



## Planning Commission Staff Report

DATE: May 25, 2016 Study Session

SUBJECT: REQUEST BY TOUCHSTONE DEVELOPMENT INC, FOR A PRE-APPLICATION MEETING TO REVIEW A PLANNED SMALL LOT SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT ON A VACANT 18.06-ACRE PARCEL LOCATED AT THE SOUTH EAST CORNER OF EAST PALM CANYON DRIVE AND PALM HILLS DRIVE, ZONE UR, SECTION 29 (CASE NO. PA16-003)(ER).

FROM: Planning Services Department

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### SUMMARY

The Planning Commission to review a pre-application request by Touchstone Development Inc. for a future development consisting of 95 detached single-family residential homes on small lots. The development is proposed on an undeveloped 18.06-acre parcel.

### RECOMMENDATION:

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

### ISSUES:

- The General Plan designation is Mixed Use/Multi Use. Residential development at a maximum density of 15 dwelling units per acre is permitted under this General Plan designation.
- The Zoning designation is UR (Urban Reserve); residential use in the UR zone is permitted subject to a Planned Development District Application.
- Proposed density is 5.3 units per acre; while the proposed density is significantly less than that permitted by the General Plan, the common open space may be inadequate. A reduction in the number of units would permit more common open space, as well as allowing greater private yard space for each unit.
- Planned lot sizes average approximately 3,600 square feet.
- Proposed buildings separation is 10 feet; however, the zero-lot line configuration results in long walls along the side property lines without adequate articulation.
- 29' wide streets are planned; the streets are not wide enough to accommodate on-street parking.
- Sidewalks are not provided within the interior of the proposed development.

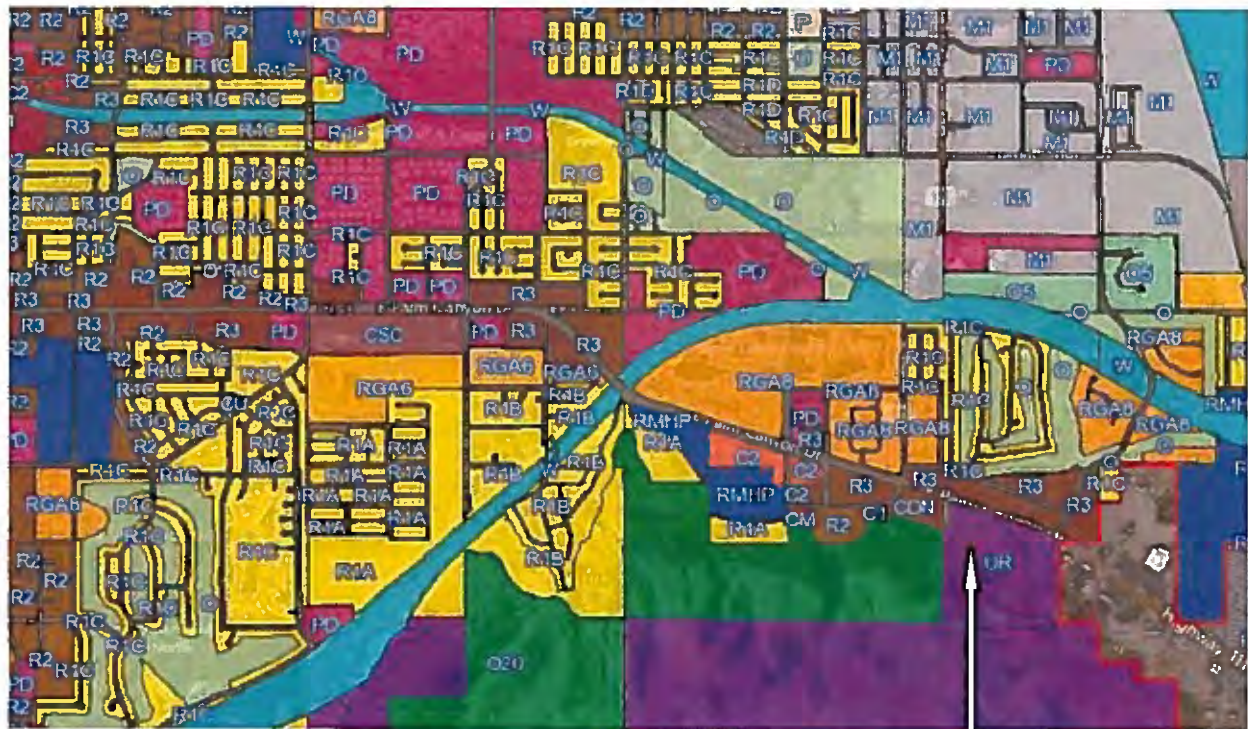
- Proposed driveway apron is not adequate for parking.
- Proposed conceptual landscaping does not include trees in front of homes.
- The development is proposed to be gated, which is inconsistent with the General Plan.

