



City Council Staff Report

DATE: March 16, 2016

CONSENT AGENDA

SUBJECT: ADMINISTRATIVE ANALYSIS OF A PARKING STRUCTURE PROJECT ON TRIBAL TRUST LAND CONSISTING OF A FOUR LEVEL 850-SPACE PARKING STRUCTURE ON A 2.8 ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF CALLE ENCILIA AND AMADO ROAD, ZONE RA (RESORT ATTRACTION), SECTION 14 SPECIFIC PLAN (CASE 5.1390).

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY:

Under the Tribal/City Land Use Review Agreement ("Agreement"), the City is to prepare an Administrative Analysis and Conformity Report for proposed projects on reservation lands owned by the Agua Caliente Band of Cahuilla Indians ("Tribe"). A proposal has been submitted to construct a four-level parking structure with 850 parking spaces on an existing surface parking lot immediately to the north of the Spa Resort Casino.

This Administrative Analysis provides a review of the fiscal impact of the project and the adequacy of services to support the project. A Conformity Report, detailing conformance to development standards and other City requirements, will be provided for review at a future City Council meeting.

RECOMMENDATION:

- 1) Receive the Administrative Analysis and file.

BACKGROUND:

When any new development of a project is proposed on land within the reservation owned by the Tribe, the City and the Tribe have agreed to adhere to a project review processing schedule. In order to comply with the agreement, the following schedule has been prepared:

Item	Timeline Required	Timeline
1. Pre-Submittal	N/A	February 19, 2016

ITEM NO. 8N

Item	Timeline Required	Timeline
2. Submission of Project Report	90 days prior to Tribal approval	February 19, 2016
3. Administrative Review	CC review 30 days after submission of Item #2	March 16, 2016
4. Conformity Report	CC adopts within 30 days of receiving Item #3	April 6, 2016
5. Joint Meeting ¹	City and Tribal Councils within 30 days of adopting Item #4	May 4, 2016
6. Final Tribal Action	90 days after Item #2	No sooner than May 19, 2016

¹Joint meeting of Tribal Council and City Council may be waived.

PROPOSED PROJECT:

The Project Report provides a detailed analysis of the proposed parking structure. The proposed structure will be located on the existing surface parking lot immediately north of the Spa Resort Casino building, and will have entrances from Amado Road, Calle El Segundo, and Calle Encilia. The structure will have four levels, and will have a capacity of 850 parking spaces. The exterior of the structure will utilize both decorative panels and a printed metal mesh fabric to screen the ramps and parking levels; the structure will be painted to match the colors of the Spa Resort Casino. An analysis of the project for conformance to development standards will be provided as part of the Conformity Report, which is tentatively scheduled for the City Council meeting of April 6, 2016.

ANALYSIS:

The purpose of the Administrative Analysis is to determine how well the project conforms with the City's existing rules and regulations; any health, safety or welfare concerns; the adequacy of police and fire safety services, and other services of the City necessary for the project; compatibility of the project with surrounding properties; and the fiscal impact of the project. The purpose of the fiscal impact analysis shall be to determine whether the project will pay the normal City fees, taxes, charges and assessments; to the extent that any of such revenues will not accrue to the City, what will be the resulting financial impact therefrom; what other direct and indirect financial impacts, negative or positive, will result and what the overall economic impact will be of the project on the City.

The project report has been reviewed by the Finance, Police, Fire, Planning, Community & Economic Development, Building & Safety, and Public Works & Engineering departments. The following summary provides an analysis of the potential fiscal impacts to the City:

- **Streets and Utilities:** The Public Works & Engineering Department has reviewed the project and noted that streets, sewer lines, and storm drains adjacent to the site have been constructed and are in their ultimate location per the General

Plan. Conditions of Approval will be provided by the department for the Conformity Review.

- **Public Safety:** The Fire Department has reviewed the project and has not noted any issues relative to the provision of services, but has noted several conditions relative to code compliance, which will be included as part of the Conformity Review. The Police Department has not noted any concerns with the project.
- **Building Permit/Impact Fees:** Tribal projects are exempt from permit review fees, as the Tribe conducts its own permit review process. In addition, Tribal projects are exempt from impact fees. The Building & Safety Department has provided an analysis of the fees that would typically be charged for a similar project.
- **Taxes and Revenue:** Tribal projects are exempt from the collection of standard taxes and fees that would typically be collected for similar projects. Business license fees may be collected for contractors working on the project, but the impact to the City would be minimal.
- **Economic Development:** The development is not projected to bring any new commercial businesses to the area, and will have a nominal fiscal impact on the City.

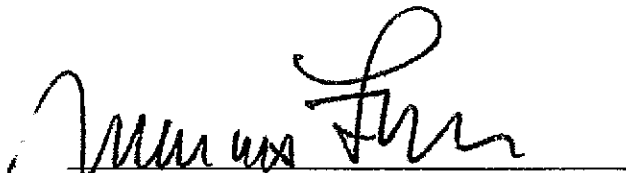
In summary, no significant impacts are anticipated as a result of the development of the new parking structure.

SUBMITTED:

Prepared by:

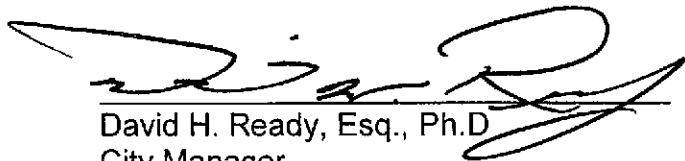


Flinn Fagg, AICP
Director of Planning Services



Marcus L. Fuller, MPA, P.E., P.L.S.
Assistant City Manager/City Engineer

Approved by:



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

Attachments:

1. Tribal/City Land Use Coordination Agreement
2. Calle Encilia Parking Structure Project Report
3. Building & Safety Department Fee Summary

Attachment 1

Palm Springs Municipal Code

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ZONING CODE

ZONING CODE APPENDICES

APPENDIX 4 AGREEMENT FOR TRIBAL CITY TRIBAL/CITY LAND COORDINATION ON CERTAIN PARCELS AGREEMENT #1324A R19450, 1-6-99

THIS AGREEMENT FOR TRIBAL CITY LAND USE REVIEW ON CERTAIN PARCELS (“Agreement”) is made this 15th day of December, 1998 by and between the AGUA CALIENTE BAND OF CAHUILLA INDIANS, acting through its Tribal Council (the “Tribe”), and the CITY OF PALM SPRINGS, CALIFORNIA, acting through its City Council, a municipal corporation (the City). This Agreement is made with reference to the following:

