included in any public hearings that might be had regarding the old golf course property.

760-567-7783 frdfabricant@gmail.com

Sincerely, Fred Fabricant 2597A N. Whitewater Club Drive Palm Springs, CA 92262-2668

From:

jon dosa <JDOSA@dc.rr.com>

Sent:

Monday, March 17, 2014 1:50 PM

To: Subject: David Newell A Request

To: Mr. David A. Newell Associate Planner - Department of Planning Services Palm Springs, CA.

Dear Mr. Newell.

As you're probably aware by now, the residents of the Palm Springs Country Club are extremely active regarding the proposed development plans of the Palm Springs Country Club Repurposing Project. I live in Phase V, adjacent to what used to be the 17th Fairway of the historic Palm Springs Golf Course. I, along with others, am particularly concerned about the possible adverse effects to my environment, physically and aesthetically. Personally, I would like to be on-the-record regarding my deep concerns about the following:

- 1. The density of the proposed new homes obstructing our existing views of the San Jacinto mountains, as well as increased traffic and water use.
- 2. The proposed wall behind our homes is too close! Judging from the (inadequate) drawings so far presented, the wall encroaches upon the approximately 25-30 feet of landscaping that we have been maintaining and protecting since our initial construction in the 1970s.

I'm sure you can understand our concerns and we truly appreciate your attention to them. Please add my email address to any relevant homeowners list you may have created. I look forward to receiving timely information regarding this matter. Also, if you have any questions I can help answer, please feel free to contact me anytime. Thank you!

Jon Anthony Dosa 2653 N. Whitewater Club Drive - Phase V Palm Springs, CA. 92262 (760) 416-7461 jdosa@dc.rr.com

From:

Martin Garment < mgarment43@gmail.com>

Sent:

Wednesday, March 12, 2014 3:39 PM

To:

David Newell

Subject:

Request for future public meeting notification

David,

I live in the Palm Springs Country Club in Phase 5 along the old golf course, so the new project going into that area is of great concern to me. I would like to receive notices about public meetings for the new development.

I am especially concerned about the distance from my back deck their new wall be as it will be right outside my bedrooms. I am also somewhat concerned about the additional water usage this high-density project will consume in light of the current drought in California and continuing depletion of the aquifers below the Coachella Valley.

Thanks, Martin Garment 2673 N Whitewater Club Dr Palm Springs, CA 92262 (760) 699-7898 mgarment43@gmail.com Dear Members of the Palm Springs Planning Commission,

I am writing today in regards to an issue that is sure to come before you in the near future.

The Palm Springs Country Club Golf Course. We are aware that the land has been purchased and the developer is planning on a major housing development on what was once the historic golf course fairways.

We are also aware that the land was left to such disrepair that he was able to purchase the property for a fraction of the original asking price.

We have already been subjected to years of dust, dirt and negligence. Many of our neighbors feel as we do in that we are most adamant that we DO NOT want the reward to be a housing tract forced between our homes along Verona and Farrell and the condos in Whitewater.

Our home was purchased in the belief that the fairways were OPEN SPACE and there would never be allowed a development there. It was told to us on a visit to the Planning Commission prior to purchase in 2006.

We feel that if zoning were allowed to change, we would be subjected to many more years of dirt, noise, equipment, etc. All to end up with a tall wall and a house just to the other side. The condo owners would end up with a frontage road right outside some of their patios.

We strongly urge you to consider the kind of change a rezoning of this area would bring to current resident. We are hoping that we can all work together to make this area the beautiful open space that we all cherish.

Thank you for your time.

Regards,

Robert and Renee Saunders

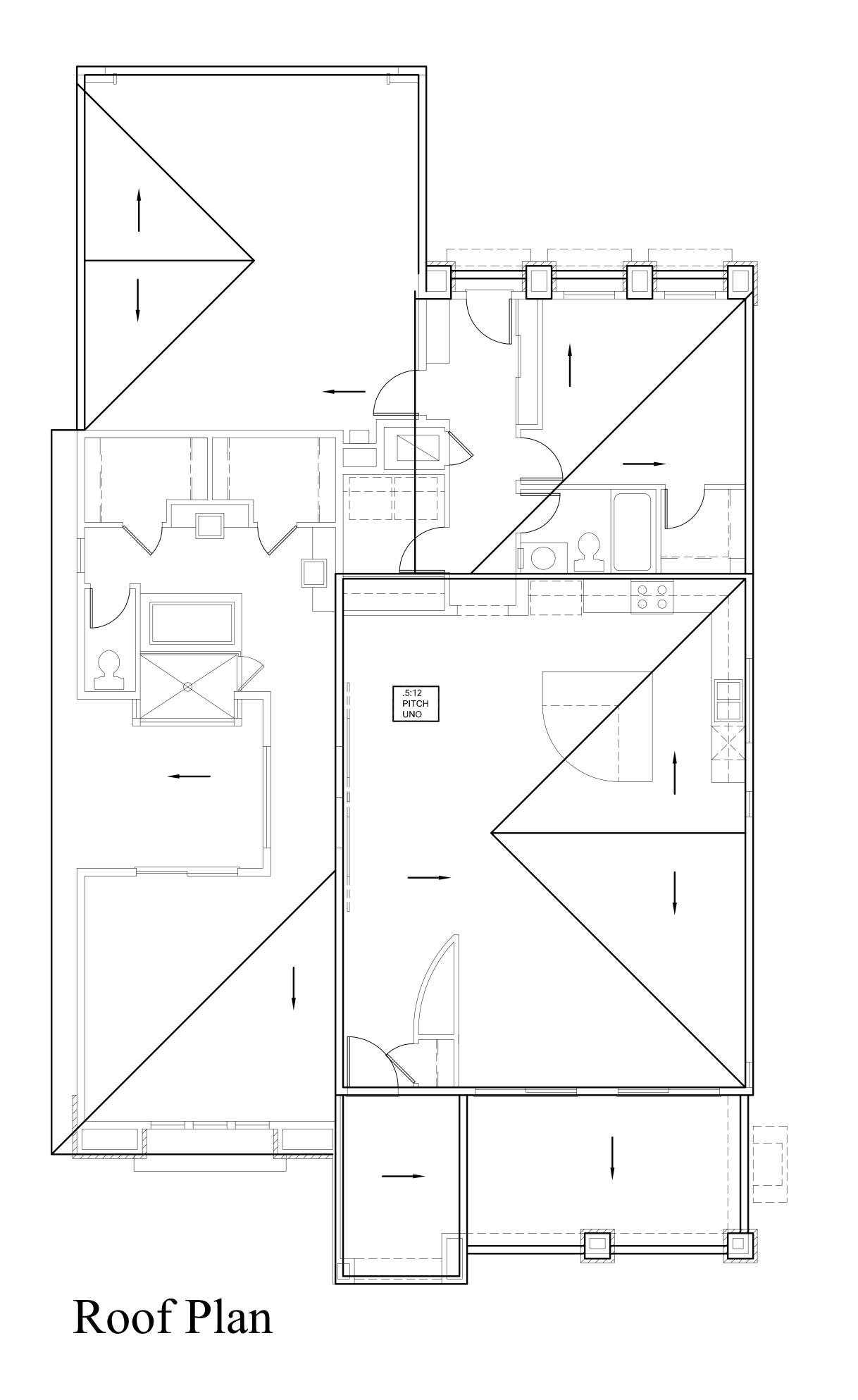
3044 Verona Rd.

bobsaunders1@mac.com

RECEIVED

SEP 17 2013

PLANNING SERVICES
DEPARTMENT



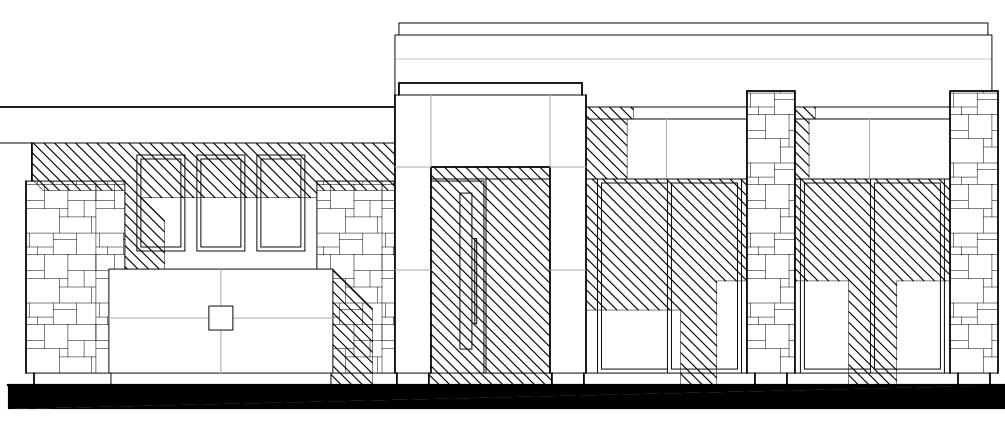
Garage Bedroom #2 Kitchen The Sale of Sa Living Master Entry / Bedroom Typical Lot Size 50x100

Plan 1a 1657 s.f.

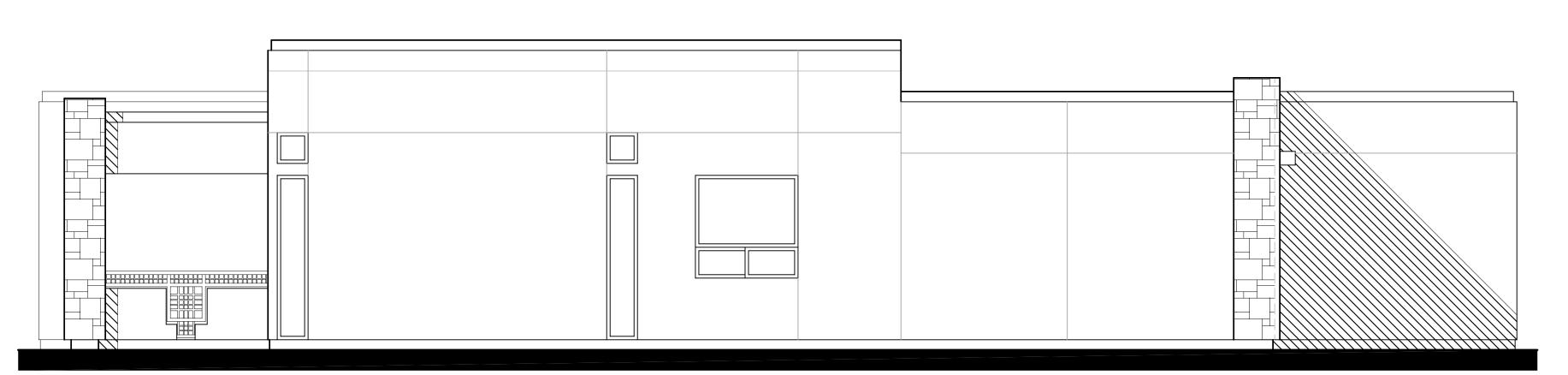
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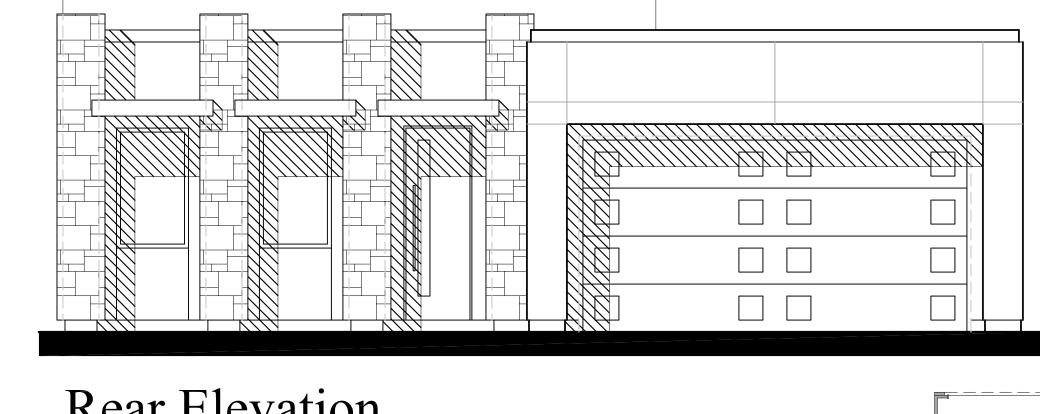
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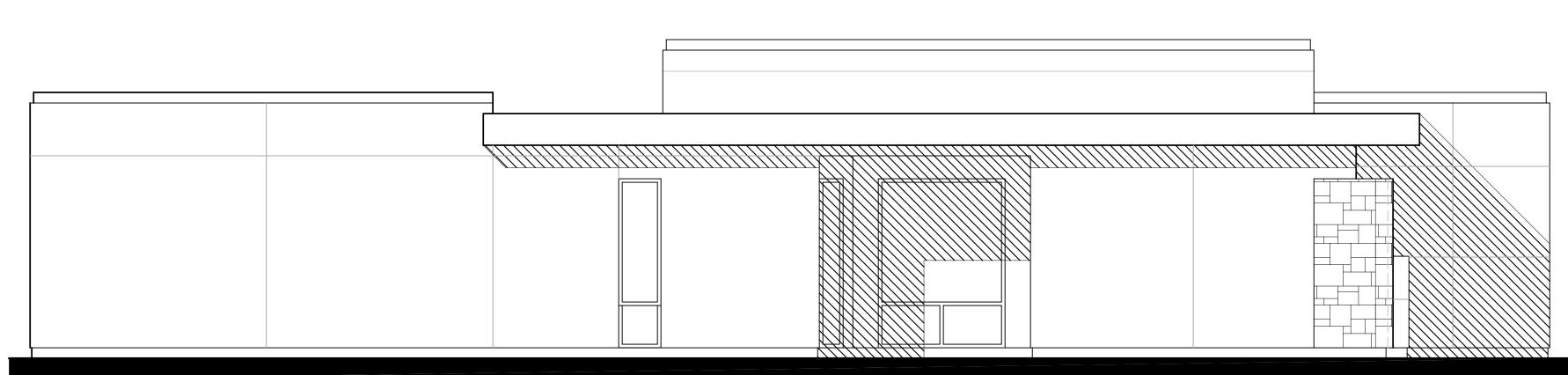
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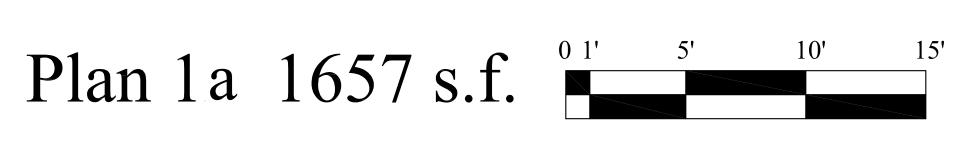
Right Side Elevation

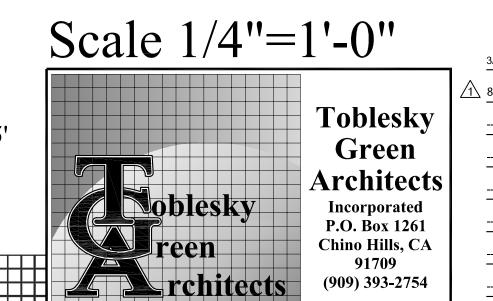


Rear Elevation

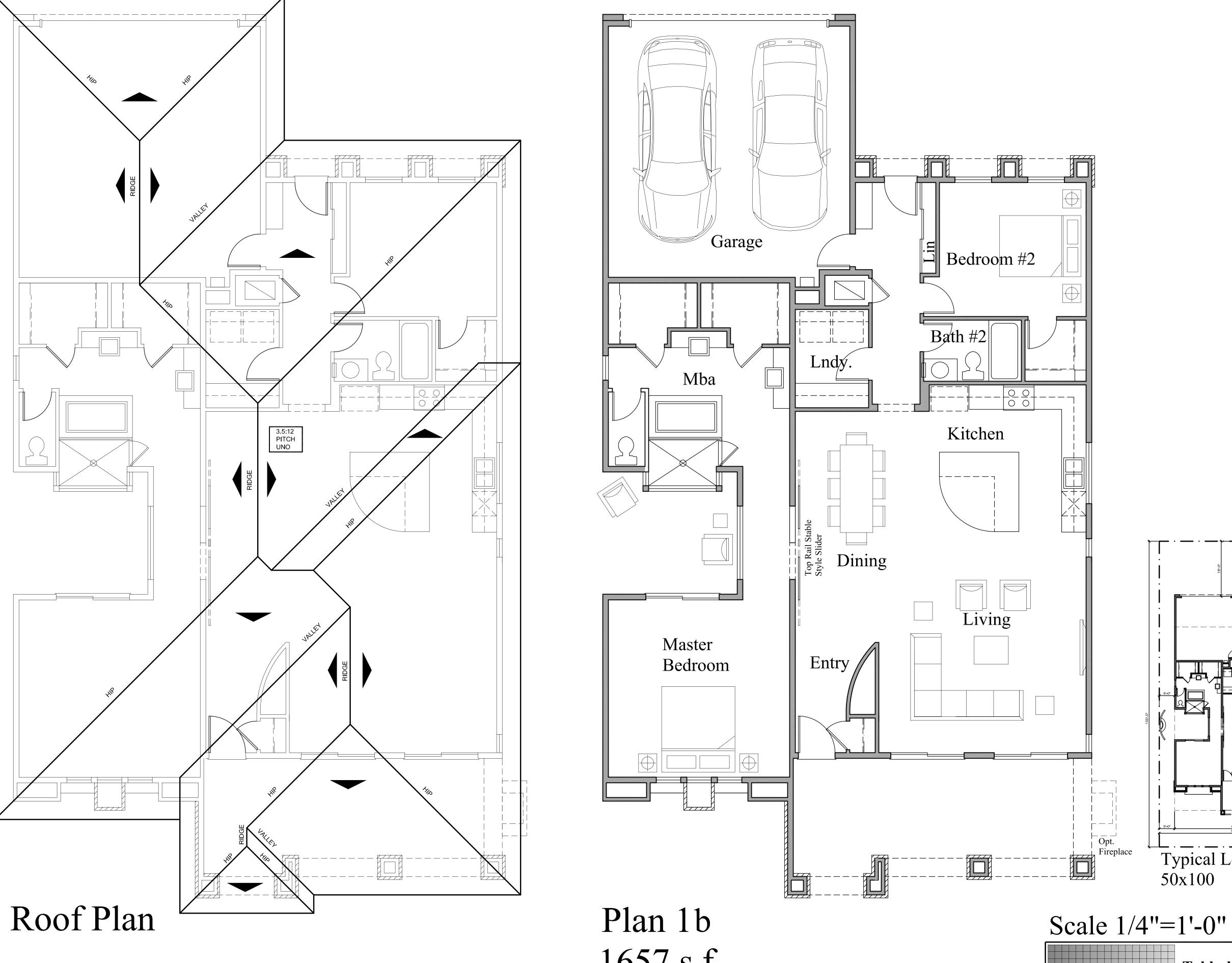


Left Side Elevation





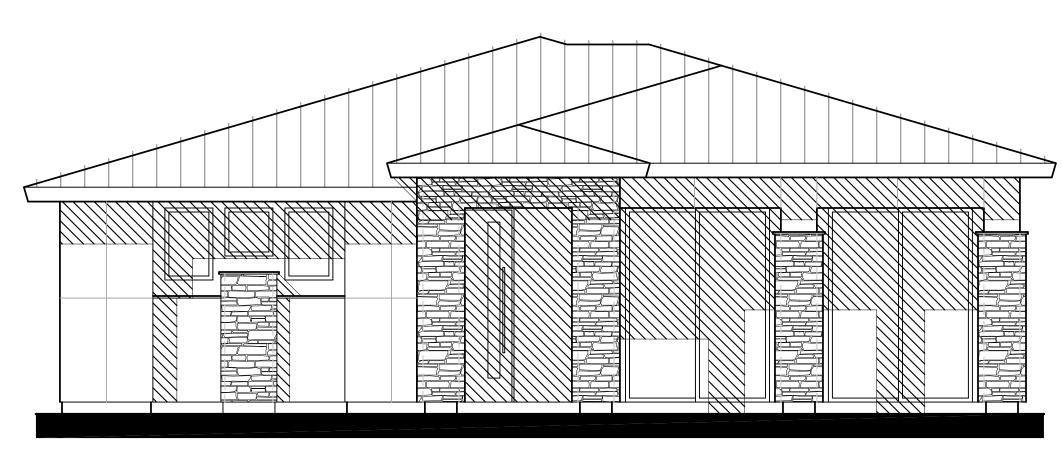
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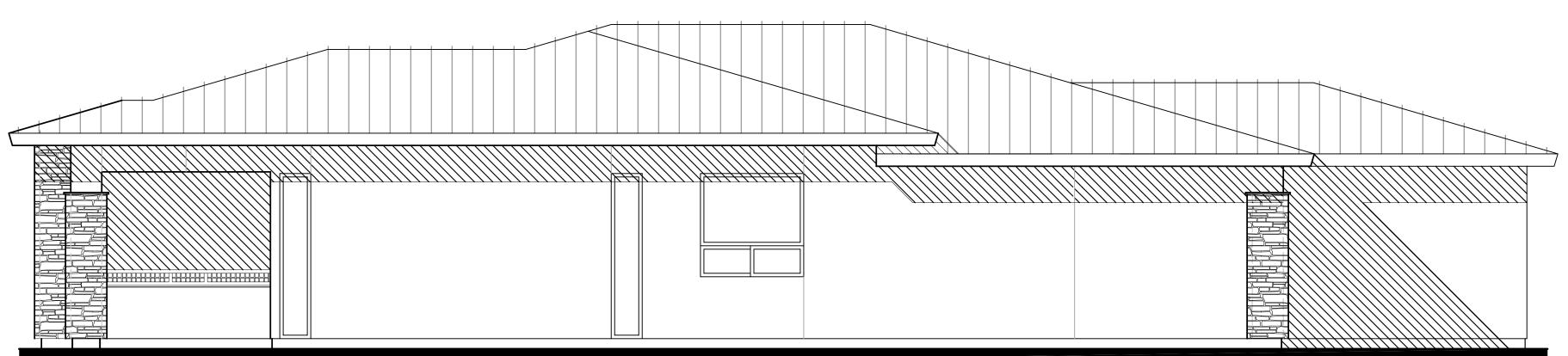
Typical Lot Size 50x100

1657 s.f.

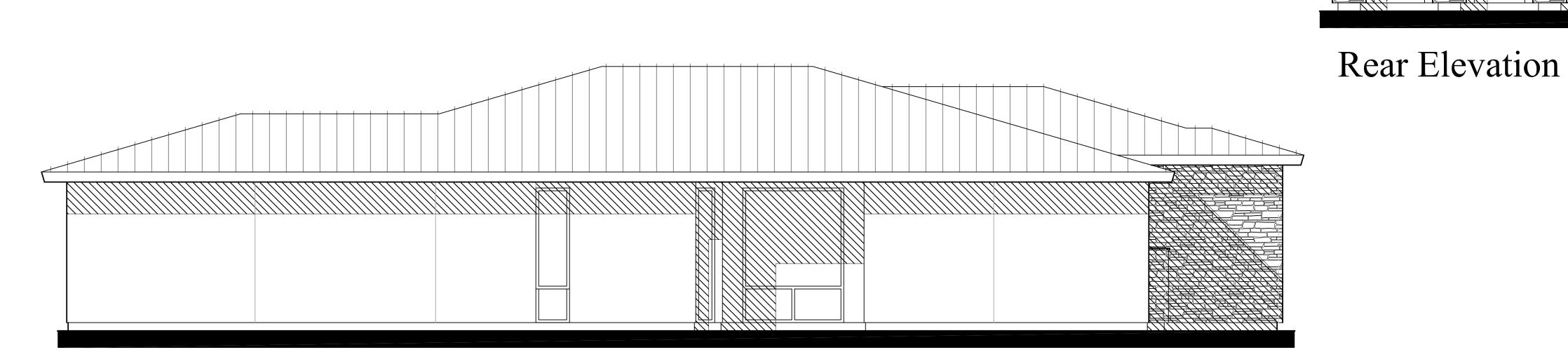
Toblesky Green Architects Incorporated P.O. Box 1261 Chino Hills, CA 91709 (909) 393-2754



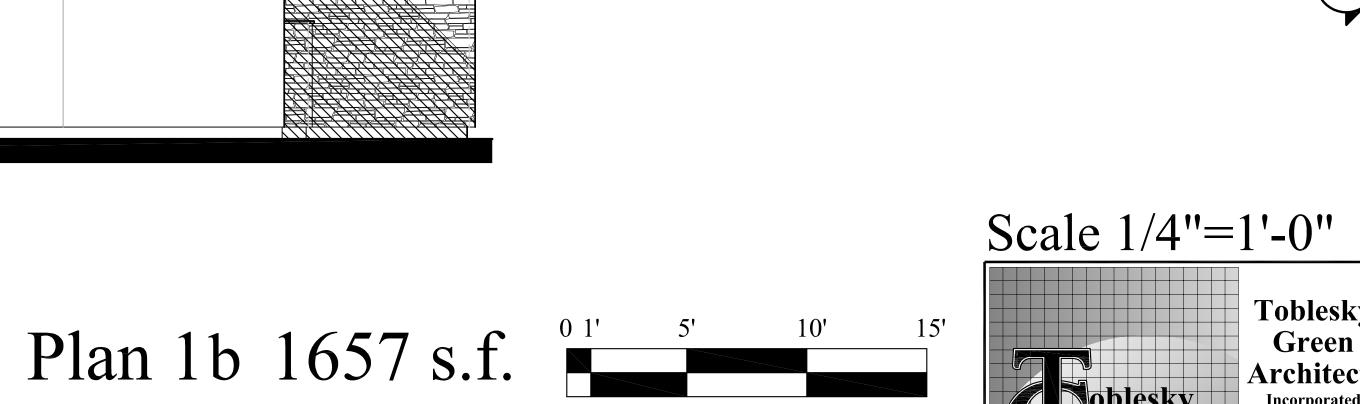
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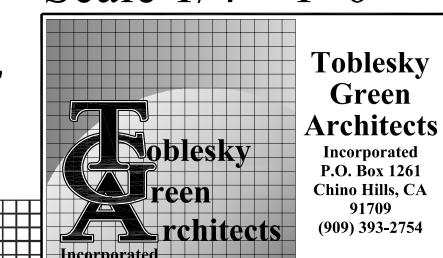


