



PLANNING COMMISSION STAFF REPORT

DATE: February 24, 2016

NEW BUSINESS

SUBJECT: A MAJOR ARCHITECTURAL APPLICATION BY PINNACLE VIEW, LLC, OWNER, FOR CONSTRUCTION OF A GATEHOUSE COMPLEX AT THE MAIN ENTRANCE TO THE DESERT PALISADES DEVELOPMENT LOCATED AT 1110 WEST RACQUET CLUB ROAD (CASE 3.3924 MAJ) (PLANNING AREA 4 - DESERT PALISADES SPECIFIC PLAN (DPSP CASE 5.1154 SP). (KL)

FROM: Flinn Fagg, AICP, Director of Planning Services

SUMMARY

This is a request for approval of a gate house at the main entrance to the Desert Palisades development. Desert Palisades is a roughly 117-acre specific plan with 110 homesites that comprises most of Planning Area 4 of the ESA-SP (Environmentally Sensitive Area – Specific Plan) zone. The gatehouse is the first building to be constructed within the Desert Palisades Specific Plan (DPSP). The project is evaluated herein not only against the design guidelines of Zoning Code Section 94.04 (Architectural Review) but also the architectural and landscape guidelines of the Desert Palisades Specific Plan and the design guidelines of the ESA-SP zone.

RECOMMENDATION:

Approve subject to conditions.

PROJECT DESCRIPTION:

The project is comprised of a proposed gate house at the main entrance to the Desert Palisades project. The gatehouse will accommodate security staff and a small area for receiving and holding packages for residents of the Desert Palisades project.

The gatehouse building is 915 square feet in area and is proposed in a contemporary architectural style with most of the exterior of the building clad in weathered steel (steel with chemical properties that forms a protective layer as it rusts), glass, Ipe wood (a dense, durable species of wood) and concrete. A large shade canopy extends over the checkpoint area where vehicles can wait while access is confirmed by the security staff. A small weathered steel bicycle storage canopy and weathered steel panels forming guardrails on the roadway spanning an arroyo are also part of the scope of this project.

Most Recent Ownership

2004/2005 Purchase by current owner.

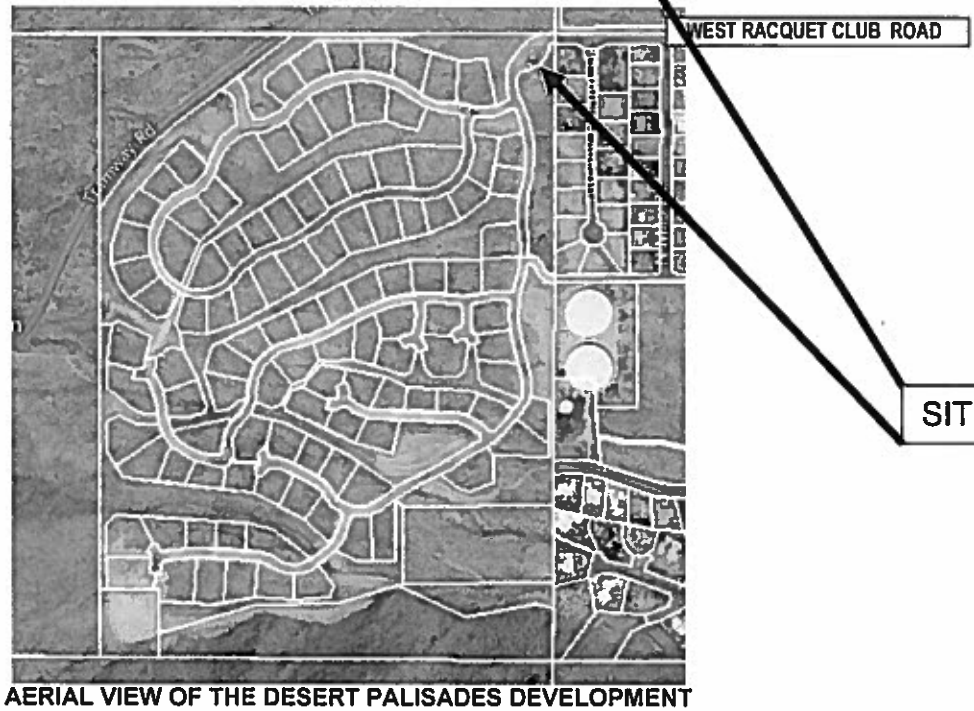
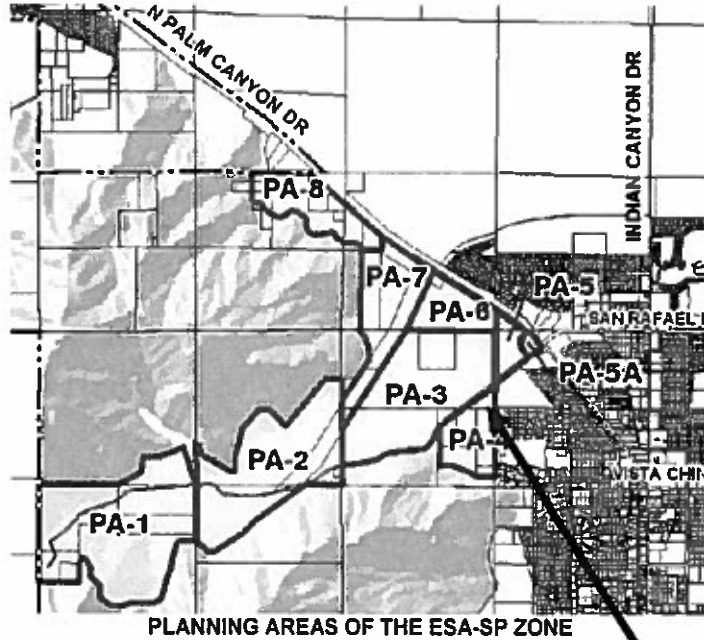


TABLE 1: Most Recent City Actions	
January 5, 2011	City Council certified the EIR and approved the Desert Palisades Specific Plan (Case 5.1154 SP / TTM 35540).
April 9, 2014	Planning Commission approved the final landscape plan for the common areas of the project.
January 7, 2015	City Council approved an amendment to the DPSP EIR to extend the construction period by 30 days into the lambing season of the bighorn sheep.
September 16, 2015	City Council denied a request for resident access point onto Tram Road and to designate a 5-acre parcel adjacent to the DPSP for stockpiling rock relocated from the project site. The Council directed staff to forward a request from the applicant to the Winter Park Authority requesting use of Tram Way for truck traffic for removal of excess rock from the project site, which was denied.
February 16, 2016	AAC voted to recommend approval of the gatehouse with conditions: (a) Consider rolled curb or colored concrete to blend better with the precast pavers. (b) Consider further protection of the proposed fire feature from wind. (c) Consider extending the cantilevered roof surface further beyond the large boulder support. (d) Provide more detail on the bike storage structure. (e) Subcommittee (Song, Secoy-Jensen, Fauber) to review the canopy cantilever and fire feature detail.

TABLE 2: Notification Requirements	
11/25/2015	In accordance with Section 93.13.00(B)(1)(b) of the Palm Springs Zoning Code (PSZC), the adjacent property owners of the subject site were sent notice that an application for hillside development had been filed and that said application and associated plans were available for public inspection at the Department of Planning Services.
12/3/2015	In accordance with Section 94.04.00(E)(7) of the PSZC, the surrounding neighborhood organizations within a half-mile of the site were sent notice of the proposed application on the AAC Agenda.

Field Check	
Dec. 2015	Staff visited site to observe existing conditions

Site Area	
	Building is 915 square feet, site is a part of the overall 117-acre specific plan

General Plan Density & Permitted Use Consistency			
Land Use Designation	Density	Request	Compliance
Special Policy Area	N/A	Gatehouse	Yes (accessory/incidental use)

TABLE 3: Zoning, General Plan, and Existing Uses			
Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	Special Policy Area	Vacant	Desert Palisades Specific Plan (DPSP)
North	Special Policy Area	Vacant	ESA-SP
South	Special Policy Area	Vacant	ESA-SP
East	Estate Residential	Single-Family Residence	R-1-B
West	Special Policy Area	Vacant	ESA-SP

The original concept in the DPSP at the main entry was for an unmanned vehicular gate with electronic entry call system, however the developer desires to create a staffed security checkpoint that also serves as a location for parcels to be held for homeowners and a mailroom with mailboxes for the homeowners. Pedestrian access to the hiking trails is to remain open and ungated.