RECITALS:

- A. WHEREAS, the Tribe is a federally recognized Indian tribe which exercises its sovereign authority over the lands of the Agua Caliente Indian Reservation according to a constitution approved by the Commissioner of Indian Affairs, as well as applicable federal law, with portions of the City of Palm Springs located within the boundaries of federal Indian reservation; and
- B. WHEREAS, the city of Palm Springs is a charter city, possessing full powers with respect to municipal affairs to regulate the territory under its jurisdiction and in accordance with the California Constitution, its Charter and State law. The trust land of the Agua Caliente Indian Reservation are interspersed in a checkerboard pattern within that portion of the City located within the Reservation; and
- C. WHEREAS, both the Tribe and the City wish to cooperate in promoting the orderly and expeditious use and development of all lands of the Agua Caliente Indian Reservation to their highest and best use consistent with principles of sound planning and the sovereignty of the tribe; and
- D. WHEREAS, on July 26, 1977, the Tribe and the City entered into that certain Agreement No. 1324 (hereinafter the “Land Use Agreement”), adopted by city Council Resolution No. 12298. Pursuant to that Agreement, the parties agreed that applications for issuance of permits and development pertaining to any Trust lands would initially be processed through the City, with the City collecting its normal fees and charges. Any party aggrieved by an action of the City Council in any such planning and zoning matters was given the right to appeal any action of the City to the Tribal Council with the Tribal Council having the ability, following a noticed hearing, to affirm, reverse, or modify any decision of the City Council on any matter affecting Indian Trust Lands, with the decision of the Tribal Council being final, after consideration of the recommendation of the Indian Planning Commission, as well as applicable federal and tribal law; and
- E. WHEREAS, the Land Use Agreement has been amended from time to time, by Supplements 2, 3, and 4, and most recently by Supplement No. 5, which would exempt all land acquired by the Tribe from regulation by the City, including: Application of all laws, ordinances, and codes; application of all fees, including drainage, sewer, school, Uniform Transportation Mitigation fees, building and other fees. The taking of title to parcels into trust by the United States for the tribe would exempt such property from regular City taxes such as property taxes, sales taxes, transient occupancy taxes, and others; and
- F. WHEREAS, the Tribe has generally supported development consistent with the City’s General Plan and other ordinances and regulations but has the authority to adopt its own land use plan and policies; and
- G. WHEREAS, the Tribe has commenced a program, when economically feasible, to reacquire any Trust Land which has been sold in fee. To facilitate Indian development on such Land, the Tribe would like to have an expedited process for City review and comment on said projects. The Tribe is willing to consider such review and comment if given in a timely manner. The City believes that the opportunity to provide review and comment, but not approval, of such projects would be valuable to assure that such projects are integrated with surrounding development and to assure that the City’s and the Tribe’s normal development standards are maintained insofar

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as possible. In addition, both parties believe that all development throughout the City on both Tribal and non-Tribal land should make a fairshare contribution in exaction, fees or other consideration to pay for the burdens imposed by the development on the City or for the benefits received by the development from the City.

IN CONSIDERATION OF THE FOREGOING, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Pre-Submittal.

Prior to the initiation of a Project on Tribal Land and initiation of the process detailed below, the Tribe, where feasible, will consult with the City to determine the scope and significance of the Project and its appropriate level of review. This consultation will normally, but not necessarily, be satisfied by a meeting between the Tribal Planning Department and City Department of Planning and Building.

2. Submission of Report.

When any new development or substantial expansion or renovation of a project is proposed on land located within the Reservation and has been acquired by the Tribe, at least ninety (90) days prior to Tribal approval of the project including preliminary or schematic design, the Tribe shall submit to the City a report on the Project ("Project Report"). As used herein, "Reservation" means those lands whose legal description is set forth in Exhibit A hereto. The Project Report shall include a description of the Project, the preliminary or schematic plans and drawings for the Project, environmental documents per NEPA, if any, or any equivalent Tribal document, an analysis of the compatibility of the proposed Project with the City's and the Tribe's development standards, an analysis of the fiscal impact of the Project and a statement identifying any manner in which the Project would be exempt from, or not conform to, any ordinance, rule, regulation, or standards of the City or of the Tribe. The Tribe shall provide any explanation of any of the foregoing, as they shall deem reasonable or necessary. The Indian Planning Commission, and other Tribal bodies, will develop this report in accordance with applicable federal and Tribal law. The level of detail provided in the Project Report should be as follows: if a minor project, then similar to the level of detail normally required by the City for architectural review; if a major project, then similar to the level of detail which would be required by the City for Planned Development District permit. The determination of whether a project is major or minor shall require the agreement of the chief staff planning official of each party but, in the event of a disagreement, the opinion of the Tribe's planning official shall govern. It is the intent of the parties that this process be undertaken, not at the point at which the land is acquired by the Tribe, but when development is contemplated, and when the development is contemplated, and when the development can be described and its impacts forecast.

3. Administrative Review.

Upon receipt of a Project Report, the City Manager shall distribute the Project Report to appropriate departments, including Police, Fire, Finance, Public Works, Planning and Building and such other departments as the City Manager shall deem relevant, such as Parks and Recreation, Tourism, Economic Development, and so forth. It shall be the purpose of this administrative review to determine how well the Project conforms with the City's existing rules and regulations; any health and safety, or welfare concerns; the adequacy of police and fire safety services, and other services of the city necessary for the Project; compatibility of the project with surrounding properties; and the fiscal impact of the Project. The purpose of the fiscal impact analysis shall be to determine whether the Project will pay the normal City fees, taxes charges, and assessments; to the extent that any of such revenues will not accrue to the city, what will be the resulting financial impact therefrom; what other direct and indirect financial impacts, negative or positive, will result and what the overall economic impact will be of the Project on the city. Within thirty (30) days of the City Manager's receipt of the Report from the Tribe, the City shall prepare the "Administrative Analysis" of the foregoing information and shall submit the Administrative Analysis to the City Council for its review and approval.