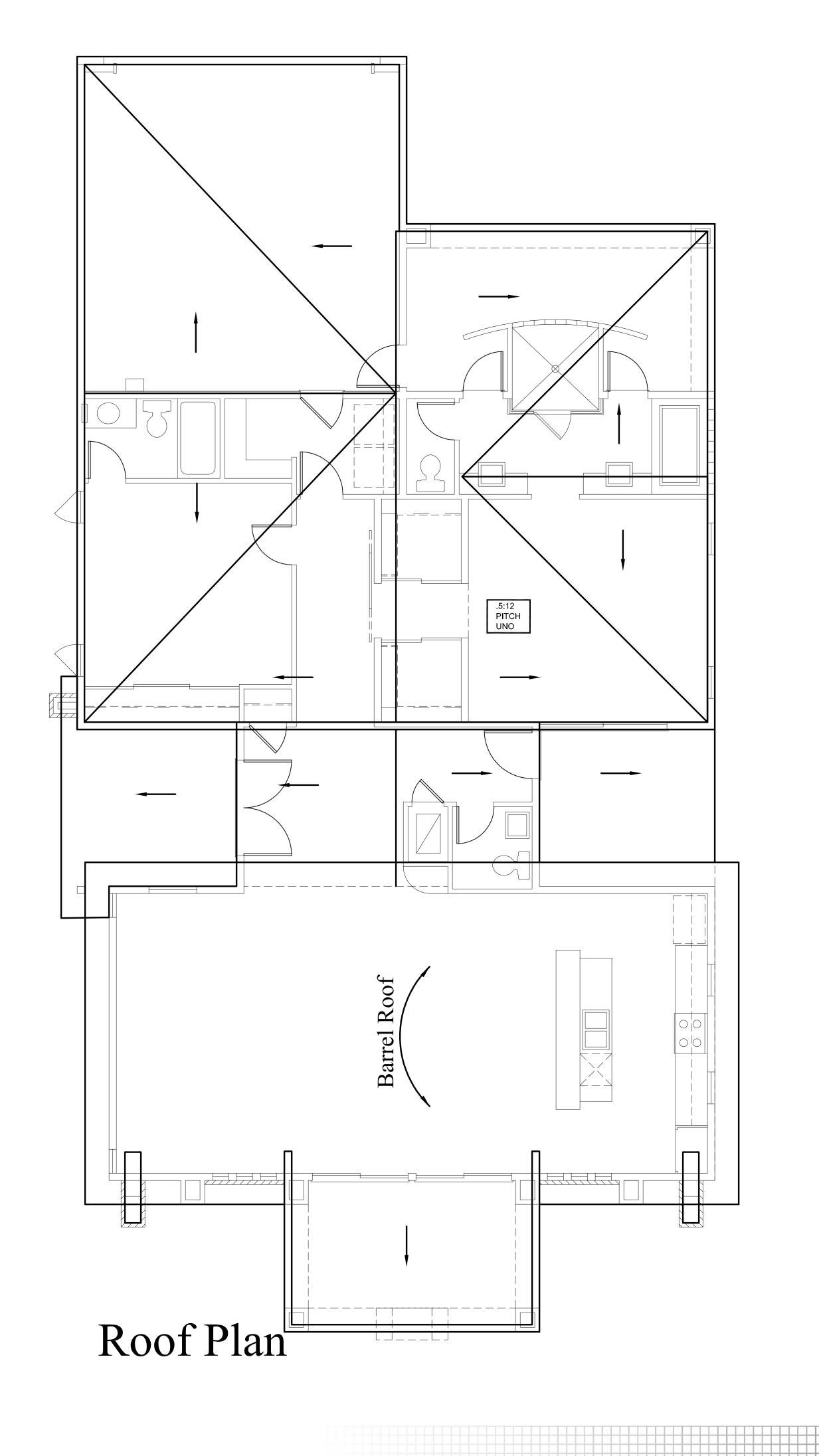
Right Side Elevation

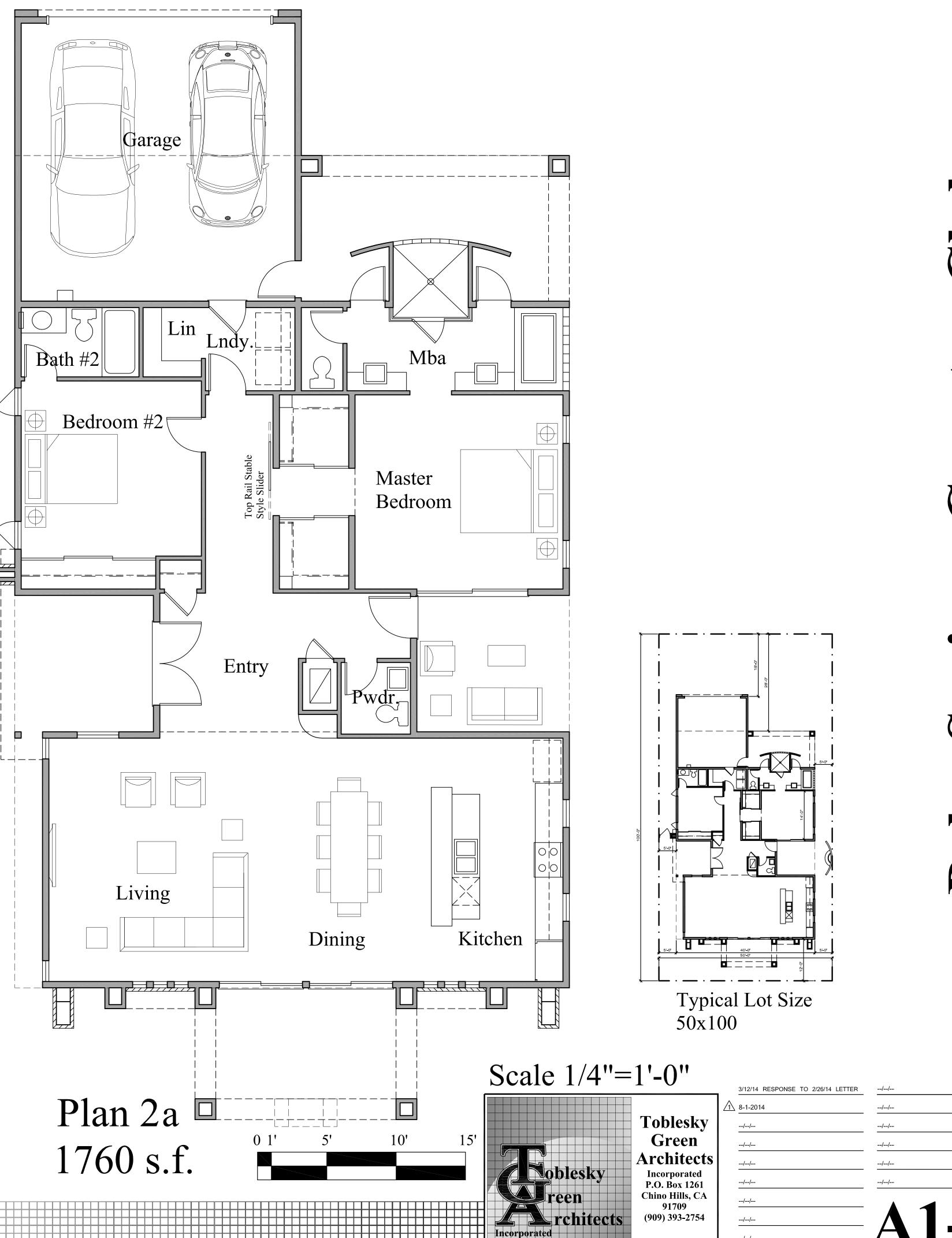


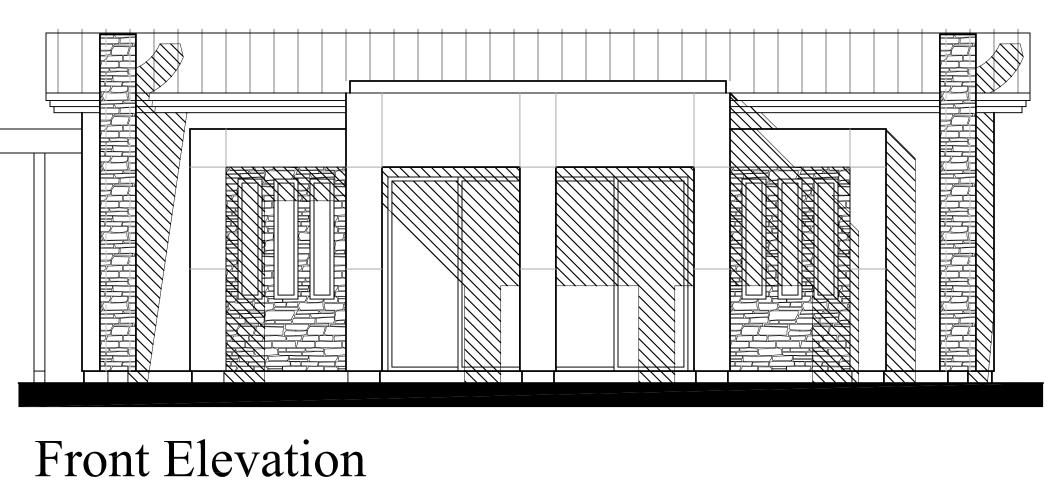
Left Side Elevation

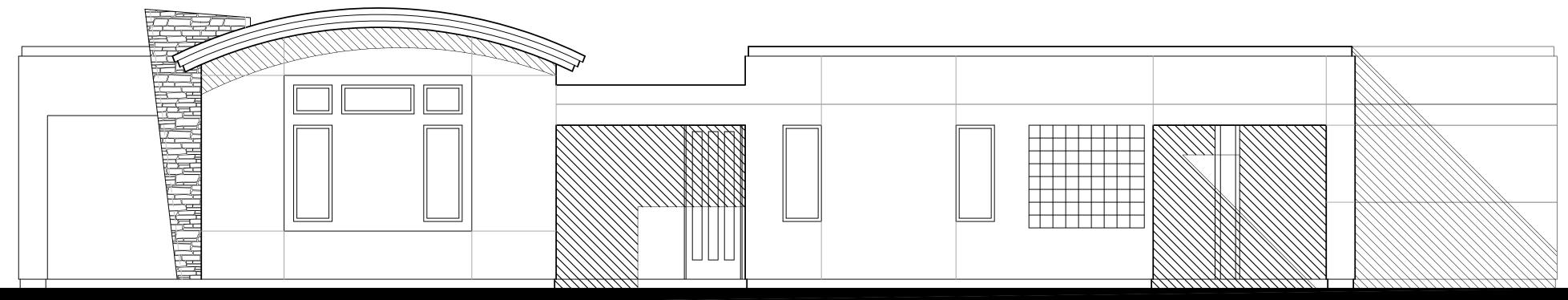




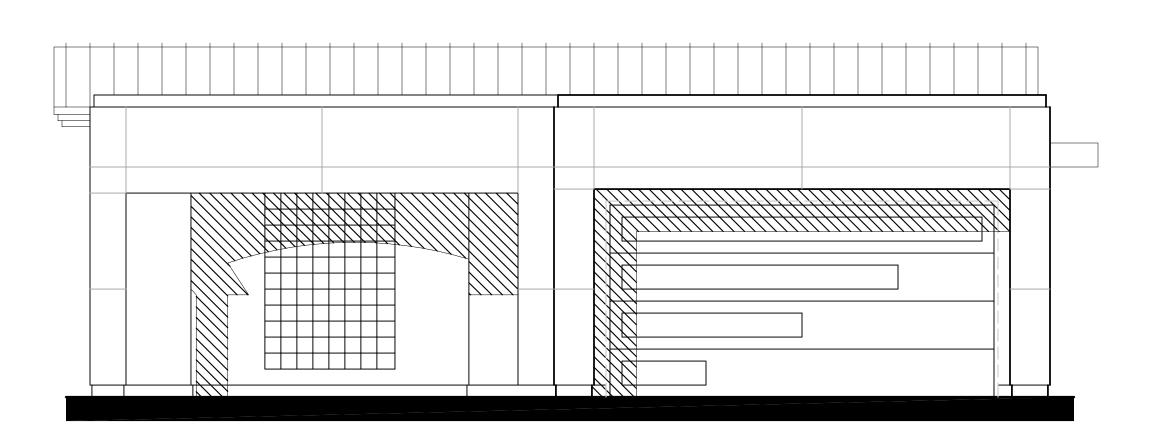


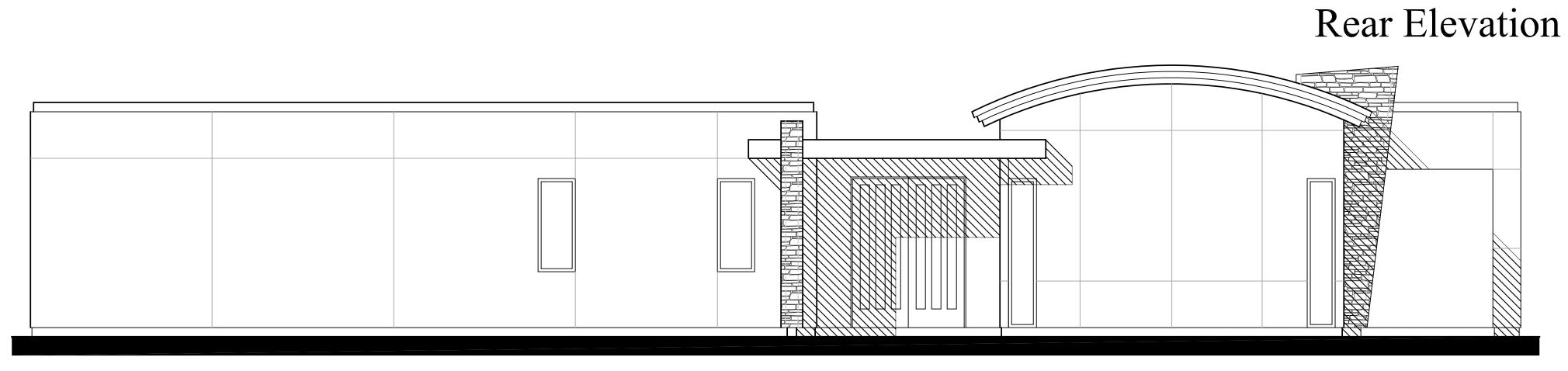






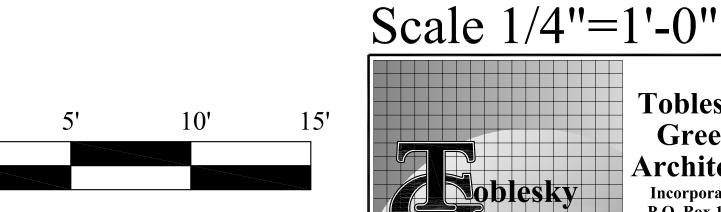
Right Side Elevation





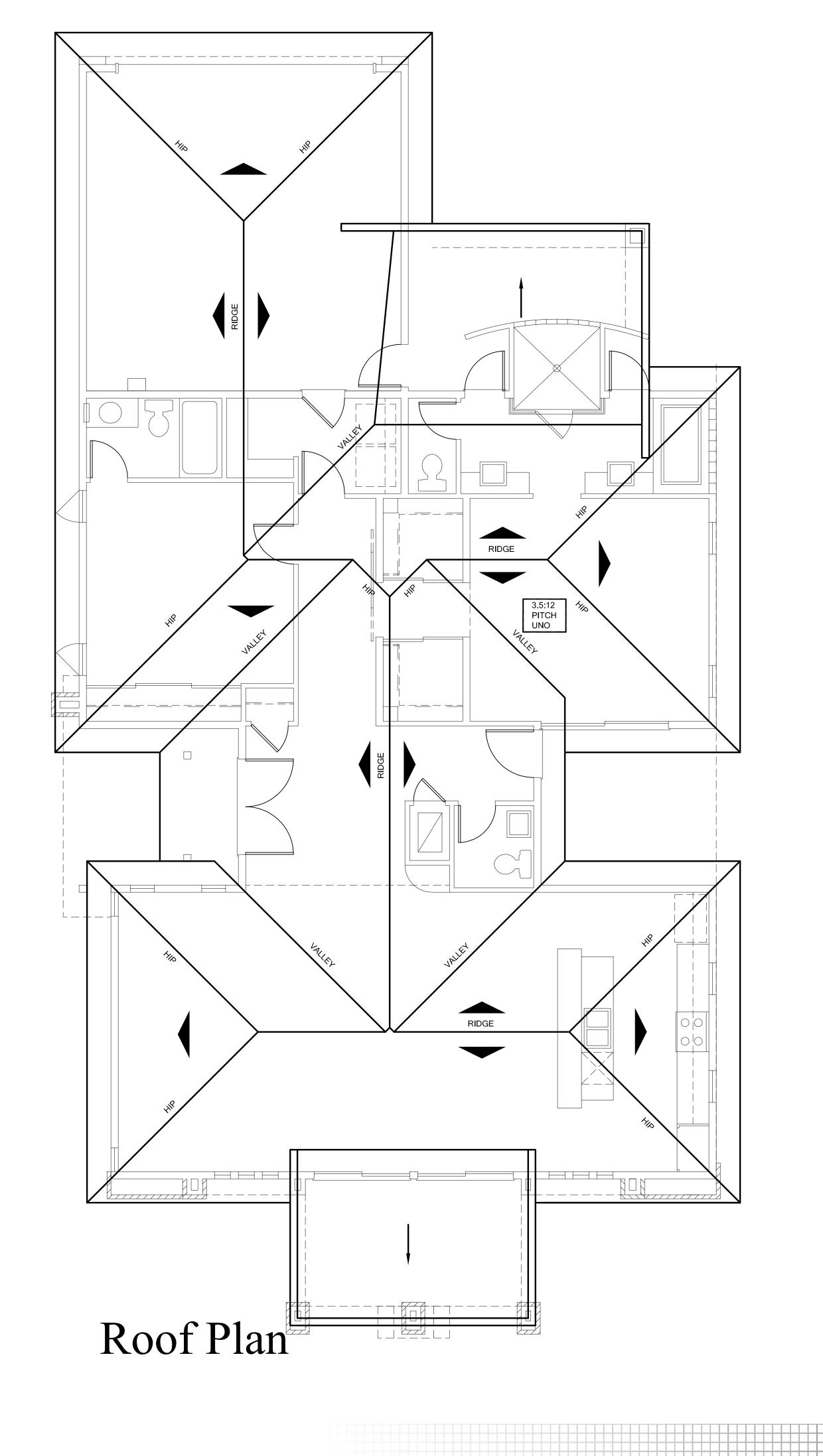
Left Side Elevation

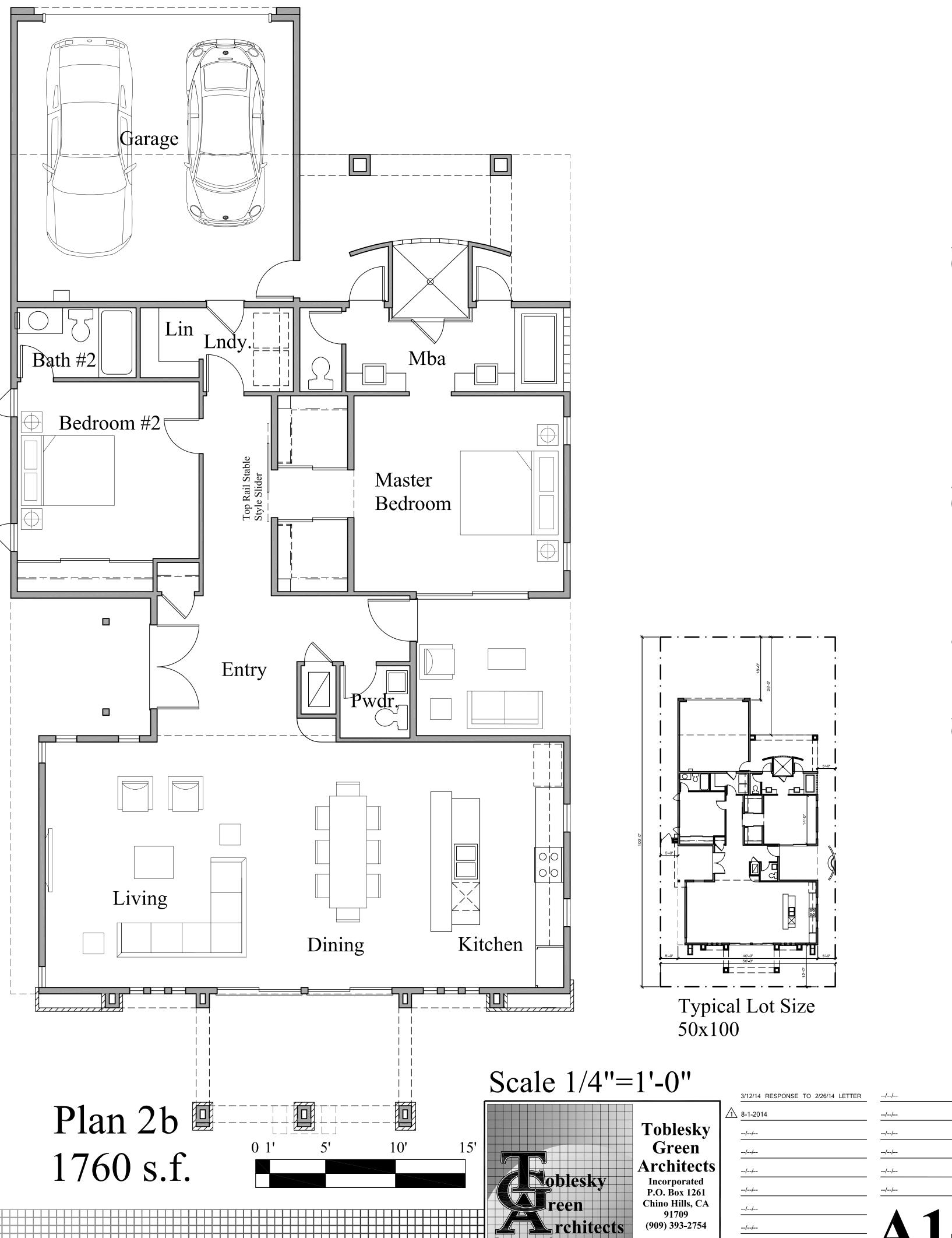
Plan 2a 1760 s.f.

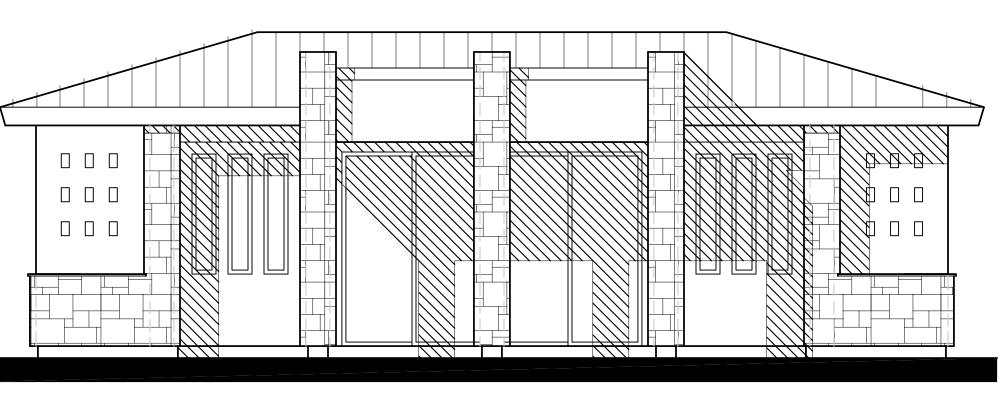


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Joblesky reen rchitects	Toblesky Green Architects Incorporated P.O. Box 1261 Chino Hills, CA 91709 (909) 393-2754

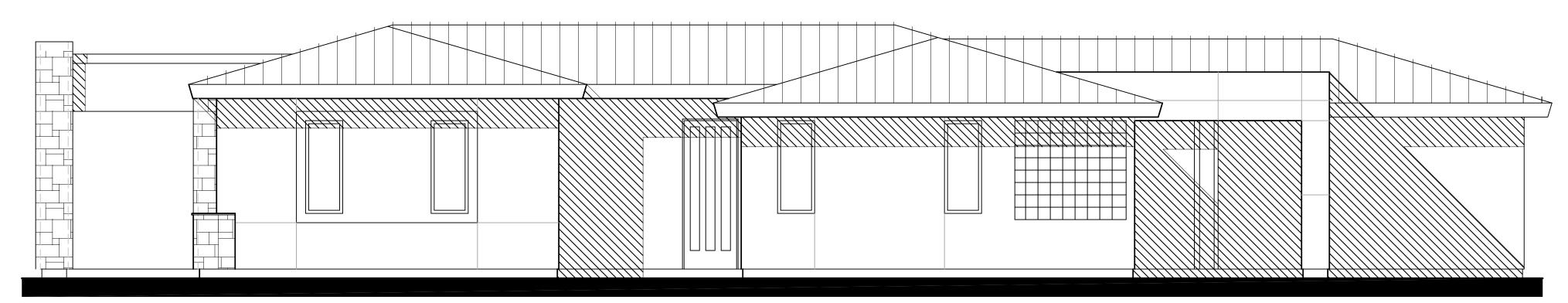
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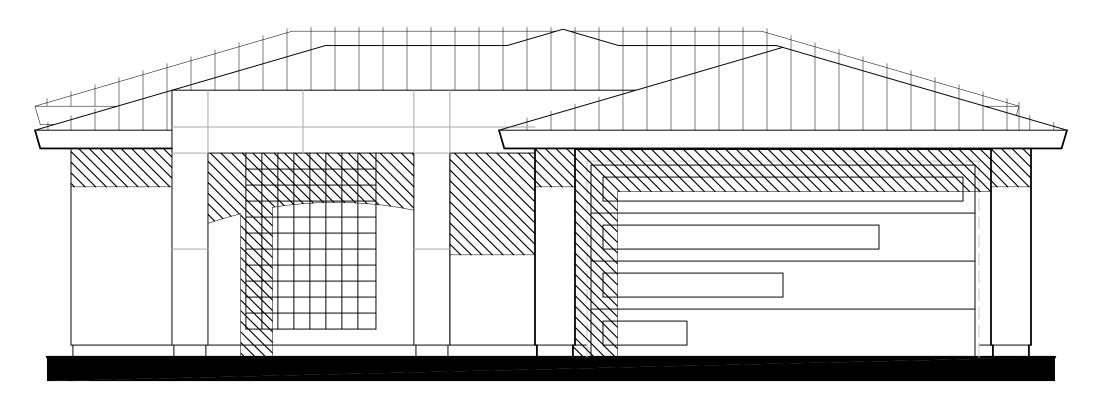