Components of the main entry gatehouse area include:

1. Monument Sign (to be approved under separate application & permit).
2. Gatehouse / Mailroom approximately 915 square feet.
3. Small parking area for residents to pick up mail.
4. Vehicular entry and exit gates.
5. Vehicular turn-around.
6. Public access hiking trail & trailhead.
7. An "eternal flame" fire feature.
8. 2-bike shelter & bench.

The Specific Plan requires open public access to the hiking trails within the complex with a trailhead adjacent to the main vehicular entry to the development. The project incorporates this trail head with signage adjacent to the proposed gatehouse.

ANALYSIS:

Due to the environmental sensitivity of the Chino Cone alluvial fan on which the project is located, the zoning code and the Desert Palisades Specific Plan require that proposed projects receive greater consideration than would normally be given to hillside development. Development projects within the Desert Palisades Specific Plan are evaluated against the following:

- Section V "Architecture & Site Design Guidelines" of the DPSP.
- Section 94.04 of the zoning code (Architectural Review).
- Section 92.21.1.05 (Design Guidelines for the ESA-SP zone)

TABLE 4: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF SECTION V OF THE DPSP.		
Item	Standard	Compliance
Paving	No asphalt. Use precast pavers or pervious or stamped / patterned concrete	Pavers and stamped concrete (conforms)
Exterior Lighting	Avoid glare, security lighting must not spill onto adjacent sites or disrupt dark night sky	Lighting levels will be evaluated at plan check for conformance with the City's outdoor lighting ordinance. Minimal lighting is proposed.
Architecture	"Desert Modern" blend with natural topography & site conditions	Conforms; weathered steel, glass, concrete, and wood.
Massing & Orientation	Limited to one story and 18 feet; take advantage of natural breezes, daylight, vistas, low flat roof planes, overhangs to protect glazing from direct sun, window frames consistent with building materials, minimum of 2, maximum of 3 exterior cladding materials that are complementary to the rugged natural environment of Chino Cone.	12.5 feet - Conforms.
Trailhead	Integrate trail head at main entry	Conforms.

The project is consistent with the Architectural guidelines of Section V of the DPSP.

TABLE 5: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE GUIDELINES OF ZONING CODE SECTION 94.04.			
#	Guideline:	Conform	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The proposed guardhouse provides both a security checkpoint for the development as well as a location for parcels to be held for residents.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The proposed guardhouse conforms to the DPSP design guidelines.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The proposed structure is well articulated on all four sides.
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 arrangement of the entry checkpoint, parking, and turn-around provide ample space for vehicles and good separation of pedestrian and vehicular areas.

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	As the first building proposed in the DPSP, the gatehouse is contemporary and conforms to the design guidelines for the DPSP.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	The project conforms to the development standards for the DPSP.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The weathered steel and glass structure will blend harmoniously with the surrounding rugged terrain of the Chino Cone Alluvial Fan.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	See Item 7 above
9	Consistency of composition and treatment	Yes	See item 3 above
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	The landscape guidelines at the DPSP is intended to provide a variety of plant materials while respecting the native and indigenous plants found on Chino Cone.

The project is consistent with the Architectural Review guidelines of Zoning Code Section 94.04.

TABLE 6: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE FINDINGS OF PSZC 92.21.1.05: (ESA-SP DESIGN STANDARDS)			
	Item	Conform	Staff Evaluation
1	The project demonstrates a complete and integrated vision for design, operation and use through the use of exemplary site planning, architecture, landscape architecture, materials and color principles and techniques.	Yes	The proposed gatehouse complex is well integrated with the site and uses materials consistent with the design guidelines.
2	The project is harmonious with, adapted to, and respectful of, the natural features with minimal disturbance of terrain and vegetation.	Yes	The topography at the entry to Desert Palisades is relatively flat with scattered arroyos and rock outcroppings. Minimal disturbance of the natural features is proposed.
3	The project is properly located to protect	Yes	See comment #2 above.

	sensitive wildlife habitat and plant species, and avoids interference with watercourses, arroyos, steep slopes, ridgelines, rock outcroppings and significant natural features.		
4	The project will be constructed with respect to buildings, accessory structures, fences, walls, driveways, parking areas, roadways, utilities and all other features, with natural materials, or be screened with landscaping, or be otherwise treated so as to blend in with the natural environment.	Yes	The gatehouse is proposed in weathered steel, concrete, glass and wood, with precast pavers on drives and roadways consistent with the materials previously approved by the Planning Commission as part of the common landscaping for the DPSP.
5	The project utilizes landscaping materials, including berms, boulders and plant materials which, insofar as possible, are indigenous and drought-tolerant native species.	Yes	The landscape in the common area in which this gatehouse is proposed was previously approved by the Planning Commission.
6	The project grading will be terrain sensitive and excessive building padding and terracing is avoided to minimize the scarring effects of grading on the natural environment.	Yes	The gatehouse requires slightly more paved area than the original design with just a gate, however the grading is minimal to accommodate the drives and parking areas.
7	The project meets or exceeds open space area requirements of this Section and in accordance with the conservation plan, and adequate assurances are provided for the permanent preservation of such areas.	NA	Open space has already been identified and approved as part of the original DPSP approvals.
8	The project provides the maximum retention of vistas and natural topographic features including mountainsides, ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons.	Yes	The proposed gatehouse is low in its overall height with horizontal roof planes. Vistas and natural features are retained to the extent possible.
9	The project has been adequately designed to protect adjacent property, with appropriate buffers to maximize the enjoyment of the subject property and surrounding properties.	NA	The common area landscaping previously approved by the Planning Commission incorporates boulder buffers and other naturalized features to protect privacy of adjacent properties.
10	The project will not have a negative fiscal impact on the city or its citizens.	Yes	No fiscal impact.

The project is consistent with PSZC Section 92.21.1.05; the design guidelines of the ESA-SP zone.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class III exemption per Section 15303(a) (small structures less than 2,500 square feet).

CONCLUSION:

The project is consistent with the design guidelines outlined in Zoning Code Section 94.04 (Architectural Review), it is harmonious with the design guidelines of the Desert Palisades Specific Plan and conforms to the design standards for the ESA-SP zone. The project provides a functional and attractive gatehouse for the Desert Palisades development.



Ken Lyon, RA, Associate Planner



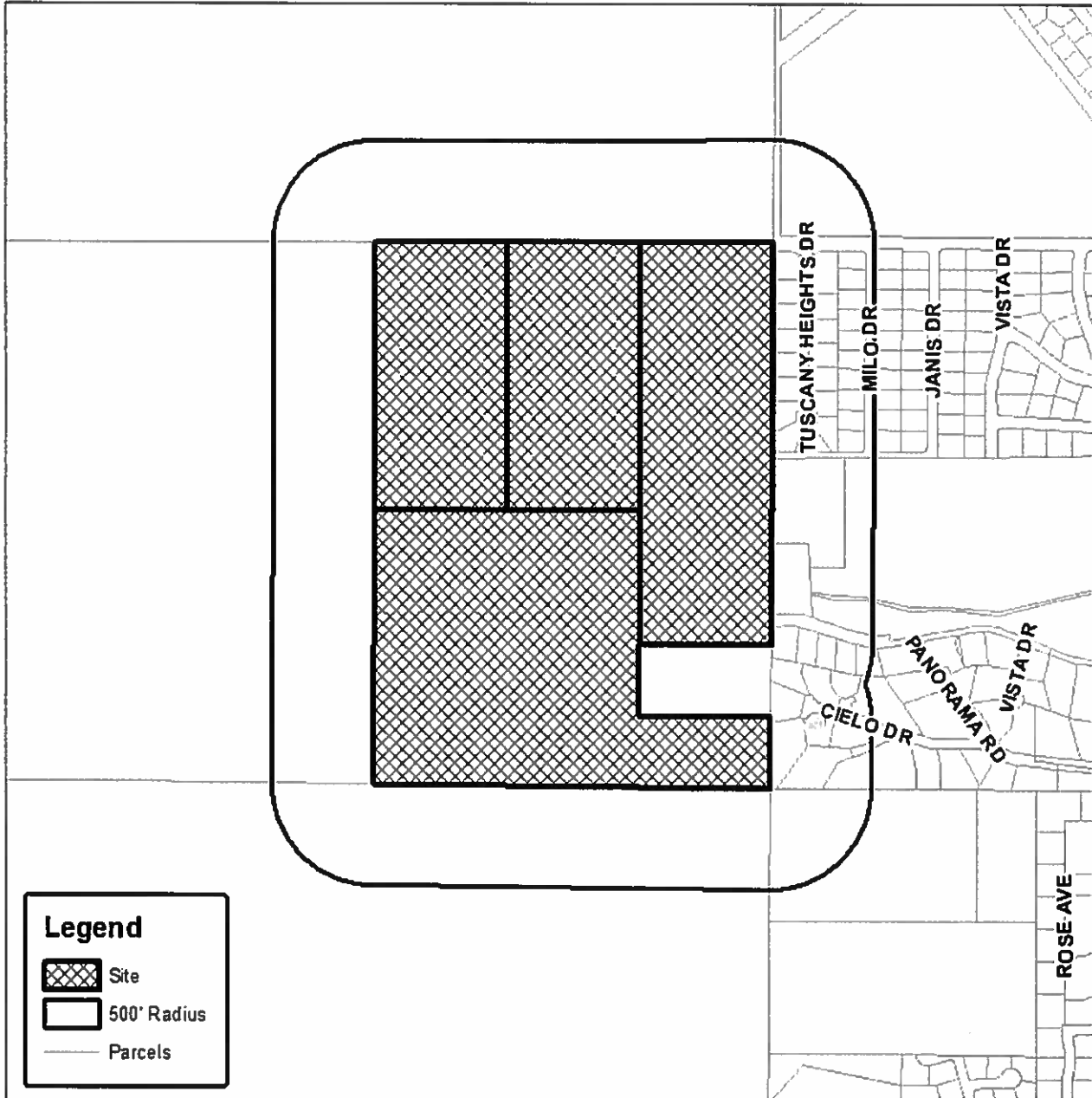
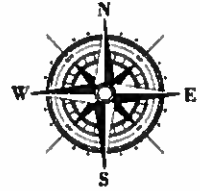
Flinn Fagg, AICP, Planning Director