**BACKGROUND:**

The subject site is located at the southeast corner of East Palm Canyon Drive and Palm Hills Drive. The property is undeveloped and is approximately 18.06 acres in size. The site slopes down to the north and is surrounded by foothills to the south and easterly portions of the property. Existing uses in the general vicinity include the Rimrock shopping center to the west and condominium complexes to the north. As proposed, the main access to the project site will be off Palm Hills Drive on the west side of the property. A future secondary emergency access is planned off East Palm Canyon Drive.

**Table 1: Surrounding land uses, General Plan designations, and Zoning**

	Existing Land Use	General Plan Designation	GP Density	Zoning
<b>Site</b>	Vacant	Mixed-Use / Multi-Use	30/AC	UR
<b>North</b>	Condominiums	Medium Density Residential	15/AC	R-3
<b>East</b>	Vacant	Mixed-Use / Multi-Use	30/AC	UR
<b>South</b>	Vacant	Mixed-Use / Multi-Use	30/AC	UR
<b>West</b>	Shopping Center	Neighborhood/Community Commercial	0.35 FAR	CDN



Zoning designations around proposed Site

**Site Plan and Project Design:**

The proposed site is a large triangular parcel surrounded by East Palm Canyon Drive to the north, Palm Hills Drive to the west, mountainous open space to the south and City limits to the east. The subject site is undeveloped, but it is surrounded by existing multi-family condominiums to the north and a commercial shopping center to the west. Access to the proposed development will be primarily off Palm Hills Drive; a future secondary access is planned off of East Palm Canyon Drive. The site plan shows two guest parking areas; one is located very close to the main access; the second guest parking area is located on one of the interior private streets north of the site. A drainage channel runs around the exterior boundaries of the development; also a retention basin will be located at the northeast portion of the site. The development is proposed to be a gated community.



Aerial photo of the proposed Site

**Architecture/Floor Plans:**

The proposed residential development commonly called the "Rimrock Cove" will have units on small zero lot lines fronting new private streets. Proposed minimum lot sizes will be 45 feet wide and 80 feet deep for a total of 3,600 square feet. The project design features modern architecture with three main floor plan schemes known as House A, B and C. Proposed floor plan A will have two options denoted as Option 1 and Option B; both options will have the same building size. Plan A will be 2,307 square feet; Plan B is 2,792 square feet and Plan C will be 2,838 square feet in size. Each unit will have an attached two-car garage; and as indicated on the plot plans, each unit will also have small pools (spools). Each of the three plans will also have three options of building elevations with varying colors and materials denoted as Option 1, 2, and 3. All proposed plans will include three bedrooms and family rooms; Plans B and C will have office



spaces on the second floor.

Analyses:

The General Plan designation of the subject site is Mixed Use-Multi Use; in this designation, residential development at a maximum density of 15 dwelling units per acre is permitted. According to the General Plan, Planned development districts may allow residential densities up to 30 dwelling units per acre, subject to that requirement that all proposed uses are properly integrated and allow the implementation of development standards that are customized to each other. The zoning designation of the location is U-R (Urban Reserve). Pursuant to Section 92.22.00 of the City of Palm Springs Zoning Ordinance, the U-R zone is intended to be a temporary classification of land until such time that the land is developed. Section 92.22.00(B) of the Zoning Ordinance further states that portions of this zone may be considered appropriate for urban uses when such uses are in conformity with those indicated on the general plan and when they are arranged in a compatible relationship with the use of the remaining land. Finally, the Zoning Ordinance states that in the Urban Reserve designation, uses that are consistent with the General Plan Land Use Element are to be permitted subject to approval of a planned development district pursuant to PSZC Section 94.03.00.