4. City Council Conformity Report.

The City Council shall have thirty (30) days from the submission of the Administrative Analysis to prepare the City Council's Conformity Report ("Conformity Report"). The Conformity Report shall be adopted by the City Council at a public meeting. At the same time that the City Manager submits the Administrative Report to the City Council, a copy of the same shall be submitted to the Tribe. The Tribe shall have ten (10) days to prepare

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its comments on the Administrative Analysis for submission to the City Council to be considered at the time the City Council determines the Conformity Report. The Conformity Report shall contain the same subject matter as the Administrative Analysis.

5. Joint Meeting.

Upon the City Council's adoption of the Conformity Report, the Project Report shall be immediately submitted to the Tribal Council. Within thirty(30)days, the Tribal Council and the City Council shall schedule a Joint Meeting to discuss the Conformity Report and whether any measures should be taken to make the Project more conforming with the rules, regulations, and ordinances of both the City and the Tribe.

6. Final Tribal Action.

At the Joint Meeting, or following the Joint Meeting, the Tribal Council may take any action authorized by its Constitution, Bylaws, rules, and ordinances concerning the Project. The Tribal Council shall be free to disregard any or all comments in the Conformity Report or otherwise made by the City Council and may approve or modify the Project in any way the Tribal Council deems appropriate. It is expressly understood by the parties hereto that the Tribal Council retains full and complete sovereignty to administer Tribal lands in accordance with the Constitution, Bylaws, and Ordinances of the Tribe and applicable federal law. This Agreement deals solely with the consultation process in which the City is being given the opportunity to review and comment on certain projects being undertaken by the Tribe, and the Tribal Council retains full and complete authority to make final decisions concerning the development of Tribal Land under its Constitution and applicable federal and Tribal law.

7. Waiver.

With the approval of both parties, any portion of the foregoing process may be waived if the Project is not deemed significant, if the Project is found to be conforming, or if due to the exigencies of time the normal process cannot be accommodated.

8. Amendments.

This Agreement maybe amended by mutual agreement by the parties, provided that neither party may terminate this Agreement, without prejudice to any legal position thereafter asserted, upon thirty (30) days written notice to the other party.

9. Approval.

This Agreement shall be approved by Resolutions of the Tribal Council and the City Council.

10. Lands Located Inside Reservation and Owned in Fee by Parties Other than the Tribe.

This Agreement will not affect, alter, increase, or decrease in any way the jurisdiction that either the City or the Tribe may have over the use or development of parcels of land located within the Reservation, which are owned in fee by parties other than the Tribe. The parties recognize that federal law already allocates such jurisdiction over such parcels.

11. Lands Located Outside Reservation.

The parties recognize that federal law provides to the City notice and an opportunity to express its views on the subject of the proposed taking of title into trust for the Tribe of parcels located outside the Reservation but within the city limits of the City in 25 CFR. § 151.11(d), as well as time in which to challenge such a proposed action before it occurs, in 25 C.R.F. § 151.12(b). Otherwise, this Agreement will not affect, alter, increase, or decrease in any way the jurisdiction that either the City or the Tribe may have over the use or development of such parcels of land. The parties recognize that federal law already allocates such jurisdiction over such parcels.

IN WITNESS WHEREOF, the parties have executed this Agreement by their respective authorized officers on the day and year first above written.

CITY OF PALM SPRINGS, CALIFORNIA

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a municipal corporation.

Will Kleindienst, Mayor

Attest:

Judith Sumich, City Clerk

Approved as to form:

David Aleshire, City Attorney

Approved by the City Council

By Res. No. 19450, 1-6-99, A1324-A

AGUA CALIENTE BAND OF CAHUILLA INDIANS,

a federally-recognized Indian tribe

By:

Richard M. Milanovich, Chairman

Approved as to form:

Art Bunce, Tribal Attorney

View the [mobile version](#).

Attachment 2

CALLE ENCILIA PARKING STRUCTURE

PROJECT REPORT



Prepared by:

Planning & Development Department
AGUA CALIENTE BAND OF CAHUILLA INDIANS
5401 Dinah Shore Drive
Palm Springs, CA 92264

February 16, 2016

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I. INTRODUCTION

The Calle Encilia Parking Structure (the "Project") is a four level/three story, above ground public parking structure with approximately 850 stalls proposed to be constructed on approximately 2.8 acres of Tribal Trust land (the "Project Site") of the Agua Caliente Band of Cahuilla Indians (the "Tribe"). The Project Site is located within Section 14, Township 4 South, Range 4 East of the San Bernardino Base and Meridian, Palm Springs, California, on the Agua Caliente Indian Reservation (the "Reservation") south of Amado Road between Calle Encilia and Calle El Segundo, adjacent to and immediately north of the Spa Report Casino (see Exhibit A, *Project Site Location Map*).

As part of the project approval process and pursuant to the terms of the *Agreement for Tribal/City Land Use Coordination on Certain Parcels* with the City of Palm Springs (the "City") dated December 15, 1998, the Tribe has prepared this report on the Calle Encilia Parking Structure (the "Project Report") for the City's administrative review. The following key Tribal and/or City actions establish the project approval process for Tribal lands:

1. On July 26, 1977, the Tribe and the City entered into Agreement No. 1324 (hereinafter, the "Land Use Agreement") adopted by City Council Resolution No. 12298. Pursuant to the Land Use Agreement, the parties agreed that applications for issuance of permits and development pertaining to any Trust lands would initially be processed through the City, with the City collecting its normal fees and charges. Any party aggrieved by an action of the City Council in any such planning and zoning matters was given the right to appeal any action of the City to the Tribal Council, with the Tribal Council having the ability, following a noticed hearing, to affirm, reverse, or modify any decision of the City Council on any matter affecting Indian Trust lands, with the decision of the Tribal Council being final, after considering the recommendation of the Indian Planning Commission, as well as applicable Federal and Tribal law.
2. On December 15, 1998, the Tribe and City entered into the aforementioned "Land Use Coordination Agreement" which provides for City review and comment on projects outside of the Land Use Agreement, while retaining the Tribe's final approval and authority over projects on Tribal land.
3. On February 3, 1999, the City and the Tribe amended the Land Use Agreement with Supplement No. 5, which exempted all Tribal lands from the Land Use Agreement subject to the Land Use Coordination Agreement process.