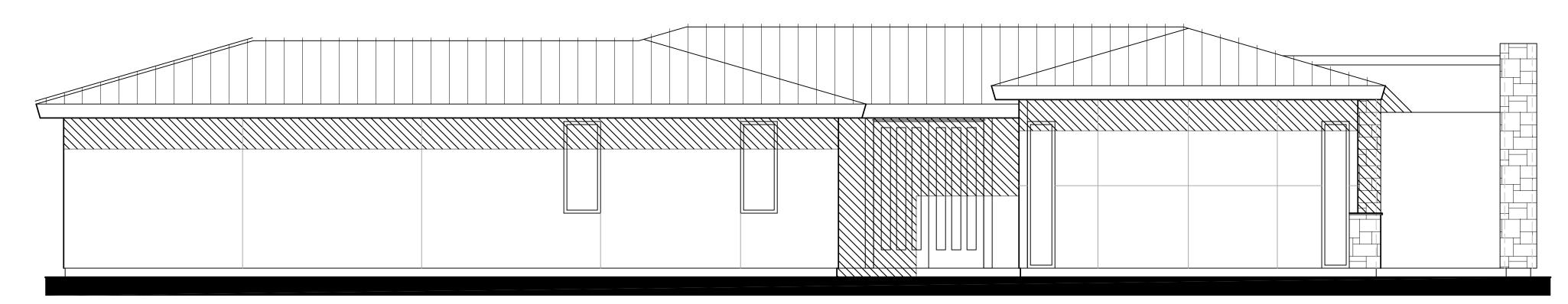
Front Elevation



Right Side Elevation

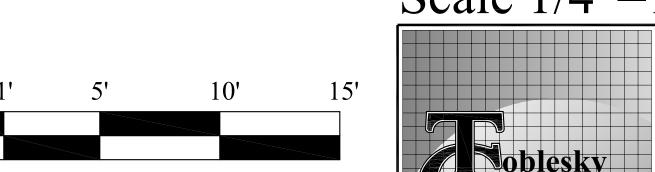


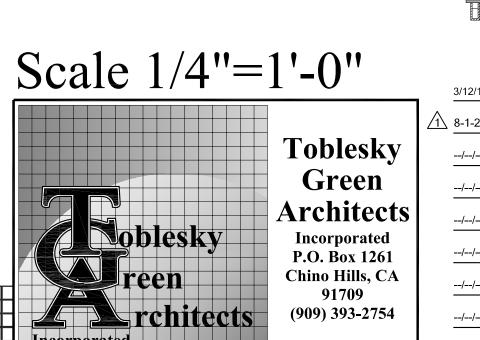
Rear Elevation



Left Side Elevation

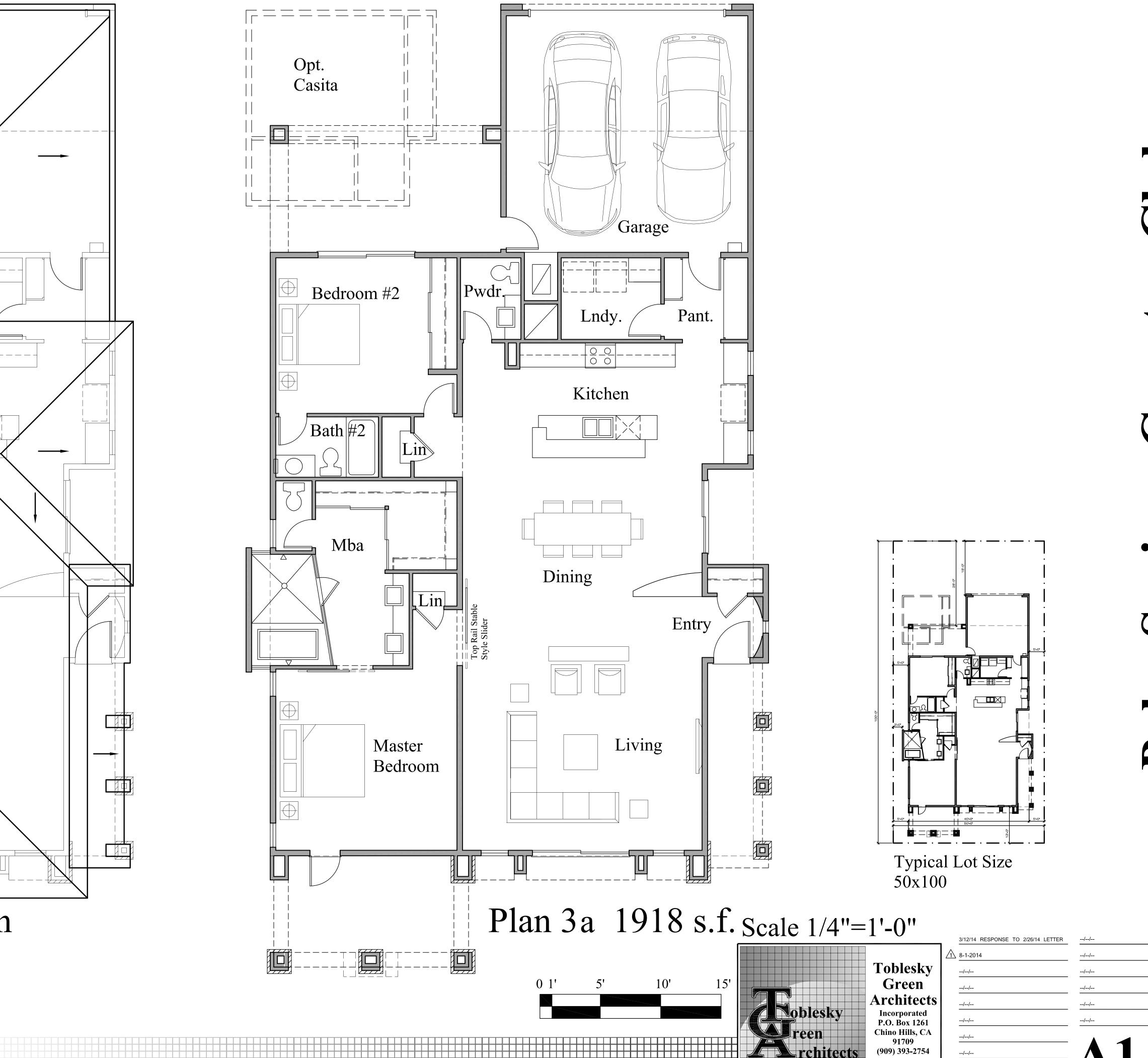
Plan 2b 1760 s.f.

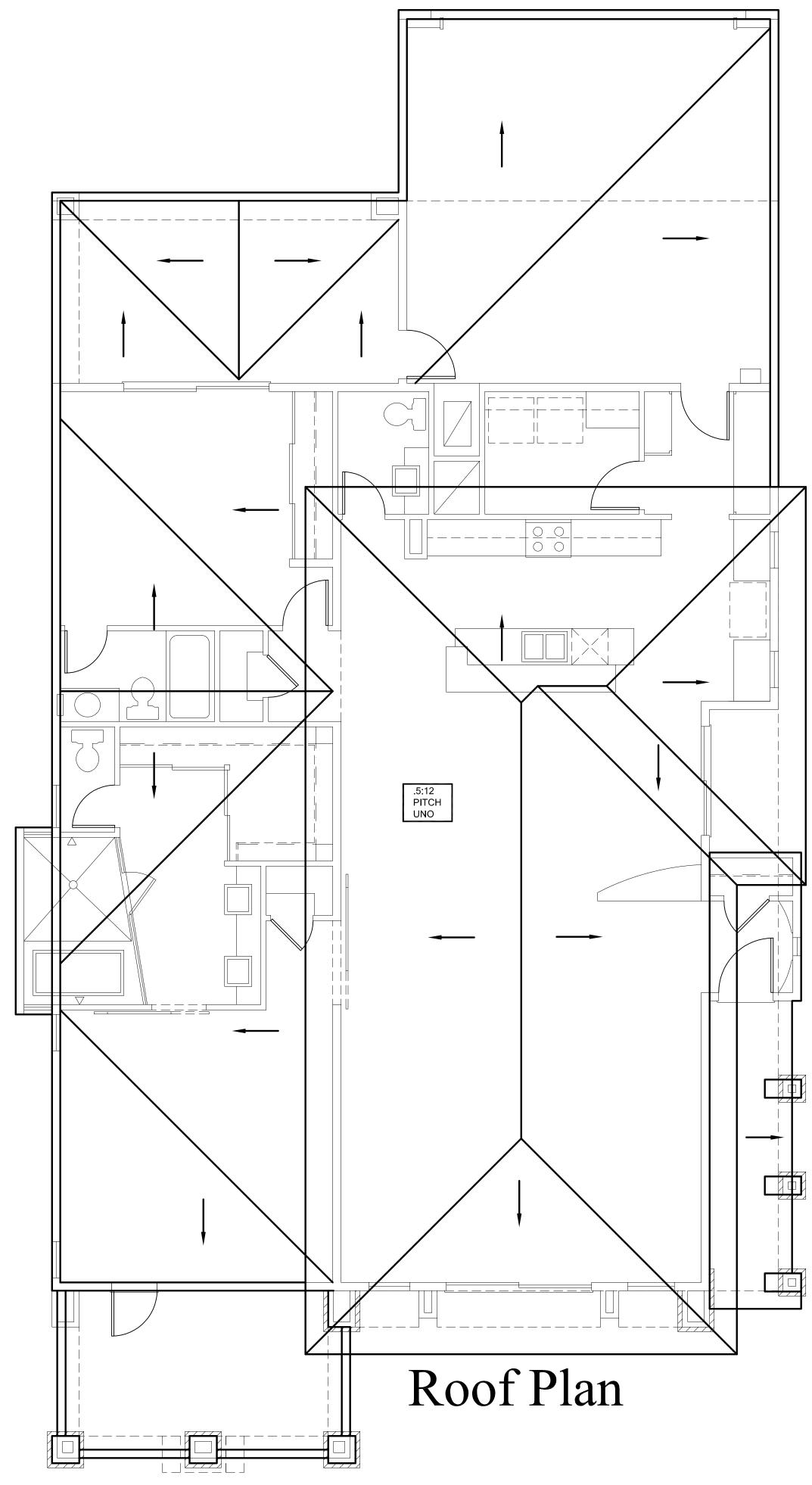


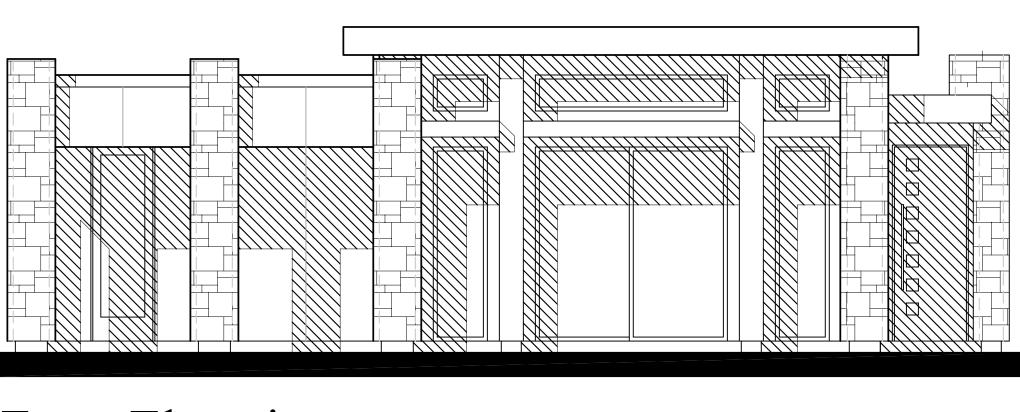


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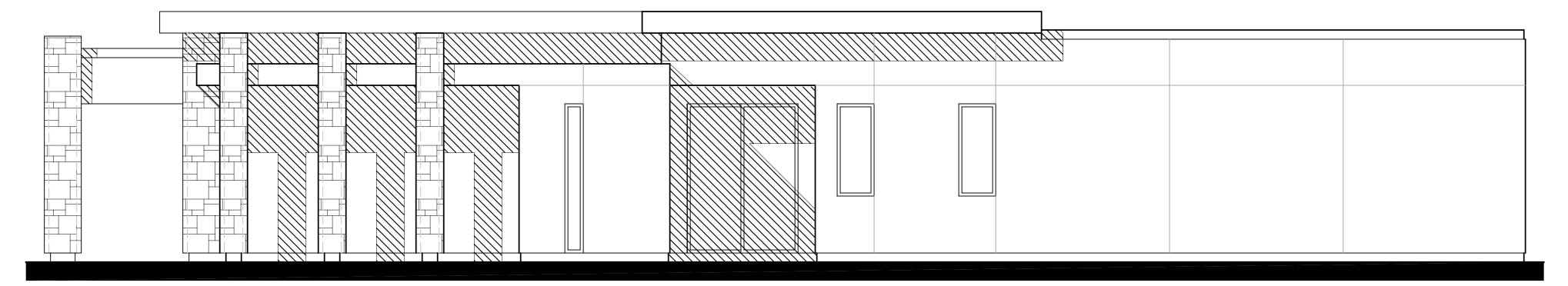
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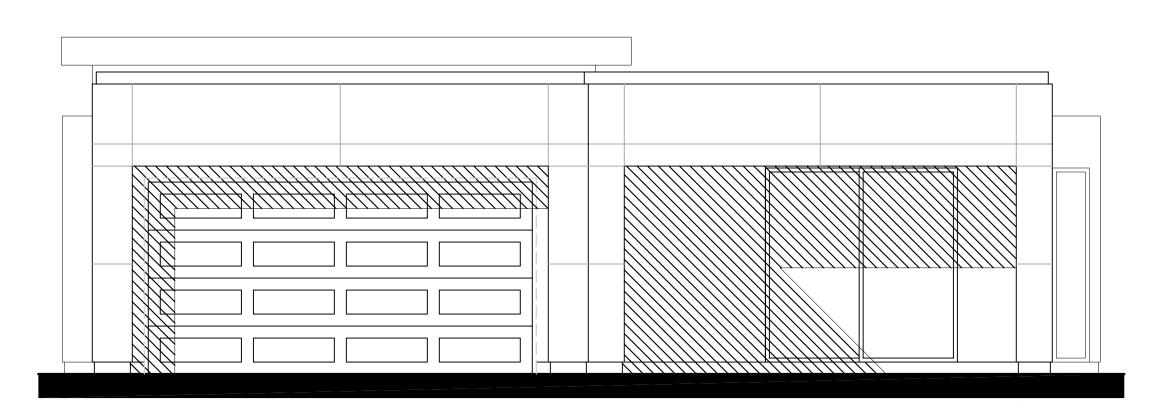




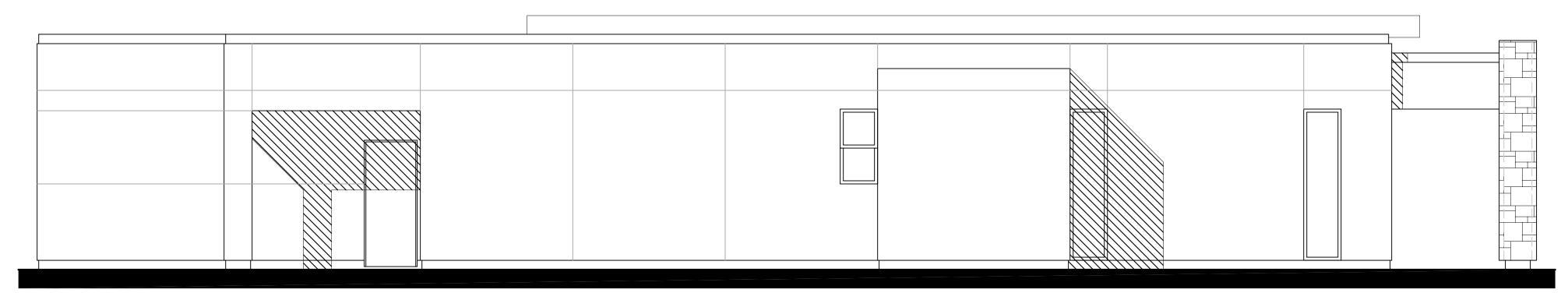
Front Elevation



Right Side Elevation



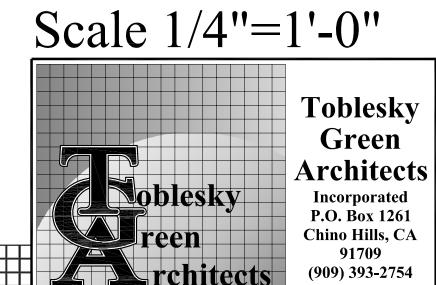
Rear Elevation

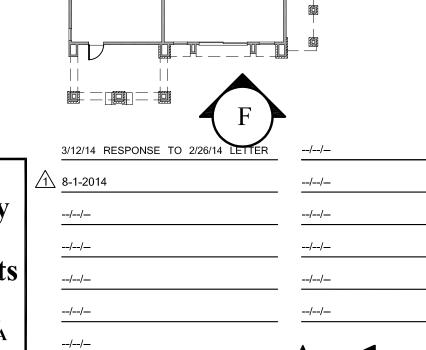


Left Side Elevation

Plan 3a 1918 s.f.

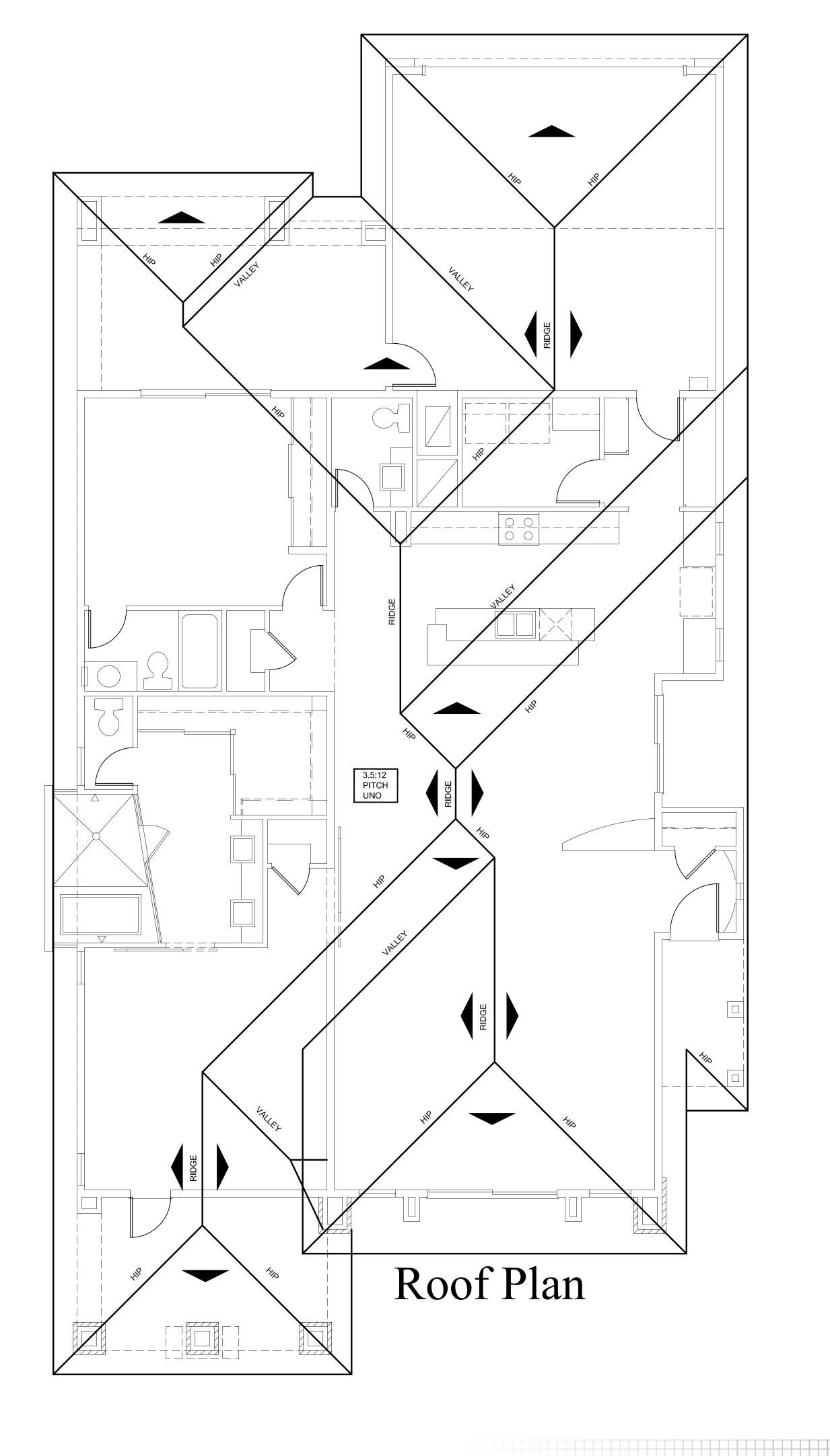


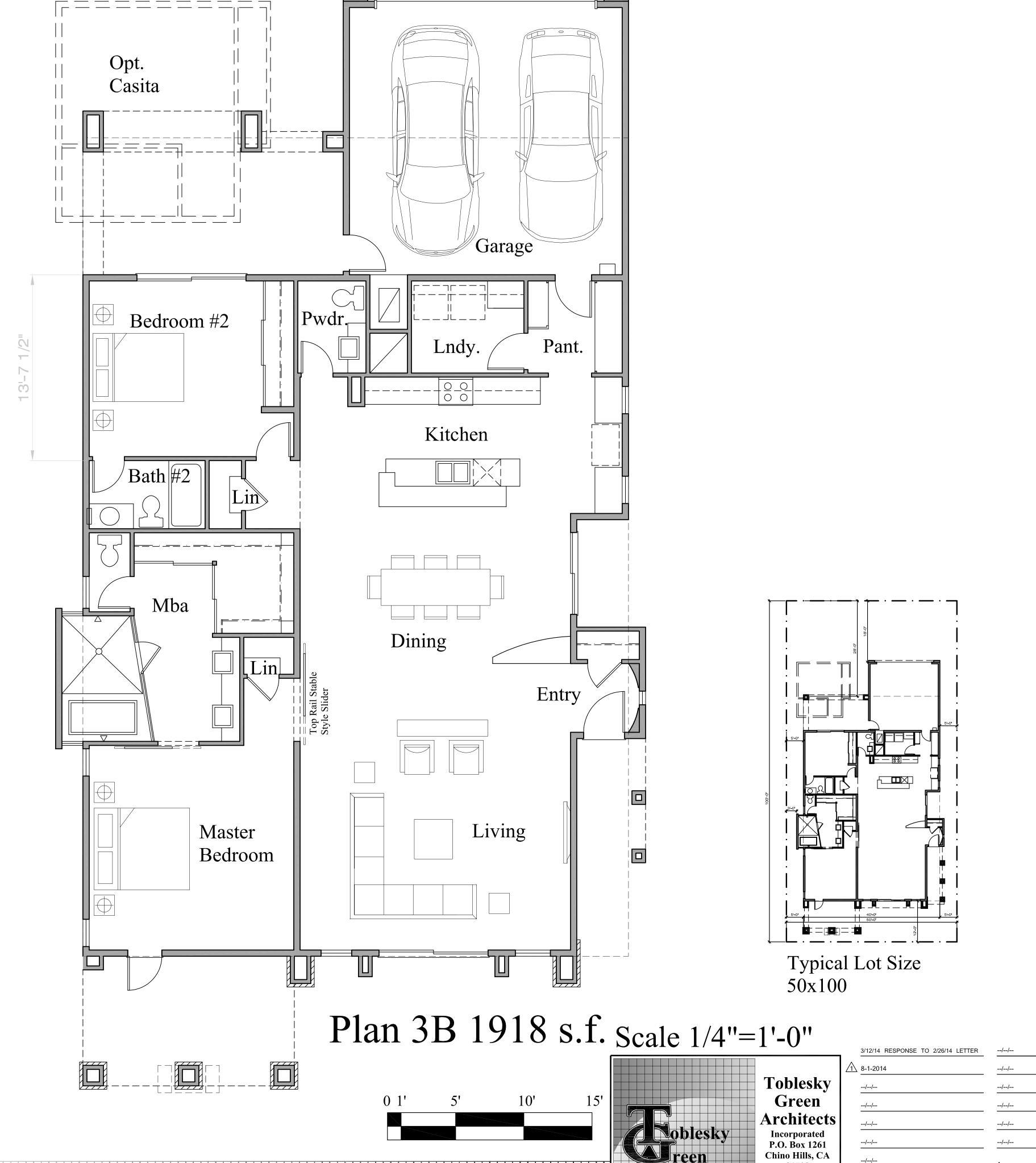




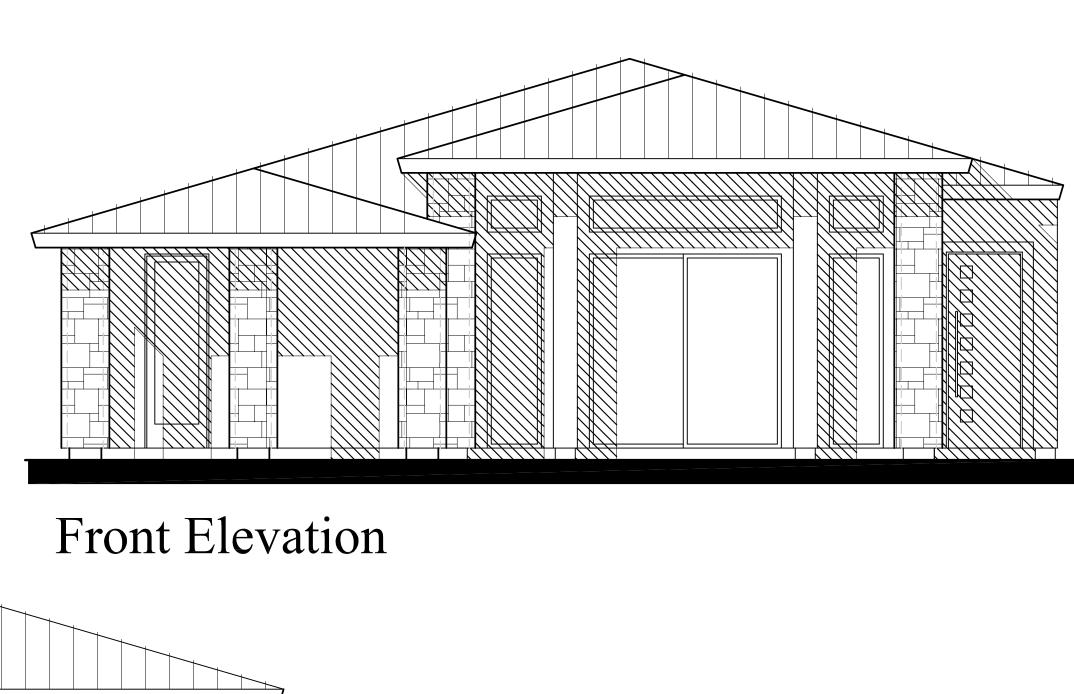
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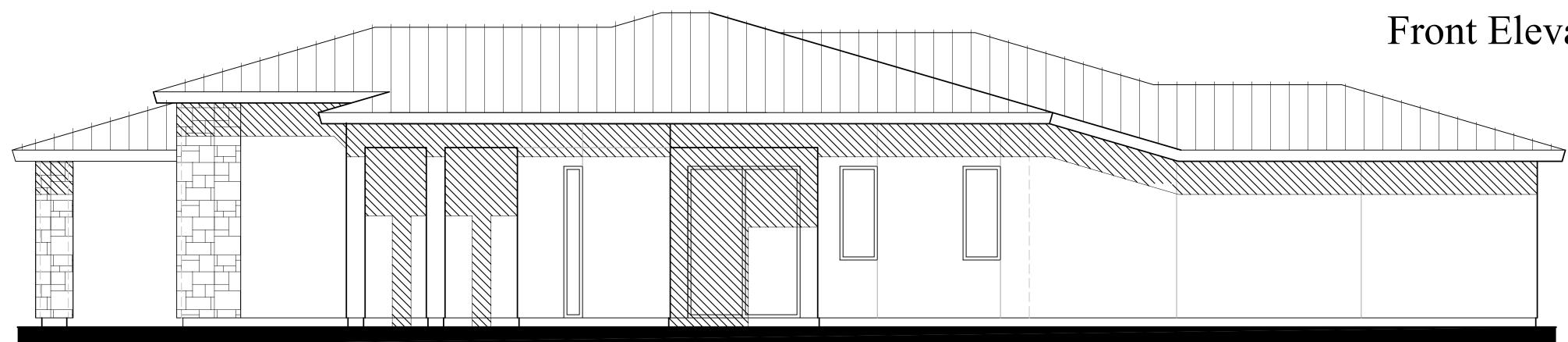