Attachments:

1. Vicinity Map
2. Draft Resolution & Conditions of Approval
3. Justification Letter from Applicant, Plans & Elevations.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3923 MAJ; A MAJOR ARCHITECTURAL APPLICATION FOR DEVELOPMENT OF A 915 SQUARE FOOT GATE HOUSE AND ASSOCIATED PARKING, DRIVES AND LANDSCAPE AT DESERT PALISADES, A RESIDENTIAL DEVELOPMENT LOCATED AT 1110 WEST RACQUET CLUB ROAD, ZONE ESA-SP / PLANNING AREA 4

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. Pinnacle View, LLC ("Applicant") filed an application with the City pursuant to Section 94.04.00 of the Palm Springs Zoning Code (PSZC) for architectural approval to allow the construction of a 915 square foot gate house at the main entrance to the Desert Palisades development located at 1110 West Racquet, Zone ESA-SP, planning area 4.
- B. On December 22, 2015 the City sent written notice to property owners immediately adjacent to the project pursuant to Zoning Code Section 93.13 notifying them of receipt of the application.
- C. On February 17, 2016, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted unanimously to recommend approval of the project to the Planning Commission with minor recommendations to (a) extend the canopy, (b) provide better wind protection for the fire feature, (c) consider a curb profile and concrete color that integrates with the precast pavers, and (d) provide further clarification on the bicycle storage shelter for the Planning Commission.
- D. On February 12, 2016, the City sent written notice to property owners immediately adjacent to the project pursuant to Zoning Code Section 93.13., notifying them of the Planning Commission meeting at which the project would be considered.
- E. On February 24, 2016, a public meeting on the application for architectural review held by the Planning Commission in accordance with applicable law.
- F. The proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class III exemption (small structures under 2,500 square feet) pursuant to Section 15303(c) of the CEQA Guidelines.

G. The Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including but not limited to the staff report and all written and oral testimony presented.

H. Due to the environmental sensitivity of the Chino Cone alluvial fan on which the project is located, the zoning code and the Desert Palisades Specific Plan (DPSP) require that proposed projects receive greater consideration than would normally be given to hillside development. The Planning Commission has evaluated the project against the following:

- Section V "Architecture & Site Design Guidelines" of the DPSP.
- Section 94.04 of the zoning code (Architectural Review).
- Section 92.21.1.05 (Design Guidelines for the ESA-SP zone)

TABLE 4: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF SECTION V OF THE DESERT PALISADES SPECIFIC PLAN (DPSP).		
Item	Standard	Compliance
Paving	No asphalt. Use precast pavers or pervious or stamped / patterned concrete	Pavers and stamped concrete (conforms)
Exterior Lighting	Avoid glare, security lighting must not spill onto adjacent sites or disrupt dark night sky	Lighting levels will be evaluated at plan check for conformance with the City's outdoor lighting ordinance. Minimal lighting is proposed.
Architecture	"Desert Modern" blend with natural topography & site conditions	Conforms; weathered steel, glass, concrete, and wood.
Massing & Orientation	Limited to one story and 18 feet; take advantage of natural breezes, daylight, vistas, low flat roof planes, overhangs to protect glazing from direct sun, window frames consistent with building materials, minimum of 2, maximum of 3 exterior cladding materials that are complementary to the rugged natural environment of Chino Cone.	12.5 feet - Conforms.
Trailhead	Integrate trail head at main entry	Conforms.

The Planning Commission has determined that project is consistent with the Architectural guidelines of Section V of the DPSP.

**TABLE 5: ANALYSIS OF THE PROPOSED PROJECT AGAINST
THE GUIDELINES OF ZONING CODE SECTION 94.04.**

#	Guideline:	Conform	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The proposed guardhouse provides both a security checkpoint for the development as well as a location for parcels to be held for residents.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The proposed guardhouse conforms to the DPSP design guidelines.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The proposed structure is well articulated on all four sides.
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 arrangement of the entry checkpoint, parking, and turn-around provide ample space for vehicles and good separation of pedestrian and vehicular areas.
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	As the first building proposed in the DPSP, the gatehouse is contemporary and conforms to the design guidelines for the DPSP.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	The project conforms to the development standards for the DPSP.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The weathered steel and glass structure will blend harmoniously with the surrounding rugged terrain of the Chino Cone Alluvial Fan.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	See Item 7 above
9	Consistency of composition and treatment	Yes	See item 3 above
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	The landscape guidelines at the DPSP is intended to provide a variety of plant materials while respecting the native and indigenous plants found on Chino Cone.

The Planning Commission has determined that the project is consistent with the Architectural Review guidelines of Zoning Code Section 94.04.

TABLE 6: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE FINDINGS OF PSZC 92.21.1.05: (ESA-SP DESIGN STANDARDS)

	Item	Conform	Staff Evaluation
1	The project demonstrates a complete and integrated vision for design, operation and use through the use of exemplary site planning, architecture, landscape architecture, materials and color principles and techniques.	Yes	The proposed gatehouse complex is well integrated with the site and uses materials consistent with the design guidelines.
2	The project is harmonious with, adapted to, and respectful of, the natural features with minimal disturbance of terrain and vegetation.	Yes	The topography at the entry to Desert Palisades is relatively flat with scattered arroyos and rock outcroppings. Minimal disturbance of the natural features is proposed.
3	The project is properly located to protect sensitive wildlife habitat and plant species, and avoids interference with watercourses, arroyos, steep slopes, ridgelines, rock outcroppings and significant natural features.	Yes	See comment #2 above.
4	The project will be constructed with respect to buildings, accessory structures, fences, walls, driveways, parking areas, roadways, utilities and all other features, with natural materials, or be screened with landscaping, or be otherwise treated so as to blend in with the natural environment.	Yes	The gatehouse is proposed in weathered steel, concrete, glass and wood, with precast pavers on drives and roadways consistent with the materials previously approved by the Planning Commission as part of the common landscaping for the DPSP.
5	The project utilizes landscaping materials, including berms, boulders and plant materials which, insofar as possible, are indigenous and drought-tolerant native species.	Yes	The landscape in the common area in which this gatehouse is proposed was previously approved by the Planning Commission.
6	The project grading will be terrain sensitive and excessive building padding and terracing is avoided to minimize the scarring effects of grading on the natural environment.	Yes	The gatehouse requires slightly more paved area than the original design with just a gate, however the grading is minimal to accommodate the drives and parking areas.
7	The project meets or exceeds open space area requirements of this Section and in accordance with the conservation plan, and adequate assurances are provided for the permanent preservation of such areas.	NA	Open space has already been identified and approved as part of the original DPSP approvals.

8	The project provides the maximum retention of vistas and natural topographic features including mountainsides, ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons.	Yes	The proposed gatehouse is low in its overall height with horizontal roof planes. Vistas and natural features are retained to the extent possible.
9	The project has been adequately designed to protect adjacent property, with appropriate buffers to maximize the enjoyment of the subject property and surrounding properties.	NA	The common area landscaping previously approved by the Planning Commission incorporates boulder buffers and other naturalized features to protect privacy of adjacent properties.
10	The project will not have a negative fiscal impact on the city or its citizens.	Yes	No fiscal impact.

