



## Planning Commission Staff Report

DATE: May 11, 2016

Study Session

SUBJECT: REQUEST BY EAGLE CANYON DEVELOPMENT FOR A PRE-APPLICATION MEETING TO REVIEW AN AMENDMENT TO AN APPROVED PLANNED DEVELOPMENT DISTRICT AND SUBDIVISION OF 64 OUT OF 117 ACRES INTO 160 SINGLE-FAMILY RESIDENTIAL LOTS ON A VACANT PROPERTY LOCATED AT THE WEST SIDE OF SOUTH PALM CANYON DRIVE AT BOGERT TRAIL, ZONE PDD 317, SECTION 34 (CASE NO. 5.1379-PD 380/TTM 36870)(ER).

FROM: Planning Services Department

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### SUMMARY

The Planning Commission to review a pre-application request for a proposed Planned Development District application consisting of 160 single-family residential lots. The proposed site is currently vacant. In 2006, a residential development with 155 townhomes and 75 single-family homes known as Eagle Canyon was previously approved at the same site. That entitlement remains valid through July 2, 2016.

### RECOMMENDATION:

The Planning Commission to provide comments on the proposed application as deemed fit. No approvals are made at pre-applications.

### ISSUES:

- The property is within the Canyon South Specific Plan.
- The Specific Plan requires every project to be submitted with a PDD application.
- The existing entitlement on the property was approved in 2006 for a residential development with 155 townhomes and 75 single-family homes known as the Eagle Canyon.
- The new application is primarily to subdivide 64 acres into 160 single-family residential lots out of the overall 117 acre property. Over 53 acres open space area will be dedicated as conservation easement.
- Design guidelines and development standards will be established as part of the PDD application.
- As proposed, lots will be sold and built on an individual basis in the future.
- The current Eagle Canyon entitlement is still valid.

## BACKGROUND AND SETTING:

The project site is part of a Specific Plan with a long history in the City of Palm Springs. In 1991, the City adopted the Canyon Park Specific Plan and associated Environmental Impact Report (EIR), which encompassed 721 acres, including the project site and additional lands to the east. In 2003, the Specific Plan was amended, and the City certified an EIR Addendum. Subsequently, several residential projects in the eastern portion of the Specific Plan area have been proposed and constructed. The Specific Plan in part states that *"the objective of the general residential component of the project is to allow development consistent with the current city standards under the Zoning Ordinance, but to also allow a creative departure from the normal standards where it can be shown that an improvement in the overall quality of development will occur."* The Specific Plan further states that: *"The development standards proposed by the Specific Plan allow for slightly more building height (22 feet vs. 18 feet allowed by right of zone), as well as more flexibility in setbacks. In order to take advantage of these standards, projects must receive approval of a Planned Development District as well as the otherwise required entitlement application(s)."* Consistent with the requirements of the Specific Plan, the applicant has submitted a Planned Development District application for the project. In this case, the PD will achieve several objectives: to meet the Specific Plan's criteria, to seek deviations from required lot sizes, and to reduce the overall project density and impacts to adjacent properties.

The previously approved project at the Eagle Canyon site consists of a Planned Development District (PDD 317) which established new design guidelines and development standards for 155 townhomes and 75 single-family homes for a total of 230 residential units on 80 acres of a 117-acre parcel. The project site is located on the west side of South Palm Canyon Drive at Bogart Trail. In conjunction with PDD 317, Tentative Tract Map 30047 was approved to subdivide the site into residential lots, as well as lots for streets, flood control and open space. The project site is currently vacant.

## PRIOR ACTIONS AT THE PROPOSED SITE:

<b><i>Related Relevant City Actions</i></b>	
6.14.06	The Planning Commission voted 6-0-1 to certify the addendum to the Canyon Park Specific Plan Environmental Impact Report (SCH #91012026), to approve the preliminary PDD #317 and Tentative Tract Map 30047 and recommend approval to the City Council.
7.05.06	The City Council voted 3-0-2 to certify the addendum to the Canyon Park Specific Plan Environmental Impact Report (SCH #91012026), and to approve the preliminary Planned Development District #317, and Tentative Tract Map 30047 for the project.
5.14.08	The Planning Commission voted 5-0-1 to approve a one-year time extension from July 5, 2008 to July 5, 2009 (PC Resolution 7129) for the PDD and the Tentative Tract Map (#30047).
6.18.08	The City Council approved a one year time extension for TTM 30047 from July 5, 2008 to July 5, 2009.

7.22.09	The Planning Commission voted to approve a one-year time extension request from July 5, 2009 to July 4, 2010 for the Planned Development District application.
7.14.10	The Planning Commission voted to approve a one-year time extension request from July 5, 2010 to July 4, 2011 for the Planned Development District application.
7.13.11	The Planning Commission granted a one-year time extension request from July 5, 2011, to July 4, 2012, for the Planned Development District application.
7.11.12	The Planning Commission granted a one-year time extension request from July 4, 2012, to July 3, 2013, for the Planned Development District application.
7.23.13	The Planning Commission granted a one-year time extension request from July 3, 2013, to July 2, 2014, for the Planned Development District application.
7.09.14	The Planning Commission granted a one-year time extension request from July 2, 2014, to July 1, 2015, for the Planned Development District application.
7.22.15	The Planning Commission granted a one-year time extension request from July 2, 2015, to July 1, 2016, for the Planned Development District application.

**Most Recent Ownership**

2014	Michael & Janet Cole, 4348 Lockwood Avenue, LLC
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**Site Area**

Project Area	117 Acres of vacant land
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**Planning Areas**

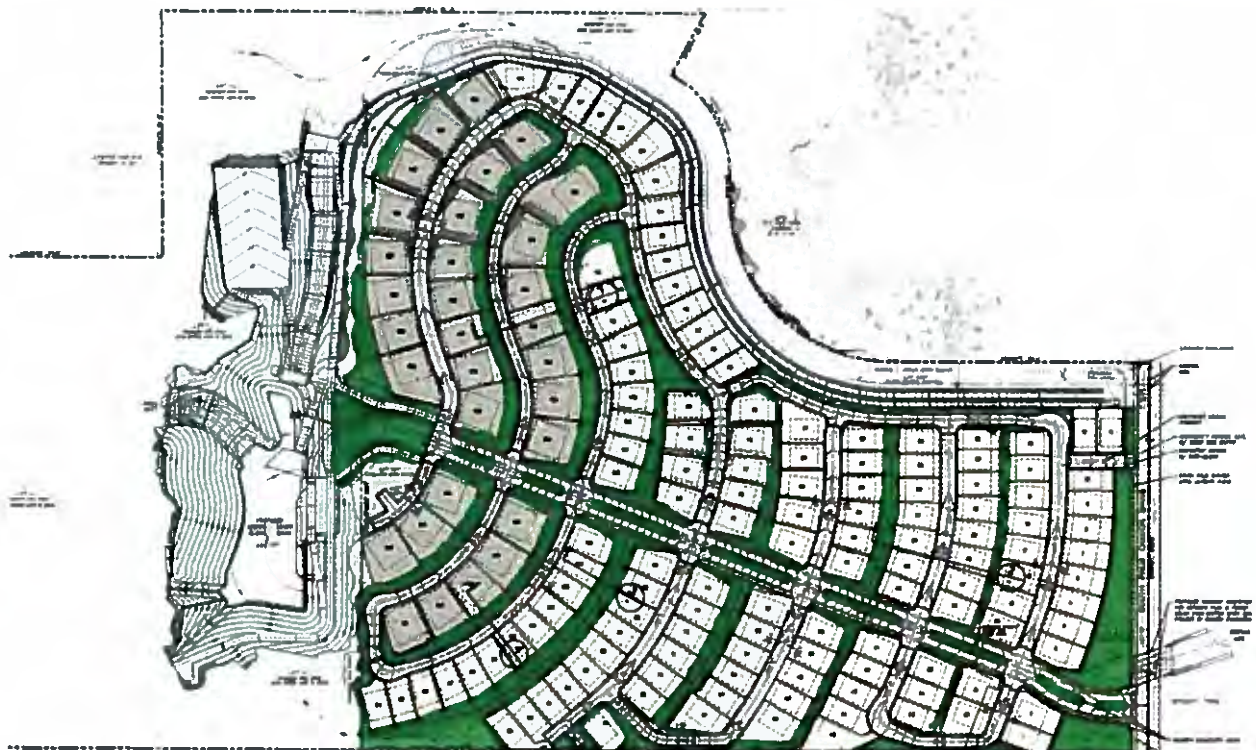
Specific Plan	X	Canyon South Specific Plan
Design Plan	X	Eagle Canyon Design Guideline
Airport Overlay		N/A
Indian Land	X	Fee

Table 2: Project and Surrounding General Plan and Zoning Designations

Location	General Plan Designation	Zoning Designation
Project Site	SP-1/L2 (Low Residential/2 per acre)	SP-1/ W-R-1-A (20,000 s. f. lots) PD
West	Conservation	O-20 (Open Space)
South	SP-1/L2 (Low Residential/2 per acre)	SP-1/ W-R-1-A (20,000 s. f. lots) and O-20 (Open Space)
East	SP-1/ /L2 (Low Residential/2 per acre) and PR (Parks and Recreation)	SP-1/W-R-1-B (10,000 s. f. lots)
North	SP-1/L2 (Low Residential/2 per acre)	R-2 (Limited Multiple Family and O-20 (Open Space)



**Approved Site Plan**



**Proposed Site Plan**



**New Site Plan and Project Design:**

The new project consists of a revised Tentative Tract Map (TTM 36870) and a Preliminary Planned Development District application. The revised tentative tract map is for the subdivision of 64 acres out of the 117.32 ± acres for the eventual development of 160 two-story detached single-family residential units. The project is proposed to be a gated development. Detached single-family units are either of three bedrooms or five bedrooms. Each unit will include living space, private open space with spa/pool, and a two-car garage. Primary vehicle access will occur from South Palm Canyon Drive. The South Lykken Trail is located at the northern corner of the subject property and will not be impacted by the development.

**Tentative Tract Map:**

A revised Tentative Tract Map (TTM 36870) to subdivide 60 acres out of the approximately 117-acre parcel was submitted as part of the project application. The currently vacant property is proposed to be subdivided into 160 individual single-family residential lots and 22 lettered lots. The residential lot sizes will range between 7,583 square feet to 40,069 square feet in size; the average lot size is 12,431 square feet. Several of the proposed lots do not meet the required lot sizes of the underlying zoning designation. As stated earlier the applicant has submitted a PDD application to seek relief from required lot sizes. The lettered lots are proposed for the development of permanent open space areas, storm drain, water detention basin, private streets, public streets and flood control channel.

**Planned Development District:**

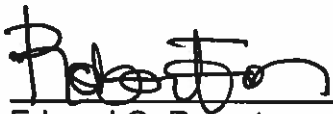
The proposed PDD application will achieve two objectives, first to meet the Specific Plan's criteria and secondly to seek for deviations from the proposed lot dimensions. The proposed development standard calls for minimum lot size across the site 7,583 square feet. The underlying project site is zoned SP-1, South Palm Canyon Specific Plan, with an underlying zoning of W-R-1-A (20,000 square foot lots). Lands to the west are zoned O-20 (Open Space). Lands to the south are zoned W-R-1-A (20,000 square foot lots) and O-20 (Open Space). Lands to the east are zoned W-R-1-B (10,000 square foot lots) and W (Watercourse). Lands to the north are zoned R-2 (Limited Multiple Family) and O-20 (Open Space). The current PDD entitlement consists of 75 single family homes on lots of at least 10,000 square feet and 155 attached townhomes on lots of at least 3,100 square feet, a clubhouse and pool, and private streets.

**Table 3: Development Standards - Comparison between and proposed revision:**

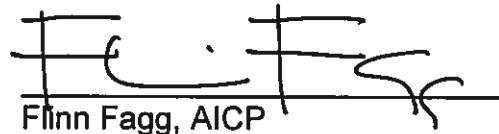
<b>Standard</b>	<b>Approved PDD</b>	<b>Proposed Revised PDD</b>
<b>Land Use</b>	Multi-family/Condominium and Single-family residential	Single-family residential only
<b>Density</b>	230 Units	160 Units
<b>Lot Sizes</b>	3,100 sq. ft. to 10,000 sq. ft.	7,583 sq. ft. to 40,069 sq. ft.
<b>Building Heights</b>	Specific Plan 30 ft. max/PD 317 25 ft.	Maximum 27.6 ft.
<b>Setbacks: Front:</b>	25 feet SFD/0 ft Condos	20 ft. Minimum
<b>Rear:</b>	25 ft. SFR/4.6 Condos	22 ft. Minimum
<b>Side</b>	12 ft. SFR/0 & 5 ft. Condos	8 ft. Minimum
<b>Open Space area</b>	Approximately 53 acres	Approximately 53 acres
<b>Primary Access</b>	Off South Palm Canyon Drive	Off South Palm Canyon Drive

Conclusion:

At this time, the Planning Commission is to provide comments on the proposed use, the site layout and other exhibits consisting of preliminary floor plans and elevations. The Commission's review comments should be centered on the site layout, lot sizes, orientation, location of structures and relationship to the character of the neighborhood. Furthermore, the Commission could offer views on potential improvements necessary to make the project more successful, given its location and surrounding uses. A formal application was submitted for this in March 2015; therefore, the item will be brought back to the Planning Commission as a Preliminary Planned Development District for a formal review in the future.