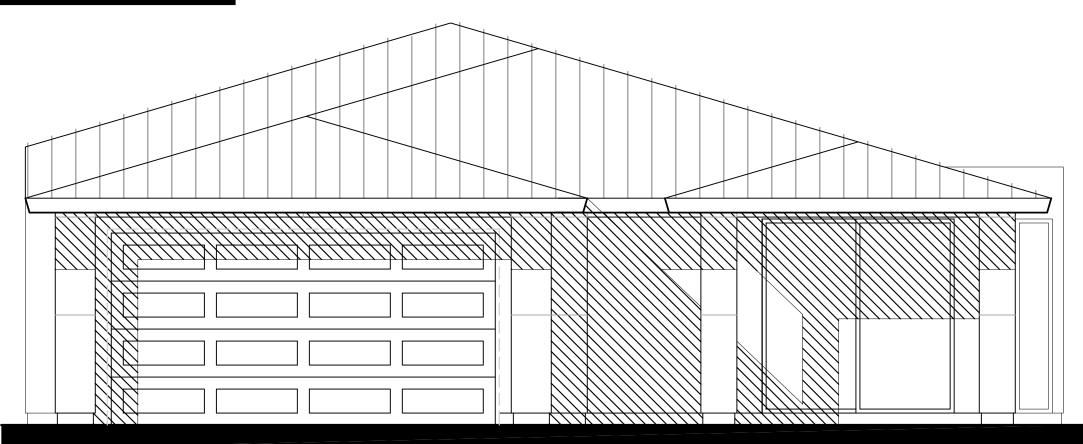


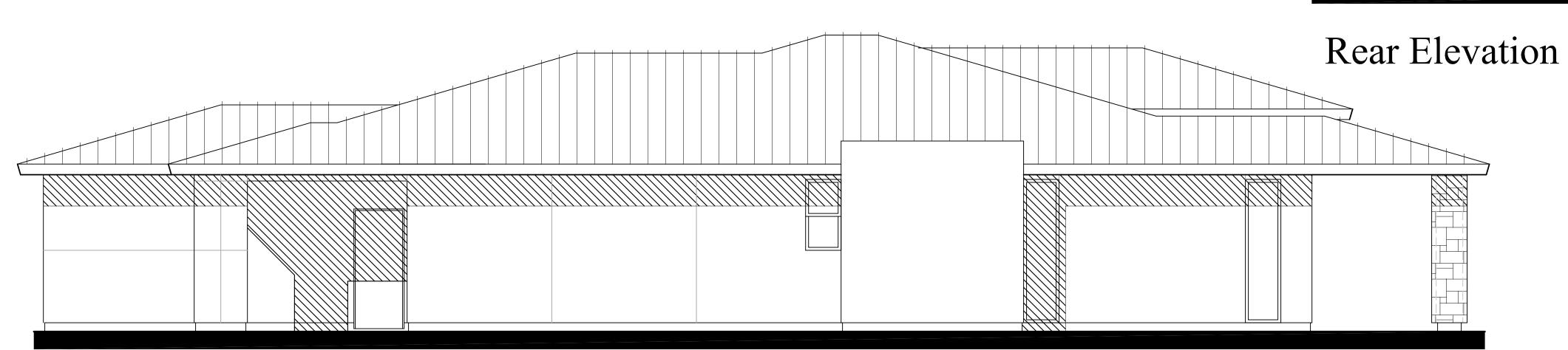
91709 (909) 393-2754





Right Side Elevation



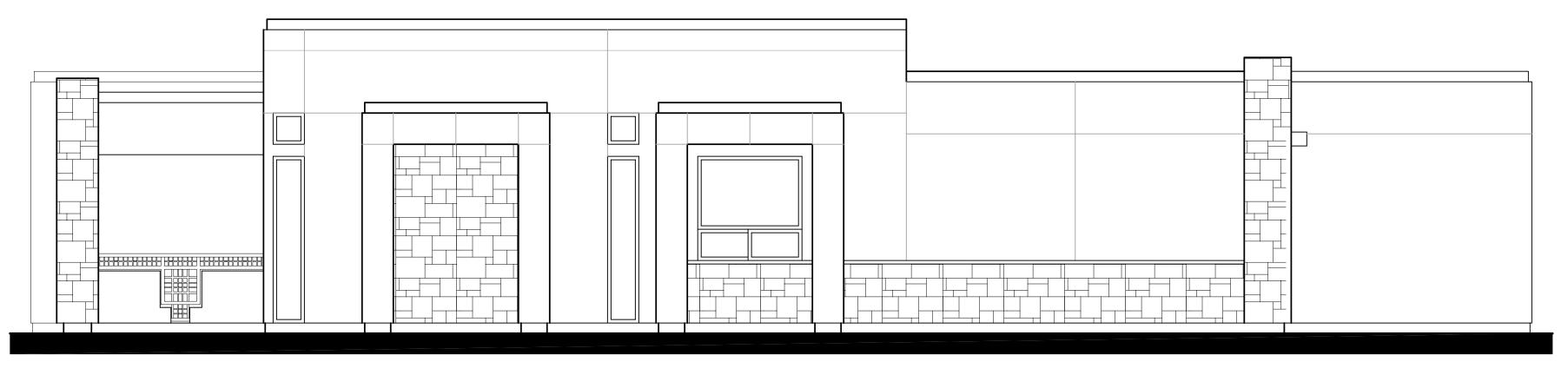


Plan 3b 1918 s.f.

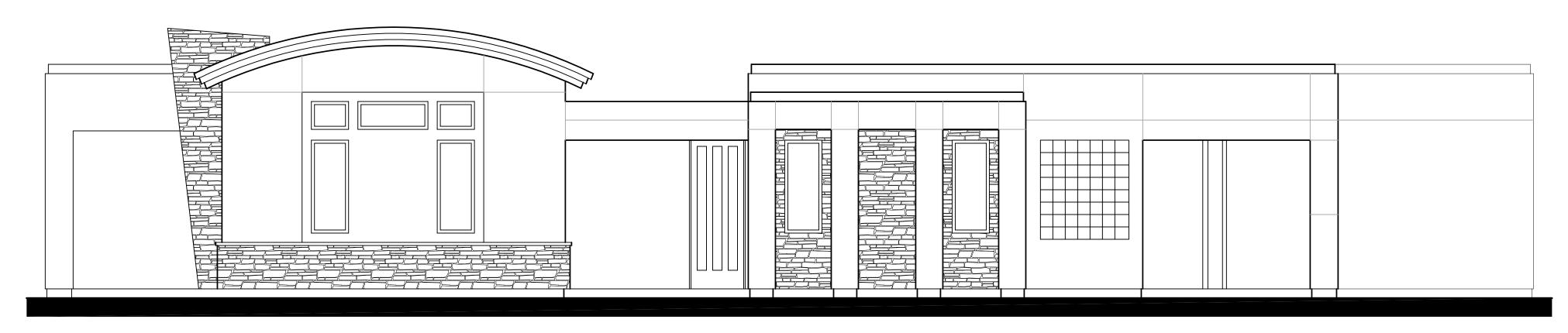
Left Side Elevation

Scale 1/4"=1'-0" **Toblesky** Green Architects
Incorporated
P.O. Box 1261
Chino Hills, CA
91709
(909) 393-2754

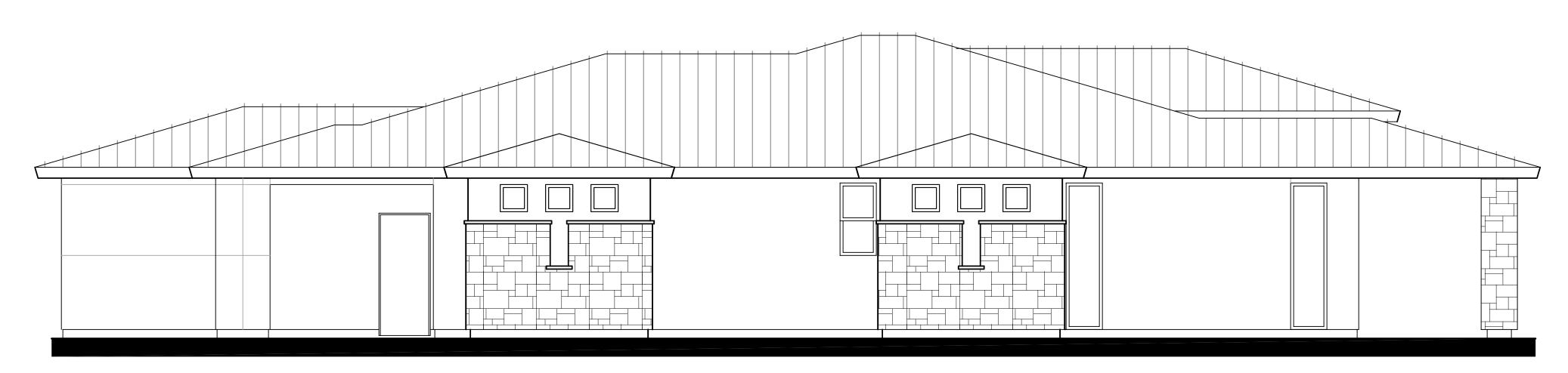
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Street 'A' Plan 1 Enhanced Side Elevation



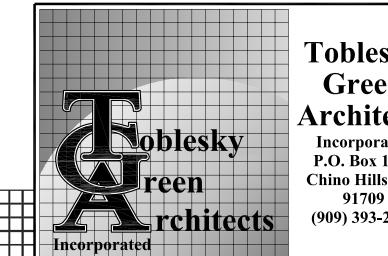
Street 'A' Plan 2 Enhanced Side Elevation



Street 'A' Plan 3 Enhanced Side Elevation

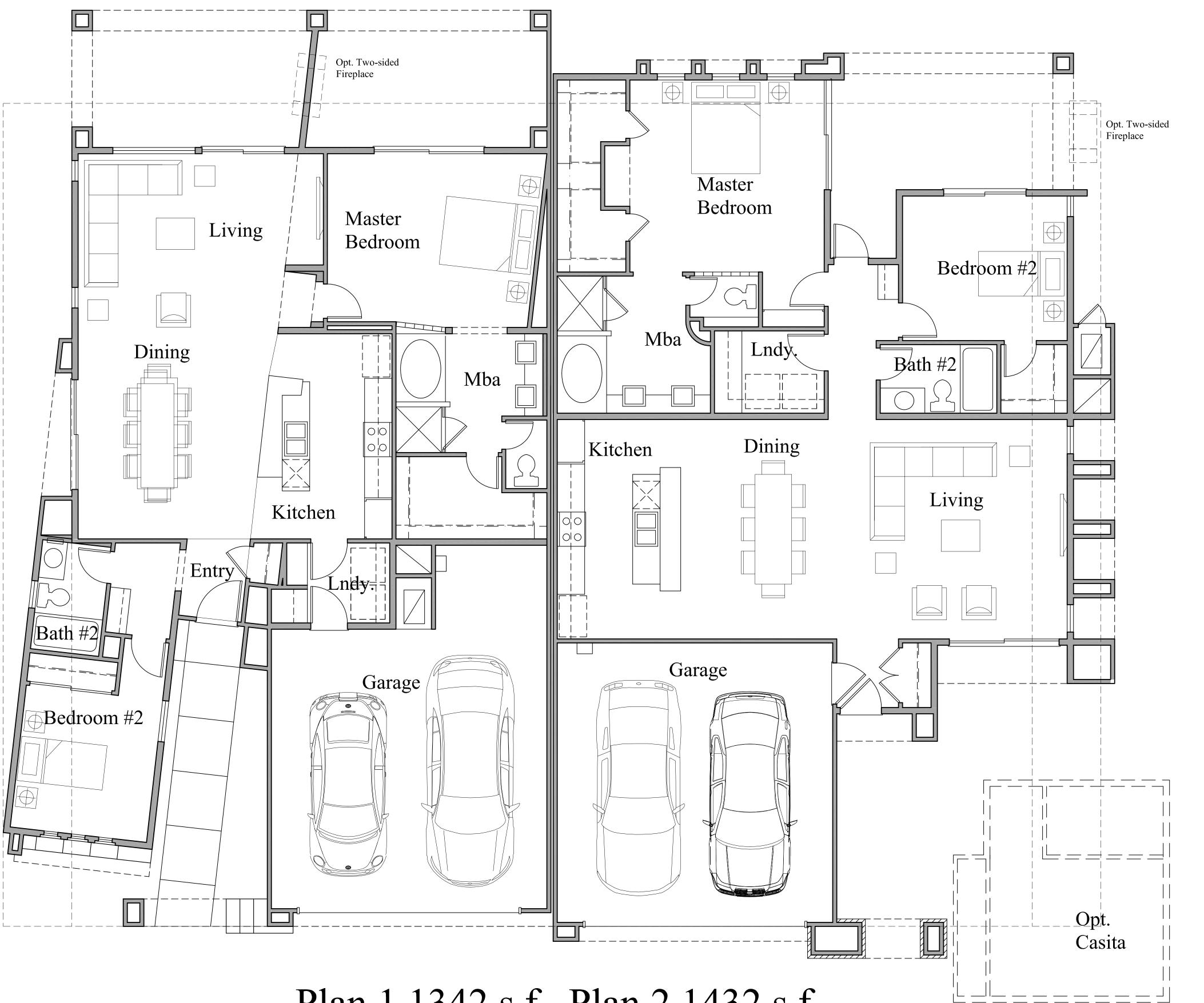
Sample of Enhanced Side Elevations

Scale 1/4"=1'-0"



Toblesky Green **Architects**

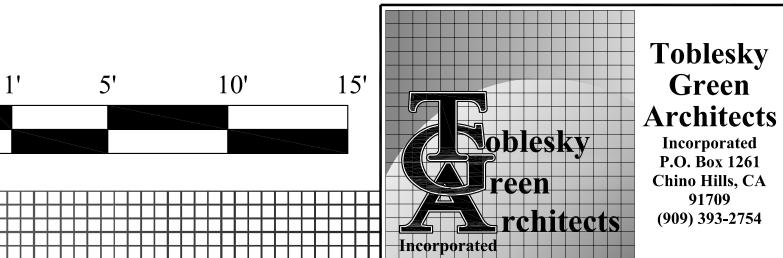
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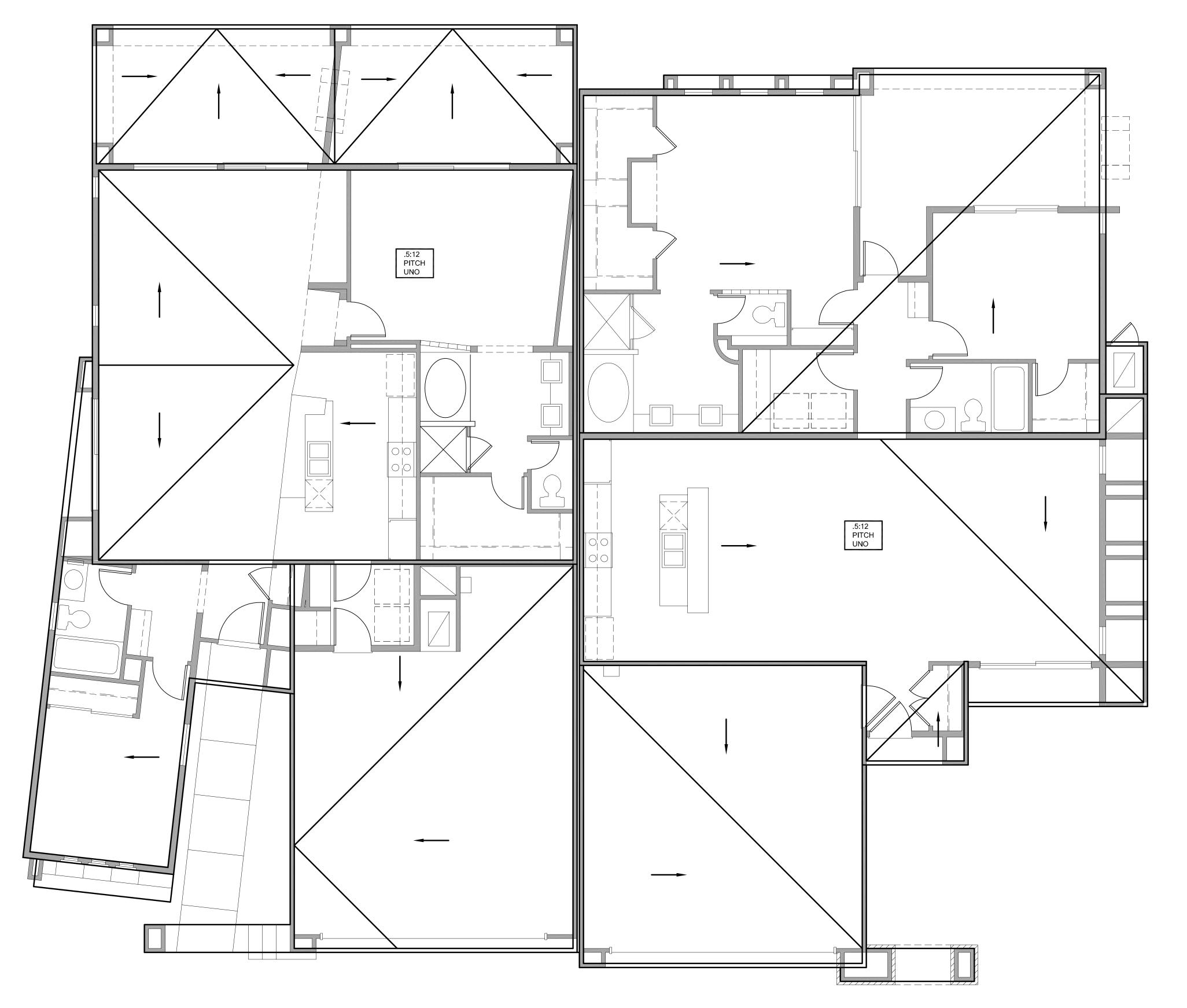


Typical Lot Size 50x100

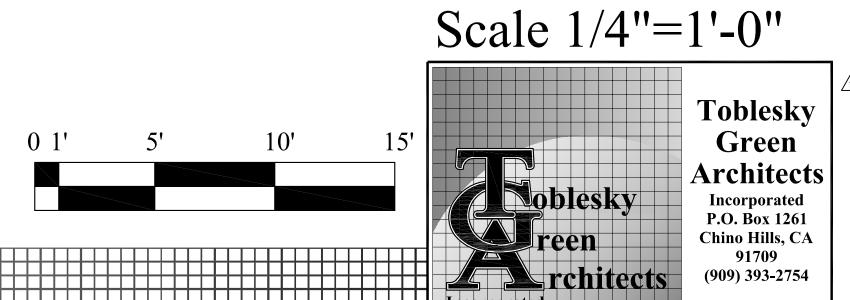
Plan 1 1342 s.f. Plan 2 1432 s.f.

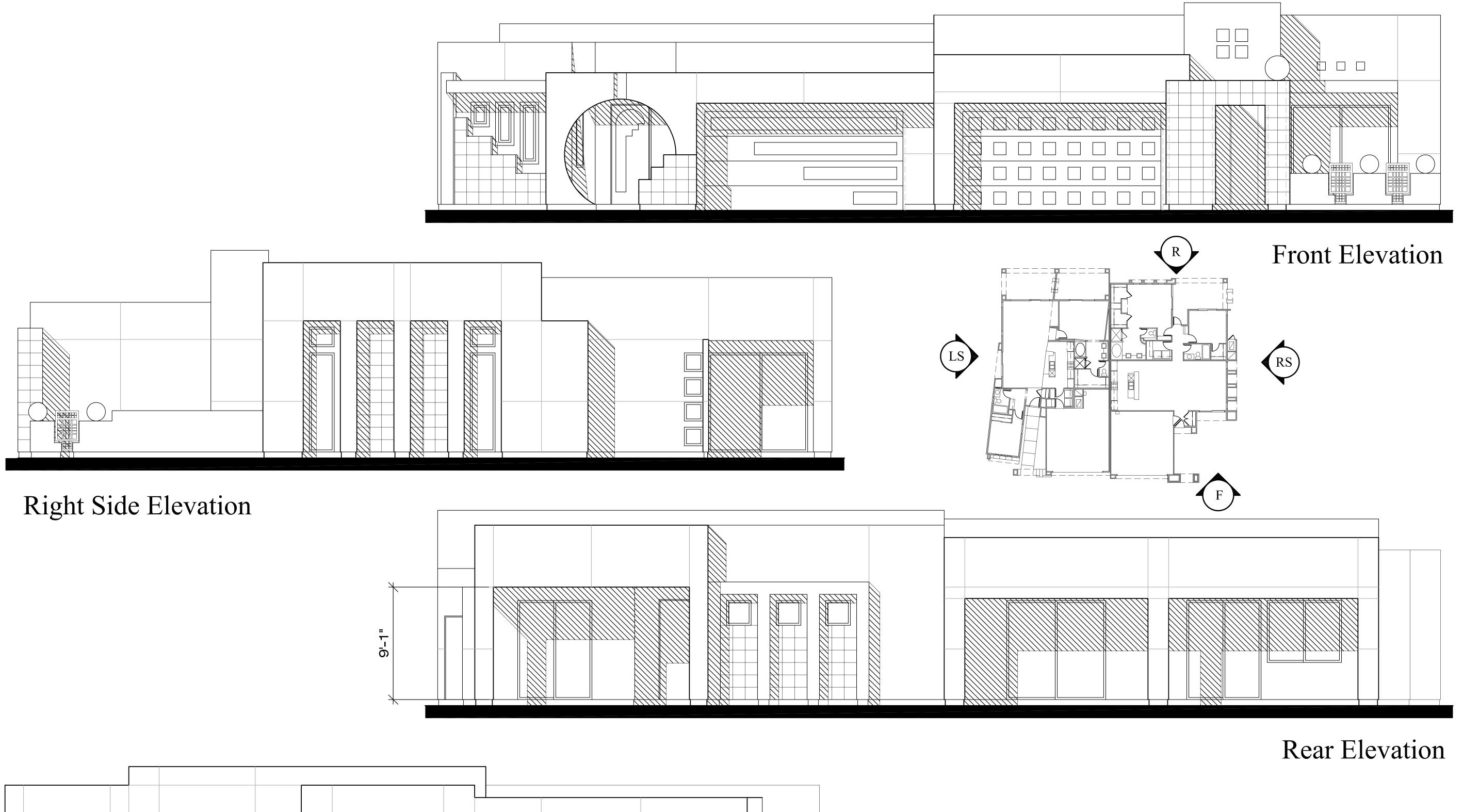
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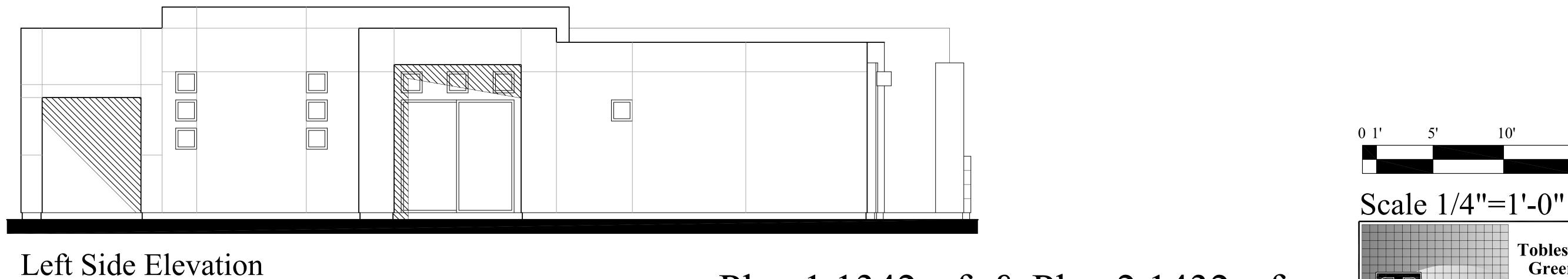




Plan 1 1342 s.f. Plan 2 1432 s.f.



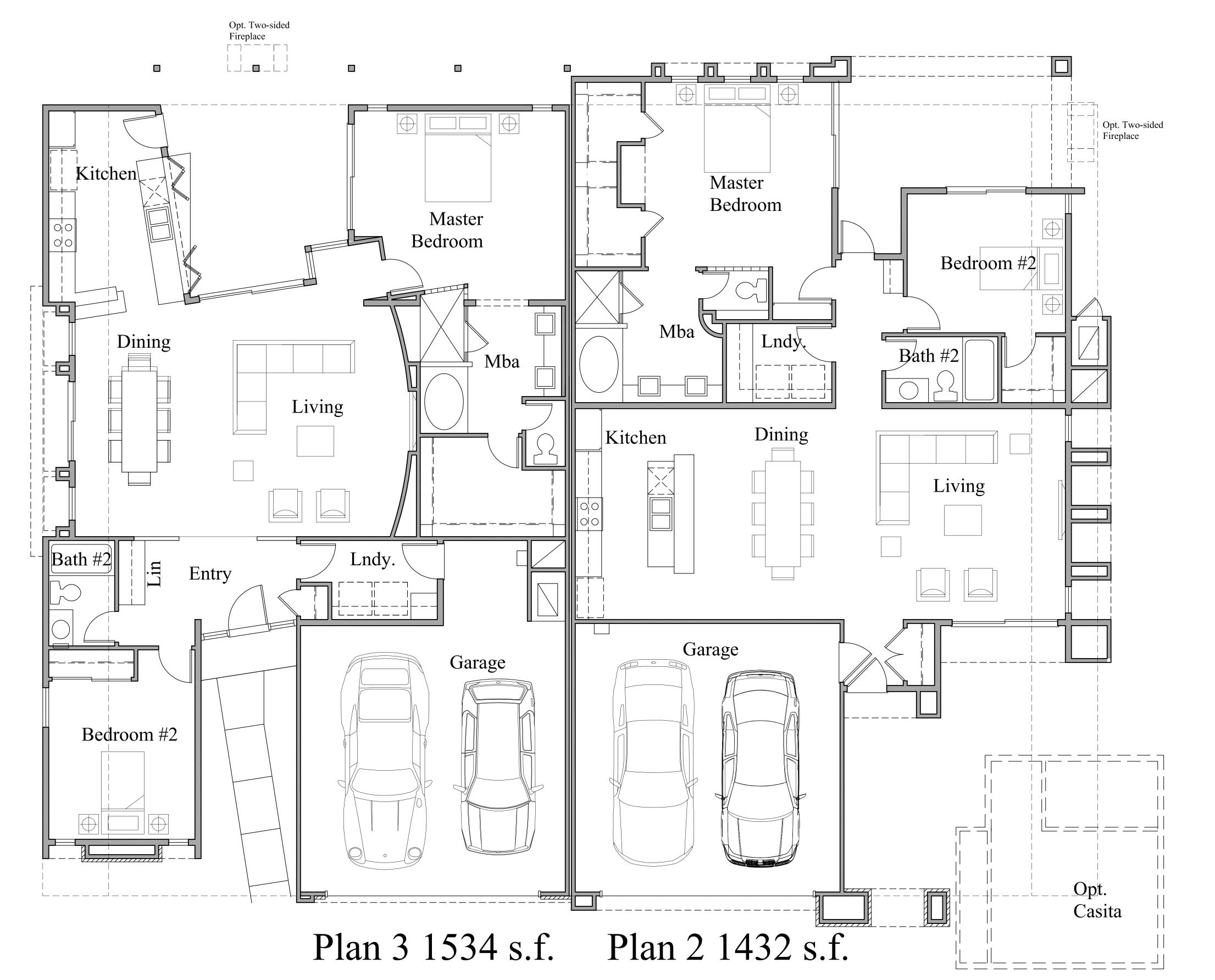


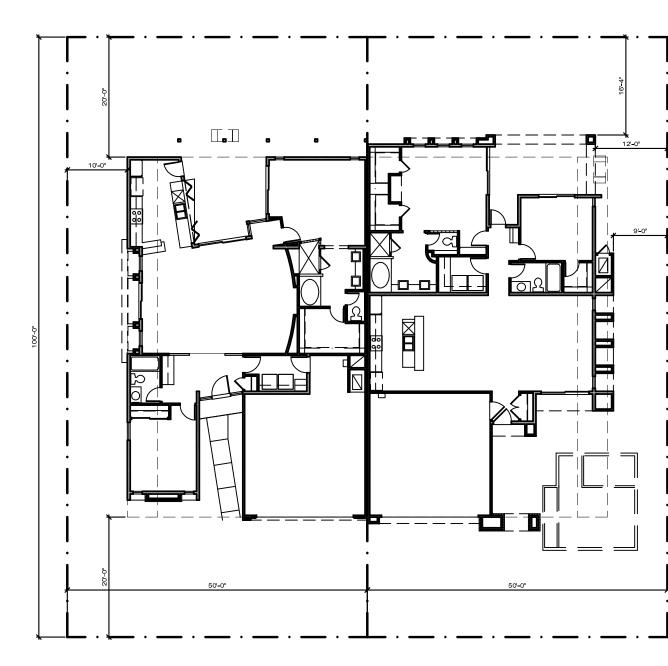


Plan 1 1342 s.f. & Plan 2 1432 s.f.