The Planning Commission has determined that the project is consistent with PSZC Section 92.21.1.05; the design guidelines of the ESA-SP zone.

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission hereby approves Case 3.3924 MAJ, for the construction of a 915-square foot gate house and associated drives, paved areas, parking, landscaping, gates, open pedestrian access to hiking trails within the Desert Palisades project, a bicycle shelter, and custom bridge guardrails of weathered steel. Located at 1110 West Racquet Club Road, subject to those conditions set forth in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 24th day of February, 2016.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
 Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.3924 MAJ
Desert Palisades Gate House

1110 West Racquet Club Road

(February 24, 2016)

CONDITIONS OF APPROVAL

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

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

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case (3.3924 MAJ); except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (January 19, 2016), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative

officers concerning Case 3.3924 MAJ. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Major Architectural Application (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

ADM 10. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.

ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$50 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

ENV 3. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.

- ENV 4. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 5. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)

a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit.

Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.

- PLN 3. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
- a. Consider extending the canopy at the vehicle check point further beyond the large boulder supporting the roof plane.
 - b. Consider a curb profile and color that better blends with the precast pavers.
 - c. Consider greater wind protection at the fire feature.
- PLN 4. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 5. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 6. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 7. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 8. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 9. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and commercial/retail patrons and owners. Location and design shall be approved by the Director of Planning.

POLICE DEPARTMENT CONDITIONS

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

(submitted under separate cover).

FIRE DEPARTMENT CONDITIONS

These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review.

FID1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan received and stamped November 17, 2015. Additional requirements may be required based on revisions to site plans.

FID2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Four (4) complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

FID3 PLANS AND PERMITS

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

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

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan

Submittal. Inspection fees are charged at the fully burdened hourly rate of the fire inspector. These fees are established by Resolution of the Palm Springs City Council.

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

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

FID4 Fire Apparatus Access Roads (CFC 503.1.1): Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Fire Apparatus Access Road (CFC 202 Definitions) – A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

Dimensions (CFC 503.2.1): Fire apparatus access roads shall have an unobstructed width of not less than 24 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

FID5 Surface (CFC 503.2.3): Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

FID6 Traffic Calming Devices (CFC 503.4.1): Traffic calming devices shall be prohibited unless approved by the fire code official.

FID7 Grade (CFC 503.2.7): The grade of the fire apparatus access road shall within the limits be within the limits established by the fire code official based on the fire department's apparatus. No grade shall exceed 12%. Grade transitions shall not exceed maximum angle of approach and angle of

departure based on the fire department's apparatus as determined by the Fire Chief.

FID8 Security Gates (CFC 503.6): The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch). Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

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

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

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

FID9 Fire Extinguisher Requirements (CFC 906): Provide one 2A-10BC portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.

FID10 Fire Hydrant Flow and Number of Fire Hydrants (CFC 508.5): Fire hydrants shall be provided in accordance with CFC Appendix B, Fire Flow Requirements for Buildings, for the protection of buildings, or portions of buildings, hereafter constructed. One available fire hydrant must be within 250 feet from any point on lot street frontages. (CFC Appendix C)

FID11 Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1): Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire

hydrants, except ground cover plantings

- FID 12 **Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers - R-3 & Household Fire Alarm System (CFC 907.2.11.2, CRC R314 & R315 and California Health & Safety Code 17926):** Provide and Install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm or the fire sprinkler flow switch will cause all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.

Project Note: The above smoke and carbon monoxide alarm requirements do not apply to this occupancy type and are not required. However, they are highly recommended due to the break room being able to be used as a sleeping room.

END OF CONDITIONS

S

DATE: November 16, 2015

**TO: CITY OF PALM SPRINGS PLANNING DEPARTMENT
ATTN: KEN LYON
3200 E. TAHQUITZ CANYON WAY
PALM SPRINGS, CA. 92262**

PROJECT: 15011-Desert Palisades
ADDRESS: Tract Map 35540
Palm Springs, Ca 92262

Re: Desert Palisades Guardhouse

Dear Sir,

Today our firm is submitting the architectural documents and submittal to request permission for the new Guard House, located within the southern entrance at the Desert Palisades project. Our request for the approval of this project is being requested because of the following reasons:

- a. This project consists of a multiple single family, high-end custom home lots which will require and HOA sponsored security team to monitor the entryway to the project.
- b. Access to the project should be secure in an effort to provide the homeowners with a sense of privacy and security from vehicular traffic
- c. Visual control of the main entry to the project is required in order to limit the potential for unauthorized guests to the approved gated community project.

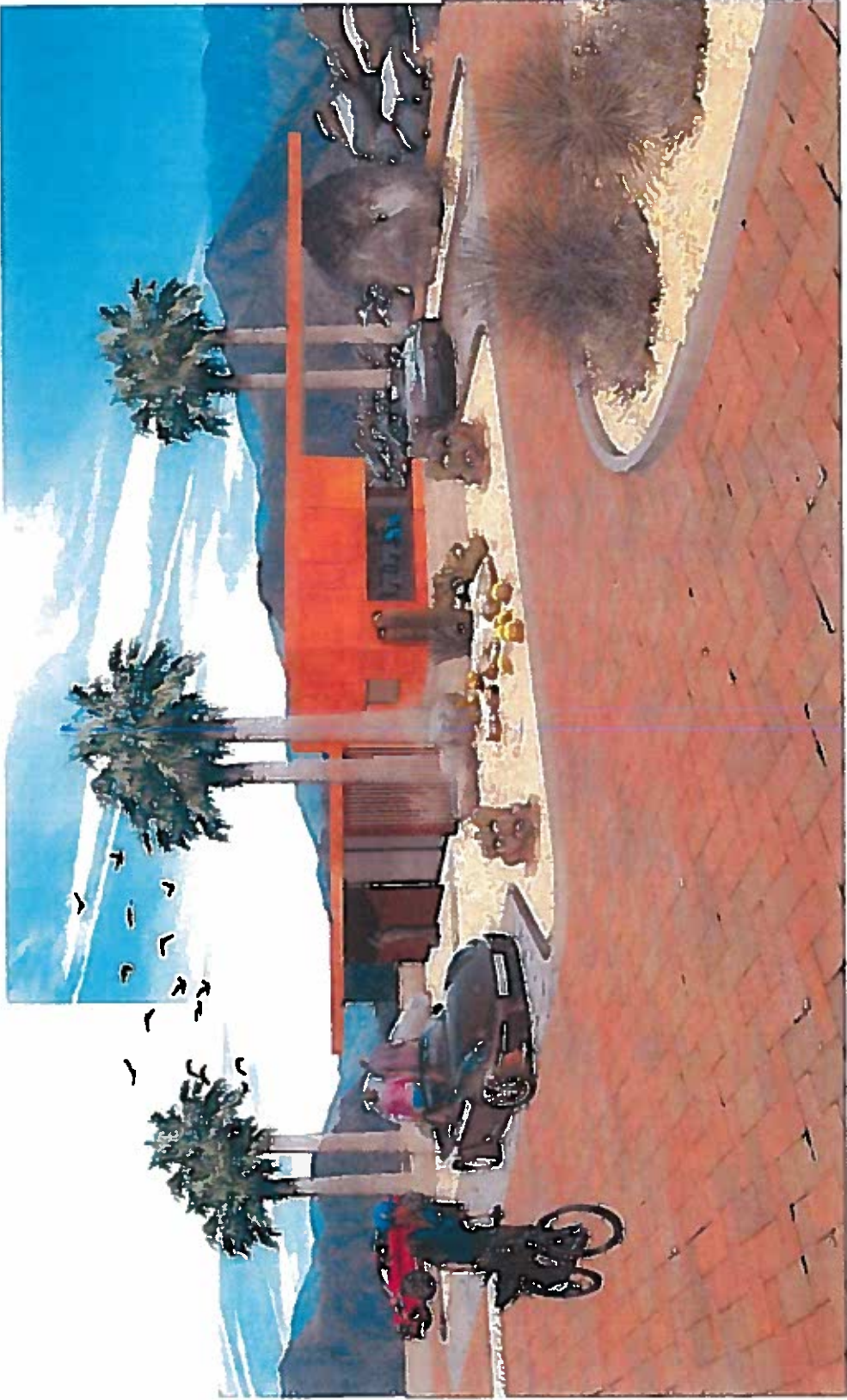
We ask that staff recommend this project for approval to the Director and/or Planning Commission based upon these reasons. Please let our office know if you have any questions or concerns with the projects Guard House as submitted.