Edward O. Robertson  
Principal City Planner



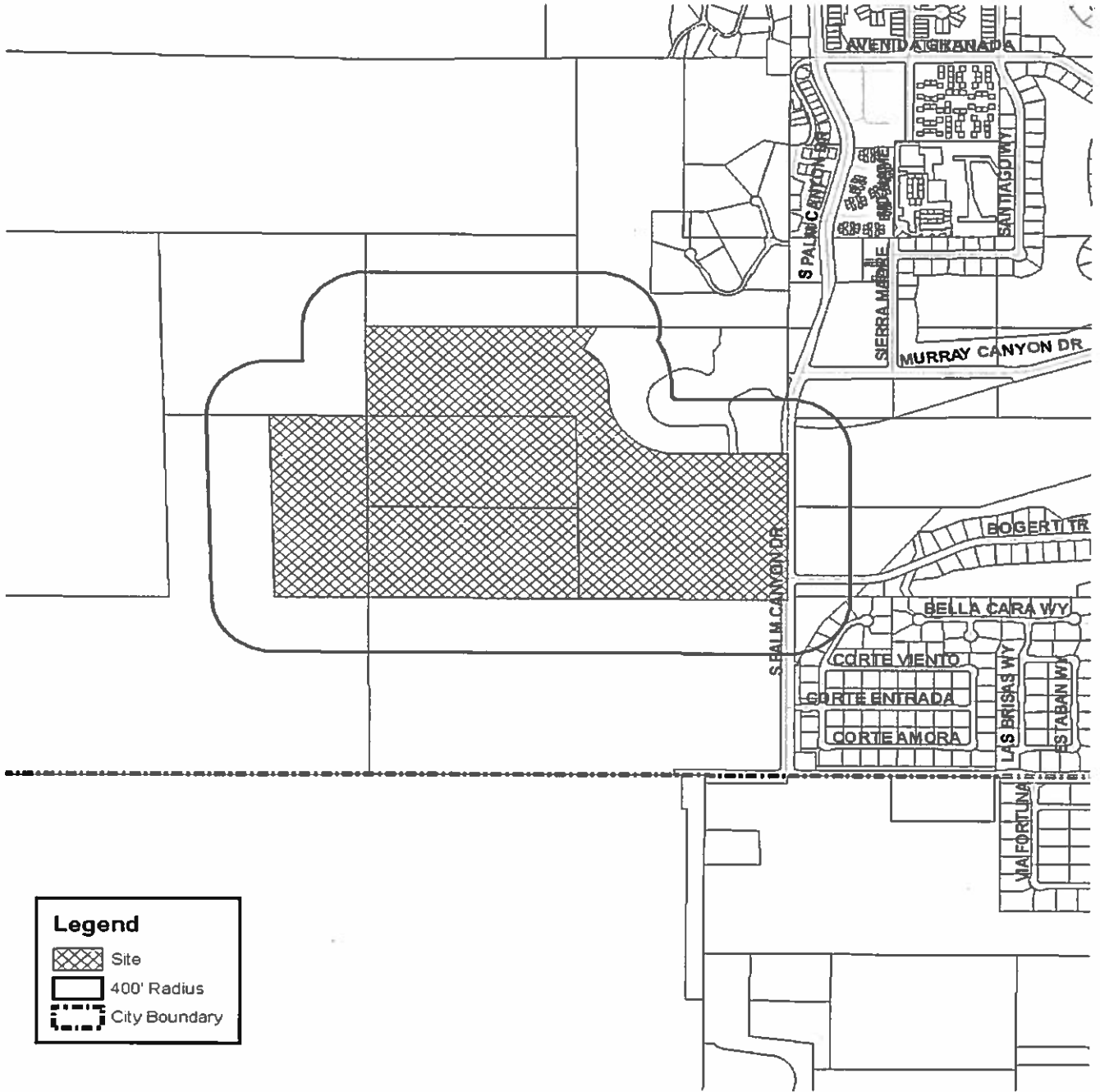
Flinn Fagg, AICP  
Director of Planning Services

Attachments:

1. Vicinity Map
2. 11"x17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans
3. Site Plan & Development Standards of Approved Plan,



# Department of Planning Services Vicinity Map

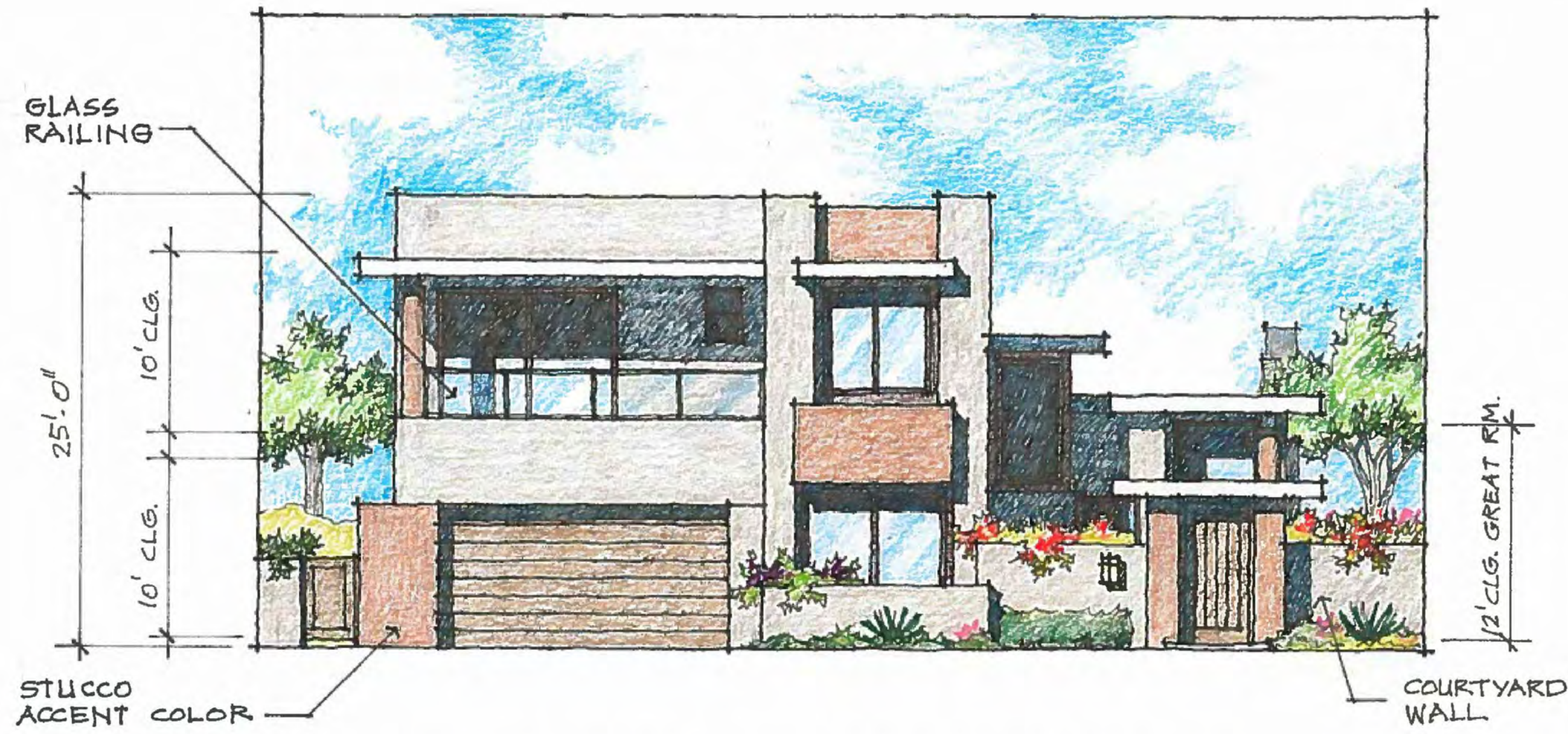


**Legend**

- Site
- 400' Radius
- City Boundary

CITY OF PALM SPRINGS

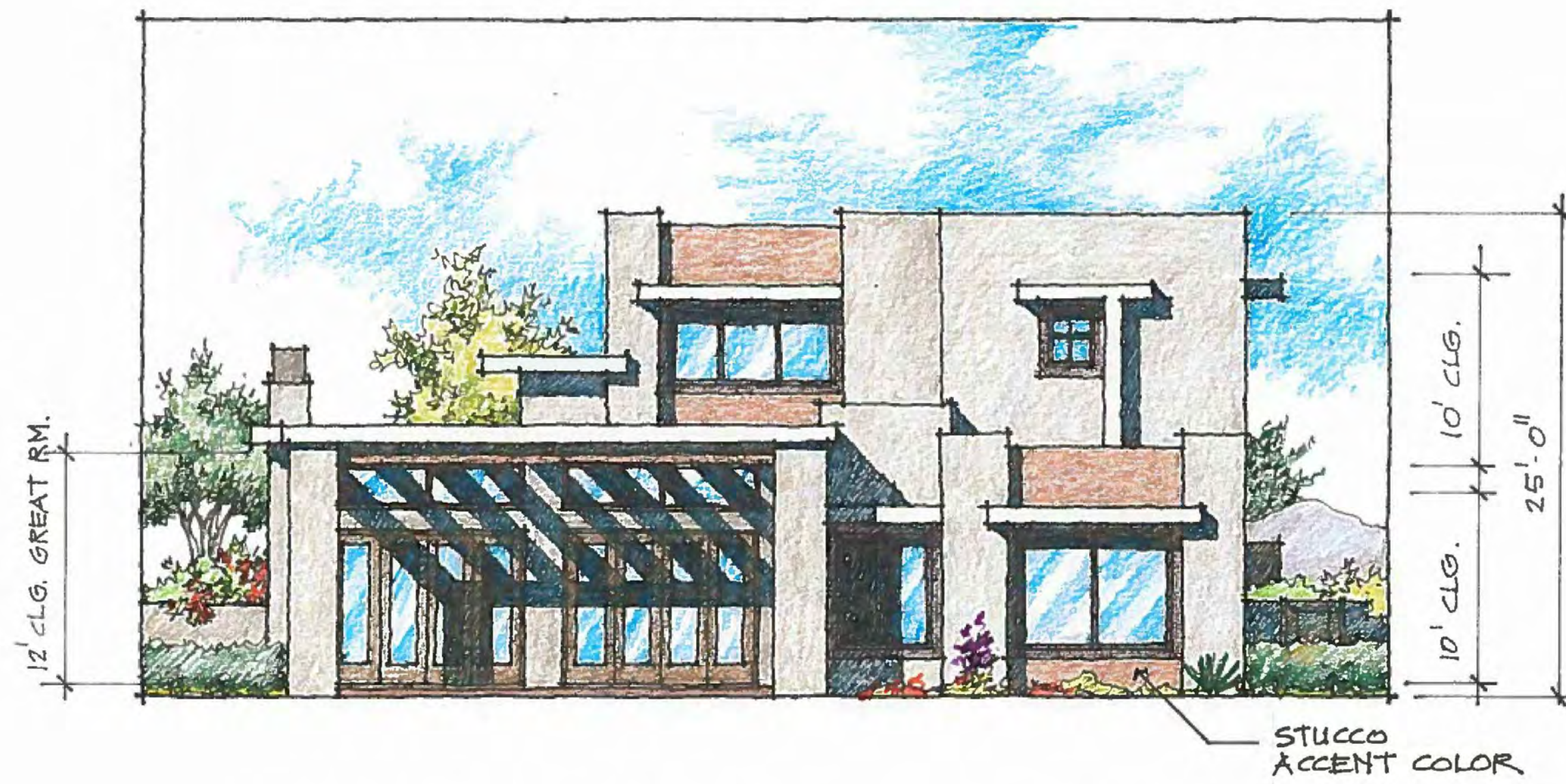




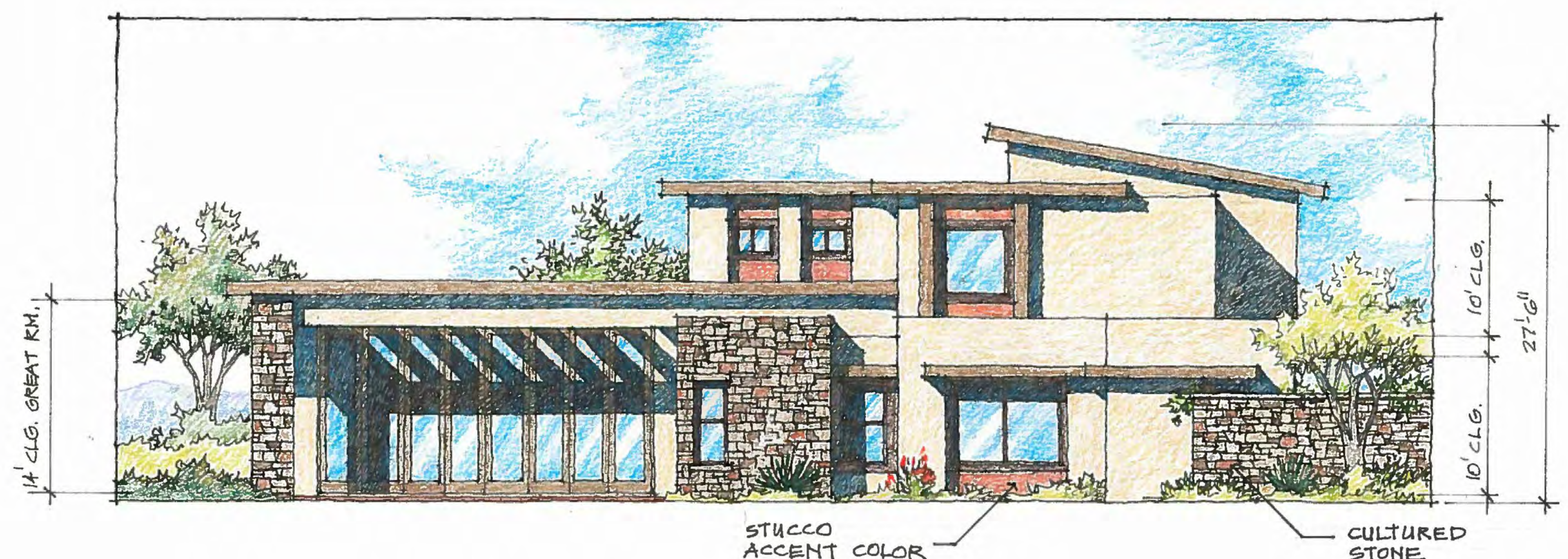
PRODUCT 1. FRONT ELEVATION INTERNATIONAL