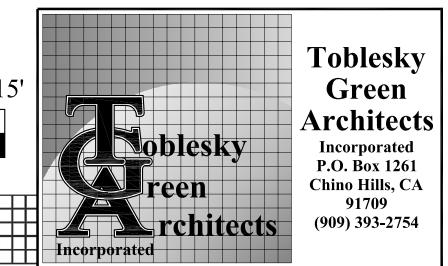
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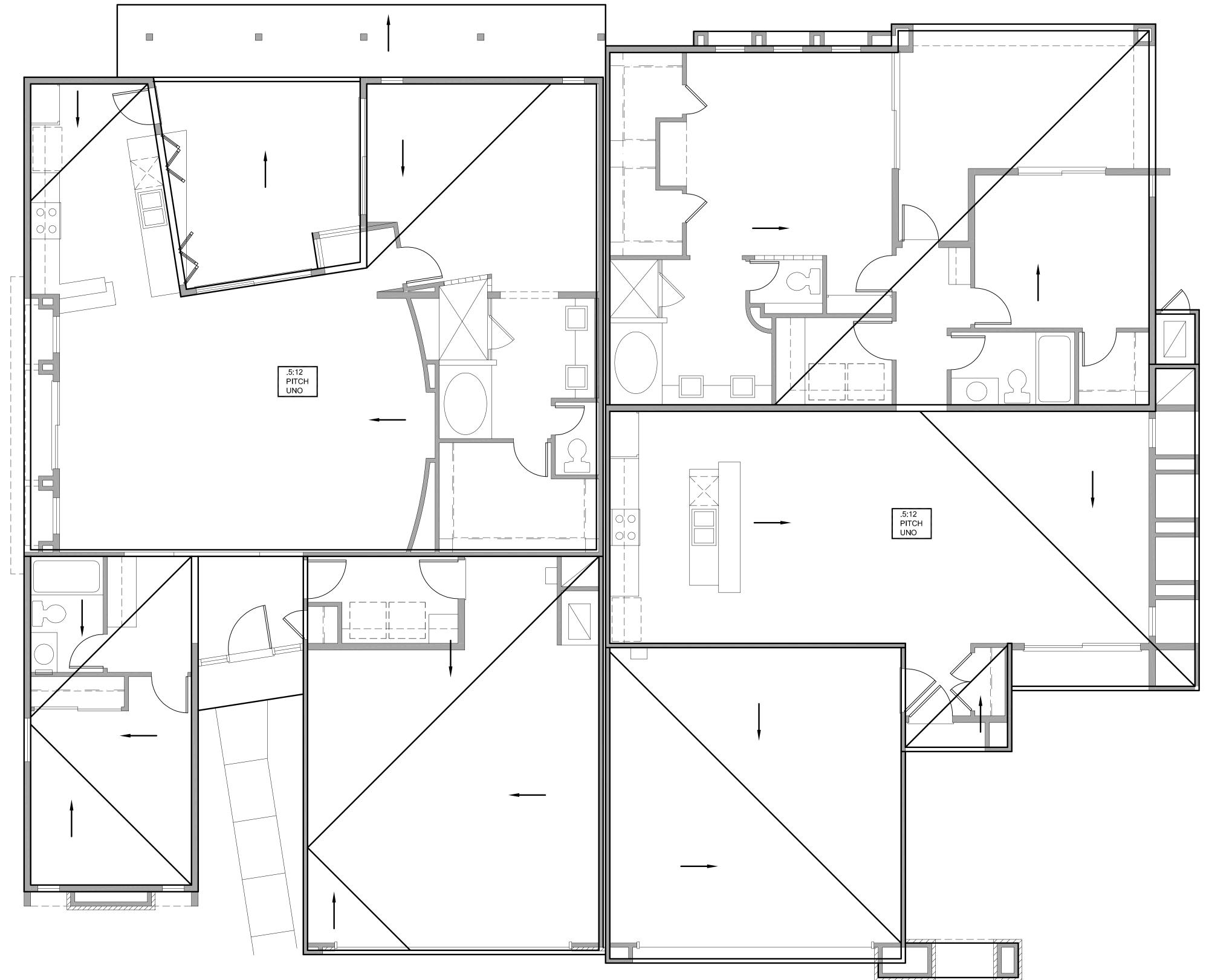




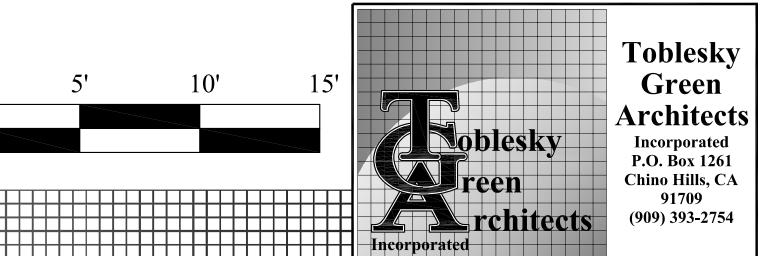
Typical Lot Size 50x100



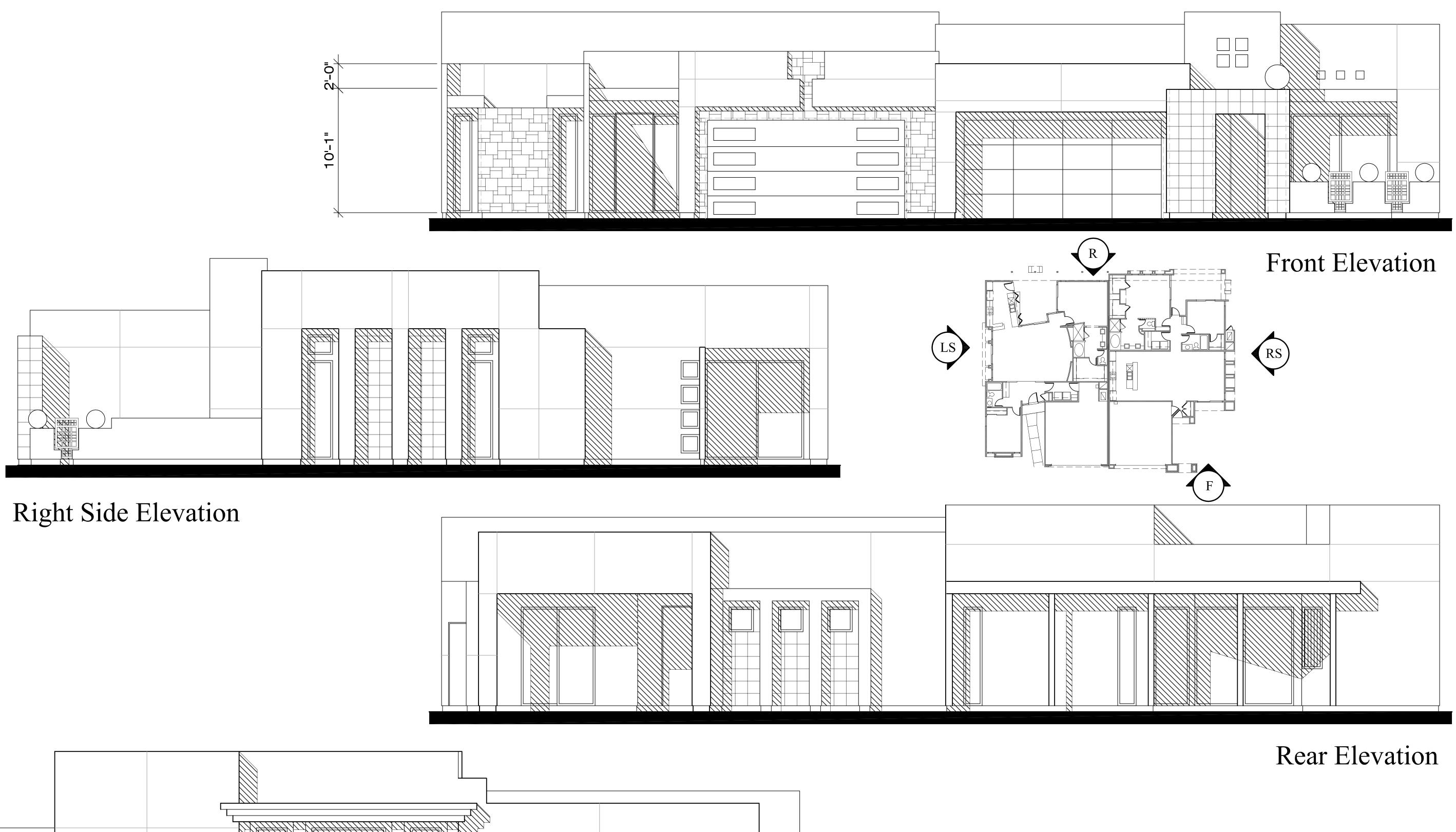
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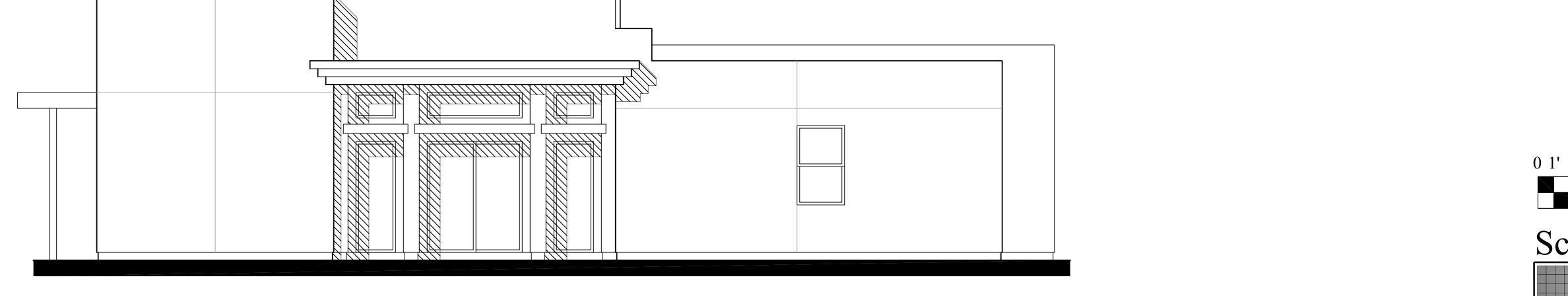


Plan 3 1534 s.f. Plan 2 1432 s.f.



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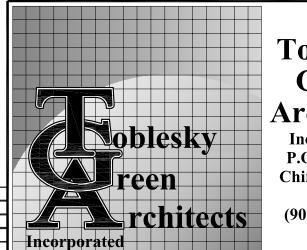


Left Side Elevation

Plan 3 1534 s.f. & Plan 2 1432 s.f.



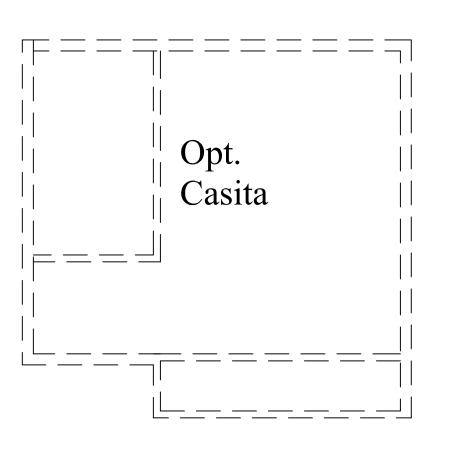
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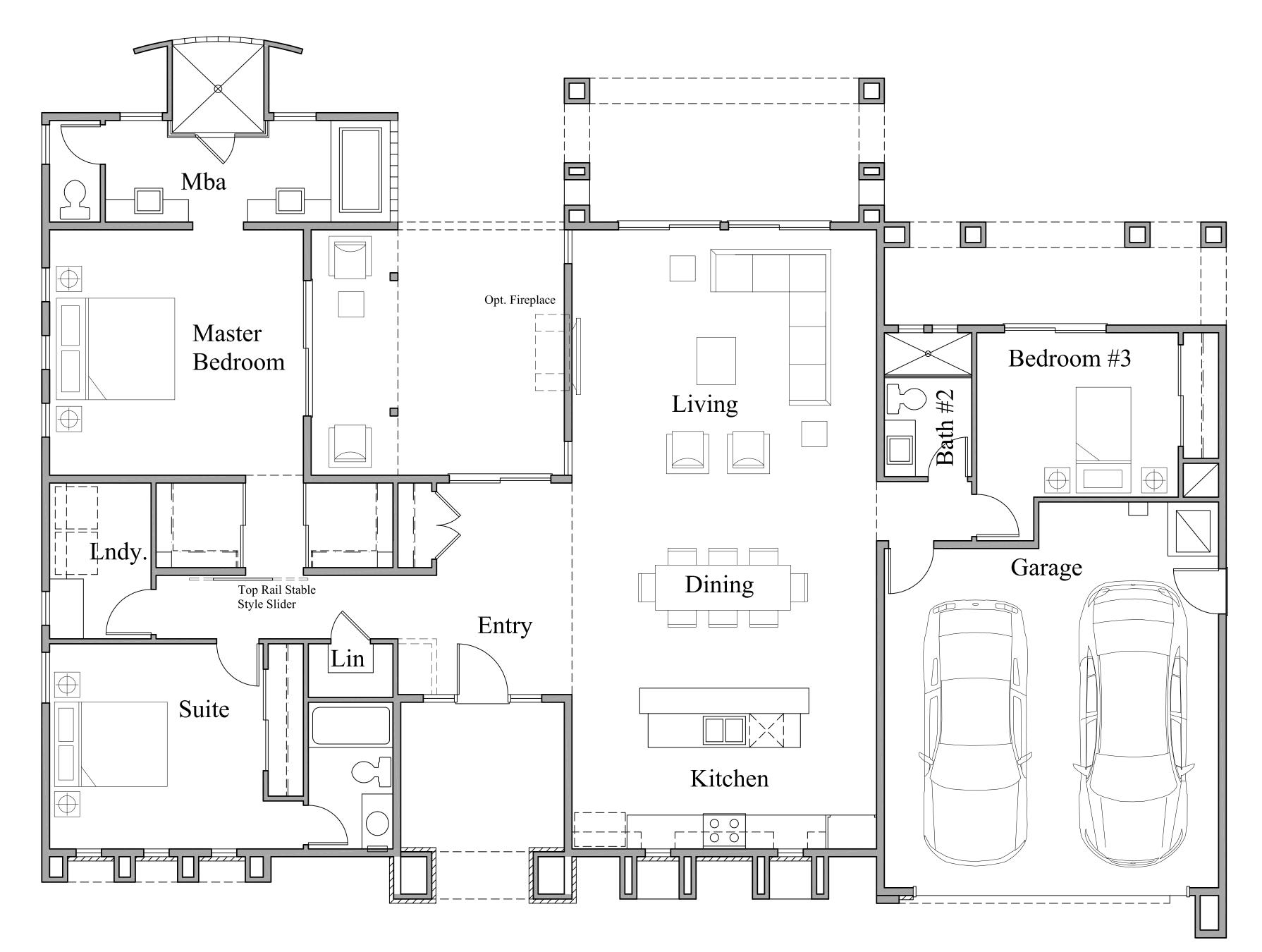


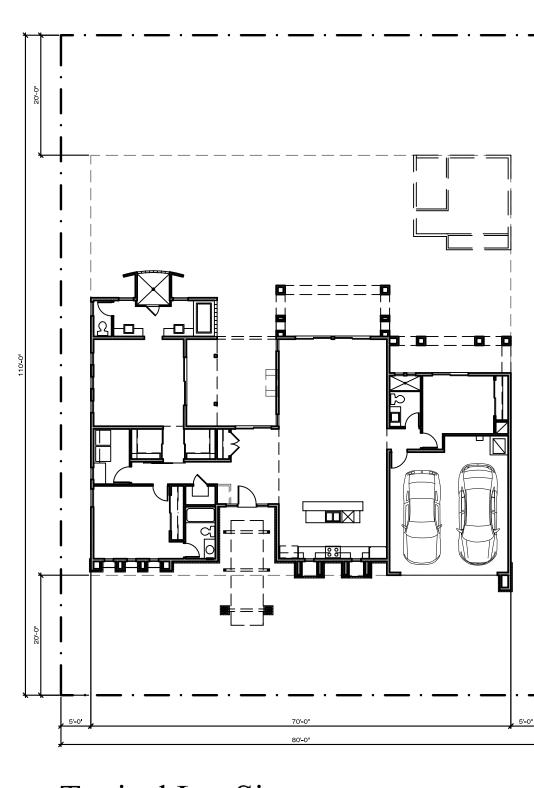
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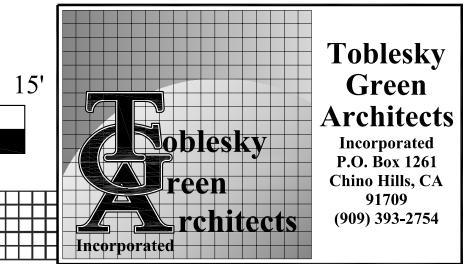




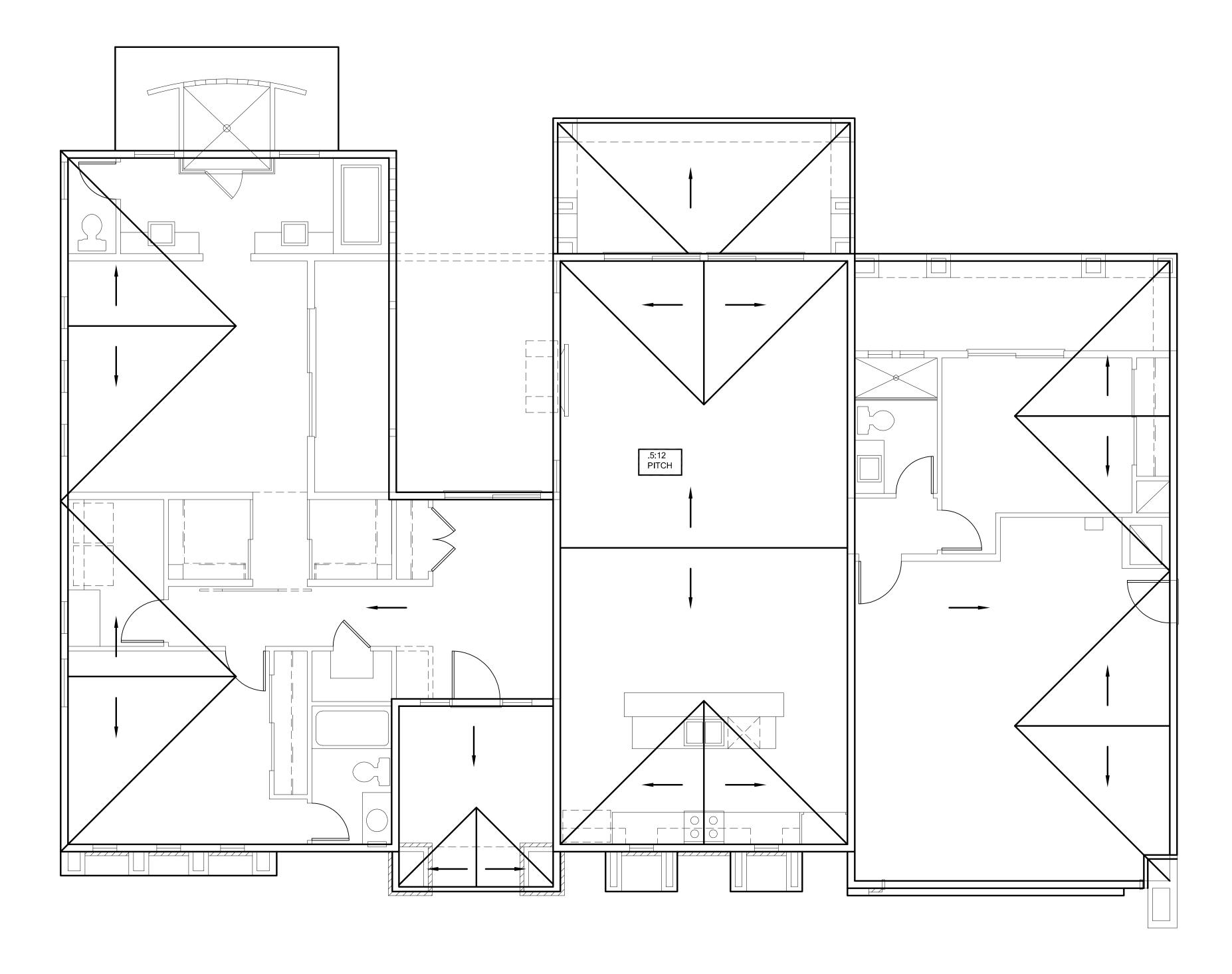


Typical Lot Size 80x110

Plan 1a 1956 s.f.



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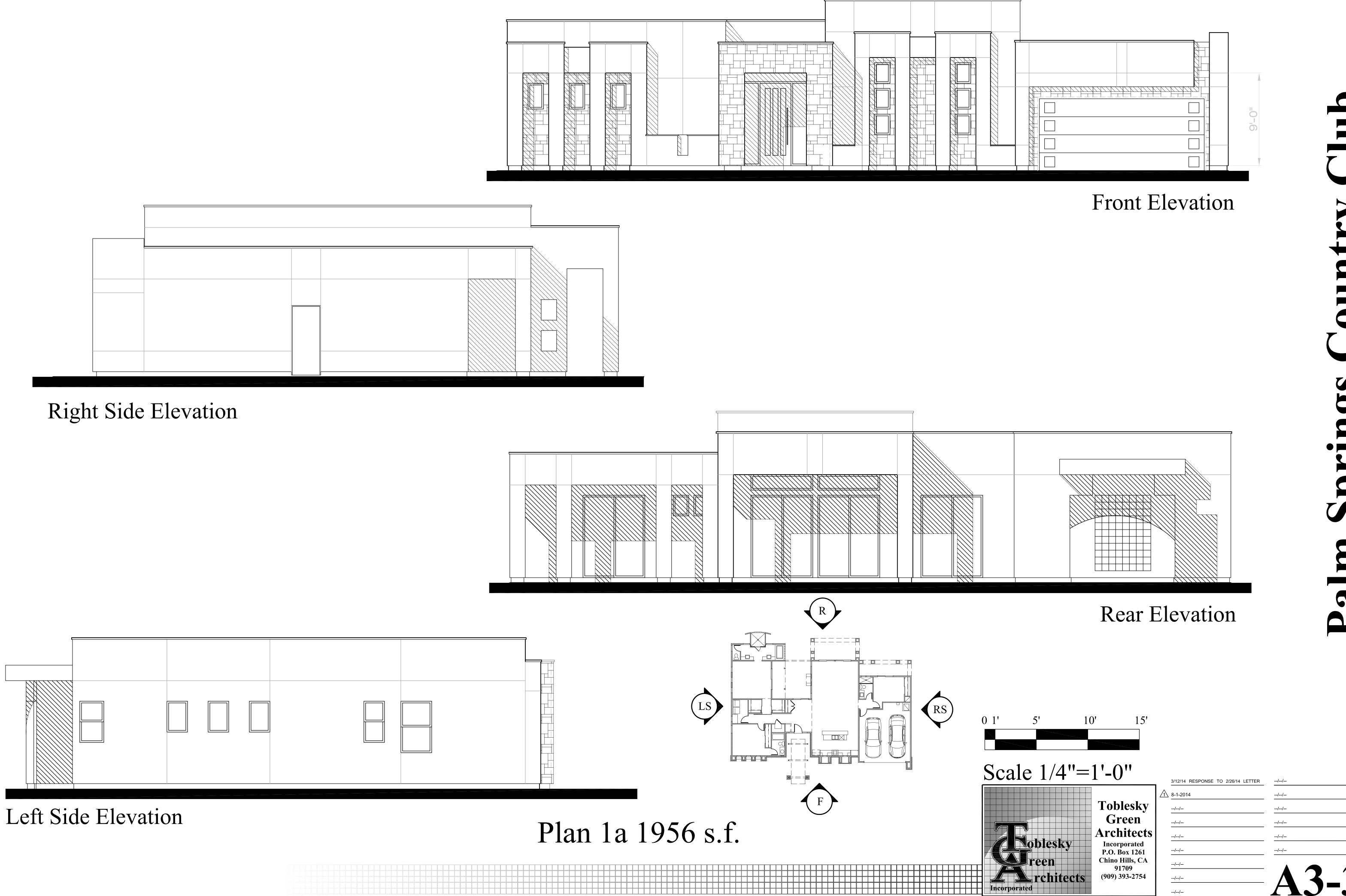


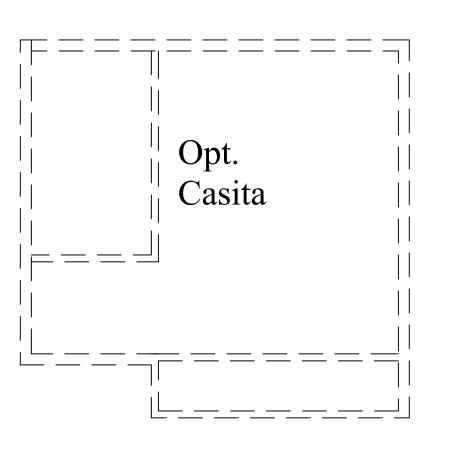
Plan 1a 1956 s.f.