This Project Report serves as an expanded project description and goes "hand in hand" with other submittal documents including site plans, technical reports, and other pertinent information. The proposed Project will be developed to the standards of development set forward in this Project Report.

II. EXISTING CONDITIONS

Project Site

As shown on Exhibit B, *Existing Site Conditions Map*, the Project Site is currently utilized as a surface parking lot for the Spa Resort Casino (See Exhibit C, *Project Site Photos*). Utility connections for water, sewer, power and telecommunication services are available, and the public streets surrounding the Project Site providing direct access to the parking structure include Amado Road to the North, Calle Encilia to the west, and Calle El Segundo to the east.

Surrounding Land Uses

Land uses on adjacent properties include:

- North – Surface parking lot
- Northwest – Commercial buildings and vacant land
- West – U.S. Post Office
- South – Spa Resort Casino
- East – Multi-Family Residential (Plaza Villa Condominiums)
- Northeast – Multi-Family Residential (Deauville Condominiums)

III. STATEMENT OF PROJECT

The Tribe is proposing to construct an approximately 850 stall, four level/three story, public parking structure adjacent to the Spa Resort Casino that will include the following features:

- Modern native and contextual architecture
- Four separate entrances with three exits for improved vehicular ingress/egress
- External two-way vehicle loop ramps for improved circulation between floors
- Parking Demand Management System
- Electrical Vehicle Charging Stations
- LED lighting
- Drought tolerant/water efficient landscaping
- Solar ready rooftop shade structures

The *Site Plan* for the Project is included as Exhibit D, and as discussed further in the remainder of this Project Report, Exhibits E through G provide additional information on the parking structure.

A. Property Development Standards

While the Project is located within the Section 14 Specific Plan area, it is located on Tribal lands that are not subject to City land use regulations. As a result, the Section 14 Specific Plan serves as a guiding framework but does not bind the Tribe in its

decision to approve the Project. Under the Section 14 Specific Plan, the Project Site is designated Resort Attraction (RA), where standalone automobile parking lots/structures are allowed subject to a Conditional Use Permit (CUP).

The Project supports the Specific Plan's Parking and Circulation goal for Amado Road and its use "as the major access route to shared parking structures (future) serving the Convention Center, Spa Resort Casino, and resort areas," and Table 1 below compares the proposed development standards for the Project against the allowed/required standards of the RA Zone.

Table 1 – Development Standards Comparison		
Section 14 Specific Plan Property Development Standard	Allowed/ Required	Proposed
Building Height	100'	47'-1" ¹
Yard Setbacks:		
Front (North - Amado Road Frontage)	20'	8" ²
Side (West - Calle Encilia Frontage)	20'	83'-6"
Side (East - Calle El Segundo Frontage)	20'	22' ³
Rear (South - Spa Resort Casino)	20'	30'
High-Rise Setbacks: ⁴		
Side (East - Calle El Segundo Frontage)	47'-1"	62'-6"
Floor Area Ratio	1.0	1.9
Open Space	40%	27%

¹ The height of the parking structure including the appurtenant elevator shaft and rooftop carport shade structures is 60' and 53'-4", respectively. To reduce the perceived massing of the building, carport shade structures will not be installed along the northern and eastern edges of the parking structure.

² Only the external two-way vehicle loop ramp extends into the minimum front yard setback area across 36% of the property frontage along Amado Road. The setback to the rest of the parking structure along this street frontage ranges from 36' to 45'.

³ The landings for Stairwell No. 3 at the southeast corner of the Parking Structure extend 3' into the minimum side yard setback.

⁴ High-rise buildings in Section 14 are required to have a minimum setback of one (1) foot of horizontal setback distance from any residential district for each one (1) foot of vertical rise of the building.

As the above table illustrates, with the exception of the minimum front yard setback along a portion of Amado Road, maximum building floor area ratio (FAR) and minimum open space requirements, the Project complies with all the other development standards established by the Section 14 Specific Plan. These exceptions were necessary due to the narrow width of the Project Site and the required 30 foot fire safety setback between the parking structure and the Spa Resort Casino.

If the parking structure was designed to meet minimum front yard setback and open space requirements, the height of the building would have to be much higher (up to eight levels/seven stories) in order to accommodate 850 stalls, and the only way

to lower the FAR to 1.0 is to reduce the number of stalls to approximately 550. The tradeoff for these development standard exceptions is a lower and less visually impactful building, and more efficient structure in terms of both the number of stalls provided and improved vehicle circulation. Similar exceptions to these property development standards were granted by the City for the Downtown Parking Structure.

B. Design Guidelines

The Section 14 Specific Plan requires that "[t]he walls of any parking structure...shall be designed to substantially screen vehicles in the structure from a view of a person on a public street," and "shall be similar in color, material, and architectural detail with the building it serves." It also states that "[s]tructured parking should be designed so that sloping floors are not visible from adjacent streets [in order] to minimize views of light sources and cars from nearby streets and sidewalks"

The parking structure will be painted to match the Spa Resort Casino, and its external walls and architectural features have been designed to substantially screen the vehicles inside from surrounding uses. Solid, 3'-9" tall walls are provided around the exterior of each level to minimize the amount of vehicle light and sound escaping onto neighboring properties. The external two-way vehicle loop ramps, as further described in Section IV, will be screened using a decorative metal mesh fabric material. External vehicle ramps are being used along with open stairwells and increased 11-16 foot ceiling heights to open up the interior of the structure, bring in more light and ventilation, increase visibility, and improve safety.

C. Circulation

Primary vehicular access to the parking structure will be from Amado Road, midblock between Calle Encilia and Calle El Segundo; a secondary access point is located on Calle El Segundo. A new private driveway south of the parking structure will provide access to valet drop off and pickup service to the Spa Resort Casino. A valet entry to the parking structure is provided at the east end of the private driveway, and return access to the valet drop off/pickup area is provided through the surface parking area located to the west of the parking structure.

An external two-way loop ramp at the northeast corner of the building provides improved vehicular access to the different levels within the parking structure. To accommodate the location of this ramp and provide a more pedestrian friendly environment along the south side of Amado Road north of the parking structure, the sidewalk there will be extended 8 feet into the area that could be set aside for on-street parking between the north entrance and Calle El Segundo; however, on-street parking is currently prohibited along Amado Road between Calle Encilia and Calle El Segundo. As a result, no on-street parking would be eliminated where the sidewalk is being extended. The extension of the sidewalk would also not impact the number of travel lanes provided on Amado Road.