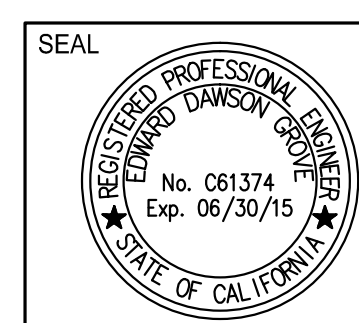
PRODUCT 2. FRONT ELEVATION MID CENTURY MODERN.



PRODUCT 1. REAR ELEVATION INTERNATIONAL



PRODUCT 2. REAR ELEVATION MID CENTURY MODERN.



NO.	DATE	REVISION	BY

PLAN PREPARED BY:  
**VA Consulting, Inc.**  
 ENGINEERS PLANNERS SURVEYORS  
 46 DISCOVERY, SUITE 250 (949) 474-1400 TEL  
 IRVINE, CA 92618 (949) 261-8482 FAX  
 UNDER THE SUPERVISION OF:  
 EDWARD DAWSON GROVE, R.C.E. 61374 DATE

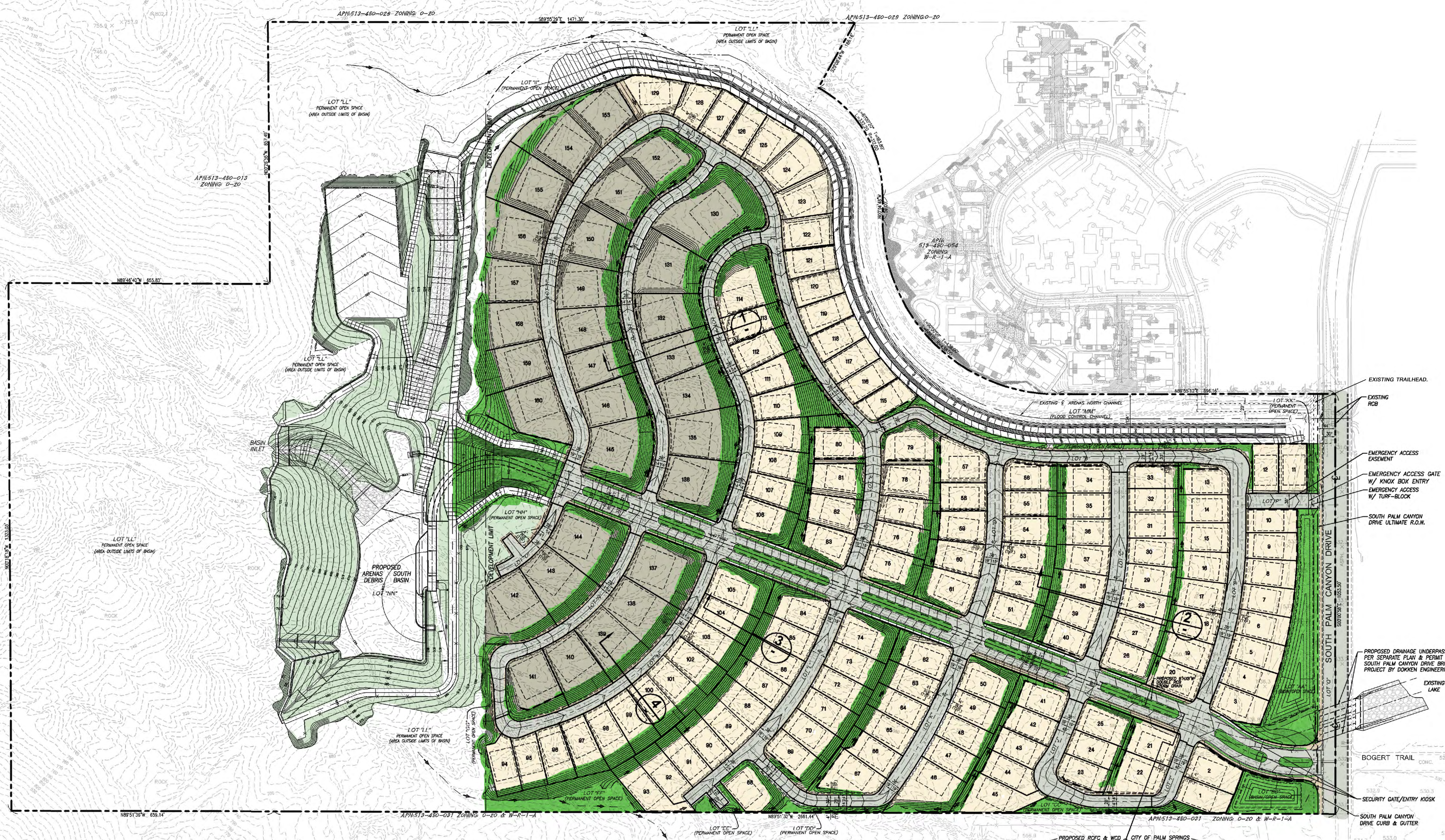
PREPARED FOR:  
**COLE REALTY ADVISORS**  
 1438 DOROTHEA ROAD  
 LA HABRA HEIGHTS, CA 90631  
 (562) 882-2389  
 CONTACT: MICHAEL COLE

**FRONT & REAR ELEVATIONS EXHIBIT**  
**EAGLE CANYON**  
**CITY OF PALM SPRINGS**

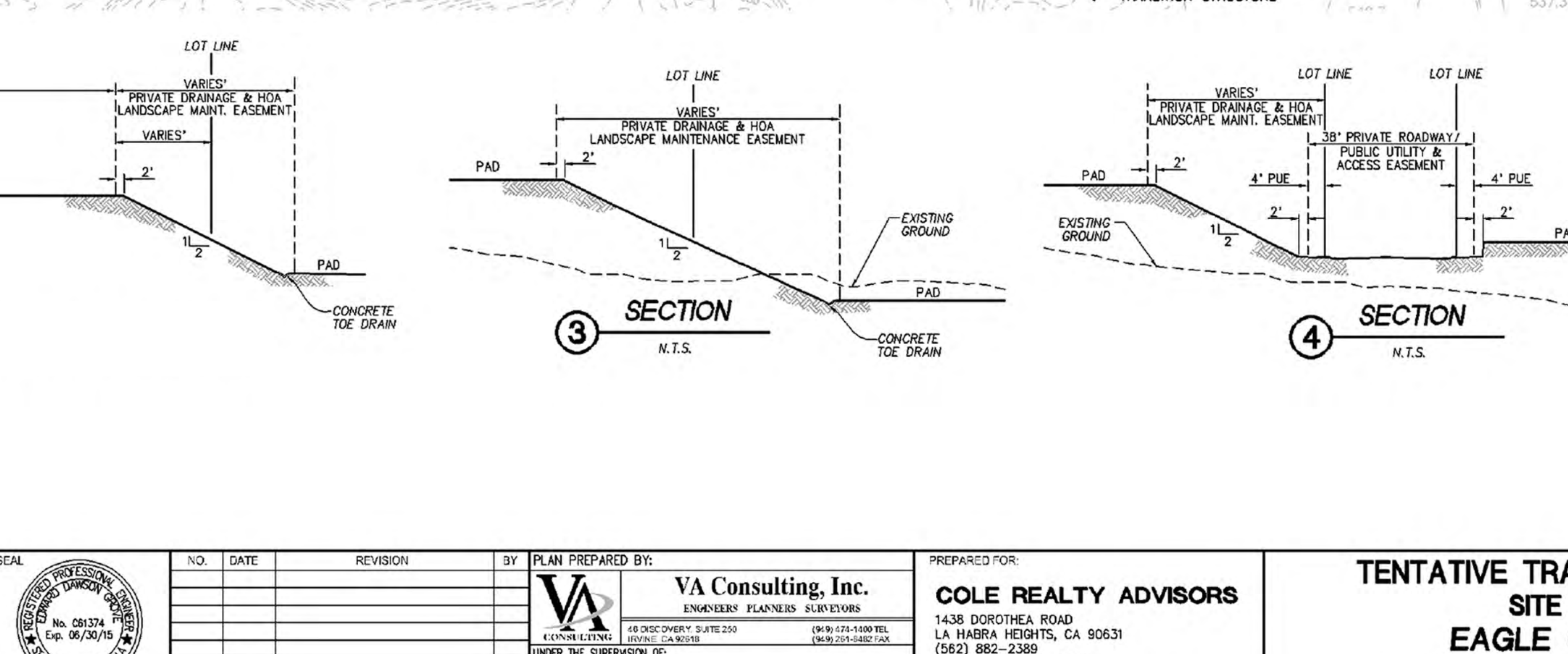
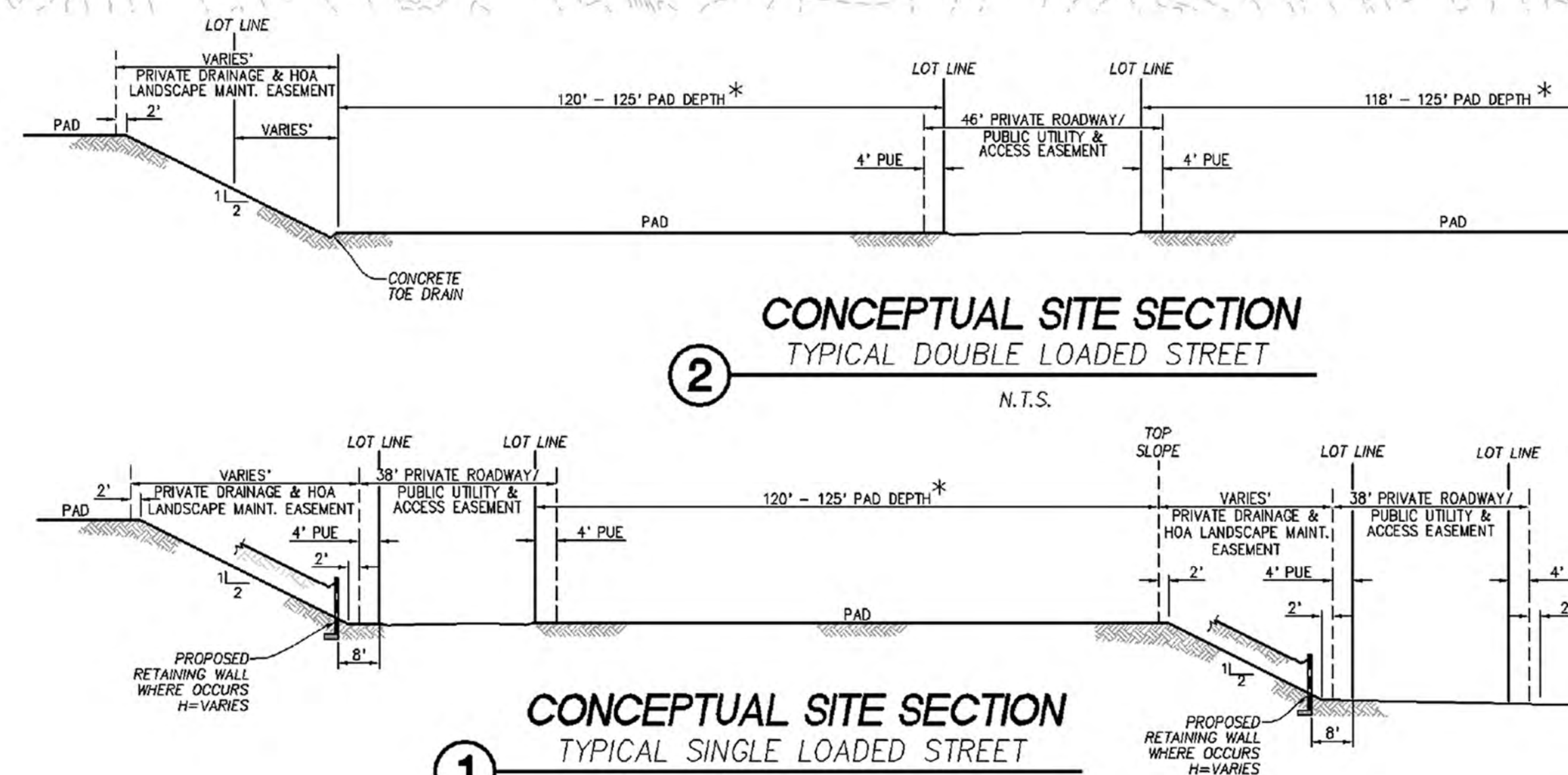
SCALE:	AS SHOWN
DATE:	
CHECKED BY:	
DWG. NO.	OF 1
VA JOB #	1187.0100