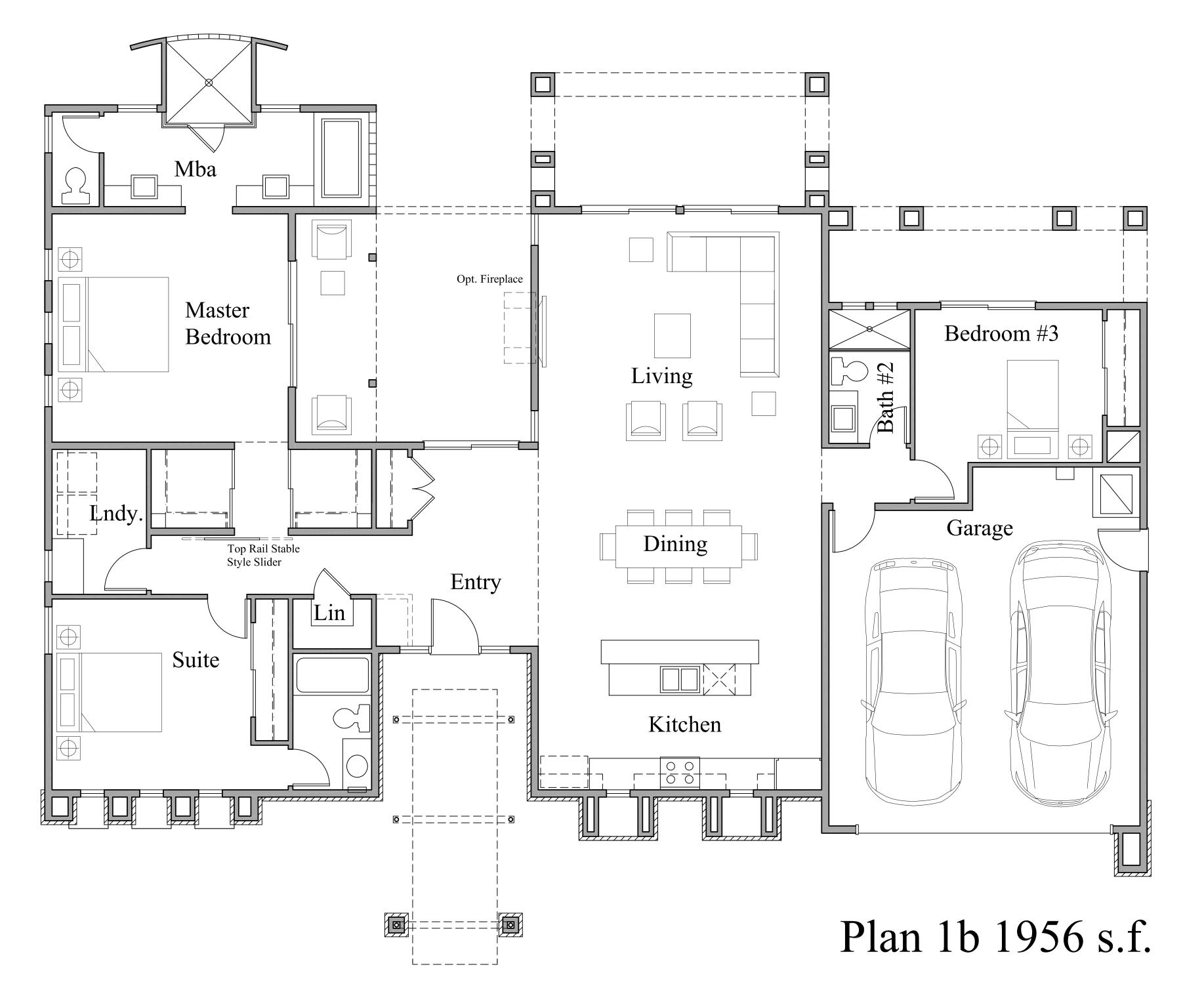
0 1' 5' 10' 15'

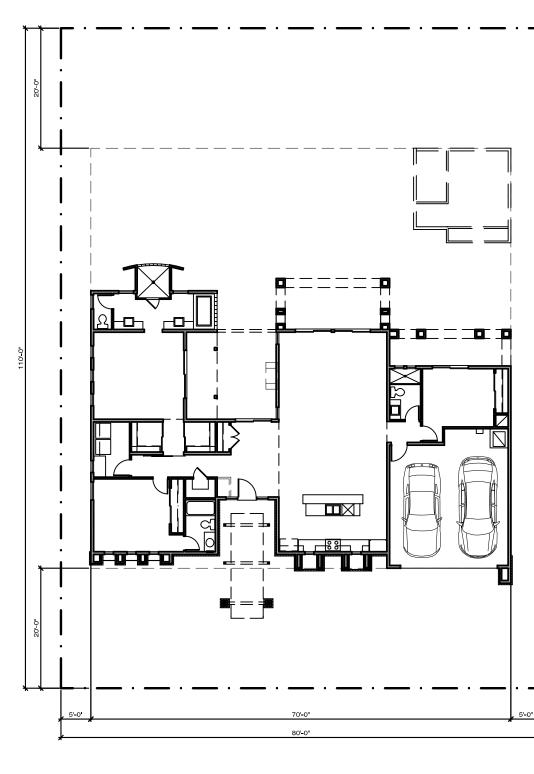
5'	Joblesky reen rchitects	Toblesky Green Architects Incorporated P.O. Box 1261 Chino Hills, CA 91709 (909) 393-2754
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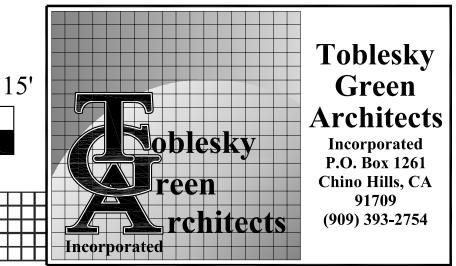




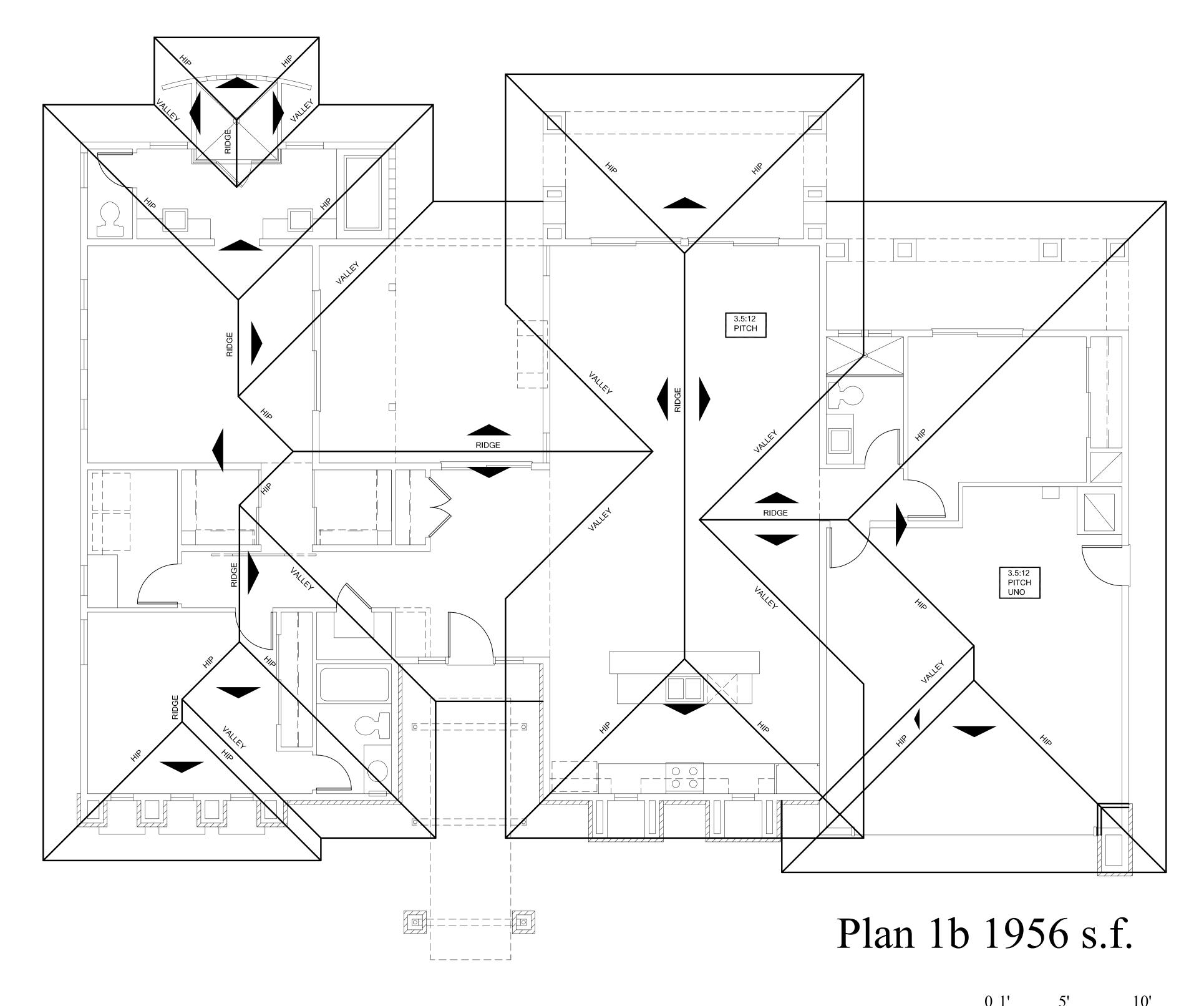


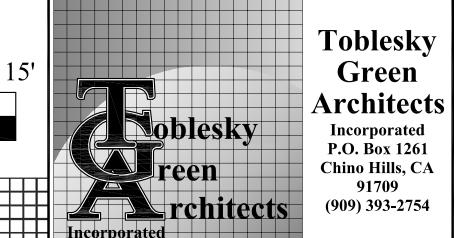


Typical Lot Size 80x110

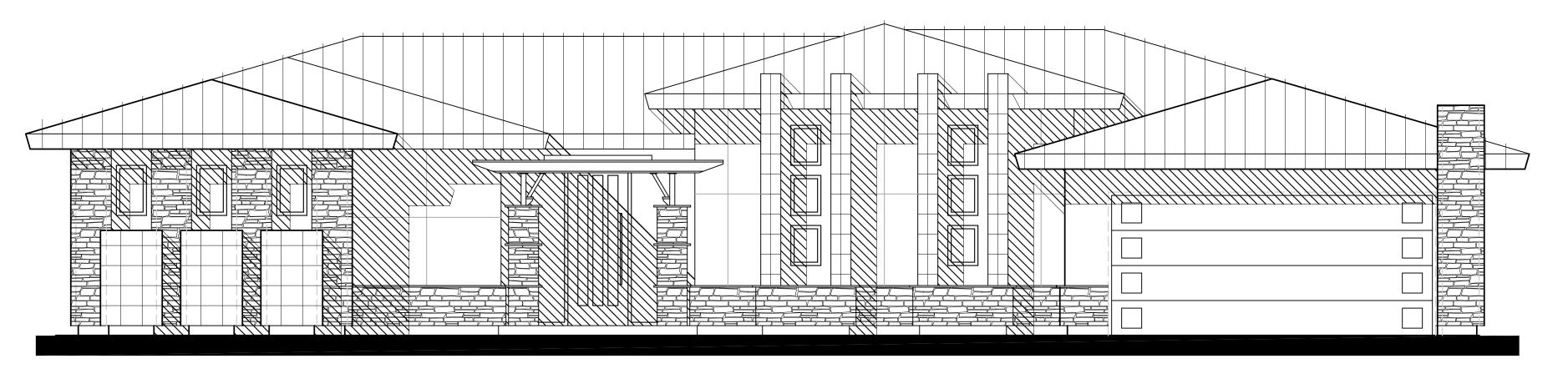


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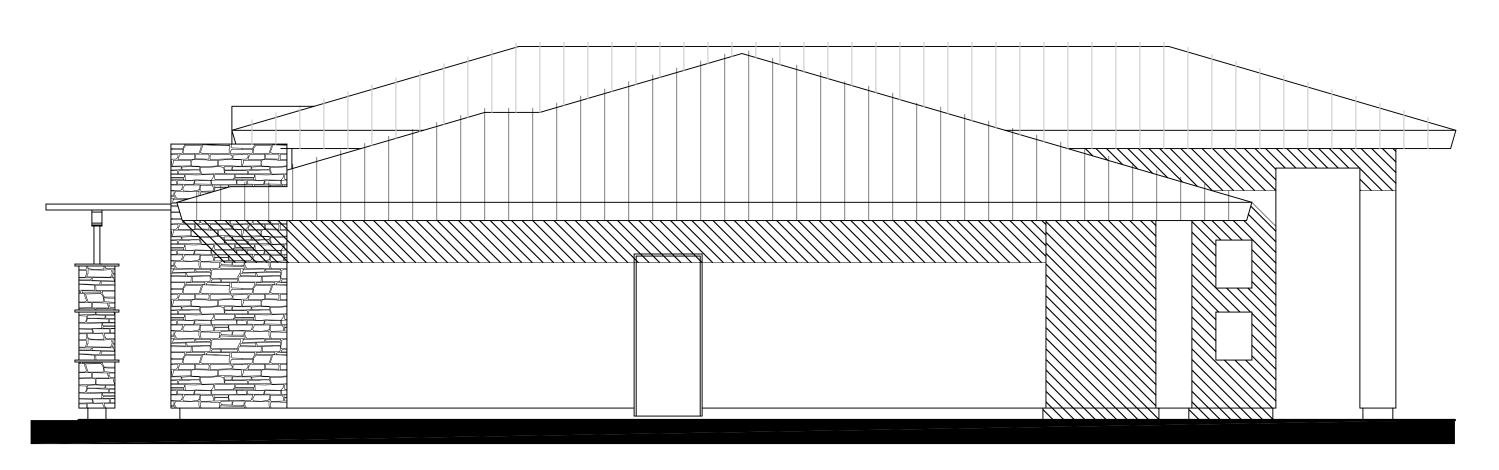




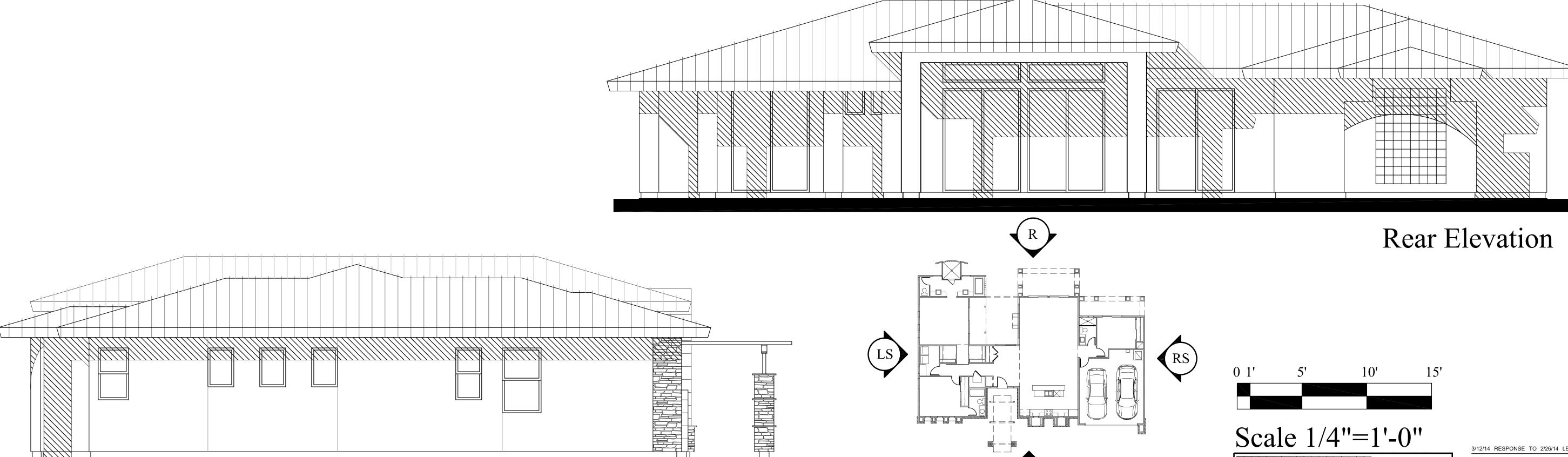
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Front Elevation

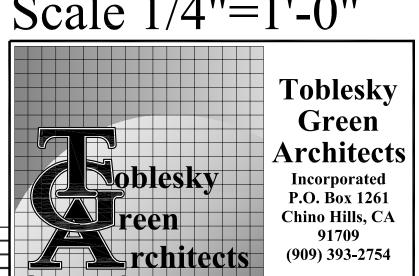


Right Side Elevation



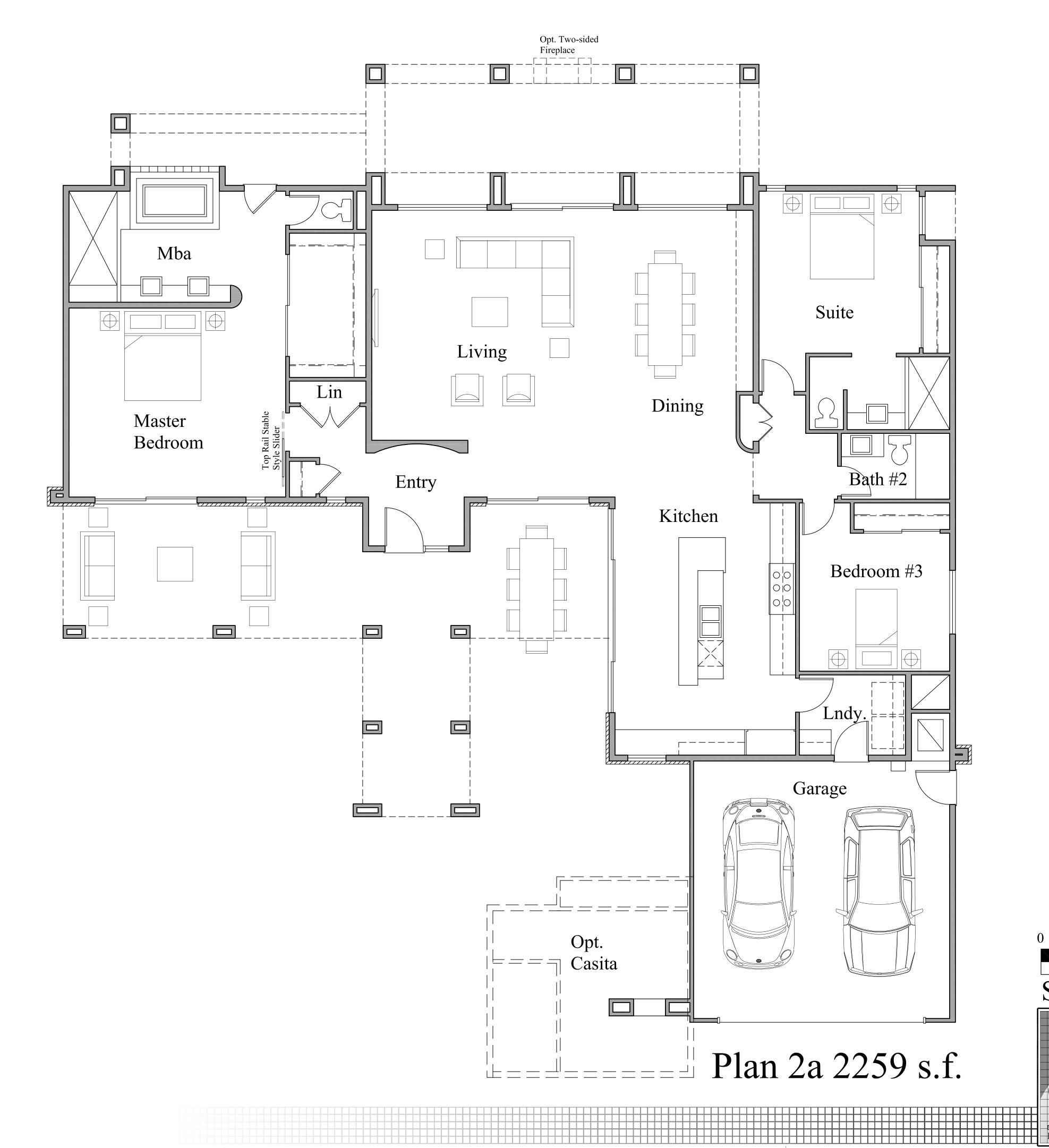
Left Side Elevation

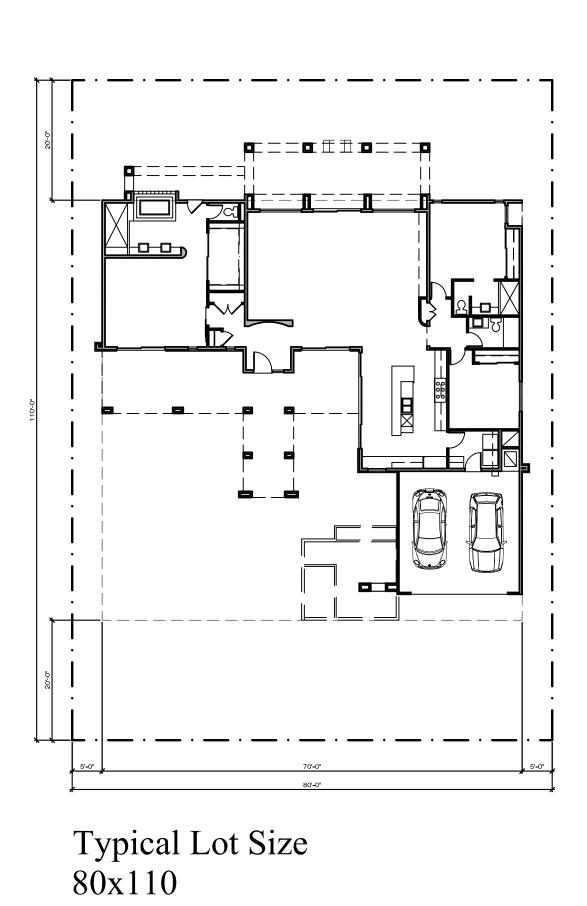
Plan 1b 1956 s.f.



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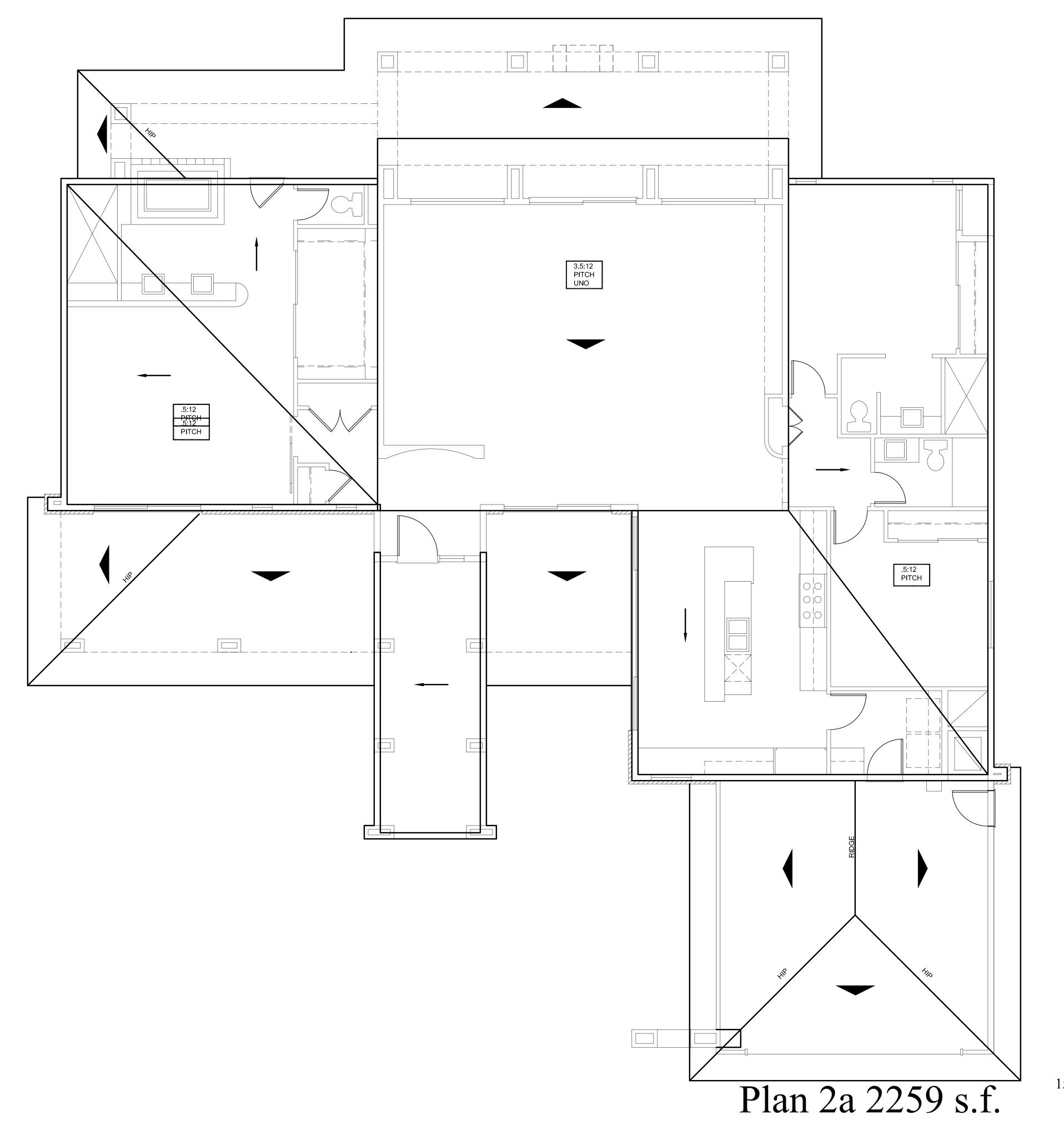


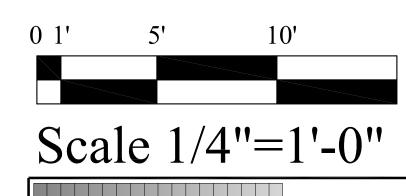
Scale 1/4"=1'-0"