D. Public Utilities and Services

Since the Project is simply replacing surface parking with structured parking, there will be negligible impacts to public utilities and services. The Project does, however, provide covered public parking that not only benefits the Spa Resort Casino, but the greater downtown area including the nearby Palm Springs Convention Center.

IV. ARCHITECTURAL AND LANDSCAPE CONCEPT

The architecture of the parking structure is both modern native and contextual, taking inspiration from Cahuilla culture and the surrounding environment. The architectural screening elements were inspired by the color, shape and form of Cahuilla baskets and pottery. These elements are used to help screen the parked cars from public view as well providing visual interest for the parking structure. The metallic mesh fabric material screening the external two-way vehicle loop ramps at the northeast corner of the parking structure will be chemically etched with imagery of the San Jacinto and Santa Rosa Mountains (See Exhibits E.1, E.2 and F). The etching process will result in different finishes to the metal making the entire screen a mural of the mountains.

As shown on Exhibit G, the landscaping surrounding the parking structure will be drought tolerant/water efficient desert-scape, and will include palm trees to help soften the views of the parking structure from the east and north looking west and south.

V. ENVIRONMENTAL ANALYSIS

An Environmental Assessment (EA) has been prepared for the Project and is included as Appendix A. The EA analyzed the potential effects of the proposed Project including impacts related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards, land use and planning, mineral resources, noise, population and housing, public services, recreation, traffic/circulation, utilities and service systems, and water. Based on the analysis contained in the EA, no adverse environmental impacts are anticipated.

VI. FISCAL IMPACT ANALYSIS

As a standalone public parking structure proposed to be constructed on an existing surface parking lot, the Project is not anticipated to generate any growth inducing impacts. There are no standard development fees applicable to the Project that would typically be imposed by the City (public art fees, park (Quimby Act) fees, regional traffic impact (TUMF) fees, school fees, etc.); however, the Project will have a beneficial impact to the City by providing more covered public parking in the downtown area.