EAGLE CANYON, TM, NO. 36870  
 DWG: X:\Projects\1187\_0100\Eng\CAD\Exhibits\Exhib3-Front & Rear Elevation.dwg By: Benitez Jun 17, 2015 - 11:17:56am





- LEGEND:**
- 22 LOT NUMBER
  - CONCEPTUAL BUILDING ENVELOPE OUTLINE
  - LOT LINE
  - STREET CENTER LINE
  - FACE OF CURB
  - RIGHT OF WAY
  - TRACT BOUNDARY
  - PUBLIC UTILITY EASEMENT (PUE) LINE
  - FENCE
  - TOP OF SLOPE
  - 2:1 MAX SLOPE
  - TDE OF SLOPE
  - EXISTING CONTOUR
  - 550 PROPOSED MAJOR CONTOUR
  - 550 PROPOSED MINOR CONTOUR
  - DAYLIGHT LINE
  - PROPOSED RETAINING WALL
  - HOME OWNER'S ASSOCIATION (HOA) MAINTAINED EASEMENT
  - PROP 8" x 8" W DOUBLE RCB
  - FLOW DIRECTION
  - FLOW LINE



**PROJECT TOTAL 117.32 ACRES**

- LOTS 1-160 (RESIDENTIAL LOTS)
- LOT "A"- "P" (PRIVATE STREETS)
- LOT "Q" (PUBLIC STREET)
- LOT "AA"- "LL" (PERMANENT OPEN SPACE)
- LOT "MM" (FLOOD CONTROL CHANNEL)
- LOT "NN" (RCFCWD RETENTION)

SCALE: AS SHOWN  
 DATE: JANUARY 3, 2014  
 CHECKED BY:  
 DWG. NO. 1 OF 1  
 VA JOB # 1187.0100

	NO. DATE REVISION BY PLAN PREPARED BY:	<b>VA Consulting, Inc.</b> ENGINEERS PLANNERS SURVEYORS 1438 DOROTHEA ROAD LA HABRA HEIGHTS, CA 90631 (626) 962-2389 CONTACT: MICHAEL COLE	PREPARED FOR: <b>COLE REALTY ADVISORS</b> 1438 DOROTHEA ROAD LA HABRA HEIGHTS, CA 90631 (626) 962-2389 CONTACT: MICHAEL COLE
	<b>TENTATIVE TRACT MAP 36870</b> <b>SITE PLAN</b> <b>EAGLE CANYON</b> <b>CITY OF PALM SPRINGS</b>		



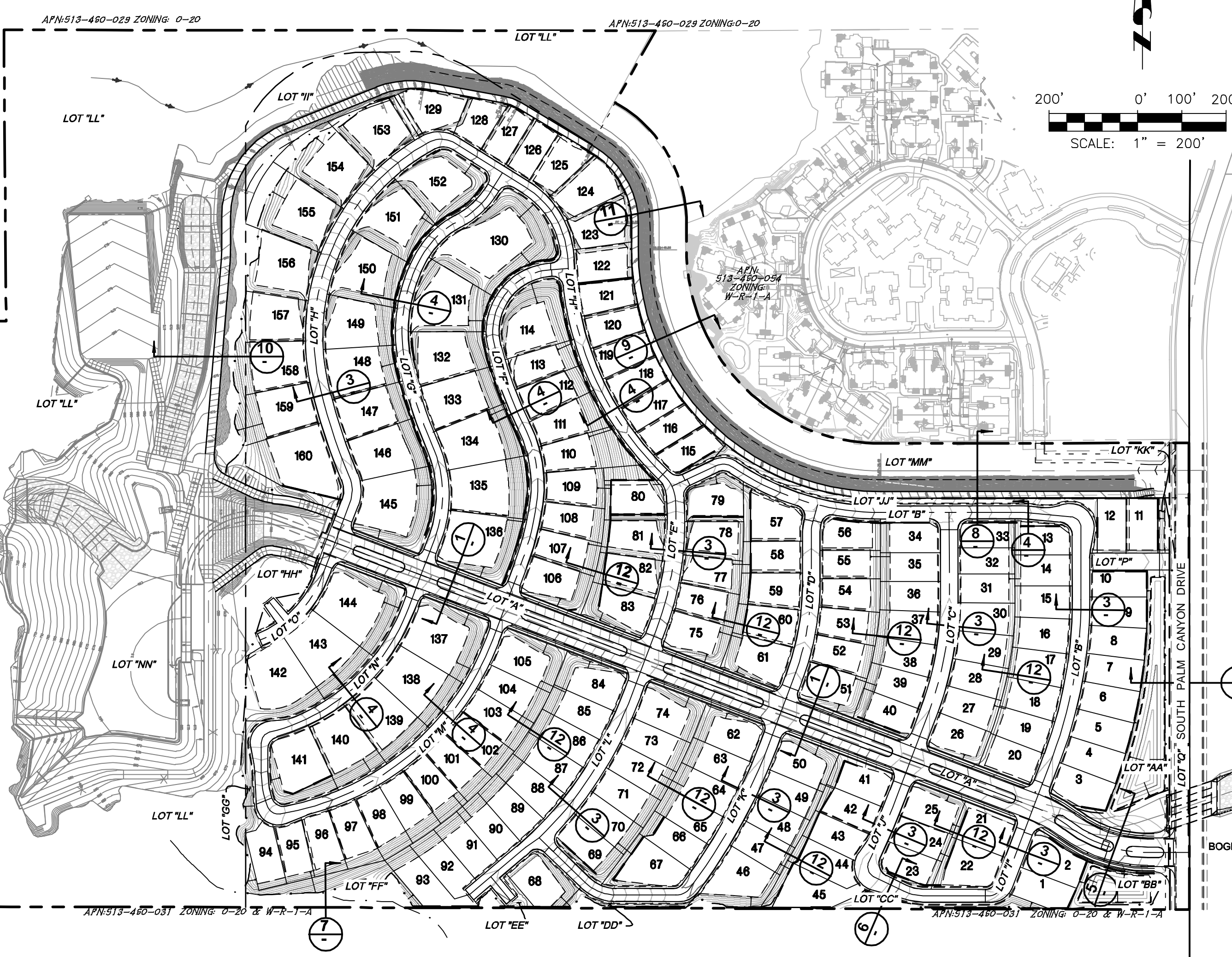
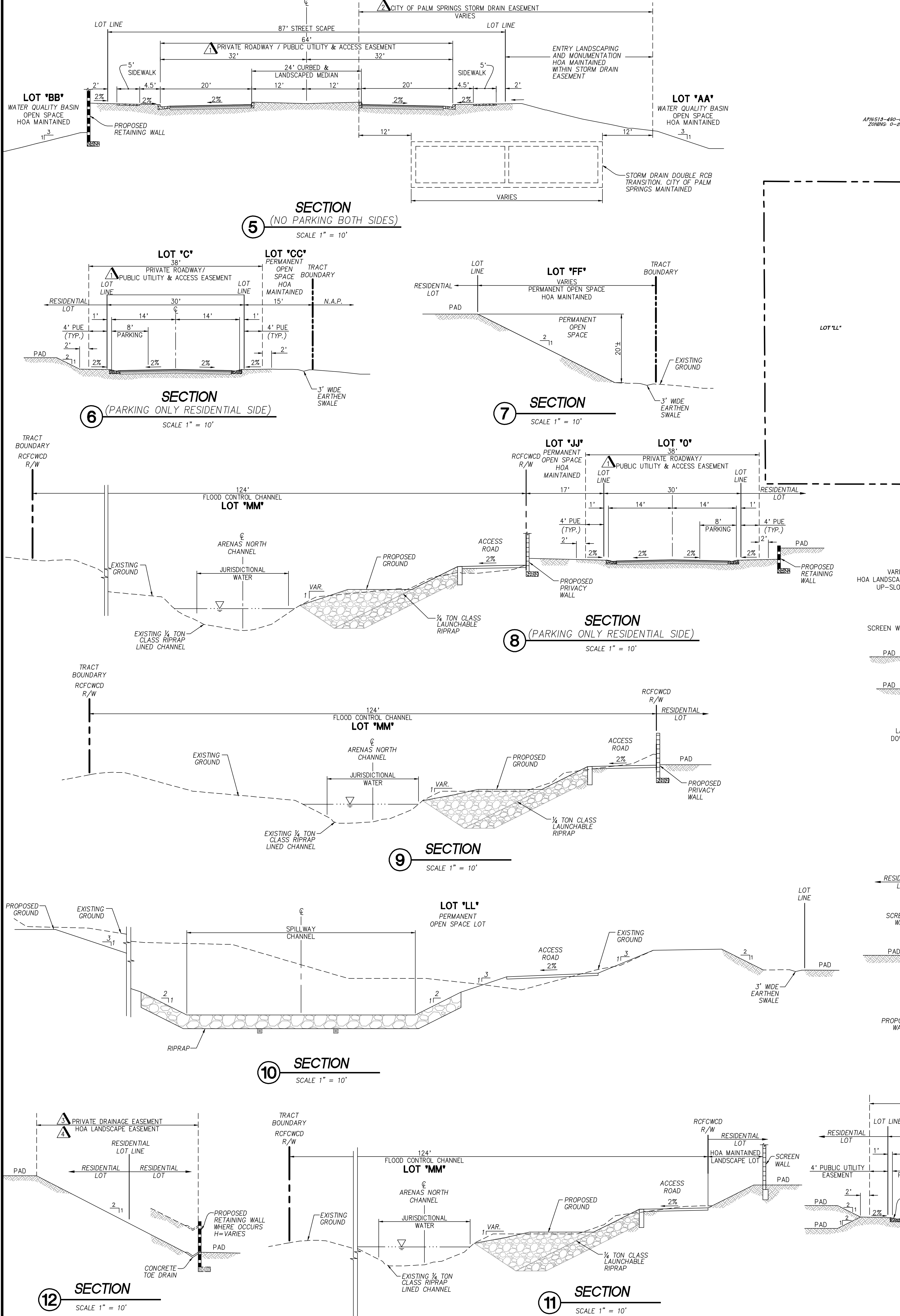
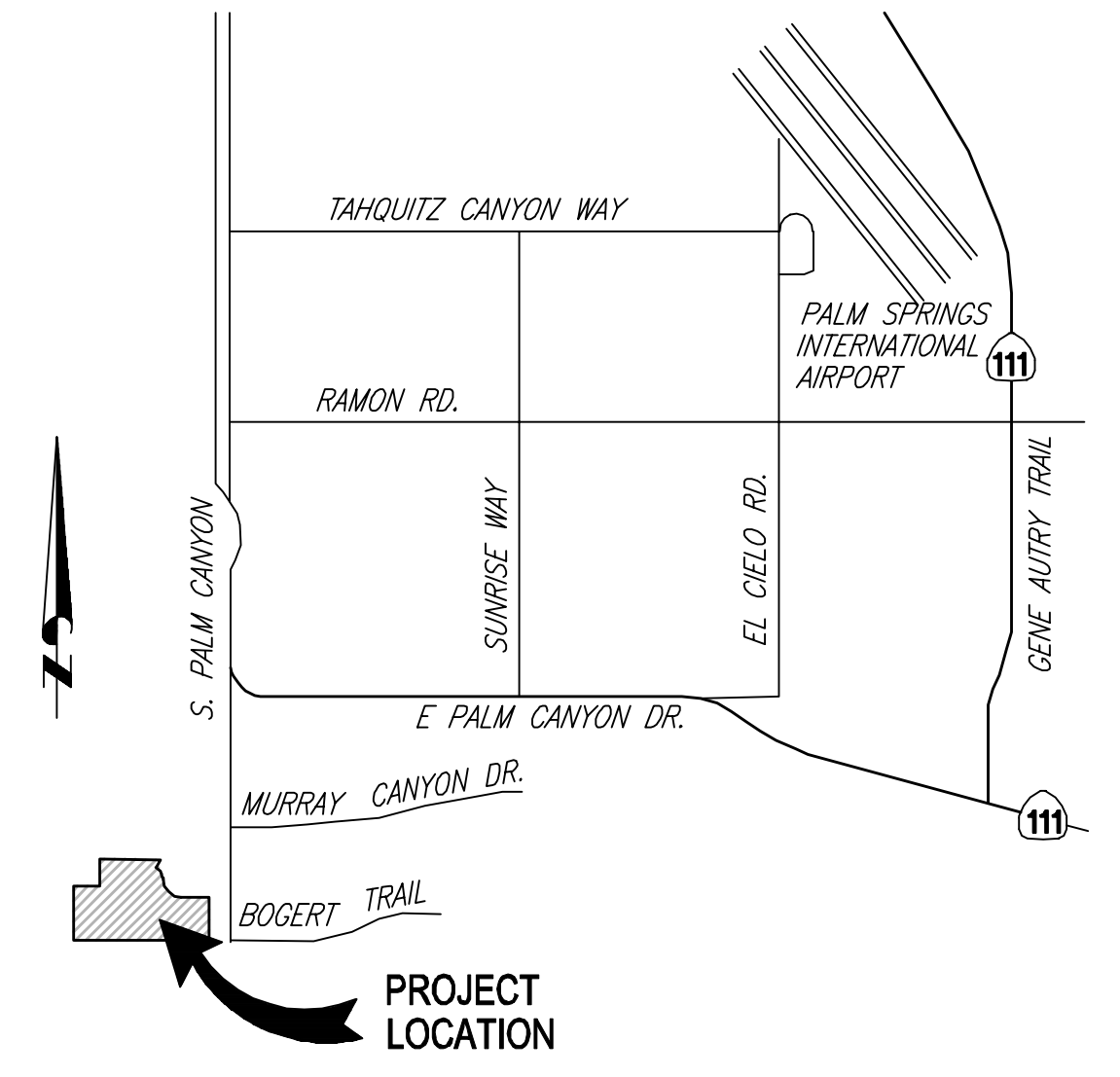