Circulation/Parking:

Pursuant to Section 93.06.00(29)(a), two (2) parking spaces are required for each single-family dwelling unit, with the spaces located within a garage or carport, and the project as designed is in conformance with code requirements. A total of 24 guest parking spaces will be provided, which is consistent with a comparable standard that is applied to multifamily developments (one guest parking space per four residential units). Proposed street width within the development is twenty nine (29) feet; required minimum street width is twenty eight (28) feet. At twenty nine feet, street parking will not be permitted. Furthermore, as currently proposed, attached garages are too close to the street and are not adequate to accommodate parking.

Landscape Plan:

Conceptual landscape plans covering the site area along with the recreation area were submitted as part of the pre-application review process. The proposed landscape design features a palette of various drought tolerant materials. As the site plan indicates, a recreation/common area totaling approximately 5,504 square feet in size is being proposed in the central portion of the development. The recreation space consists of turf, trellis shade, bocce ball court with built in seat walls, vegetated basin, dining area with farm tables, basketball court surrounded by trees located in the central portion of the site. Aside from the recreation area, there are two additional landscaped retention basins on the site. Overall, the conceptual landscape plan includes various types of trees, palms and shrubs, however, individual lots do not have trees or landscaping at this time. Also, the undeveloped area adjacent to East Palm Canyon Drive along the northerly portion of the site is not a part of the project at this time. The applicant also stated that an easement will be obtained from the owner to install a driveway for the homes facing the street. According to the applicant discussions are on going with the



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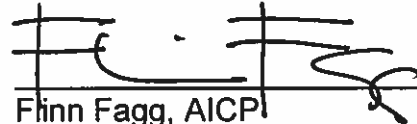
property owner for a desirable resolution on how best to maintain the undeveloped space. Staff has indicated to the applicant that a proof indicating the ability to install a driveway will be required at the time of submitting a formal application for the project.

Conclusion:

At this time, the Planning Commission is to provide comments on the proposed development based on the submitted exhibits consisting of the site plan, elevations and conceptual landscape plan. The Commission's review comments should be centered on the site layout, lot sizes, orientation, location of structures and relationship to one another. Also, the Planning Commission could provide comments on land use, general plan and zoning issues relative to the project. Furthermore, the Commission could offer views on potential improvements necessary to make the project more successful. The item will be back to the Planning Commission as a Preliminary Planned Development District for a formal review in the future, should the applicant chose to submit a formal application.