Regards,



Sean Lockyer



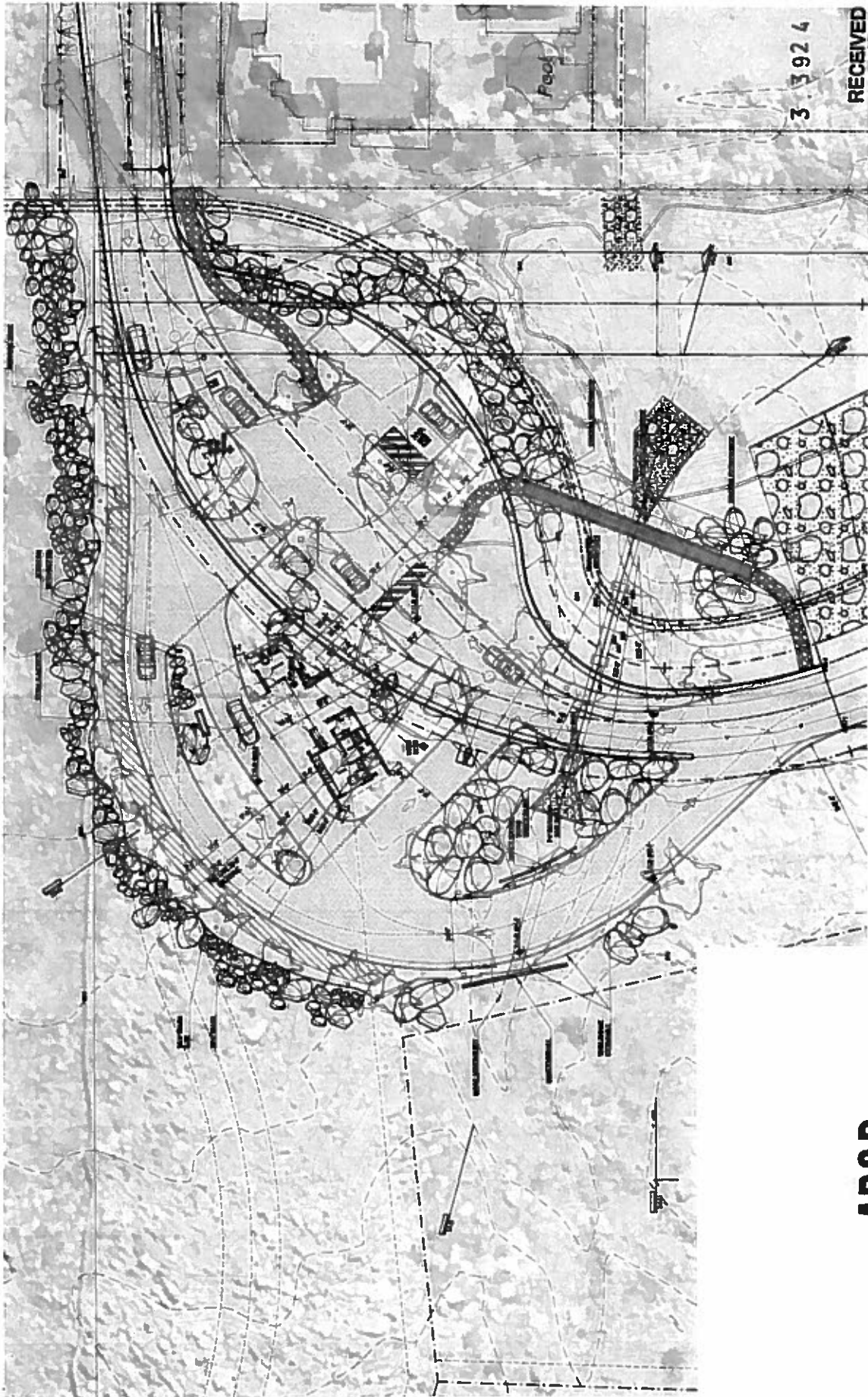


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NOV 17 2015

**PLANNING SERVICES
DEPARTMENT**





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NOV 17 2015

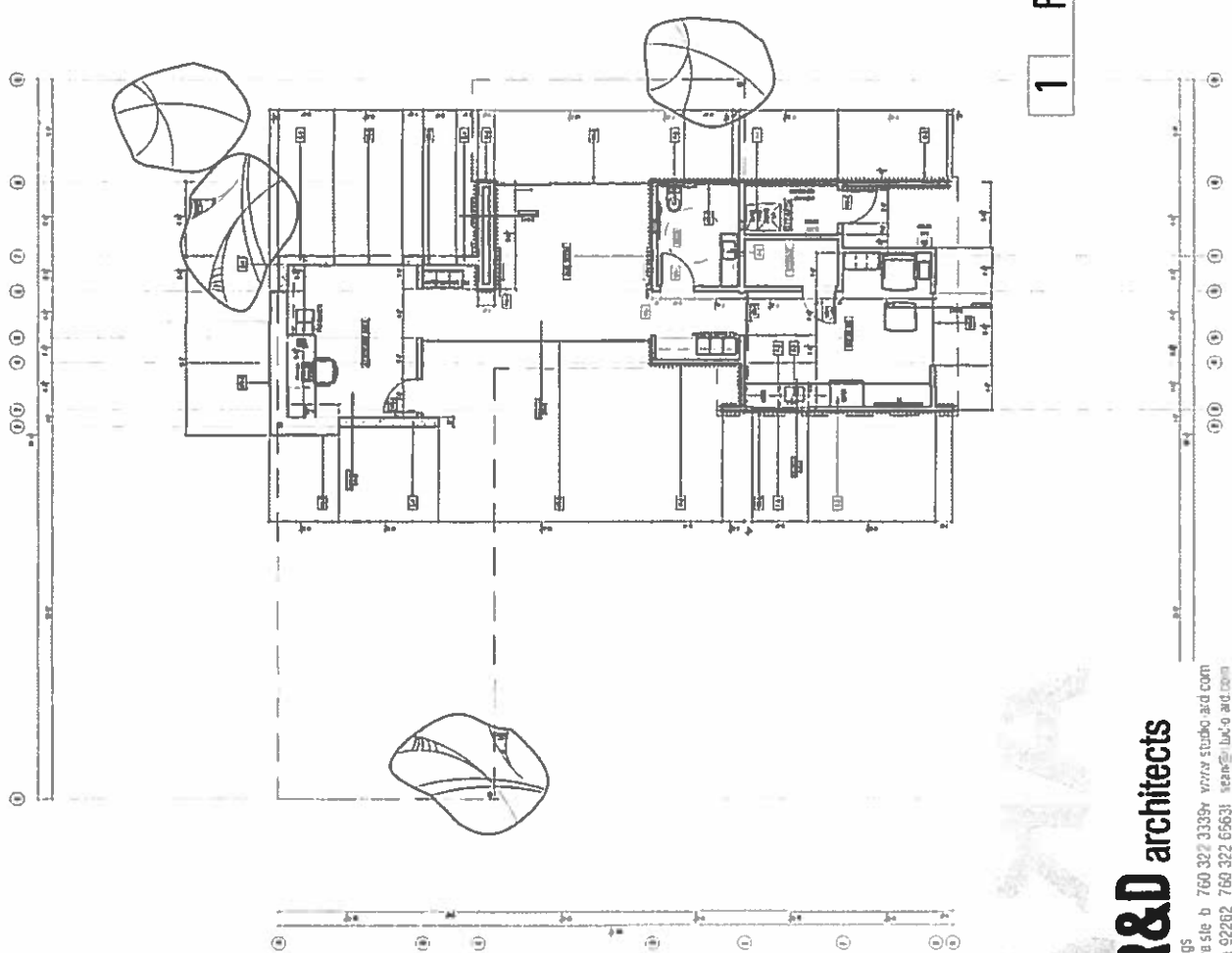
PLANNING SERVICES
DEPARTMENT



1 SITE PLAN PROPOSED
1/14/14

studio **AR&D** architects

450 N. Palm Canyon Drive Ste. 111, 760 322 3330 • www.arand.com
info@arand.com | architecture 021002 710 322 0550 • urbanplanning 021001