IN THE CITY OF PALM SPRINGS  
COUNTY OF RIVERSIDE, CALIFORNIA

# TENTATIVE TRACT MAP 36870

JANUARY 2015

BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M.



### PROJECT SUMMARY

TOTAL LOTS  
31 LETTERED LOTS  
160 RESIDENTIAL LOTS  
191 TOTAL

OPEN SPACE  
52± ACRES  
44%± OF TOTAL AREA

### OWNER/APPLICANT:

COLE REALTY ADVISORS  
1438 DOROTHEA ROAD  
LA HABRA HEIGHTS, CA 90631  
(562) 882-2389  
CONTACT: MICHAEL COLE

### ENGINEER:

VA CONSULTING, INC.  
46 DISCOVERY, SUITE 250  
IRVINE, CA 92618  
(949) 474-1401 EXT. 245  
CONTACT: JESSE LARSON

### SCHOOL DISTRICT:

PALM SPRINGS UNIFIED SCHOOL DISTRICT  
333 S. FARREL DRIVE  
PALM SPRINGS, CA 92261  
(760) 416-8000

### UTILITIES:

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

### ASSESSORS PARCEL NUMBERS:

513-460-001, 513-460-003, 513-460-010, 513-460-018

### THOMAS GUIDE:

SAN BERNARDINO & RIVERSIDE COUNTIES, 2010 EDITION.  
RIVERSIDE COUNTY  
PAGE 5471  
GRID D2, D3, D4, E2, E3, E4, E5  
F2, F3, F4, F5, F6, F7  
G2, G3, G4, G5, G6, G7

### LAND USE:

EXISTING: VACANT  
PROPOSED: RESIDENTIAL

### ZONING:

EXISTING ZONING: 513-460-001, 003 - PDD  
513-460-010 - O-20  
513-460-018 - W-R-1-A

### TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC MAPPING SHOWN HEREON WAS OBTAINED FROM THE KEITH COMPANIES  
73-733 FRED WARRING DRIVE, SUITE 100  
PALM DESERT, CA 92260  
(909) 683-3248  
DATED: JULY, 2002

### EARTHWORK QUANTITIES

CUT: 529,061 CY  
FILL: 532,425 CY  
IMPORT: 3,364 CY

### LOT SUMMARY

#	RESIDENTIAL - DETACHED				LETTERED
	SF	SF	SF	SF	
1	8,519	65	1,702	110	10,619
2	10,967	56	10,014	110	15,633
3	9,972	57	13,769	111	12,532
4	9,145	58	8,826	112	15,015
5	9,091	59	10,736	113	10,707
6	9,003	60	10,905	114	22,918
7	8,915	61	13,316	115	8,963
8	8,826	62	12,244	116	8,560
9	8,738	63	9,977	117	8,465
10	8,725	64	9,574	118	8,885
11	8,945	65	9,593	119	8,885
12	8,724	66	9,605	120	8,885
13	9,730	67	14,627	121	8,885
14	9,044	68	13,195	122	10,977
15	9,392	69	12,634	123	12,949
16	9,464	70	9,396	124	13,156
17	9,442	71	9,917	125	10,111
18	9,438	72	9,866	126	8,329
19	9,203	73	9,897	127	8,240
20	9,874	74	13,668	128	8,445
21	11,049	75	12,843	129	13,636
22	13,148	76	9,526	130	10,069
23	9,000	77	9,582	131	22,458
24	8,398	78	10,947	132	18,112
25	10,811	79	13,204	133	13,721
26	10,178	80	15,780	134	23,989
27	8,828	81	12,011	135	21,730
28	8,795	82	13,743	136	23,969
29	8,804	83	12,968	137	23,611
30	8,913	84	13,014	138	18,199
31	8,366	85	10,055	139	18,430
32	7,581	86	10,596	140	17,893
33	8,223	87	10,144	141	19,179
34	10,235	88	10,141	142	23,625
35	8,829	89	10,074	143	20,916
36	10,453	90	9,698	144	25,964
37	9,351	91	9,672	145	26,996
38	9,229	92	10,919	146	18,174
39	9,285	93	11,531	147	15,336
40	9,622	94	9,062	148	16,449
41	10,453	95	10,811	149	18,199
42	9,099	96	9,840	150	20,514
43	8,835	97	10,842	151	19,587
44	12,561	98	10,811	152	22,421
45	14,159	99	10,655	153	16,698
46	12,561	100	10,811	154	23,923
47	8,814	101	10,530	155	25,779
48	8,862	102	10,610	156	20,581
49	9,024	103	10,636	157	14,158
50	12,364	104	10,581	158	14,696
51	14,852	105	14,622	159	16,495
52	9,581	106	13,576	160	23,535
53	9,587	107	10,368	161	18,199
54	9,584	108	10,039	162	18,199

### PROJECT TOTAL 117.32 ACRES

LOTS 1-160 (RESIDENTIAL LOTS)  
LOT "A"- "P" (PRIVATE STREETS)  
LOT "Q" (PUBLIC STREETS)  
LOT "AA"- "LL" (PERMANENT OPEN SPACE)  
LOT "MM" (FLOOD CONTROL CHANNEL)  
LOT "NN" (RCFCWD RETENTION)

### GENERAL NOTES:

- THIS PROJECT CONSISTS OF APPROXIMATELY 117.32 GROSS ACRES, 64.4 NET DEVELOPABLE ACRES, AND IS A PORTION OF CONTIGUOUS OWNERSHIP.
- ALL STREETS SHOWN HEREON WILL BE PRIVATE STREETS. STREET CROSS SECTIONS ARE IN CONFORMANCE WITH CITY STANDARDS.
- NO SUBSURFACE SEPTIC DISPOSAL IS PLANNED WITH THIS PROJECT. MUNICIPAL SEWER SERVICE FROM THE CITY OF PALM SPRINGS IS PROPOSED.
- DOMESTIC WATER SERVICE TO LOTS AND LANDSCAPE AREAS FROM DESERT WATER AGENCY IS PROPOSED.
- ALL ON-SITE STORM DRAIN LINES ARE PRIVATE UNLESS NOTED OTHERWISE ON PLAN.
- THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.
- THIS PROJECT WILL PROVIDE THE DEDICATION OF OPEN SPACE.
- ALL SLOPES ARE 2:1 UNLESS IDENTIFIED OTHERWISE.
- THIS SITE IS LOCATED IN ZONE "A" AND "AO" PER FIRM MAP #90257 0008B AND WITHIN AREAS OF THE 100 YR FLOOD.
- SITE RUNOFF TO BE RETAINED IN REGIONAL RETENTION BASIN LOCATED WITHIN APN: 513-460-001, 003 & 010.

### EXISTING EASEMENTS:

- AN EASEMENT FOR ROAD, PIPELINES, & CONDUITS PURPOSES, IN FAVOR OF DESERT WATER AGENCY, RECORDED JUNE 11, 1973 AS INSTRUMENT NO. 74995 AND RE-RECORDED JULY 31, 1973 AS INSTRUMENT NO. 100198, O.R.
- AN EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, UPGRADE AND REPAIR OF AN OPEN CHANNEL FOR THE TRANSMISSION OF STORM WATER, AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED APRIL 11, 1978 AS INSTRUMENT NO. 69193, O.R.
- AN EASEMENT FOR WATER AND SEWAGE PIPELINE, AND APPURTENANCES, AND INCIDENTAL PURPOSES, IN FAVOR OF DESERT WATER AGENCY, RECORDED FEBRUARY 18, 2005 AS INSTRUMENT NO. 05-135896, O.R.

### PROPOSED EASEMENTS:

- PRIVATE ROADWAY / PUBLIC UTILITY & ACCESS EASEMENT
- CITY OF PALM SPRINGS STORM DRAIN EASEMENT
- PRIVATE DRAINAGE EASEMENT
- HOA LANDSCAPE MAINTENANCE EASEMENT
- EMERGENCY ACCESS EASEMENT

\*SEE SHEET 2 FOR EASEMENT LOCATIONS

### BENCH MARK

2" C.P.S. BRASS CAP SET IN CONCRETE AT S.W. CORNER SEC. 35 AND CORNER OF CRUIZ RANCH 43 ± EAST OF EP SOUTH PALM CANYON NEAR DIRT ROAD  
ELEV = 544.411 FT

### BASIS OF BEARING

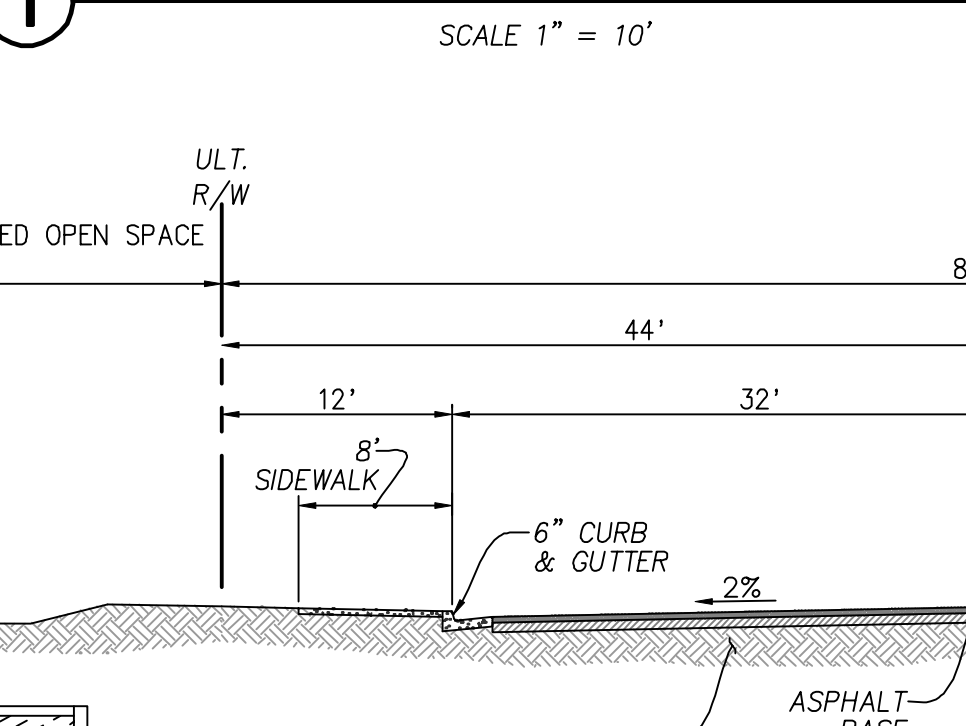
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING "NORTH 45°46'13" WEST" BETWEEN CALIFORNIA COOPERATIVE CORPS STATIONS "COTD COLLEGE OF THE DESERT GRM" AND "PSP PALM SPRINGS AIRPORT GRM" AS PER THE NATIONAL GEODETIC SURVEY DATA SHEETS.