EXHIBIT A – PROJECT SITE LOCATION



EXHIBIT B – EXISTING SITE CONDITIONS

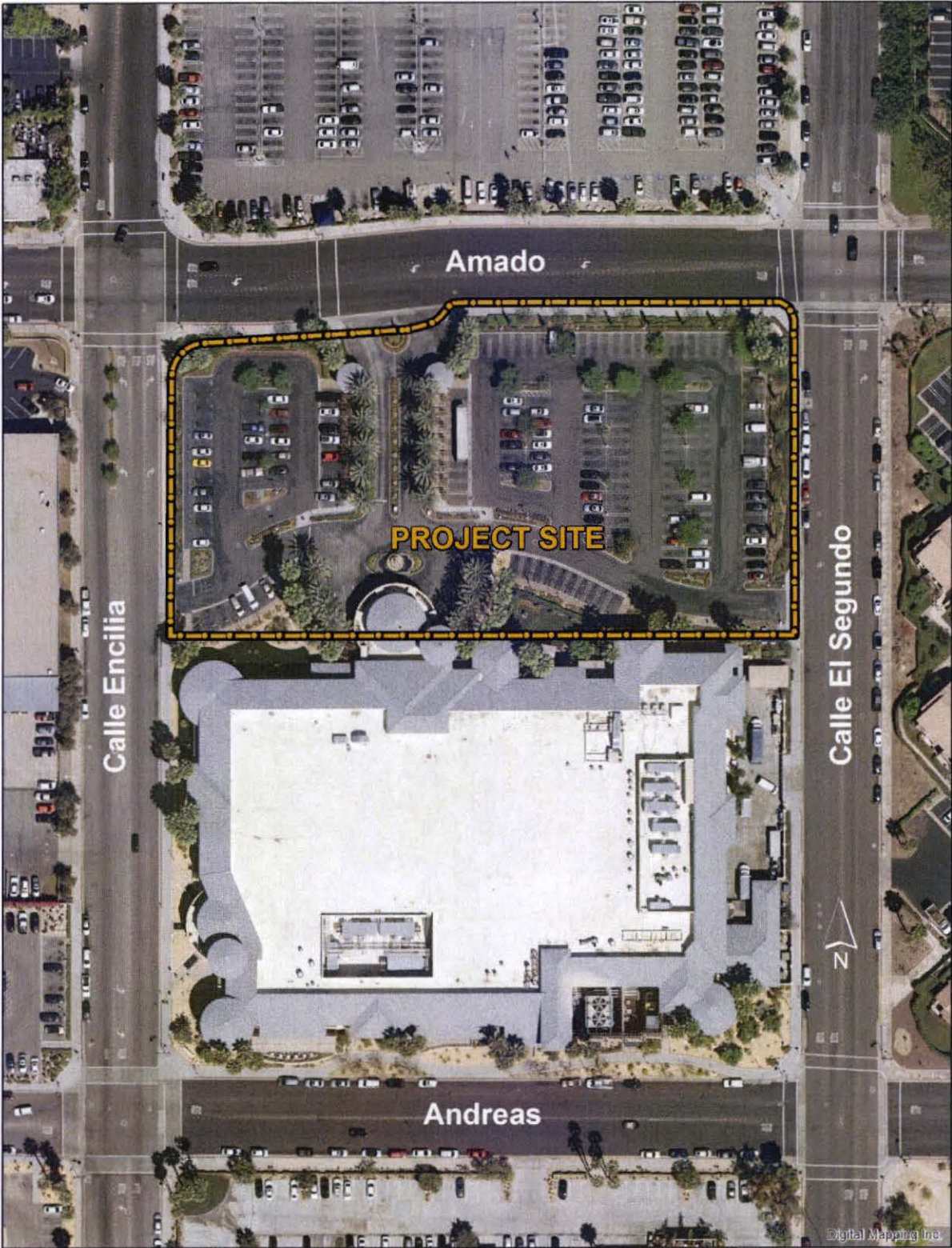


EXHIBIT C – PROJECT SITE PHOTOS



Northeast Corner looking Southwest



Northwest Corner looking Southeast

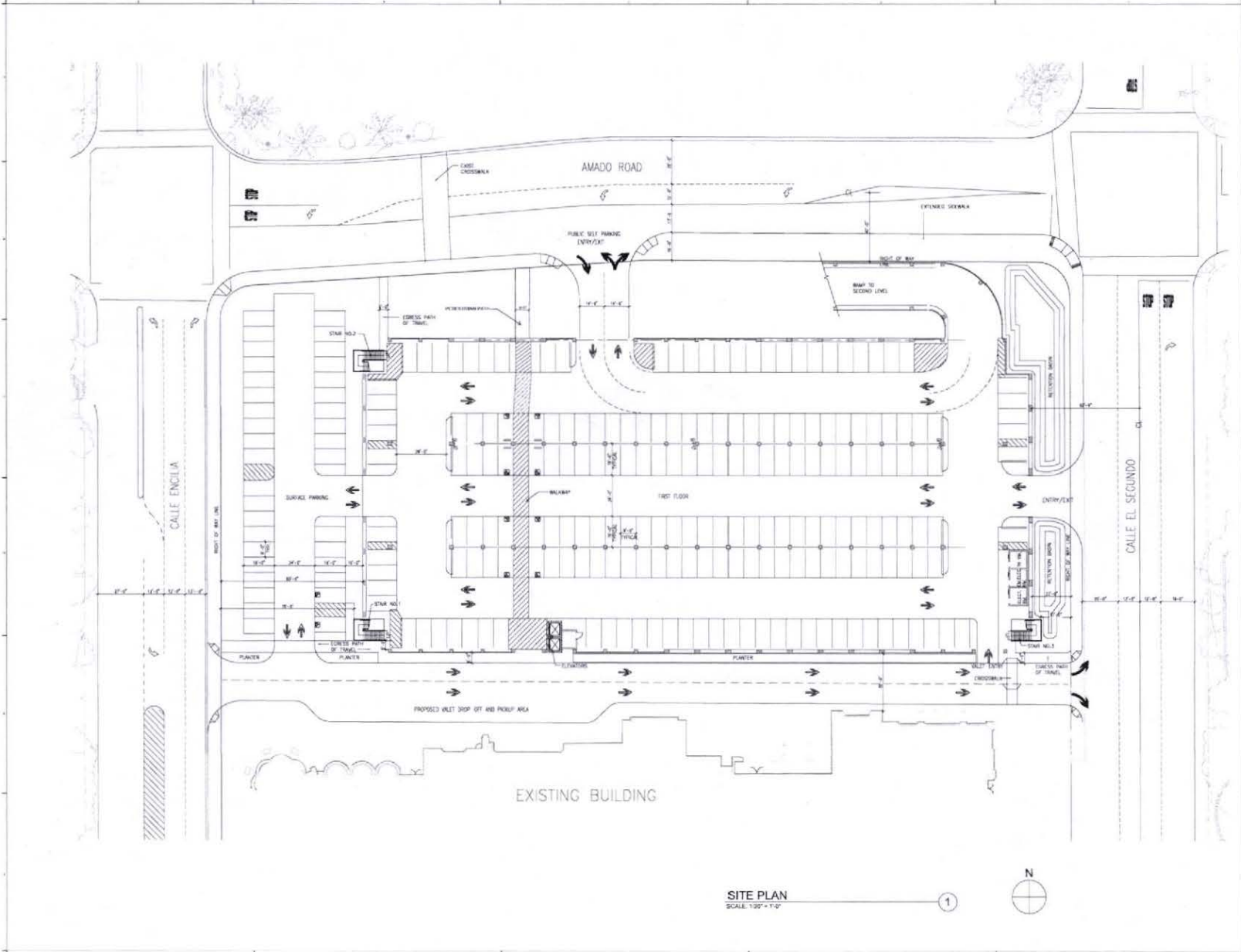


**Calle Encilia
Parking
Structure**

PALM SPRINGS, CA

**Parking
Design
Associates**
Architects & Planners

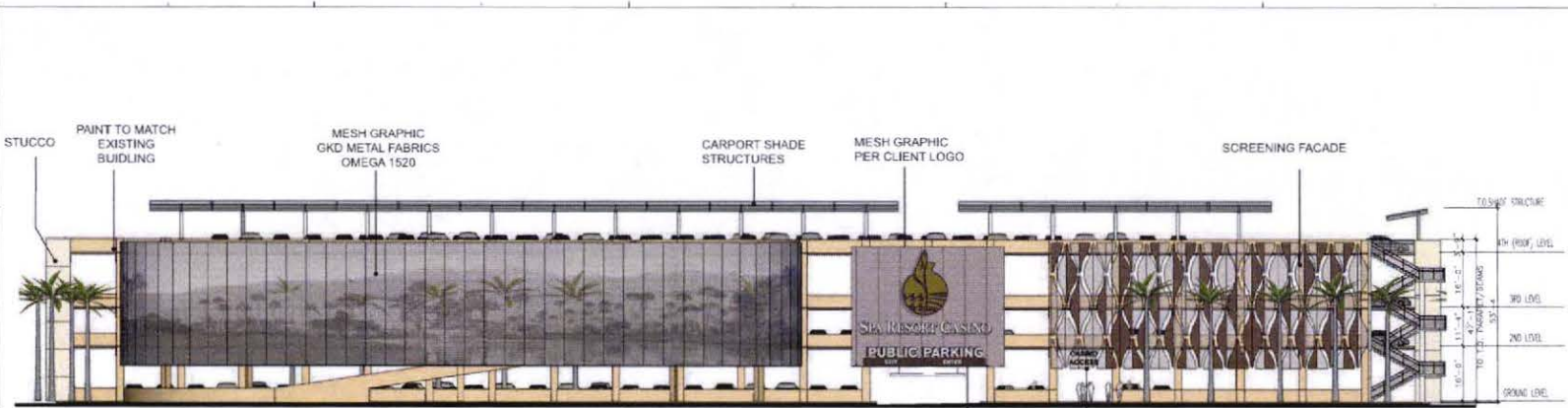
1801 Broadway St., 10th Floor - Valley, CA 91792
P: 714.261.2822 F: 714.261.2148