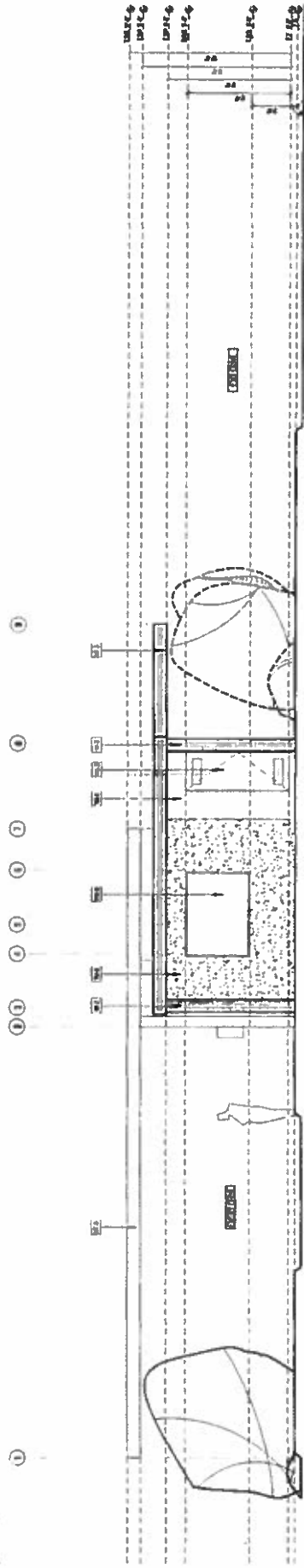


1 FLOOR PLAN: PROPOSED
3/22 = 1/8"

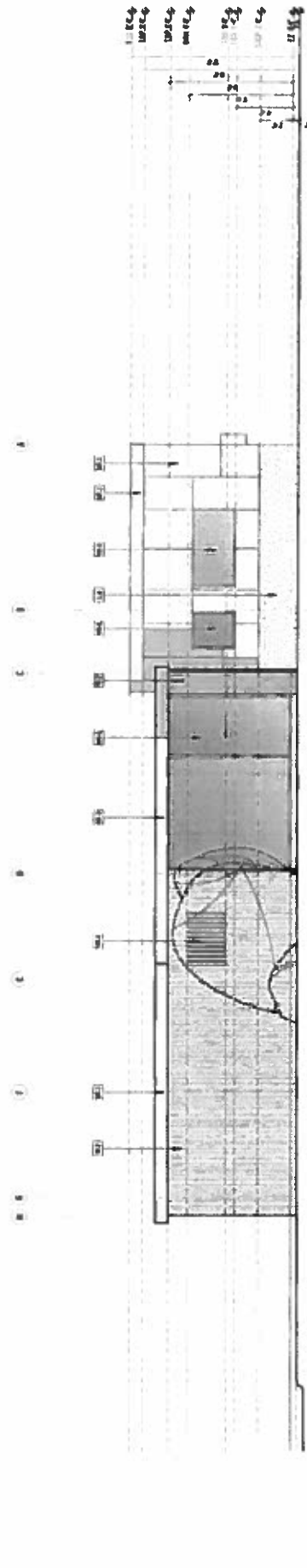
PROJECT: 15011-DESERT PALISADES

studio AR&D architects

los angeles | palm springs
457 n. palm canyon drive ste. b 760 322 3339 vrvr@studio.ard.com
palm springs | californi@ 92262 760 322 6563 | speak@uk-o.ard.com



2 ELEVATION: SOUTHWEST
10/01/18



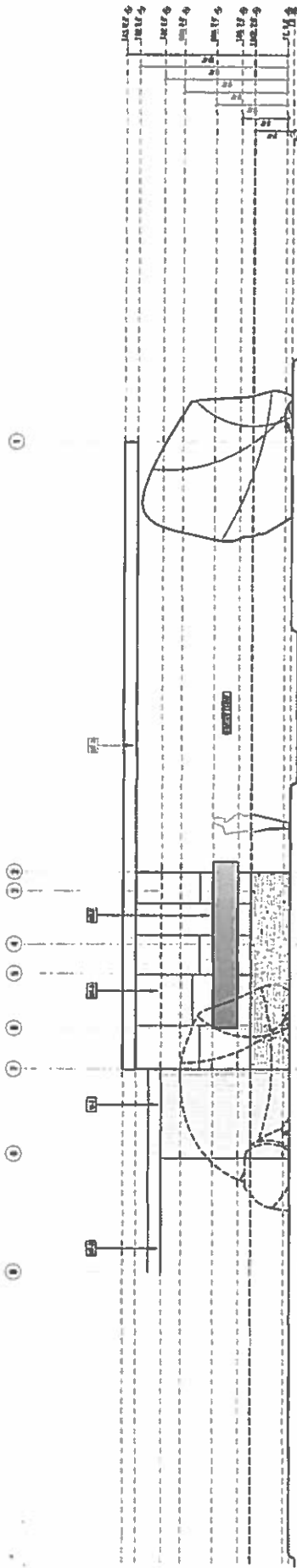
1 ELEVATION: SOUTHEAST
10/01/18



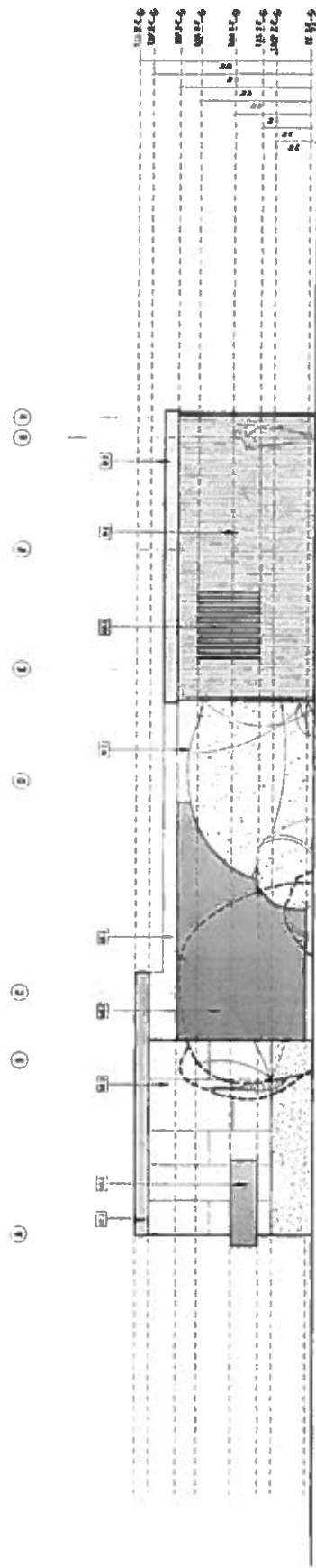
studio **AR&D** architects

los angeles | palm springs
 451 n. palm canyon drive ste. b | 765.322.3339 | www.studio-ar.com
 palm springs | california 92262 | 765.322.6663 | sean@studio-ar.com

PROJECT: 15011 DESERT PALISADES



2 ELEVATION: NORTHEAST
1/11/11



1 ELEVATION: NORTHWEST
1/11/11

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 palm springs | california 92262 760 322 6653 f: sea@studio-ar.d.com

PROJECT: 1501-DESERT PALISADES

ROOFING SYSTEM SPECIFICATIONS

BORDER OF INSTALLATION

1) ROOF SHEATHING BY FRAMING CONTRACTOR (SEE STRUCTURAL ENGINEERING DRAWINGS)

2) ROOFWATER BARRIER COATING BY FRAMING CONTRACTOR

3) TAPERED ROOF FOAM

MFBR: JOWIS HANSHVILLE

MODEL: TAPERED ENERGY 3 PLUS

NOTE: TAPERED FOAM INSULATION (READY W/ INTERLAY W/ FIBERBOARD) SLOPE 3/4 INCH PER FOOT

4) V7 DENSEX PRIME ROOF BOARD

MFBR: GEORGIN PHOTO

5) TOP COATING TAA COOL ROOF COATING

MFBR: FERRETTIE

MODEL: 45 MIL FERRETTIE SA

GENERAL NOTES

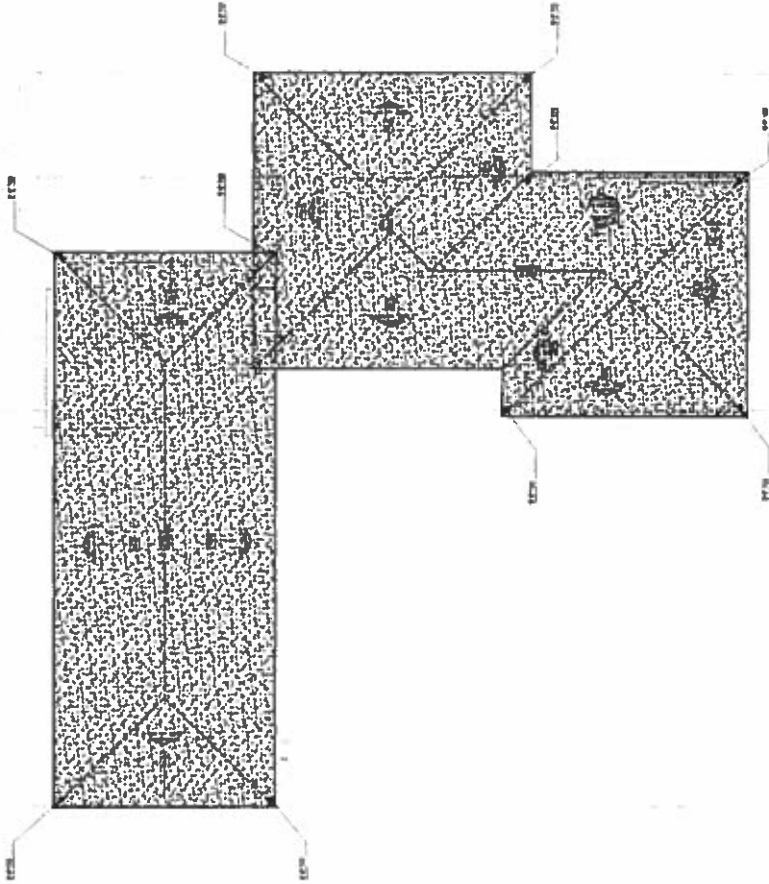
A) ROOF SYSTEM SHALL BE CLASS "A"