### INDEX MAP

SCALE 1" = 200'

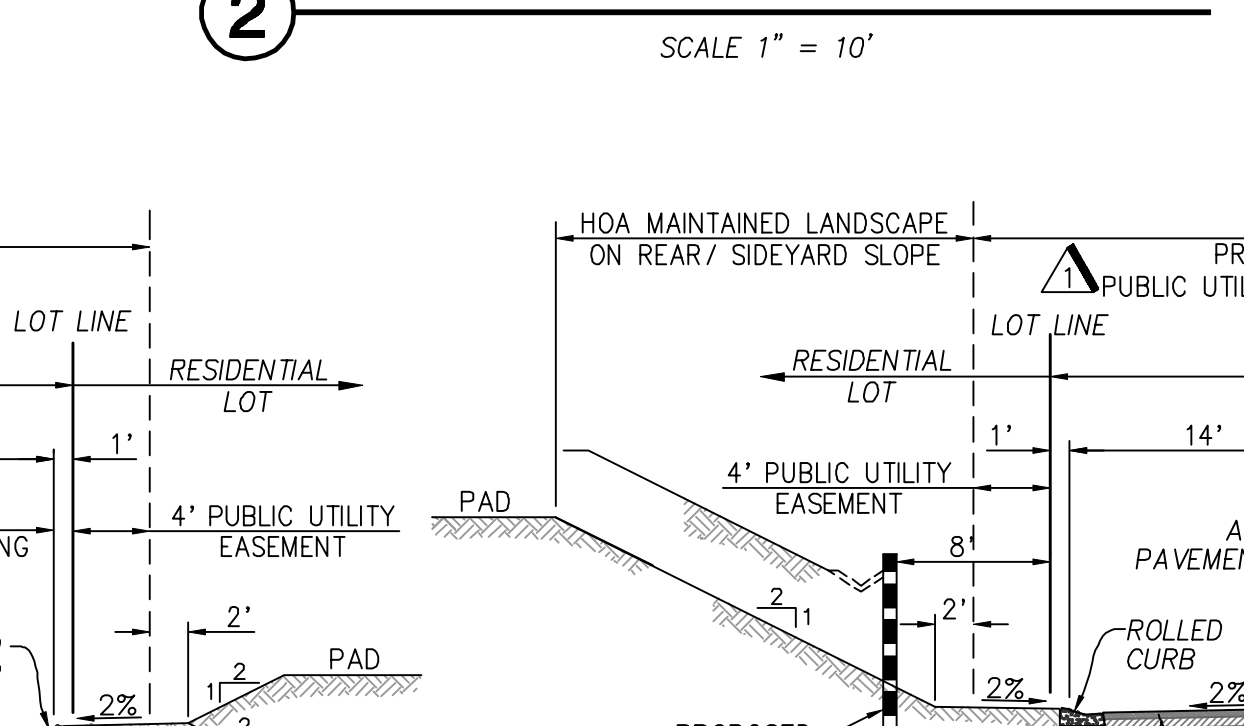
### MAIN BOULEVARD

TYPICAL SECTION (NO PARKING ALLOWED)  
SCALE 1" = 10'



### SOUTH PALM CANYON DRIVE

TYPICAL SECTION  
SCALE 1" = 10'



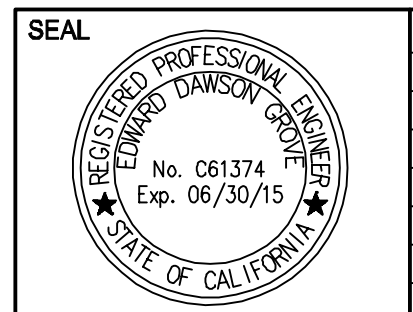
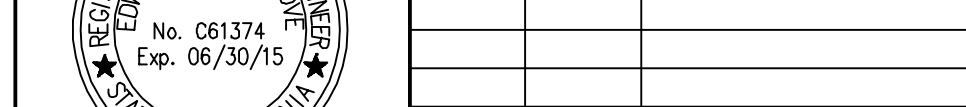
### INTERIOR STREET

(PARKING BOTH SIDES)  
SCALE 1" = 10'



### INTERIOR STREET

(PARKING ONLY RESIDENTIAL SIDE)  
SCALE 1" = 10'



NO.	DATE	REVISION	BY	PLAN PREPARED BY:

**VA Consulting, Inc.**  
ENGINEERS PLANNERS SURVEYORS  
46 DISCOVERY, SUITE 250  
IRVINE, CA 92618  
(949) 474-1401  
(949) 261-8442 FAX  
UNDER THE SUPERVISION OF:  
EDWARD DAWSON GROBE R.C.E. 61374 DATE

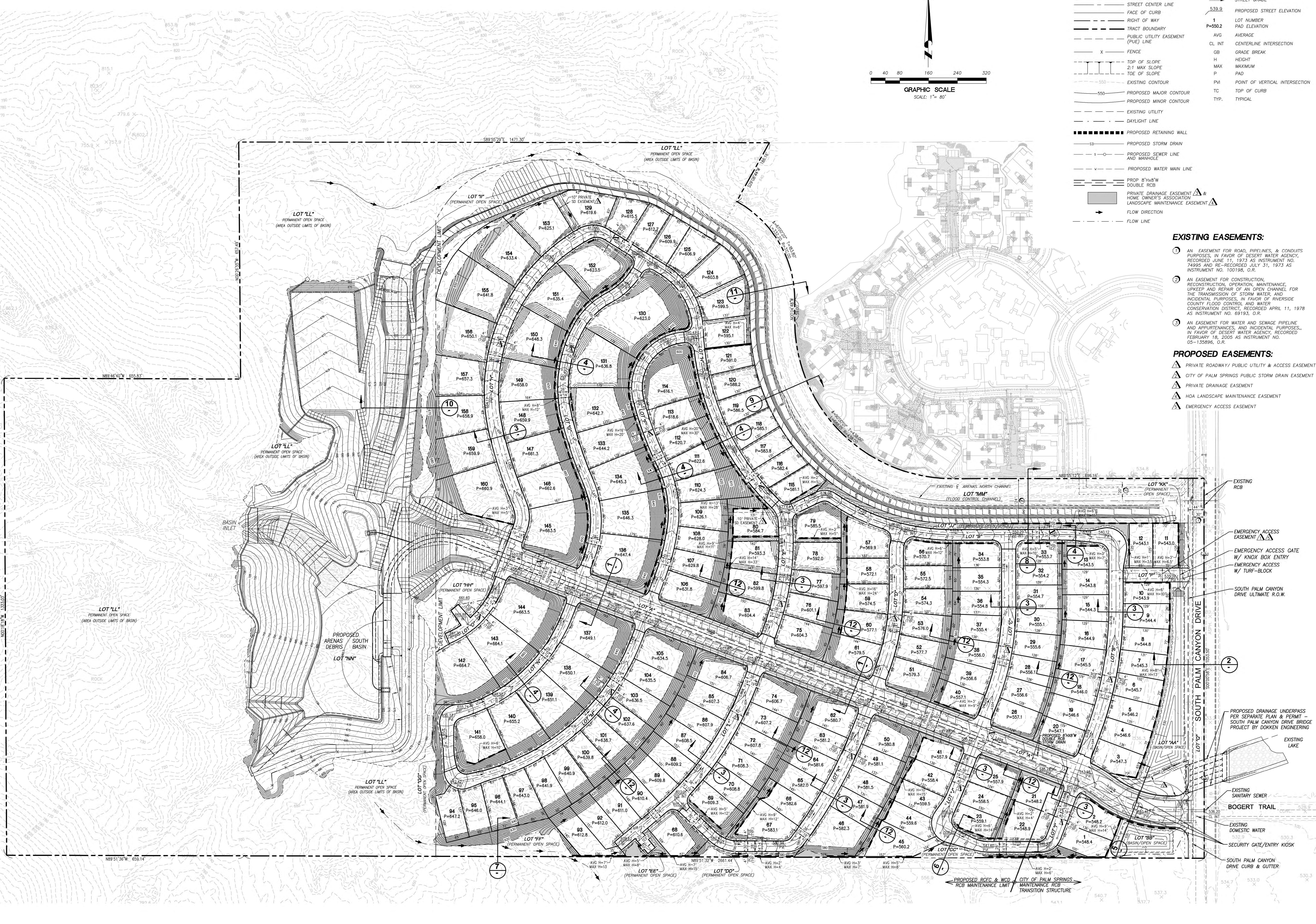
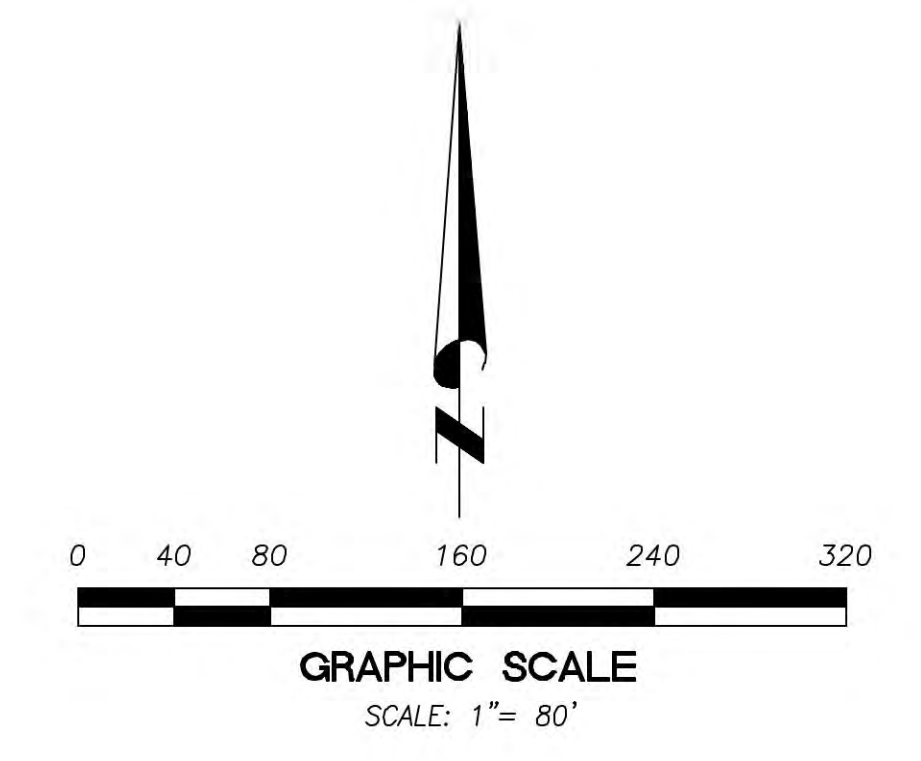
**COLE REALTY ADVISORS**  
1438 DOROTHEA ROAD  
LA HABRA HEIGHTS, CA 90631  
(562) 882-2389  
CONTACT: MICHAEL COLE

**TENTATIVE TRACT MAP 36870**  
**EAGLE CANYON**  
CITY OF PALM SPRINGS

SCALE: AS SHOWN  
DATE: JANUARY 5, 2014  
CHECKED BY:  
DWG. NO. 1 OF 2  
VA JOB # 1187.0100



- LEGEND:**
- LOT LINE
  - STREET CENTER LINE
  - FACE OF CURB
  - RIGHT OF WAY
  - TRACT BOUNDARY
  - PUBLIC UTILITY EASEMENT (PUE) LINE
  - FENCE
  - TOP OF SLOPE
  - 2:1 MAX SLOPE
  - TOE OF SLOPE
  - EXISTING CONTOUR
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - EXISTING UTILITY
  - DAYLIGHT LINE
  - PROPOSED RETAINING WALL
  - PROPOSED STORM DRAIN
  - PROPOSED SEWER LINE AND MANHOLE
  - PROPOSED WATER MAIN LINE
  - PROP 8"X8" W DOUBLE RCB
  - PRIVATE DRAINAGE EASEMENT & HOME OWNER'S ASSOCIATION LANDSCAPE MAINTENANCE EASEMENT
  - FLOW DIRECTION
  - FLOW LINE
  - 2.4% STREET GRADE
  - 539.9 PROPOSED STREET ELEVATION
  - 1 LOT NUMBER
  - P=550.2 PAD ELEVATION
  - AVG AVERAGE
  - CL INT CENTERLINE INTERSECTION
  - GB GRADE BREAK
  - H HEIGHT
  - MAX MAXIMUM
  - P PAD
  - PVI POINT OF VERTICAL INTERSECTION
  - TC TOP OF CURB
  - TYP. TYPICAL



- EXISTING EASEMENTS:**
- 1 AN EASEMENT FOR ROAD, PIPELINES, & CONDUITS PURPOSES, IN FAVOR OF DESERT WATER AGENCY, RECORDED JUNE 11, 1973 AS INSTRUMENT NO. 74995 AND RE-RECORDED JULY 31, 1973 AS INSTRUMENT NO. 100198, O.R.
  - 2 AN EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, UPKEEP AND REPAIR OF AN OPEN CHANNEL FOR THE TRANSMISSION OF STORM WATER, AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED APRIL 11, 1978 AS INSTRUMENT NO. 69193, O.R.
  - 3 AN EASEMENT FOR WATER AND SEWAGE PIPELINE AND APPURTENANCES, AND INCIDENTAL PURPOSES, IN FAVOR OF DESERT WATER AGENCY, RECORDED FEBRUARY 18, 2005 AS INSTRUMENT NO. 05-135896, O.R.
- PROPOSED EASEMENTS:**
- ▲ PRIVATE ROADWAY / PUBLIC UTILITY & ACCESS EASEMENT
  - ▲ CITY OF PALM SPRINGS PUBLIC STORM DRAIN EASEMENT
  - ▲ PRIVATE DRAINAGE EASEMENT
  - ▲ HOA LANDSCAPE MAINTENANCE EASEMENT
  - ▲ EMERGENCY ACCESS EASEMENT