SITE PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN
EXHIBIT D



NORTH ELEVATION



EAST ELEVATION



**Calle Encillia
Parking
Structure**

PALM SPRINGS, CA

**Parking
Design
Associates**
Architects & Planners

19077 Encinitas Rd., 104 E. Palm Springs Valley, CA 91768
951-485-1200 417-100-1100



EXTERIOR ELEVATIONS
EXHIBIT E.1



**Calle Encilia
Parking
Structure**

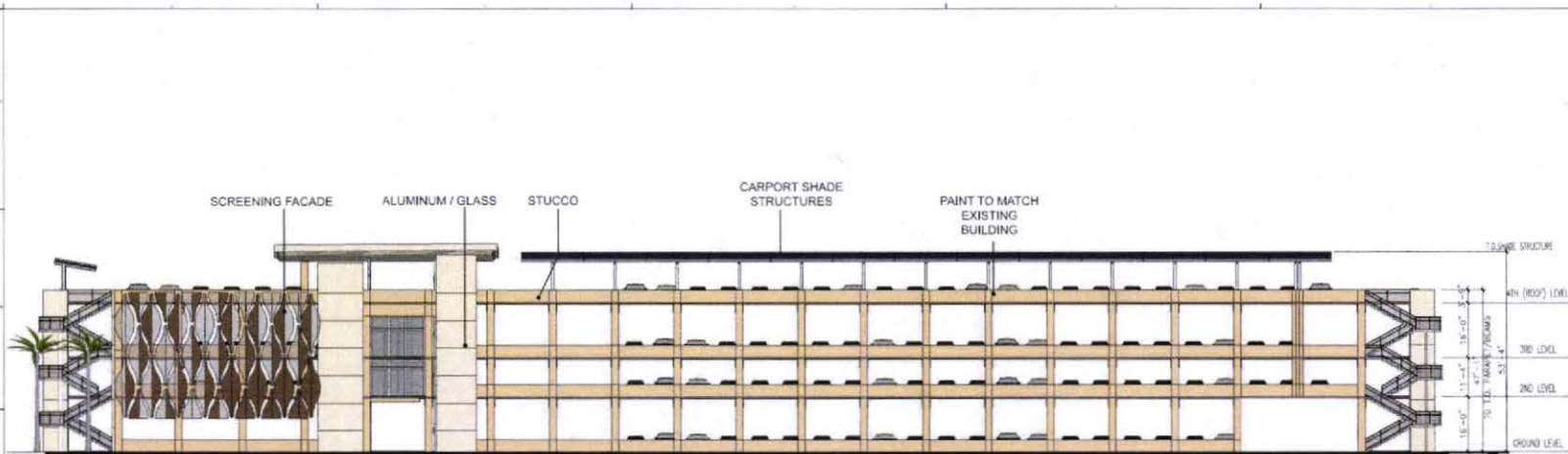
PALM SPRINGS, CA

**Parking
Design
Associates**
Architects & Planners

1925 Boulevard St., 10th Floor, Palm Springs, CA 92262
951.766.5200 951.766.5200



EXTERIOR ELEVATIONS
EXHIBIT E.2



SOUTH ELEVATION



WEST ELEVATION



SOUTH EAST VIEW FROM INTERSECTION OF AMADO & CALLE ENCILIA



SOUTH WEST VIEW FROM INTERSECTION OF AMADO & CALLE EL SEGUNDO



**Calle Encilia
Parking
Structure**

PALM SPRINGS, CA

**Parking
Design
Associates**
Architects & Planners

1827 Broadway St., 18th Floor - Valley, CA 91708
916.965.2000 916.965.2000



EAST VIEW



NORTH VIEW

Renderings
EXHIBIT F

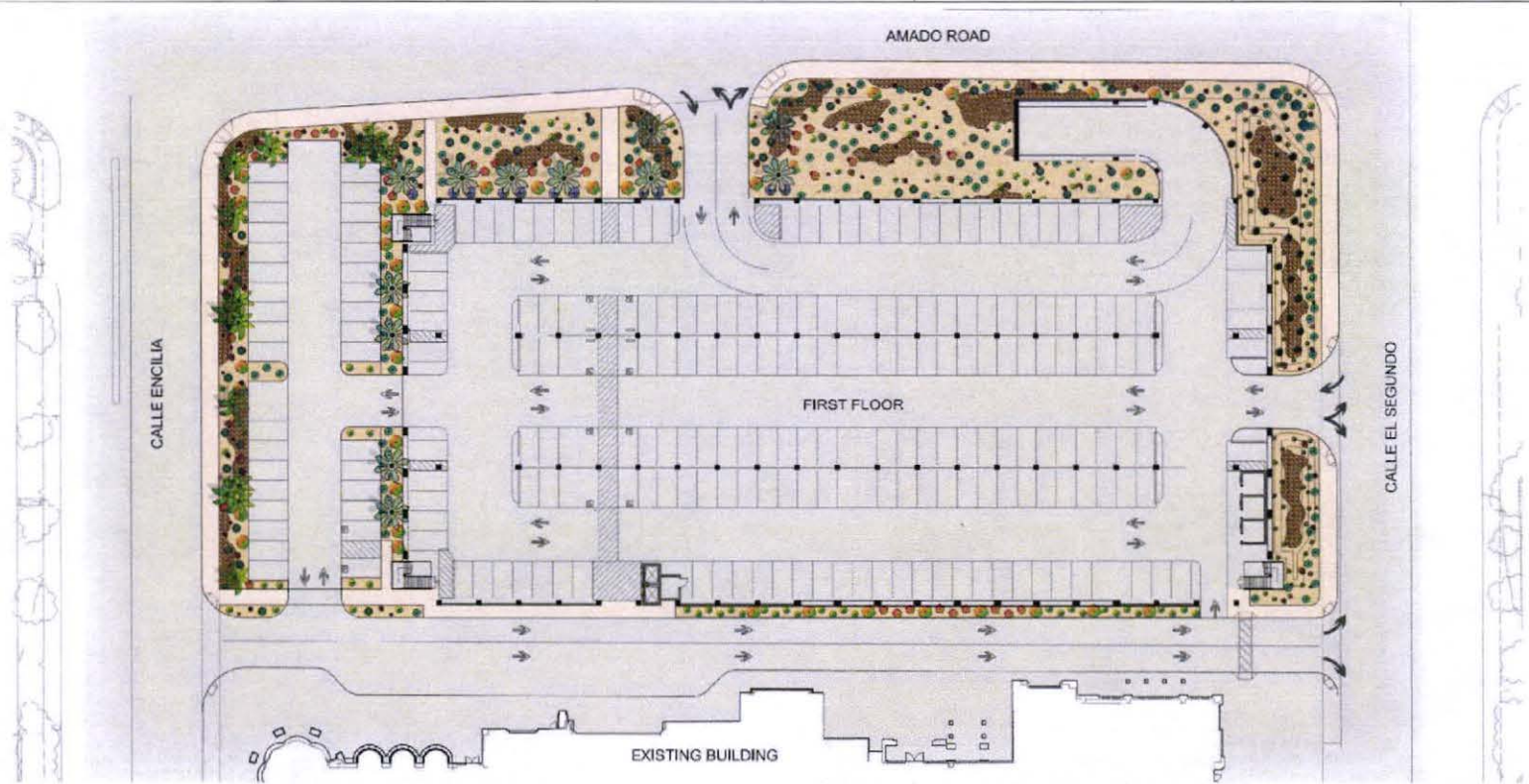


**Calle Encilia
Parking
Structure**

PALM SPRINGS, CA

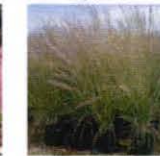


HERMANN
DESIGN
GROUP
LANDSCAPE ARCHITECTURE
PLANNING & DESIGN



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	QTY
	3	Brahea armata / Mexican Blue Palm	Existing
	9	Phoenix dactylifera / Date Palm	Existing
	14	Washingtonia filifera / California Fan Palm	Existing
	1	Agave americana 'Variegata' / Variegated Century Plant	Existing
	41	Bougainvillea x 'La Jolla' / Bougainvillea	5 gal
	24	Ceanothus leucanthus / Red Bird Of Paradise	5 gal
	14	Dioscorea oppositifolia 'Bianco Bird' / 'Bianco Bird' Dioscorea	5 gal
	42	Dioscorea oppositifolia / Desert Spurge	Existing
	11	Lantana camara 'New Bird' / New Bird Lantana	5 gal
	13	Lavandula trifoliatea 'Compacta' / Compact French Lavender	5 gal
	22	Muhlenbergia lupulina 'Ragee Hill' / 'Ragee Hill'	5 gal
	11	Muhlenbergia lupulina 'Autumn Glow' / Autumn Glow	5 gal
	QTY	2" x 2" BOULDER - GOLDEN HICKORY GREEN	
	34	2" x 3" BOULDER - GOLDEN HICKORY GREEN	
	40	1" x 1" BOULDER - GOLDEN HICKORY GREEN	
	480 S.F.	3/4" COBBLE - GOLDEN HICKORY GREEN	
	180	3/4" SAND GRAVEL - GOLDEN PALM SPRINGS GOLD	



PLANTING PLAN