B) MIN INSULATION BOARD THICKNESS AT EAVES 1"

C) INSULATION BOARD SLOPE 1/4" PER FOOT

D) ROOF CAVITY INSULATION SPECIFICATIONS (UNDER SHEATHING BETWEEN STUDS)

A. ALL ATTICS IN HOUSE: R-30 FILL FIBRO BATT INSULATION IN FRAMING CAVITY (BETWEEN STUDS)



PROJECT: 15011-DESERT PALISADES

studio AR&D architects

los angeles | palm springs
457 n. palm canyon drive ste. b 760 322 3339 www.studio-ard.com
palm springs | california 92262 760 322 66631 sear@studio-ard.com

KEYNOTES

- 1. GUARD HOUSE
- 2. MONUMENT
- 3. CORTEN SCREEN
- 4. CARD READER
- 5. FIRE PIT
- 6. GUEST/RESIDENT SIGN
- 7. EXISTING BOULDERS
- 8. RETENTION AREA
- 9. CONCRETE CULVERT
- 10. TRAIL
- 11. VECHICAL GATE
- 12. NATURAL AREA
- 13. TRAIL ICON

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JAN 19 2016

PLANNING SERVICES
DEPARTMENT



DESERT PALISADES | MAIN ENTRY

SCALE: 1"=12'-0"

73041 El Paseo | Suite 210 | Palm Desert CA 92260 | (760) 346-3424
January 14th, 2016

PLANT SCHEDULE RACQUET ENTRY	
SYMBOL	COMMON NAME
	CHALCOPHIS BILIMBINA
	CHALCOPHIS BILIMBINA
	CHALCOPHIS BILIMBINA
	CHALCOPHIS BILIMBINA
	CHALCOPHIS BILIMBINA
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	CHALCOPHIS BILIMBINA
	CHALCOPHIS BILIMBINA





DESERT PALMS

DESERT PALMS SADES

MAIN ENTRY PLANTING PLAN

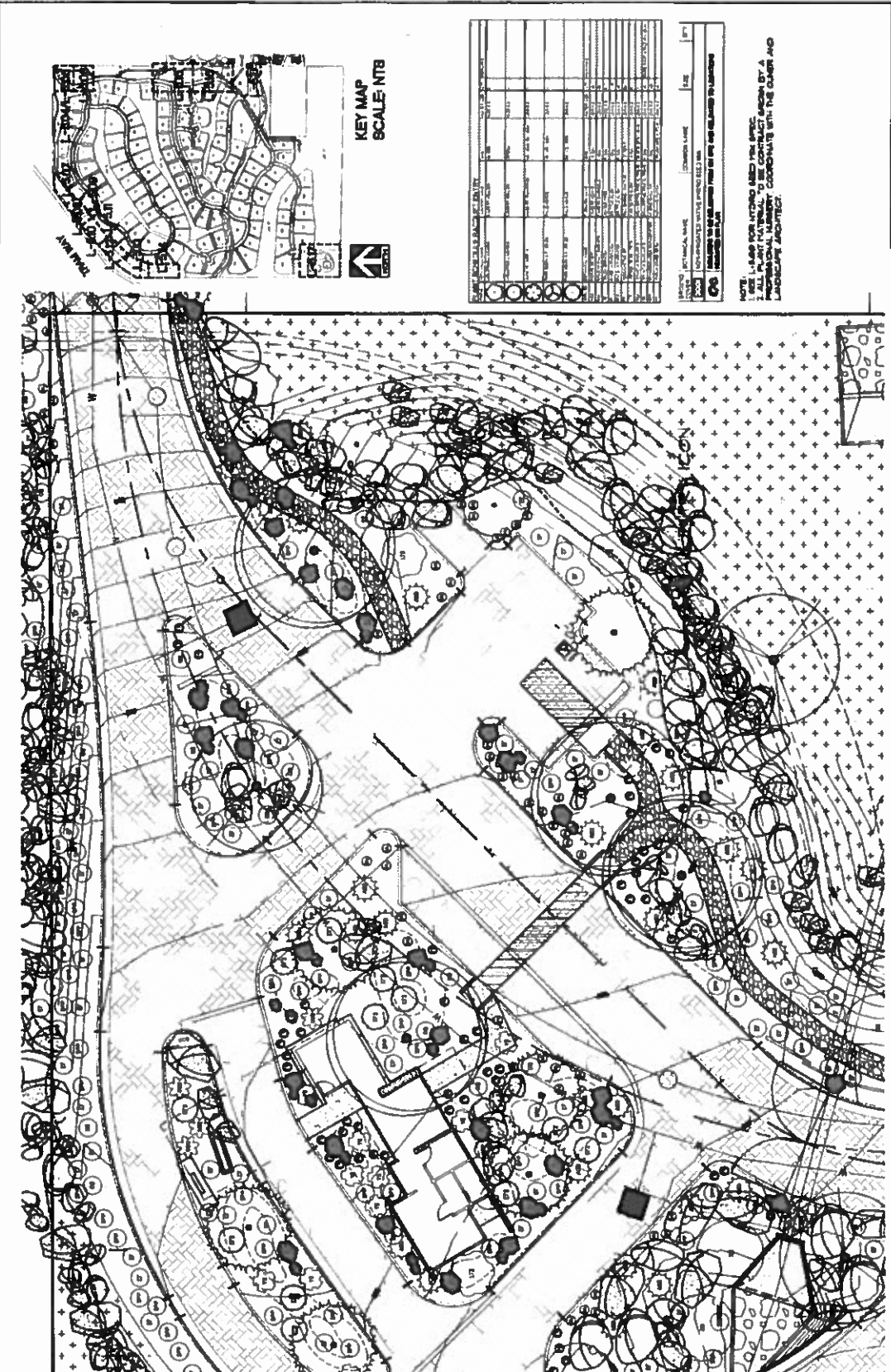
PROJECT NO.

SPECIFICATIONS

SHEET NO.	BOOK NO.
PROJECT MANAGER	TL
DRAWN	ALC
CHECKED	SK
FIELD NO.	TRMS
DATE	3/18/2004
SCALE	1"=10'-0"
APPROVED	AT
	AT
	AT
	AT
	AT
	AT
	AT

SHEET NO.

L-504



DWA LANDSCAPE APPROVAL

THIS PLAN HAS BEEN REVIEWED BY THE DWA AND APPROVED FOR CONSTRUCTION. THE DWA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DWA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DWA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.