- EXISTING RCB
- EMERGENCY ACCESS EASEMENT
- EMERGENCY ACCESS GATE W/ KNOX BOX ENTRY
- EMERGENCY ENTRY W/ TURF-BLOCK
- SOUTH PALM CANYON DRIVE ULTIMATE R.O.W.
- PROPOSED DRAINAGE UNDERPASS PER SEPARATE PLAN & PERMIT - SOUTH PALM CANYON DRIVE BRIDGE PROJECT BY DOKKEN ENGINEERING
- EXISTING LAKE
- EXISTING SANITARY TRAIL
- BOGERT TRAIL
- EXISTING DOMESTIC WATER
- SECURITY GATE/ENTRY KIOSK
- SOUTH PALM CANYON DRIVE CURB & GUTTER

	NO.	DATE	REVISION	BY	PLAN PREPARED BY:	PREPARED FOR:	<b>TENTATIVE TRACT MAP 36870</b> <b>EAGLE CANYON</b> <b>CITY OF PALM SPRINGS</b>	SCALE:
						<b>VA Consulting, Inc.</b> ENGINEERS PLANNERS SURVEYORS 1438 DOROTHY HEA ROAD LA HABRA HEIGHTS, CA 90631 (562) 852-2389 CONTACT: MICHAEL COLE		<b>COLE REALTY ADVISORS</b> 1438 DOROTHY HEA ROAD LA HABRA HEIGHTS, CA 90631 (562) 852-2389 CONTACT: MICHAEL COLE





OVERALL CONCEPT PLAN ILLUSTRATIVE

VAC100 06/18/15

# EAGLE CANYON



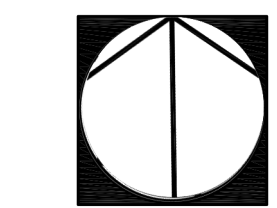




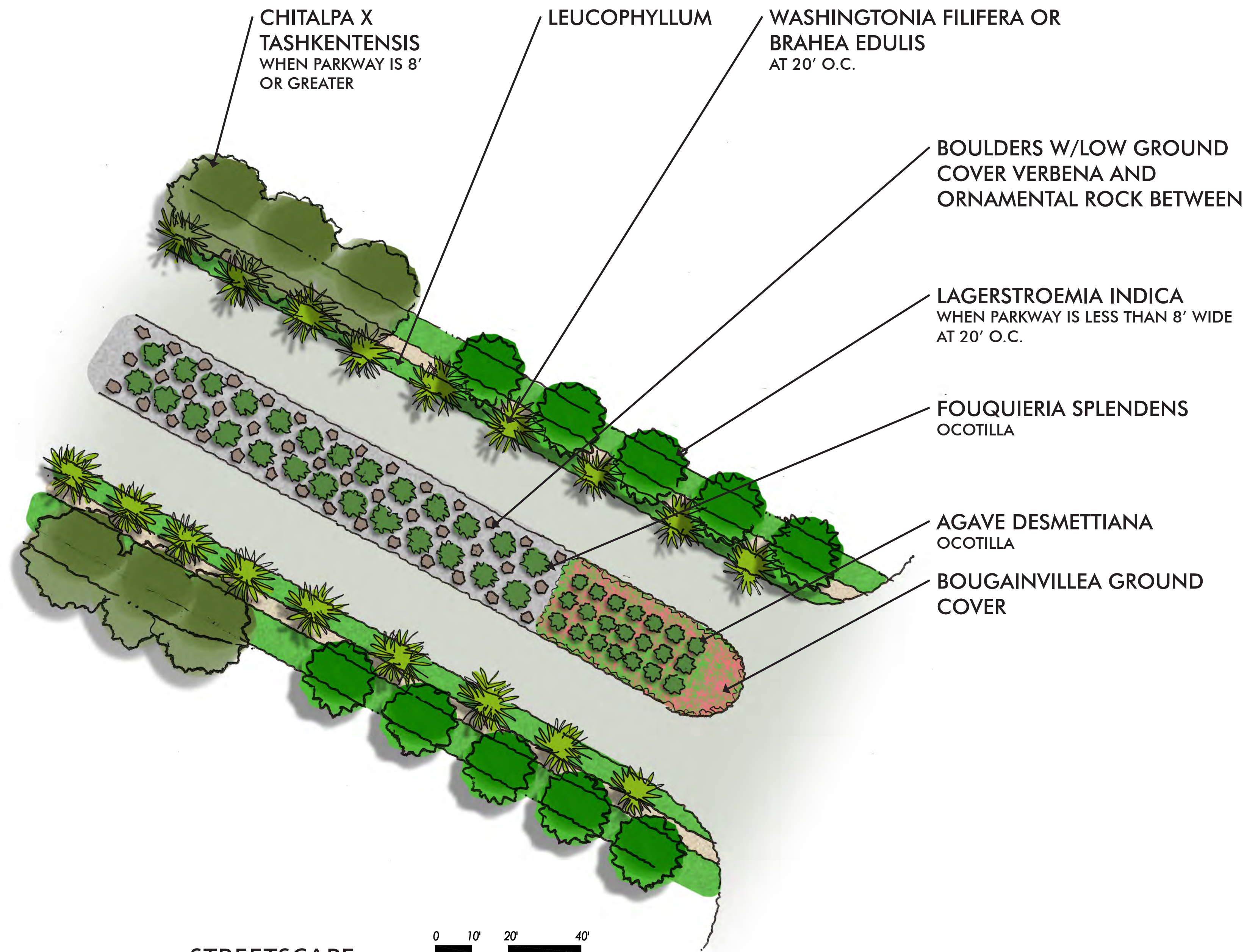
MAIN ENTRY ENLARGEMENT

VAC100 06/18/15

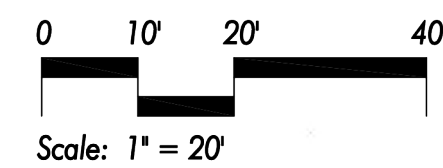
# EAGLE CANYON



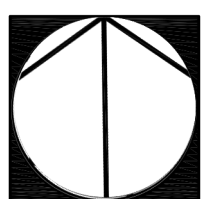
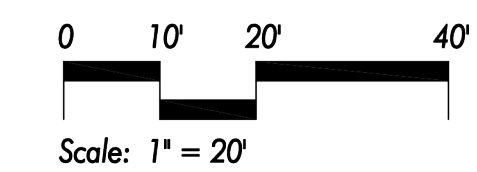




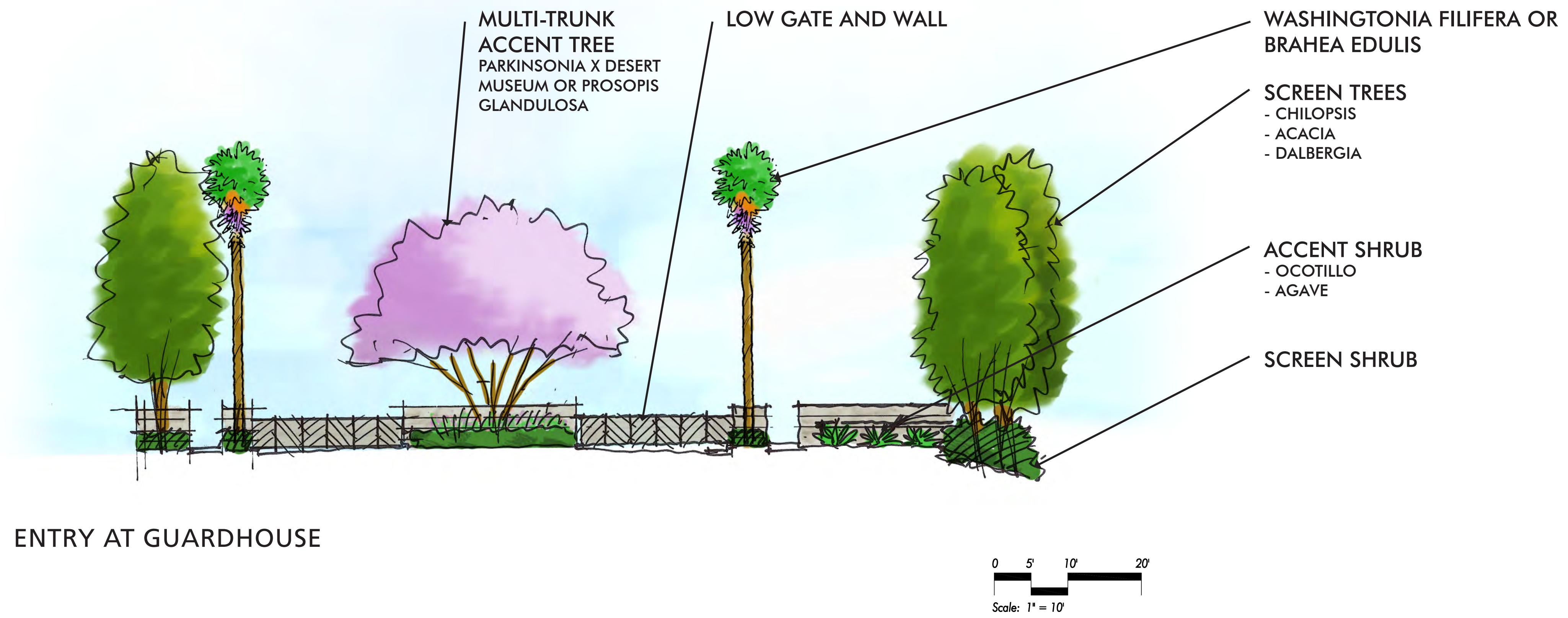
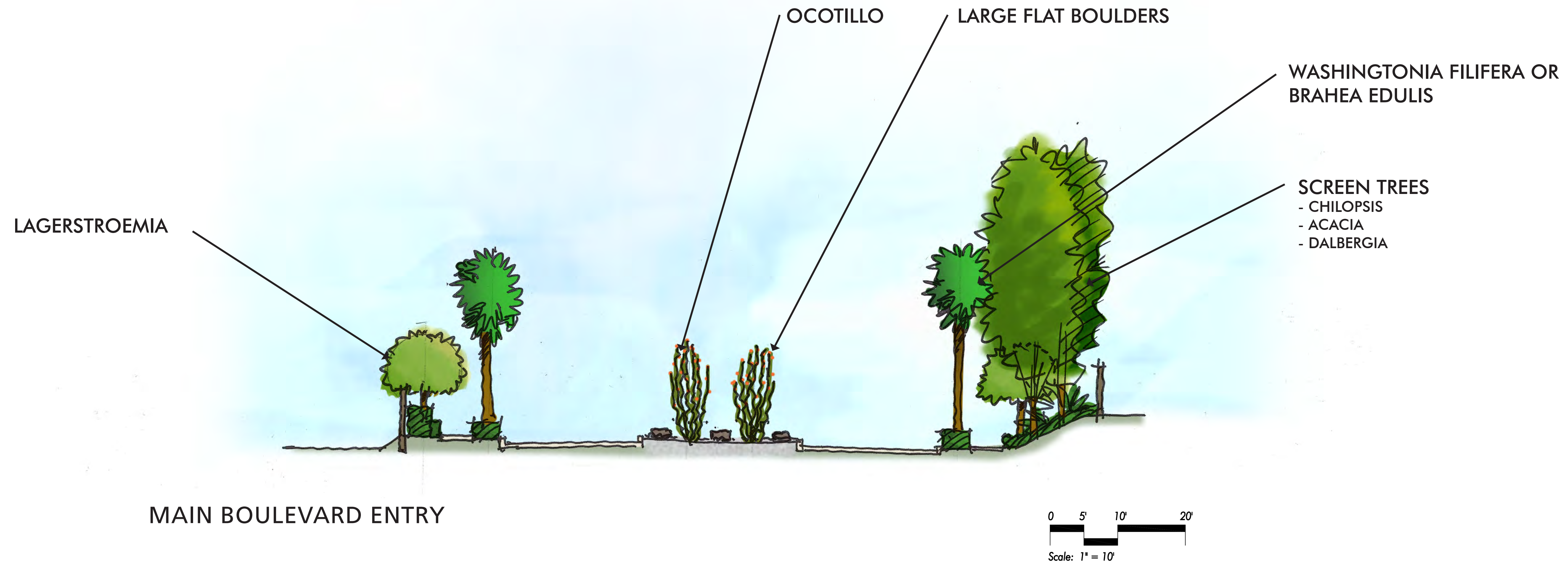
STREETSCAPE