SCALE: 1" = 20'



PRELIMINARY
LANDSCAPE PLAN

EXHIBIT G

Attachment 3

Valuation: \$ 13,000,000

SqFt Values:: Finished: 0 Unfinished: 0 TotalFinUnfin: 0 Sprinkled: 0 Acc Heated: 0 Acc Unheated: 262,500 Acc Total: 262,500 TotalFinUnfinAcc: 262500

SqFt Values:: Porch/Deck: 0 Pavement: 0 TotalFinUnfinAccPorchDeck: 262500

R = Required, S = Status, O = Order

R	S	Status Date	O	Invoice #	Fee Cat	Description	Calc Method	Calc Data	Min Fee	SubTotal
Yes	Due	3/10/2016	4		420-38703	Sewer Connection	Fixture		0.00	306.00
Yes	Due	3/10/2016	6		001-37112	SMIP2	Valuation		0.50	3640.00
Yes	Due	3/10/2016	7		001-34308	Microfilm	Fixture		2.00	243.50
Yes	Due	3/10/2016	8		001-31601	Construction Tax by SQFT	FinUnfinAccPorchDeckSqFt		0.00	105000.00
Yes	Due	3/10/2016	9		001-32202	Sewer Inspection	FlatRate	46.00	0.00	46.00
Yes	Due	3/10/2016	10		135-32400	Central Drainage Fee	Fixture		0.00	25793.60
Yes	Due	3/10/2016	16		001-32219	S.B. 1473	Valuation		0.00	520.00
Yes	Due	3/10/2016	17		261-32214	Technology Fee	Valuation		0.00	18850.00
Yes	Due	3/10/2016	18		001-34210	Fire Dept. Plan Check	Fixture		0.00	266.00
Yes	Due	3/10/2016	19		001-34210	Fire Inspection Fees	Fixture		0.00	201.00
Yes	Due	3/10/2016	24		150-34390	Public Art	% of Valuation	0.500000	0.00	65000.00
Yes	Due	3/10/2016	25		001-34310	General Plan Maint.	Valuation		0.00	8710.00
Yes	Due	3/10/2016	32		001-34303	Planning Plan Check Fee	Fixture		0.00	1240.00
Yes	Due	3/10/2016	33		261-32214	Planning Technology Fee	Valuation		0.00	10920.00
Yes	Due	3/10/2016	34		261-32214	Engineering Technology Fee	Valuation		0.00	10920.00
Yes	Due	3/10/2016	37		001-32201	COMMERCIALNEWCONSTRUCTION	Fixture		0.00	40519.00
Yes	Due	3/10/2016	51		001-32204	PERMITPROCESSINGFEE	FlatRate	33.00	0.00	33.00

per fixture unit

Valuation: \$ 13,000,000

SqFt Values:: Finished: 0 Unfinished: 0 TotalFinUnfin: 0 Sprinkled: 0 Acc Heated: 0 Acc Unheated: 262,500 Acc Total: 262,500 TotalFinUnfinAcc: 262500

SqFt Values:: Porch/Deck: 0 Pavement: 0 TotalFinUnfinAccPorchDeck: 262500

R = Required, S = Status, O = Order

R	S	Status Date	O	Invoice #	Fee Cat	Description	CalcMethod	CalcData	Min Fee	SubTotal
Yes	Due	3/10/2016	98		001-34301	Plan Check Fee	Manual	23373.00	0.00	23373.00
						TOTAL				315,581.10