MAIN ENTRY PLANTING PLAN

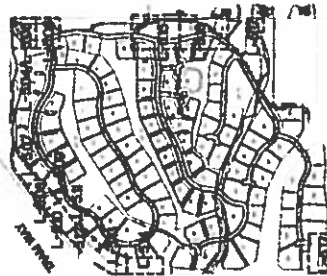
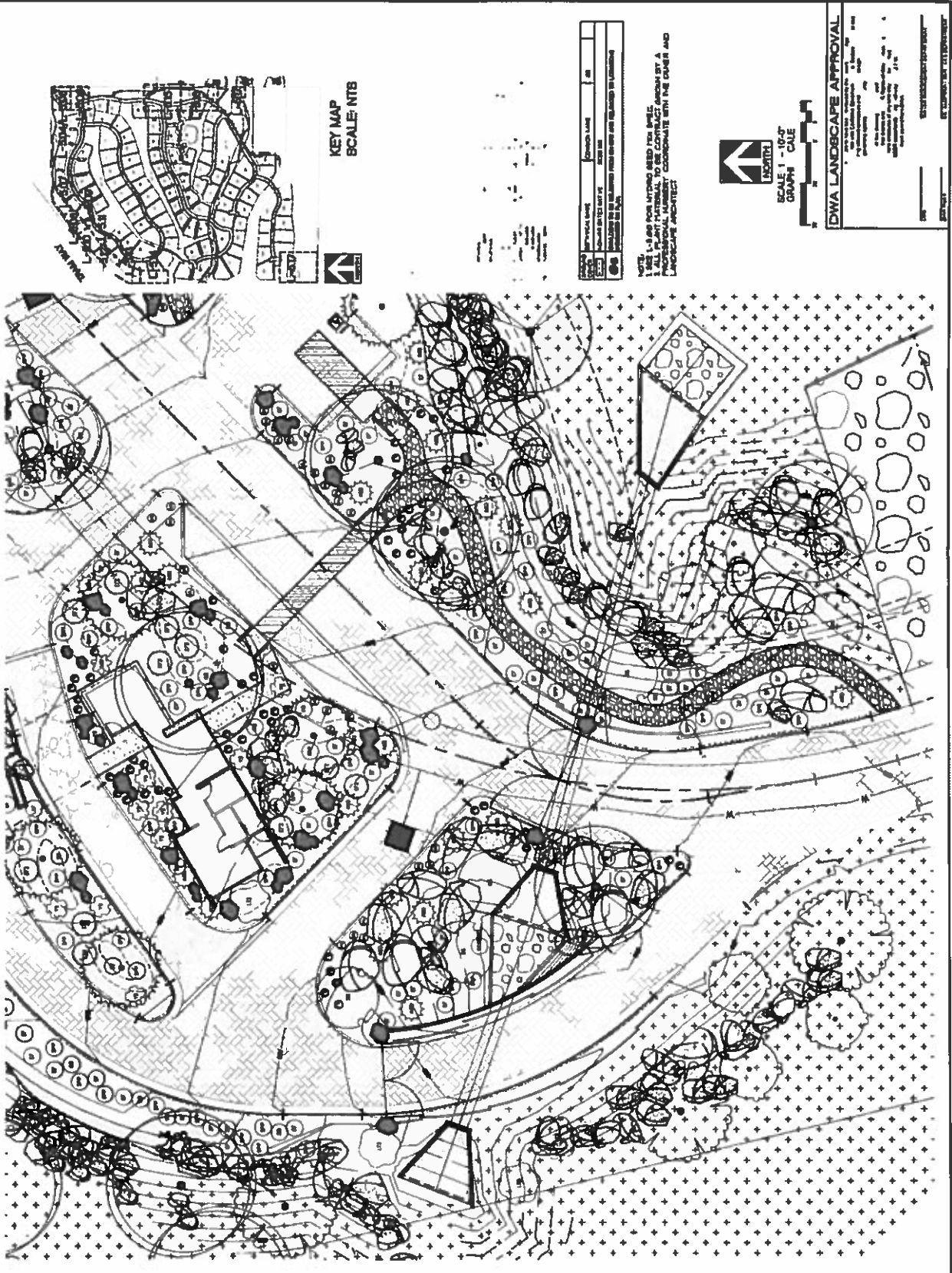
DESERT PALSADES

PALM SPRINGS, CA

PROJECT TITLE	DESERT PALSADES
PROJECT NO.	
SPECIFICATIONS	
SHEET NO.	BOOK NO.
PROJECT MANAGER	TM
DRAWN	AC
CHECKED	SK
DATE	12/10/04
SCALE	1"=10'-0"
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SCALE	1"=10'-0"
DATE	12/10/04
SCALE	1"=10'-0"
DATE	12/10/04
SCALE	1"=10'-0"

SHEET NO.

L-505



KEY MAP
SCALE: NTS

DATE	12/10/04	BY	AC
DESCRIPTION	REVISION TO L-505 FOR APPROVAL		
DATE	12/10/04	BY	AC
DESCRIPTION	REVISION TO L-505 FOR APPROVAL		
DATE	12/10/04	BY	AC
DESCRIPTION	REVISION TO L-505 FOR APPROVAL		

NOTE: L-505 FOR APPROVAL USED FOR PERMITS. ALL PLANT MATERIAL TO BE CONTRACT ADMIN BY A LANDSCAPE ARCHITECT. COORDINATE WITH THE OTHER AND LANDSCAPE ARCHITECT.



SCALE 1"=10'-0"
GRAPHIC SCALE

DWA LANDSCAPE APPROVAL

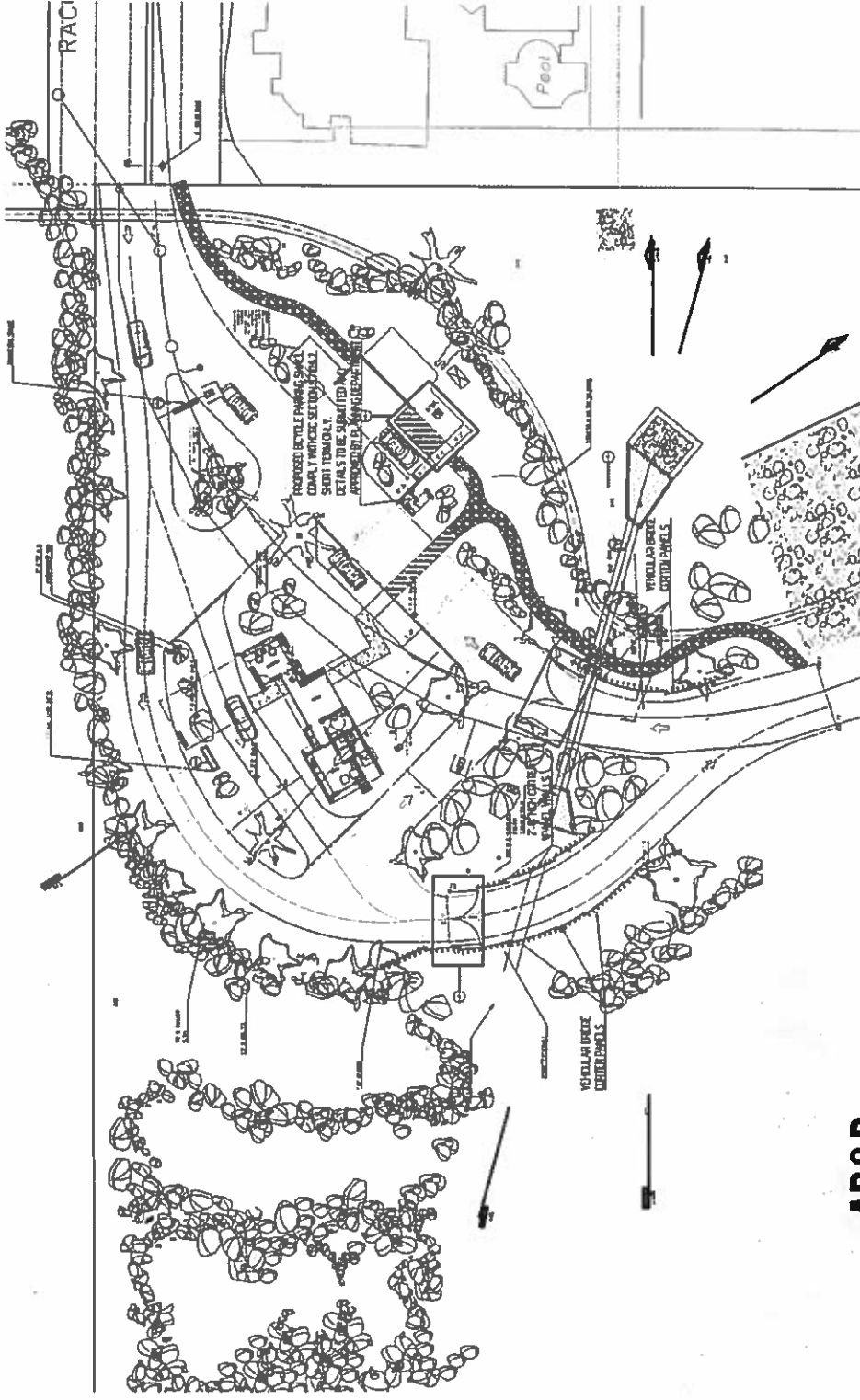
DATE: 12/10/04

BY: [Signature]

FOR: [Signature]

PROJECT: DESERT PALSADES

SCALE: 1"=10'-0"



PROJECT: 150TH+ DESERT PALISADES



1"

studio **AR&D** architects

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