COMMON AREA GARDEN









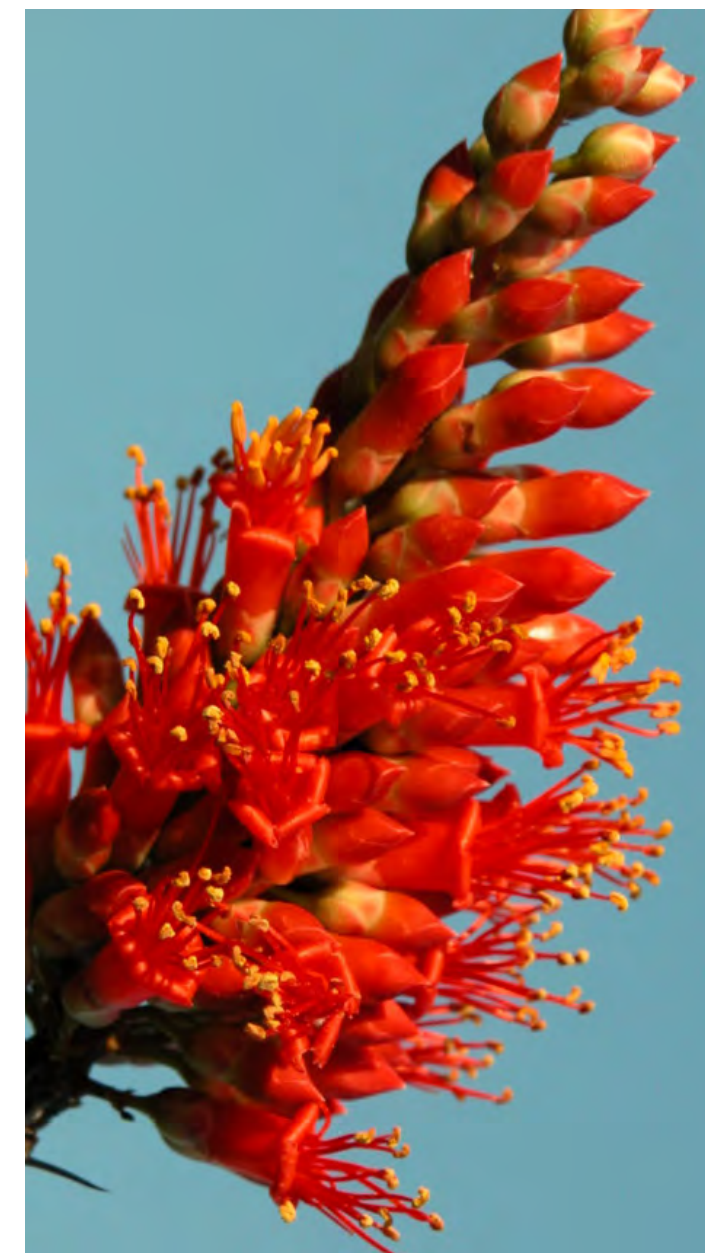
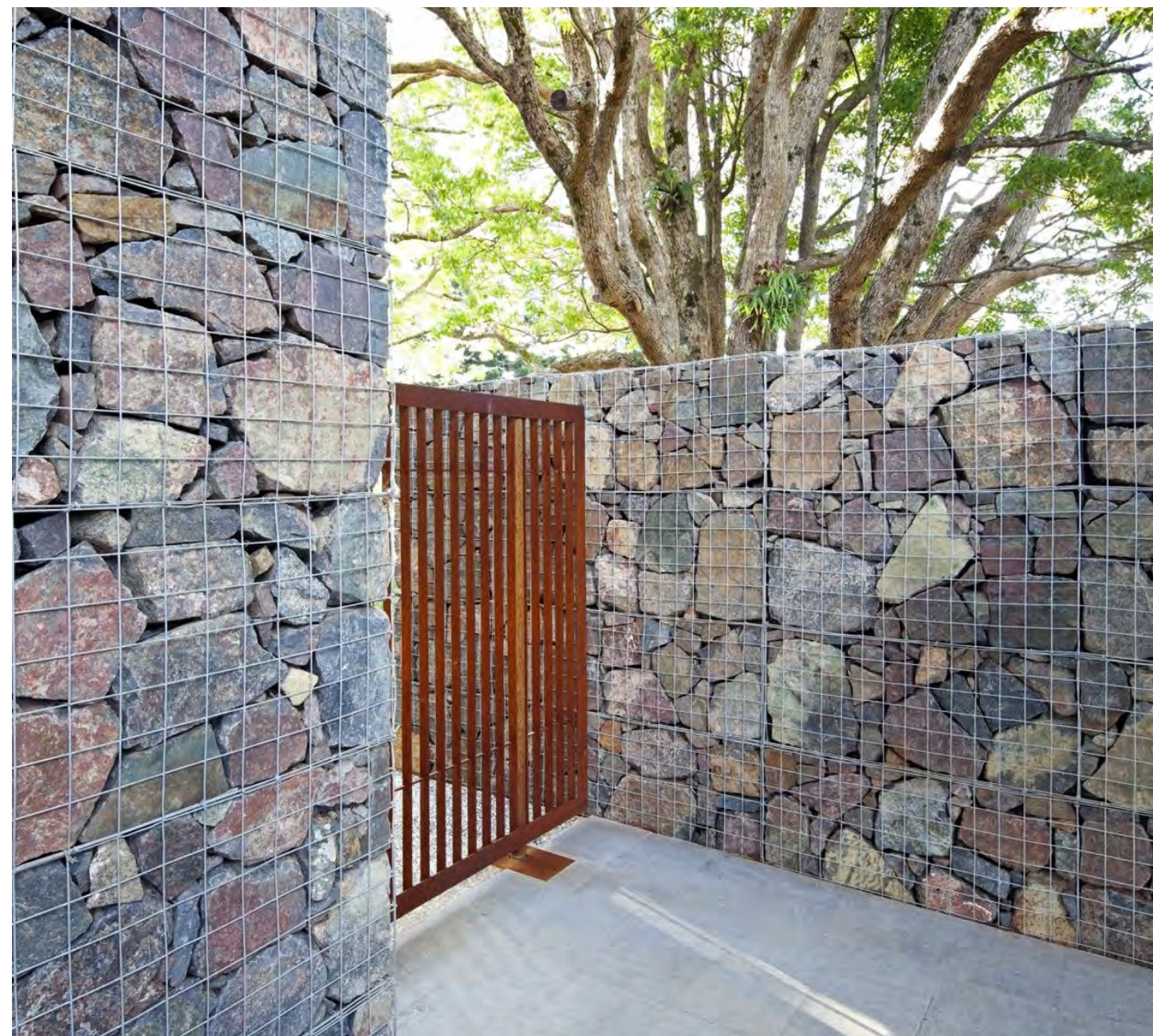
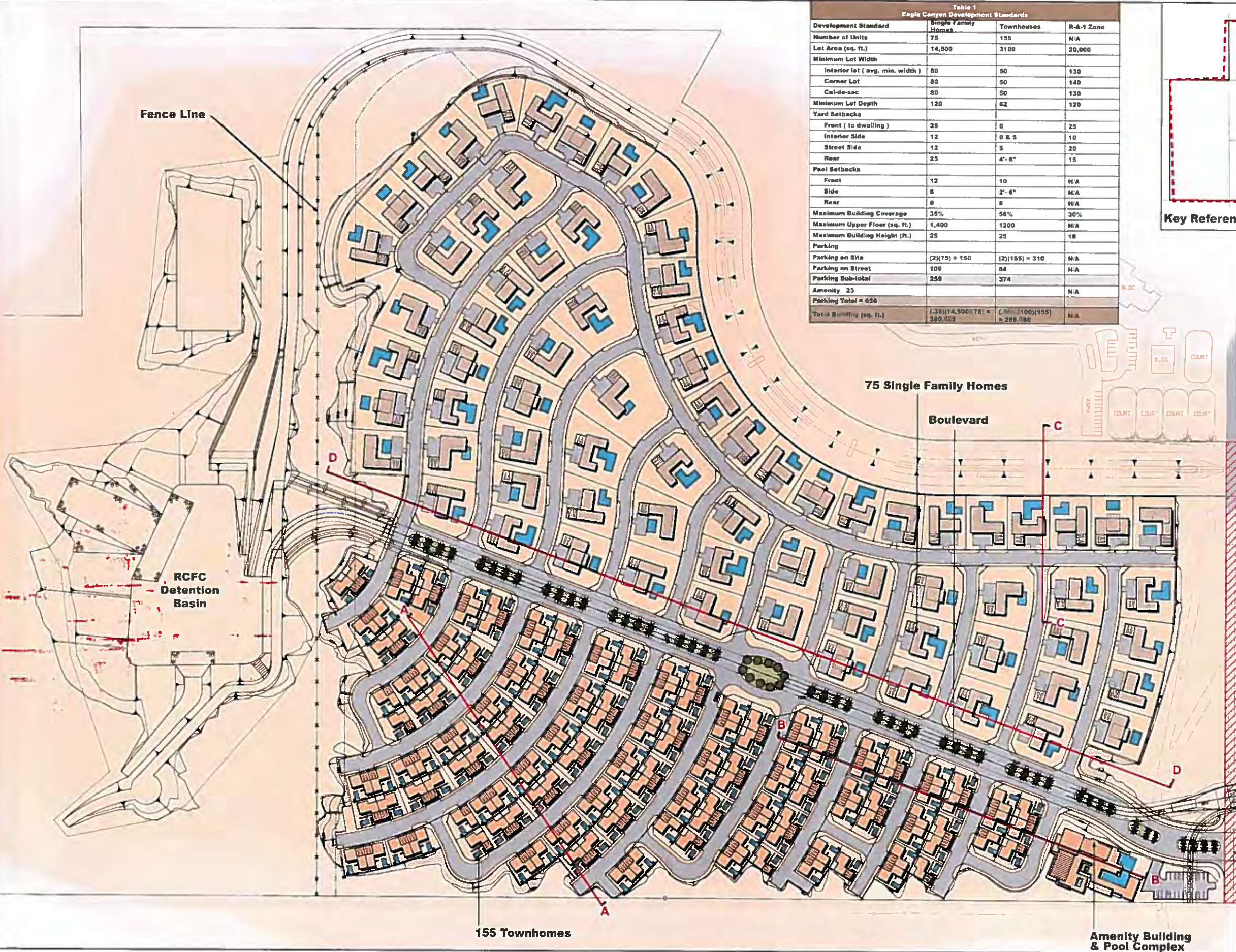
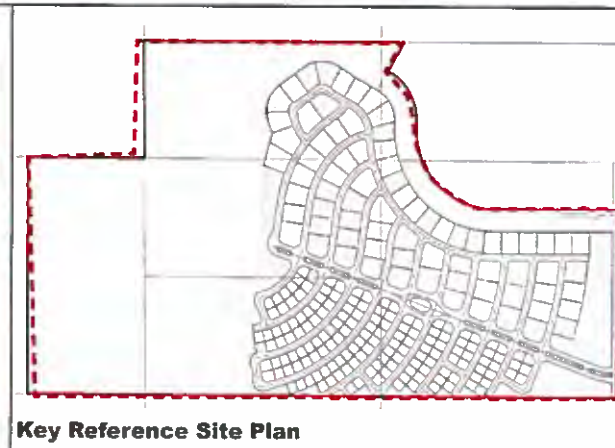




Table 1 Eagle Canyon Development Standards			
Development Standard	Single Family Homes	Townhouses	R-A-1 Zone
Number of Units	75	155	N/A
Lot Area (sq. ft.)	14,500	3100	20,000
Minimum Lot Width			
Interior lot (avg. min. width)	80	50	130
Corner Lot	80	50	140
Cul-de-sac	80	50	130
Minimum Lot Depth	120	82	120
Yard Setbacks			
Front (to dwelling)	25	0	25
Interior Side	12	0 & 5	10
Street Side	12	5	20
Rear	25	4'-6"	15
Pool Setbacks			
Front	12	10	N/A
Side	8	2'-6"	N/A
Rear	8	8	N/A
Maximum Building Coverage	35%	56%	30%
Maximum Upper Floor (sq. ft.)	1,400	1200	N/A
Maximum Building Height (ft.)	25	25	18
Parking			
Parking on Site	(2)(75) = 150	(2)(155) = 310	N/A
Parking on Street	109	84	N/A
Parking Sub-total	259	374	N/A
Amenity	23		N/A
Parking Total = 656			
Total Building (sq. ft.)	(.35)(14,500)(75) = 380,625	(.56)(3100)(155) = 269,180	N/A



**CITY OF PALM SPRINGS**  
**APPROVED BY PLANNING COMMISSION**  
 Case # 5.1070 Date 5.4.06 Initial EP

**APPROVED BY CITY COUNCIL**  
 Case # 5.1070 Date 7.5.06 Initial EP

Resolution # \_\_\_\_\_ Ordinance # \_\_\_\_\_

**APPROVAL SUBJECT TO ALL REQUIRED  
 CONDITIONS BY ABOVE BODIES**