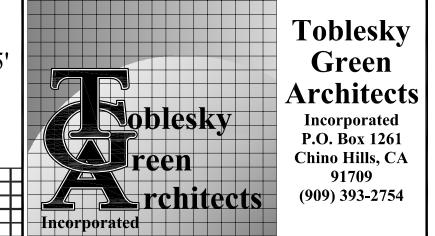
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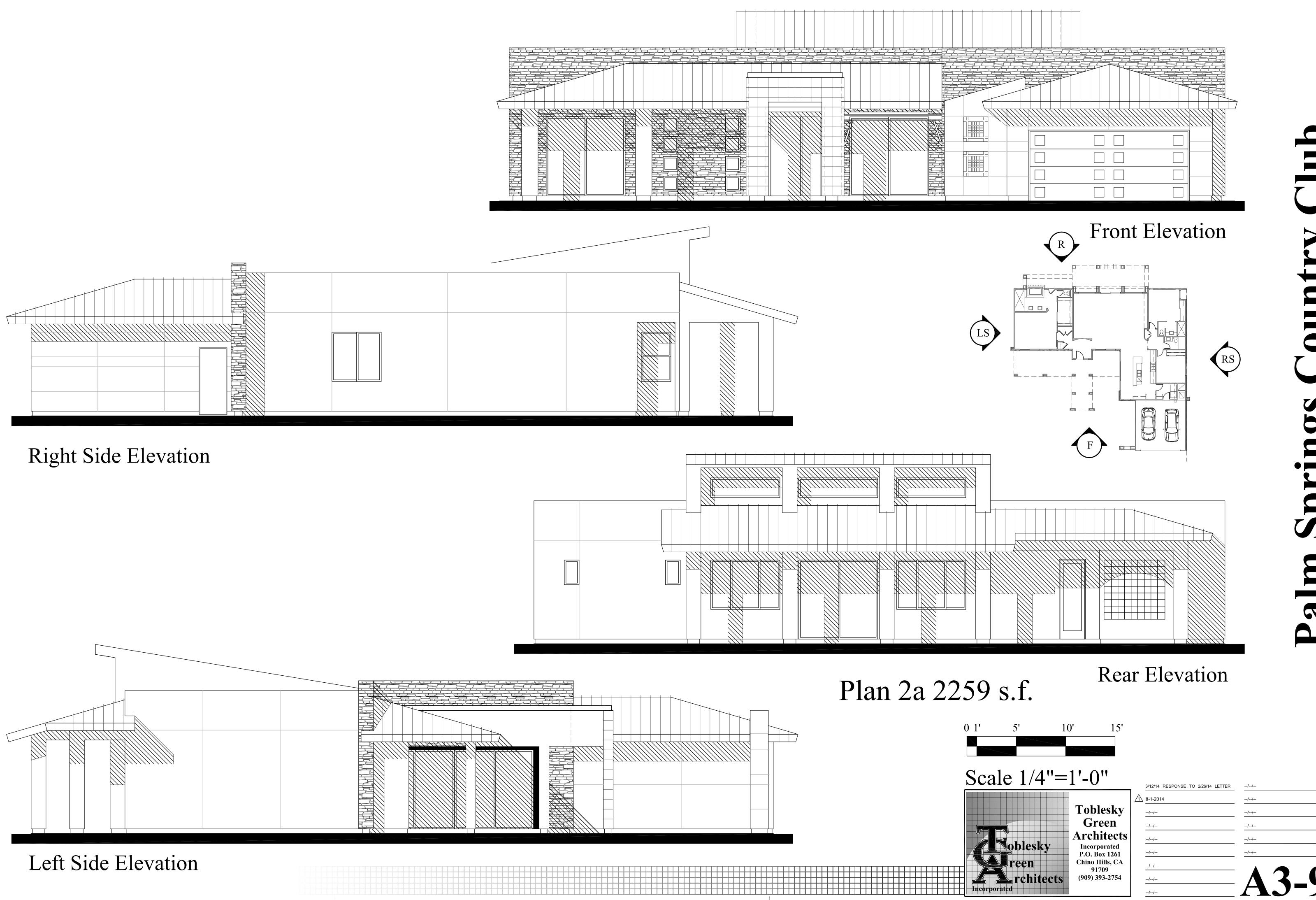
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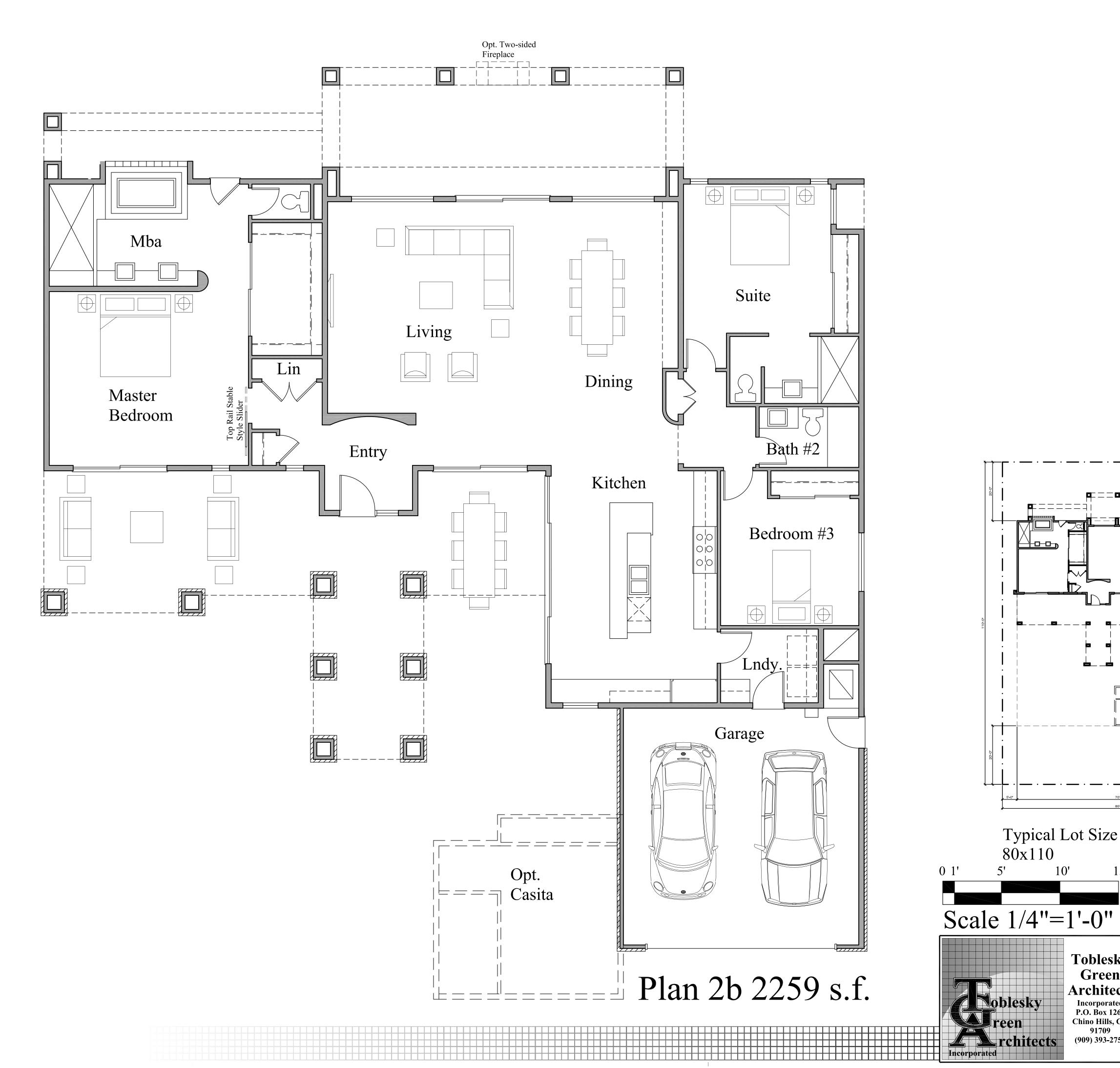


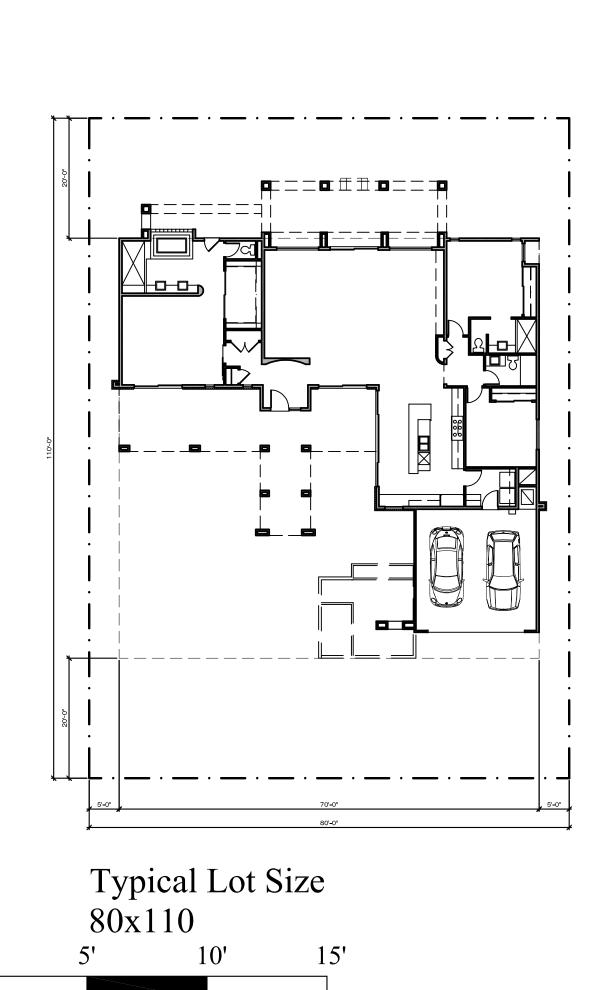


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Toblesky

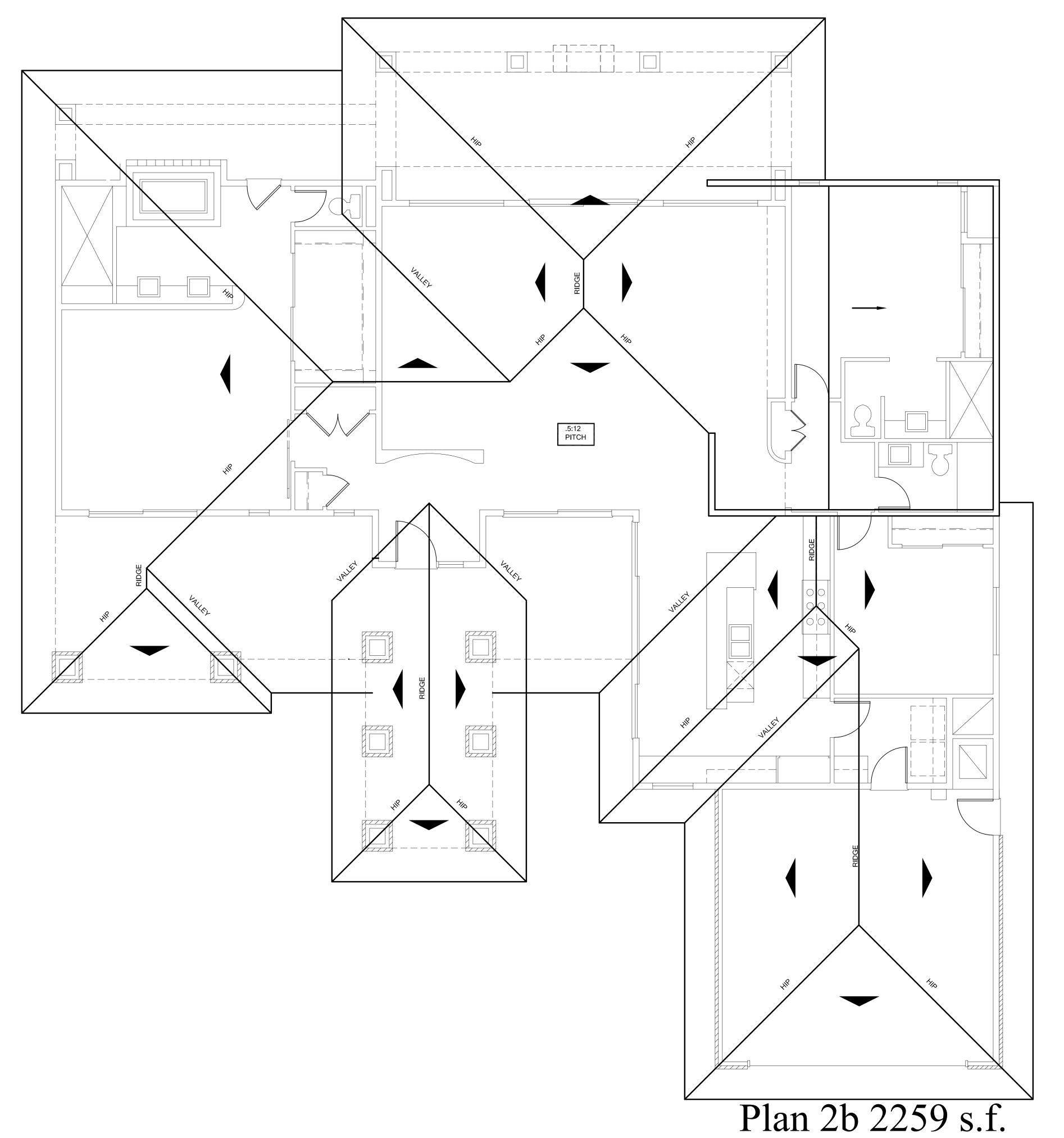
Green

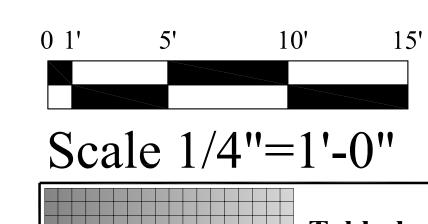
Architects

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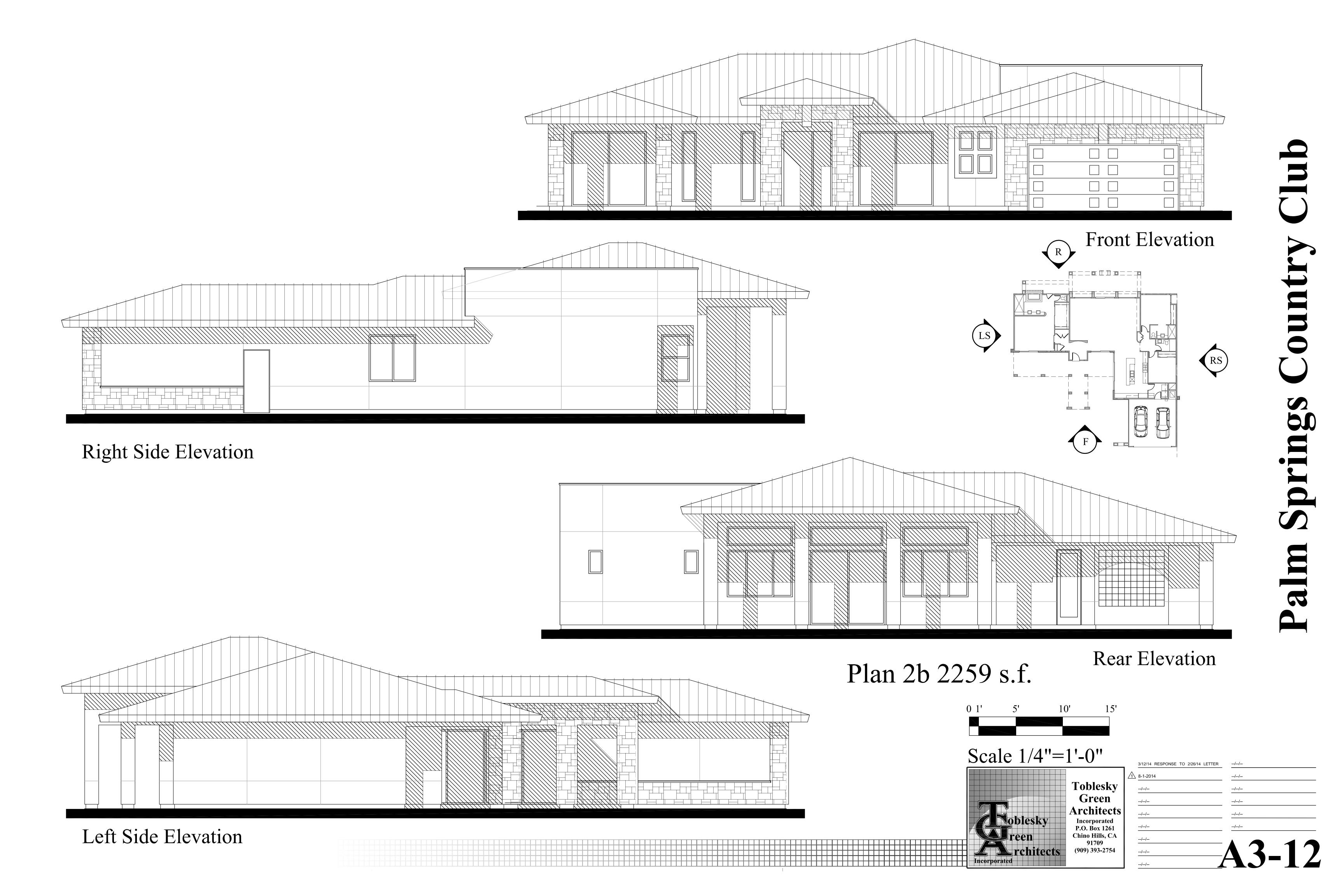
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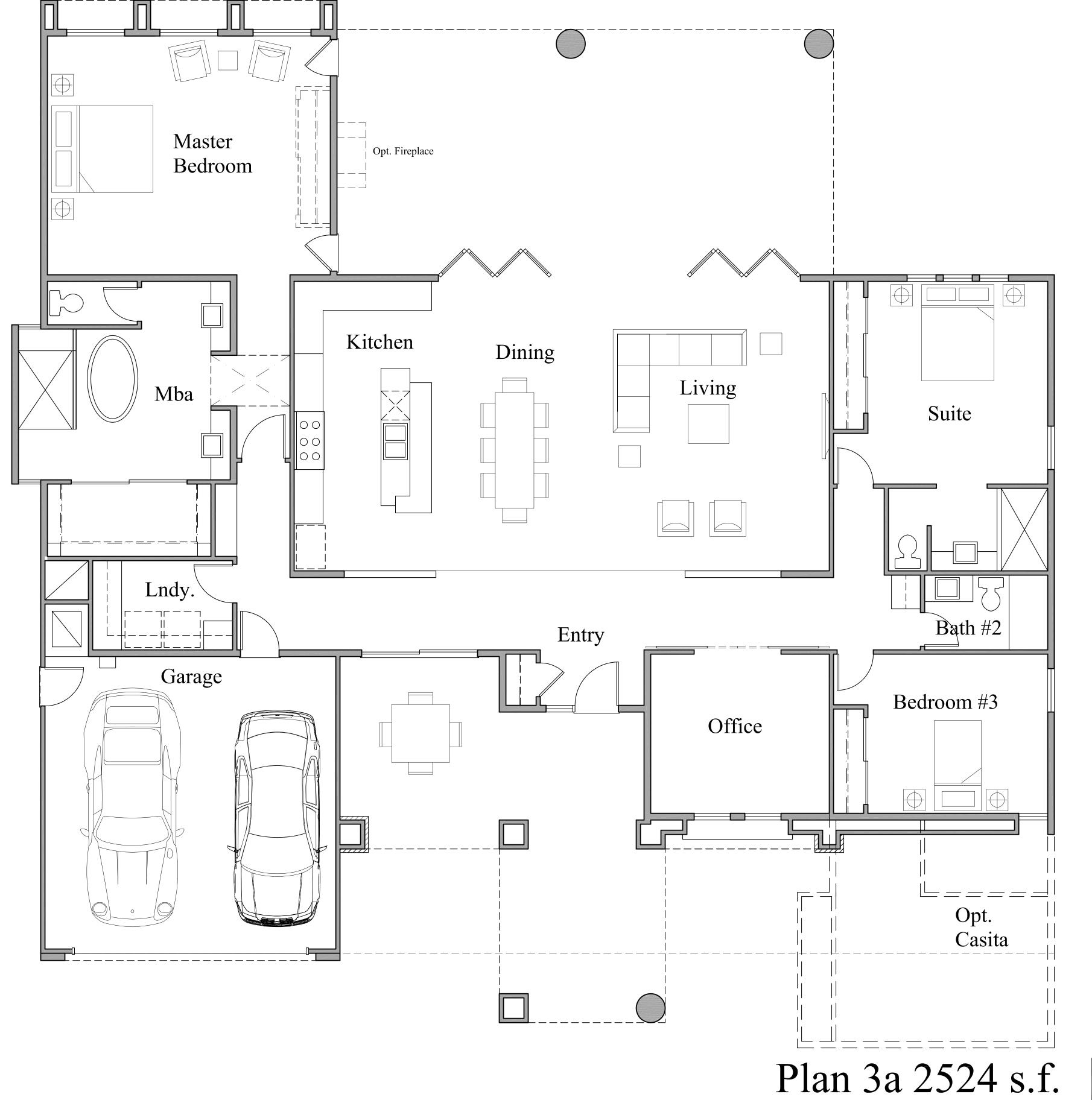


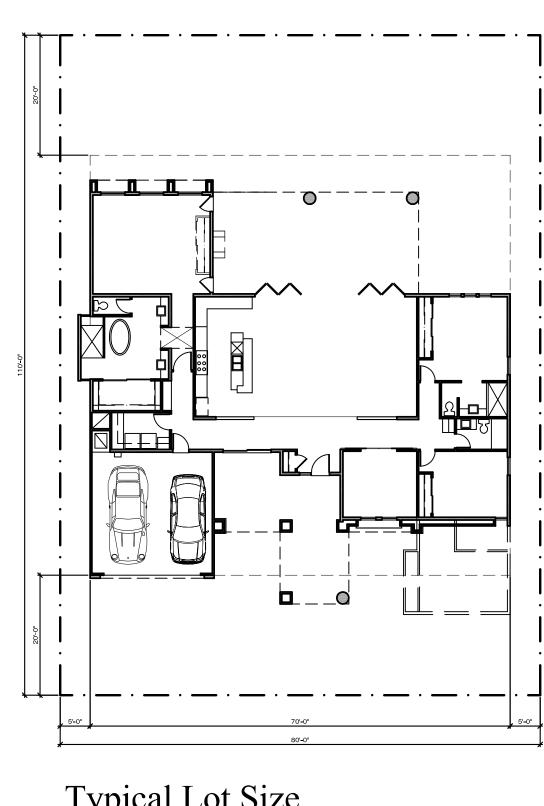


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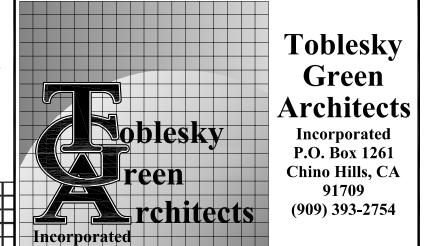
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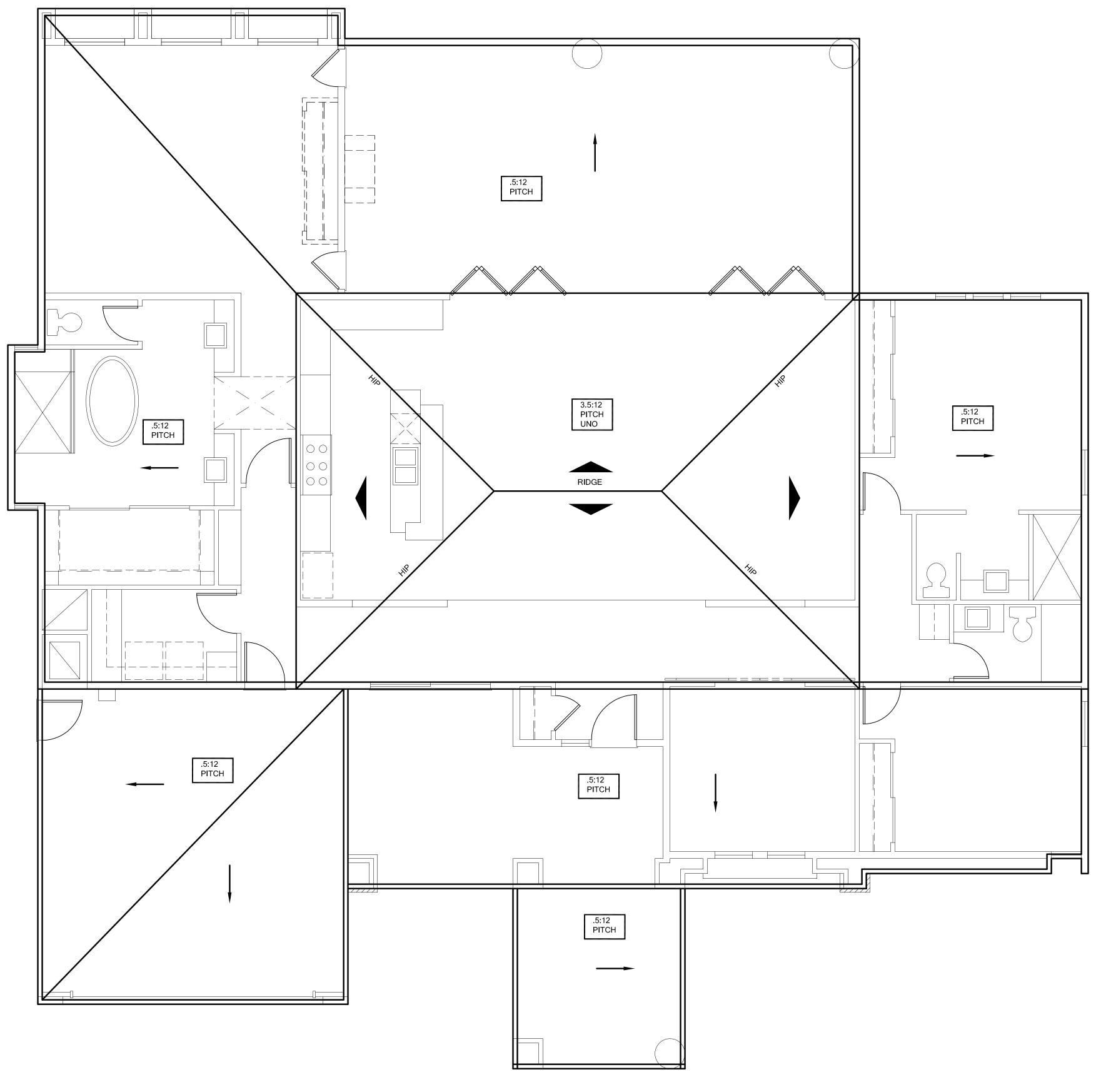




Typical Lot Size 80x110



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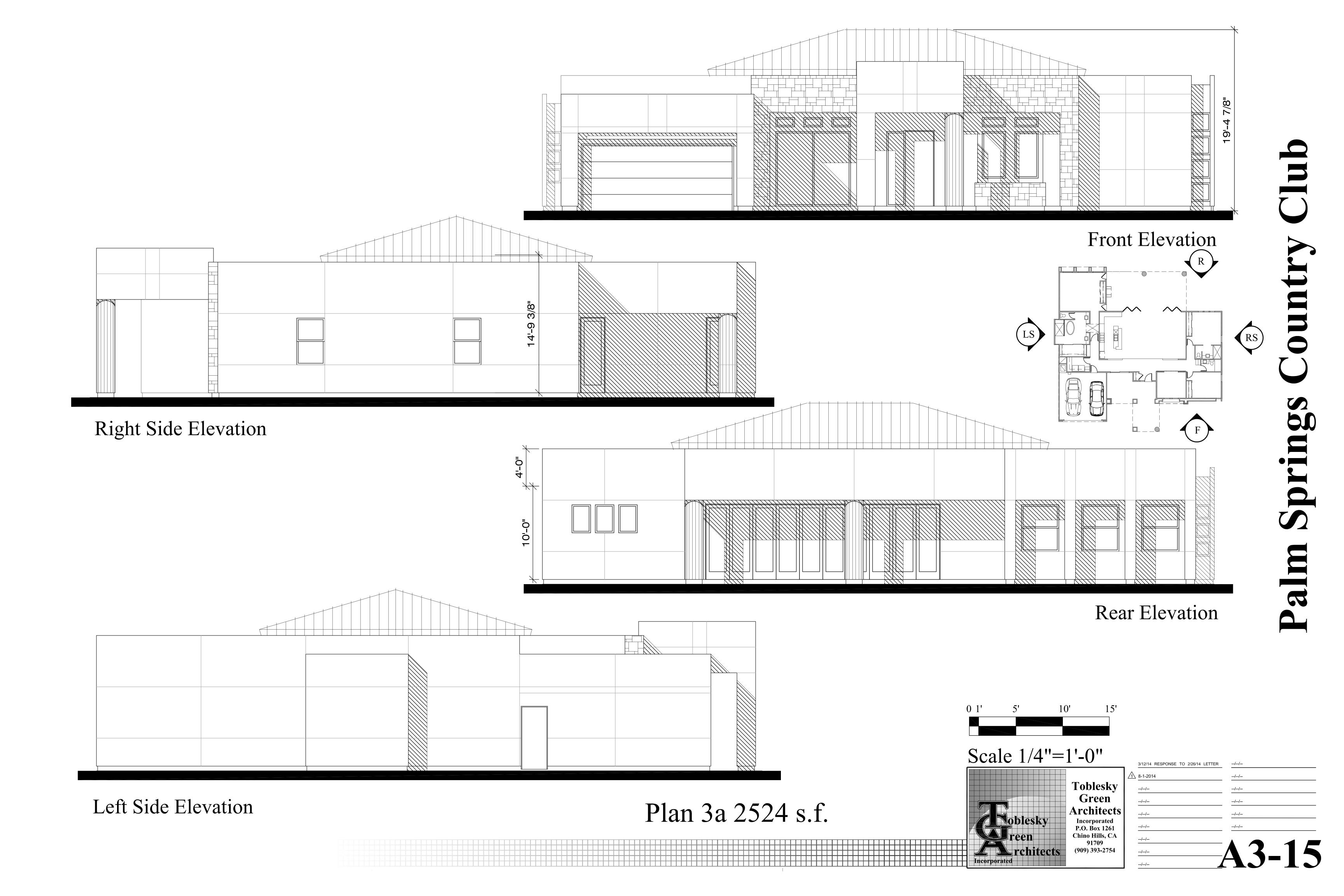


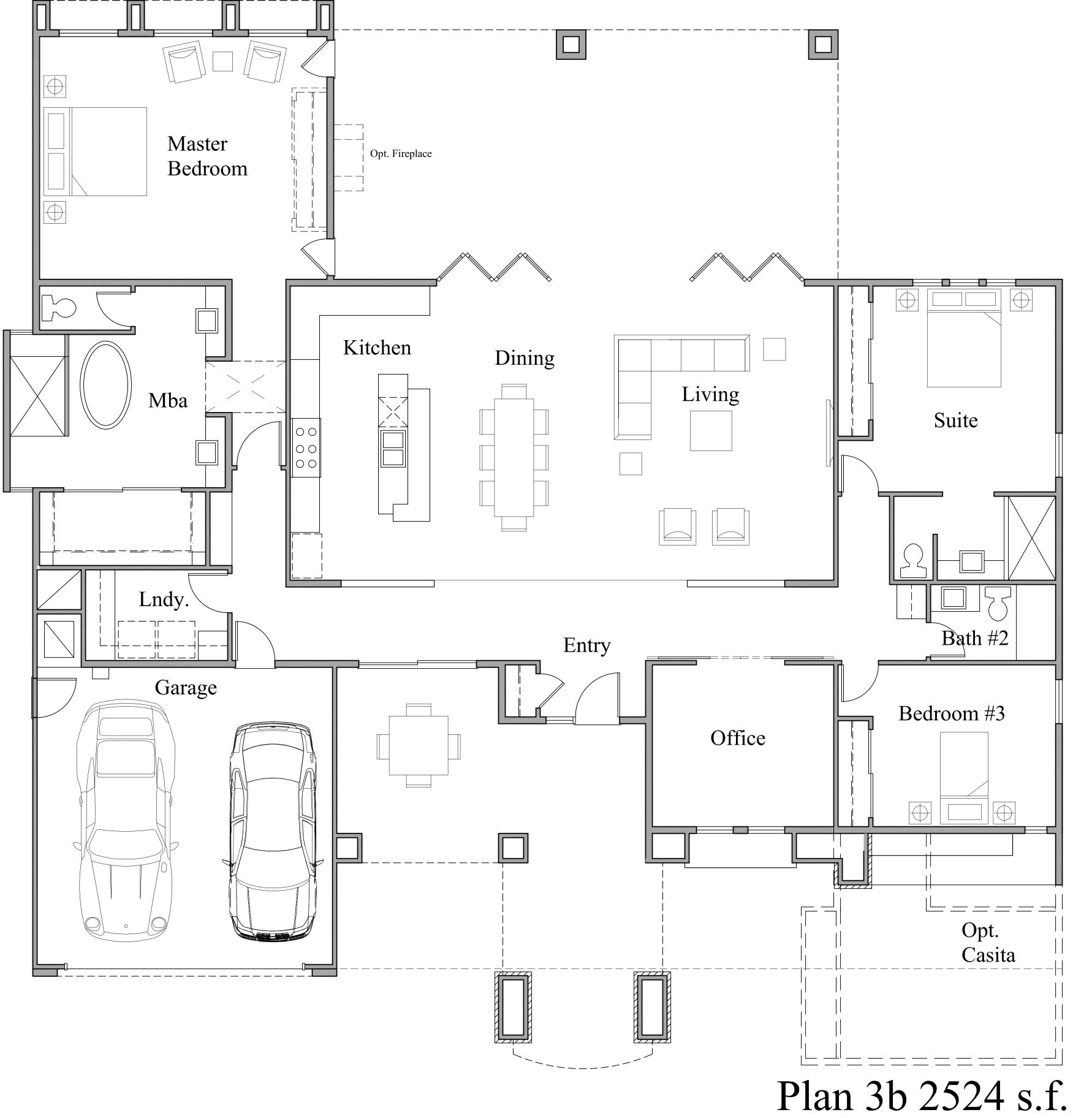
Scale 1/4"=1'-0"
Plan 3a 2524 s.f.

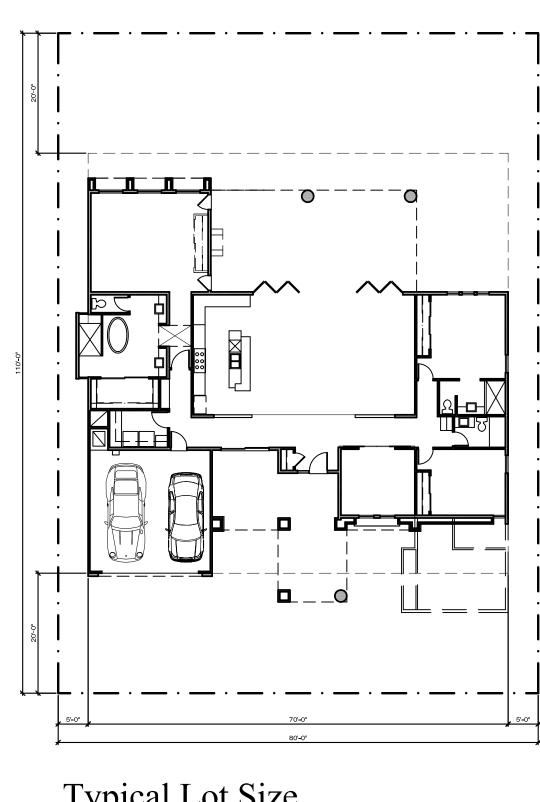
O 1' 5' 10' 15' Green

5'	Joblesky reen rchitects Incorporated	Toblesky Green Architec Incorporated P.O. Box 1261 Chino Hills, C. 91709 (909) 393-2754
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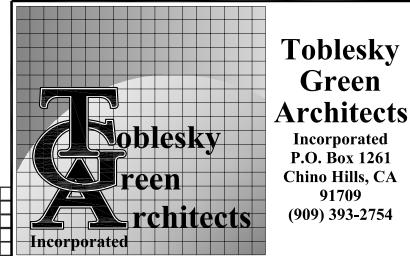
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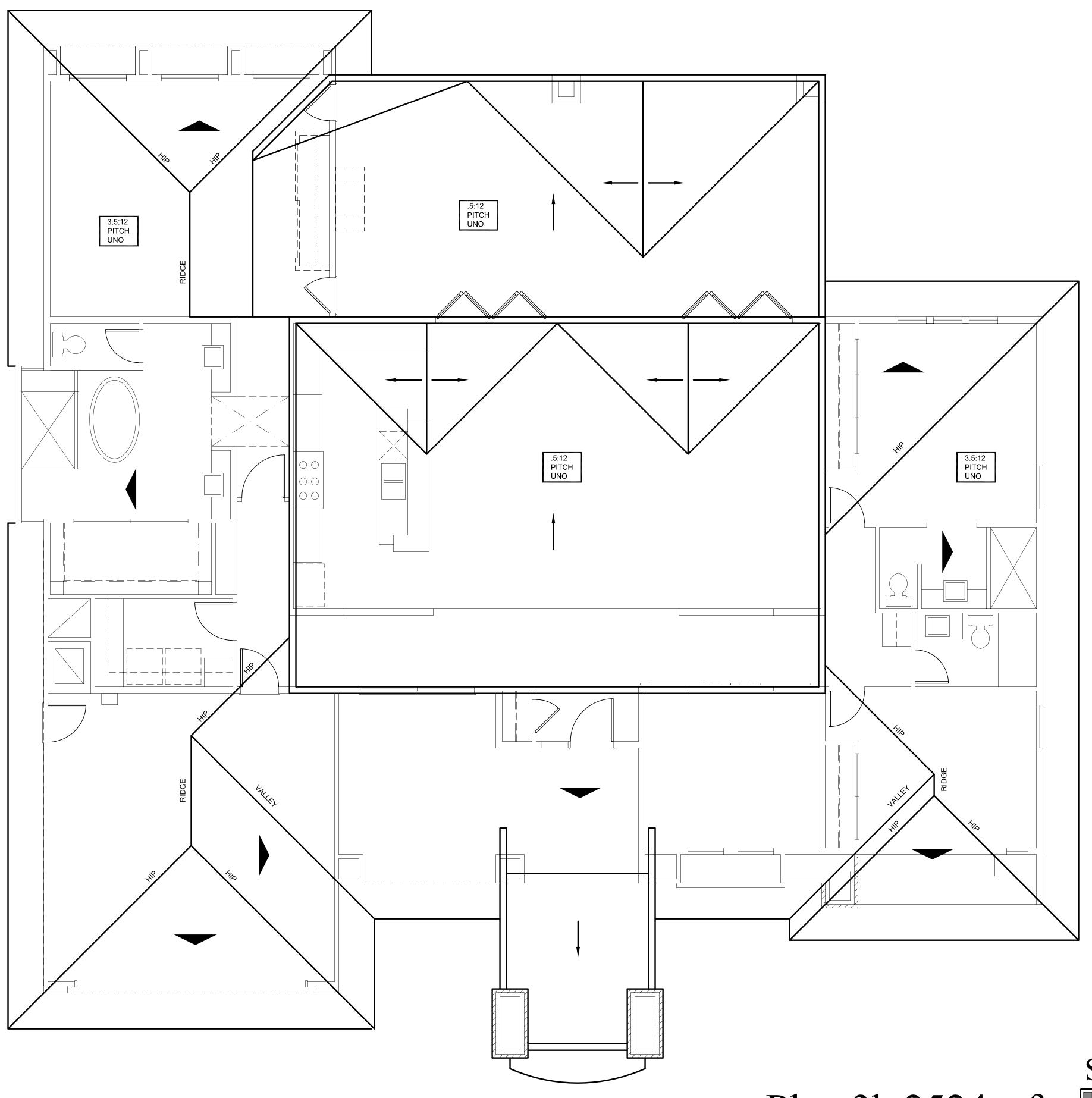




Typical Lot Size 80x110



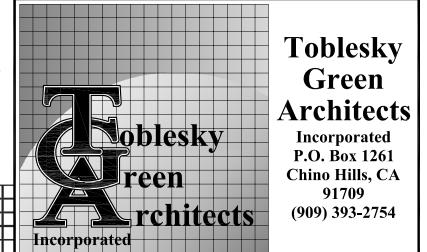
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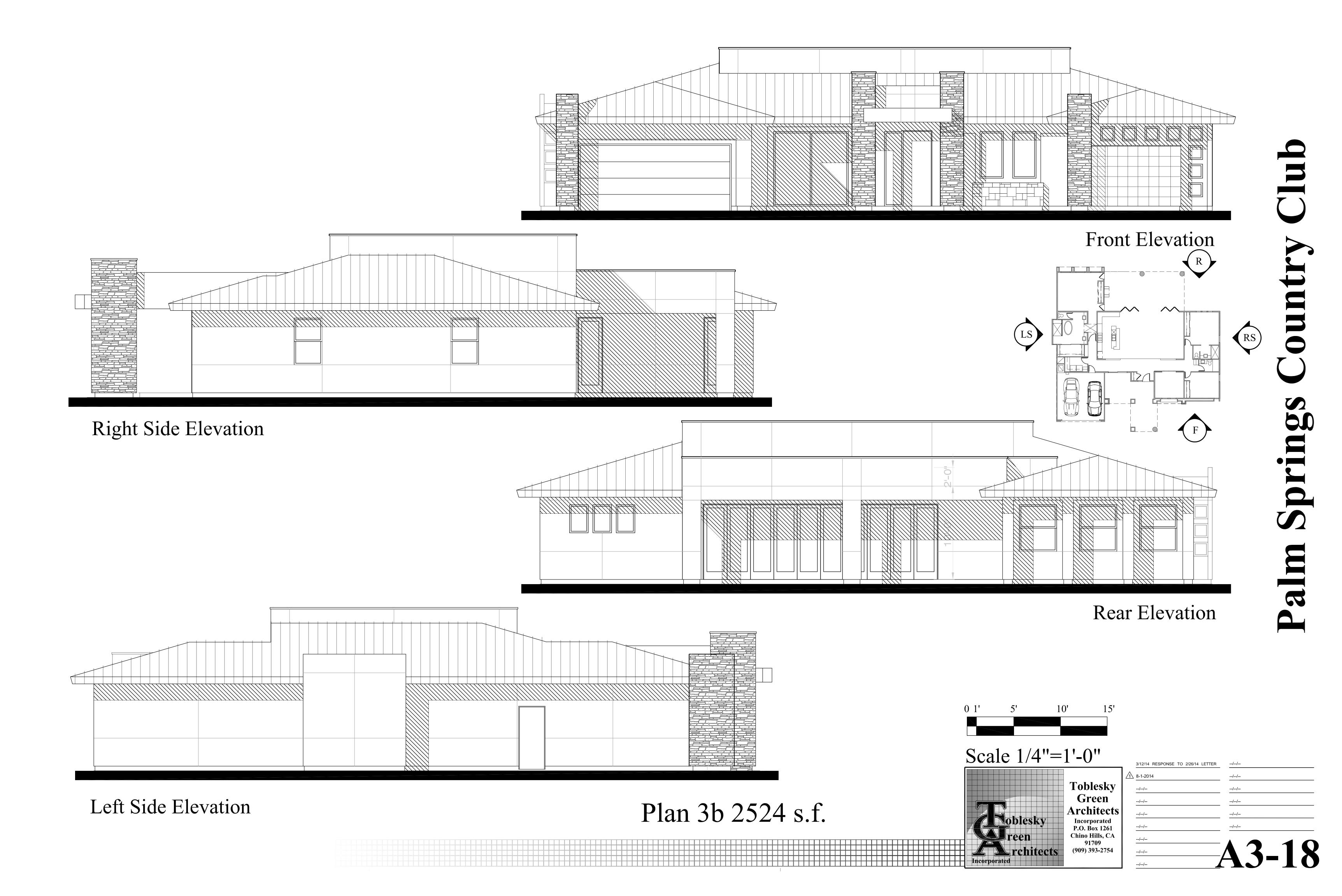
Scale 1/4"=1'-0"
Plan 3b 2524 s.f.

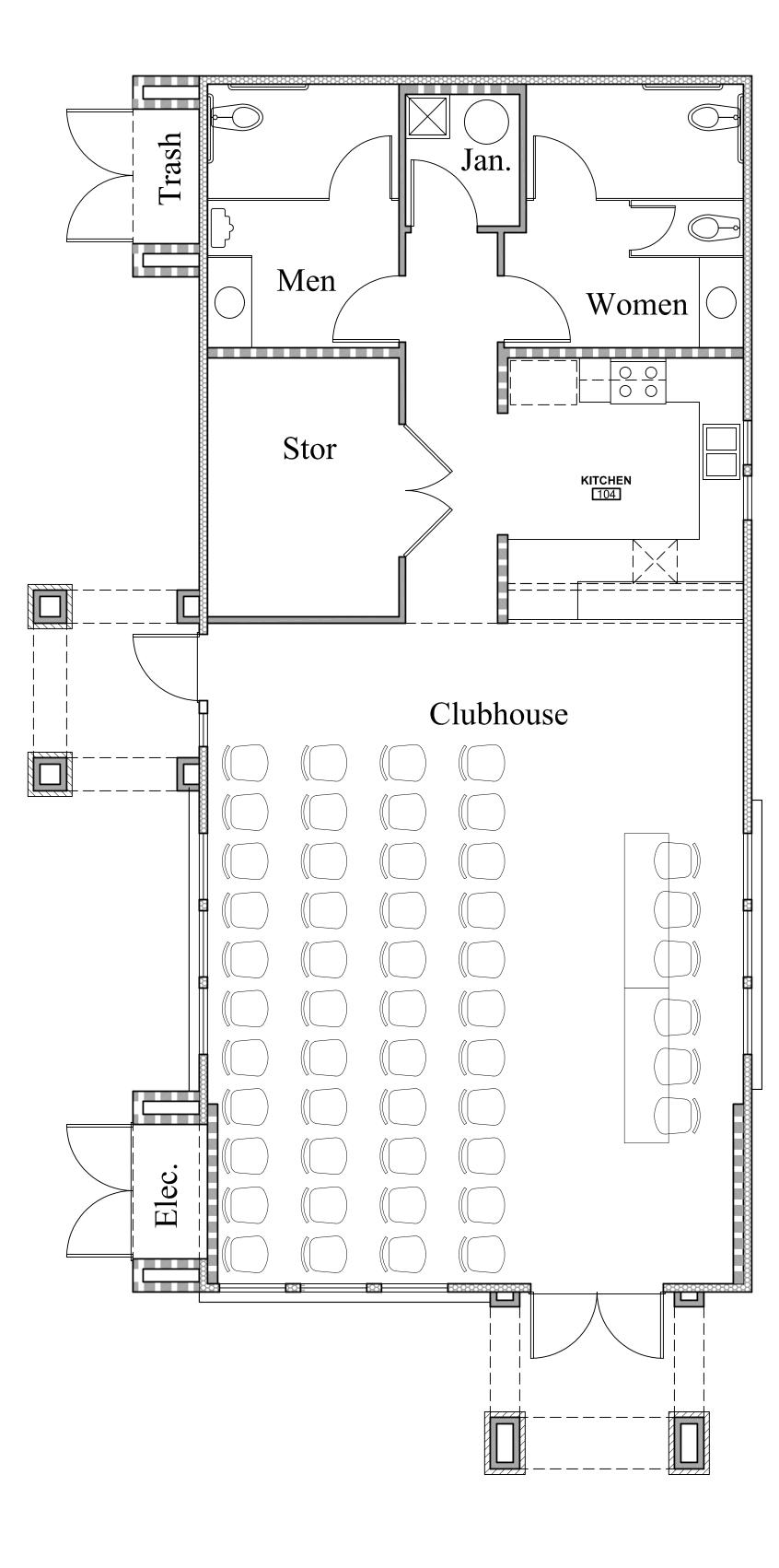
O 1' 5' 10' 15' Green

Green



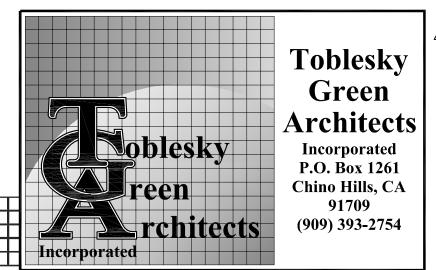
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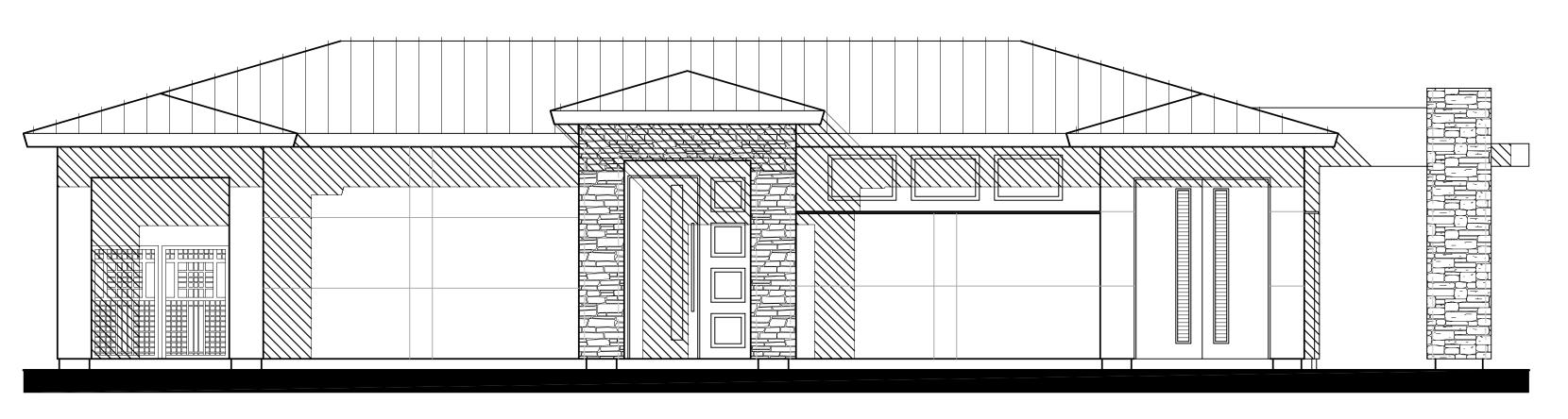


Total 1454 s.f. Clubhouse

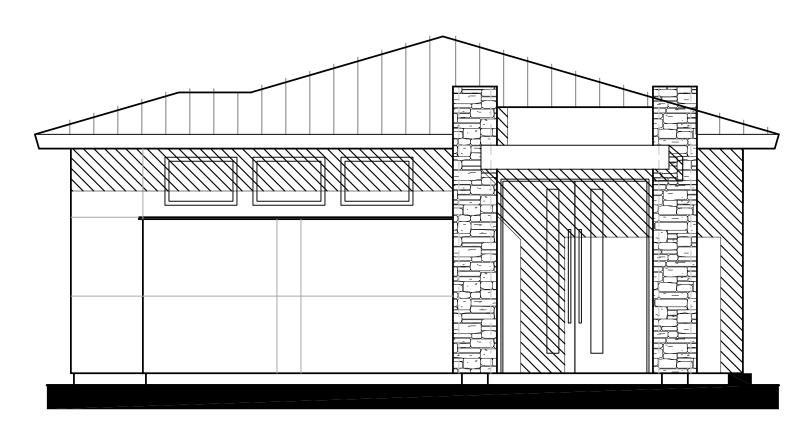




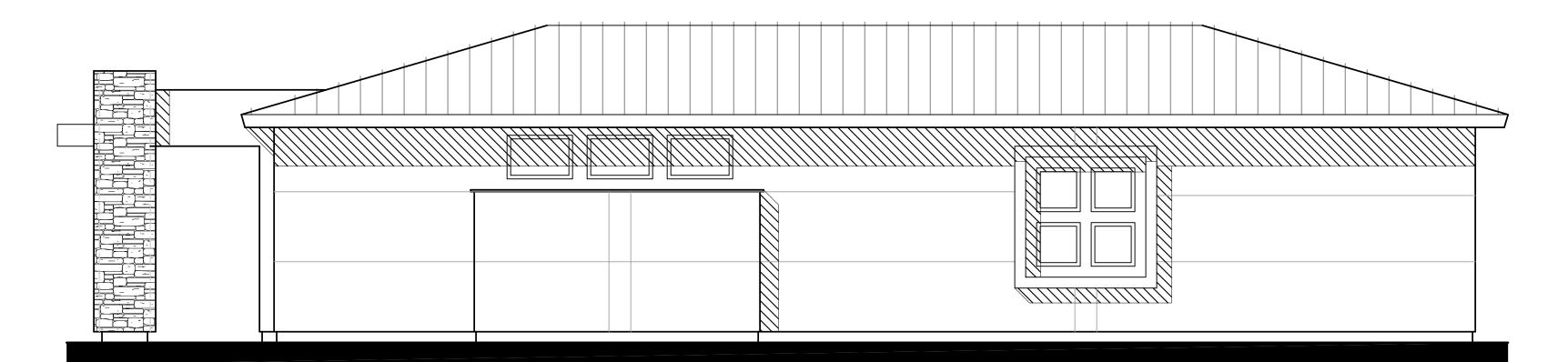
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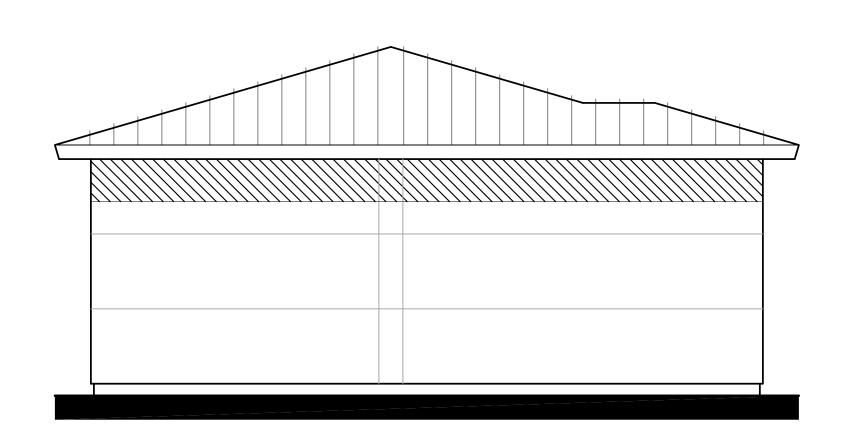
Left Side Elevation



Front Elevation

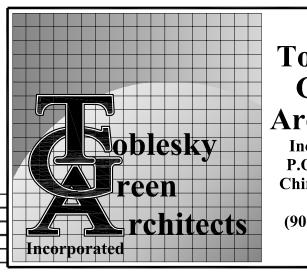


Right Side Elevation



Rear Elevation



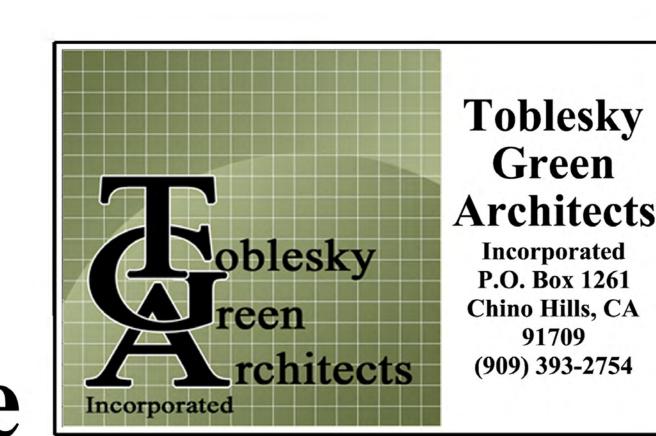


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Clubhouse



Plan 1 Elevation 'A' Plan 2 Elevation 'B' Plan 3 Elevation 'A'





Plan 3 Elevation 'B'

Plan 1 Elevation 'B'

Plan 2 Elevation 'A'