Edward O. Robertson  
Principal City Planner



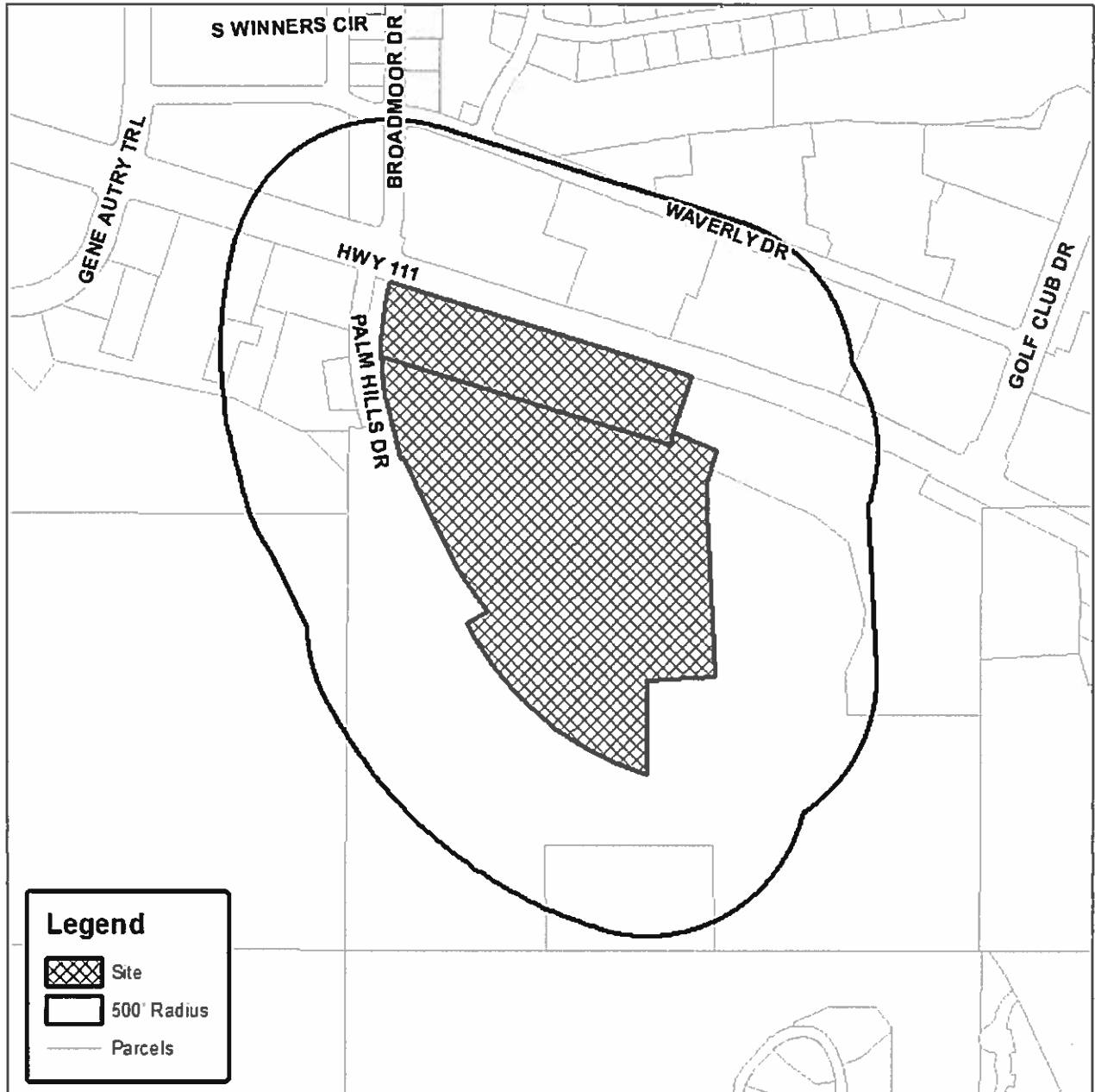
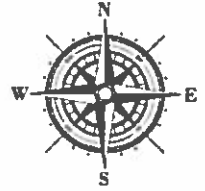
Flinn Fagg, AICP  
Director of Planning Services

Attachments:

1. Vicinity Map
2. 11"x17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS



# RimRock Cove

A Single Family Housing Development  
Palm Springs, California



May 25, 2016

Project Team:



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SUITE D202  
PALM SPRINGS, CA 92264



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These drawings were prepared for  
"Rimrock" project in Palm Springs, CA.  
They are not intended for use on any  
other project.  
Stated drawing scale is based on 36x48 sheet.

**Rim Rock  
Touchstone**  
Palm Springs, CA

No.	Date	Issue
	03.03.16	
	04.01.16	
	04.04.16	
	05.02.16	
	05.25.16	PDD

Coversheet

No.

CS





**LEGEND**

- 1 RECREATION AREA, SEE ENLARGEMENT
- 2 TURF LINED STORM WATER BASIN
- 3 WALKING PATH
- 4 PEDESTRIAN FOOT BRIDGE
- 5 ENTRY DRIVE/PLAZA
- 6 LANDSCAPE AREA
- 7 ACCESS GATE
- 8 VEHICULAR GATE
- 9 COMMUNITY WALL
- 10 EXISTING SLOPE
- 11 DRAINAGE WASH, PER CIVIL
- 12 VEGETATED STORM WATER BASIN

**PRELIMINARY PLANT LEGEND**



**TREES**  
 ACACIA STENOPHYLLA / SHOESTRING ACACIA  
 BRACHYCHITON POPULNEUS / BOTTLE TREE  
 CHILOPSIS LINEARIS / DESERT WILLOW  
 CUPRESSUS ARIZONICA / ARIZONA CYPRESS  
 GELUERA PARVIFLORA / AUSTRALIAN WILLOW  
 PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE  
 PINUS ELDARICA / AFGHAN PINE  
 PROSOPIS CHILENSIS / CHILEAN MESQUITE



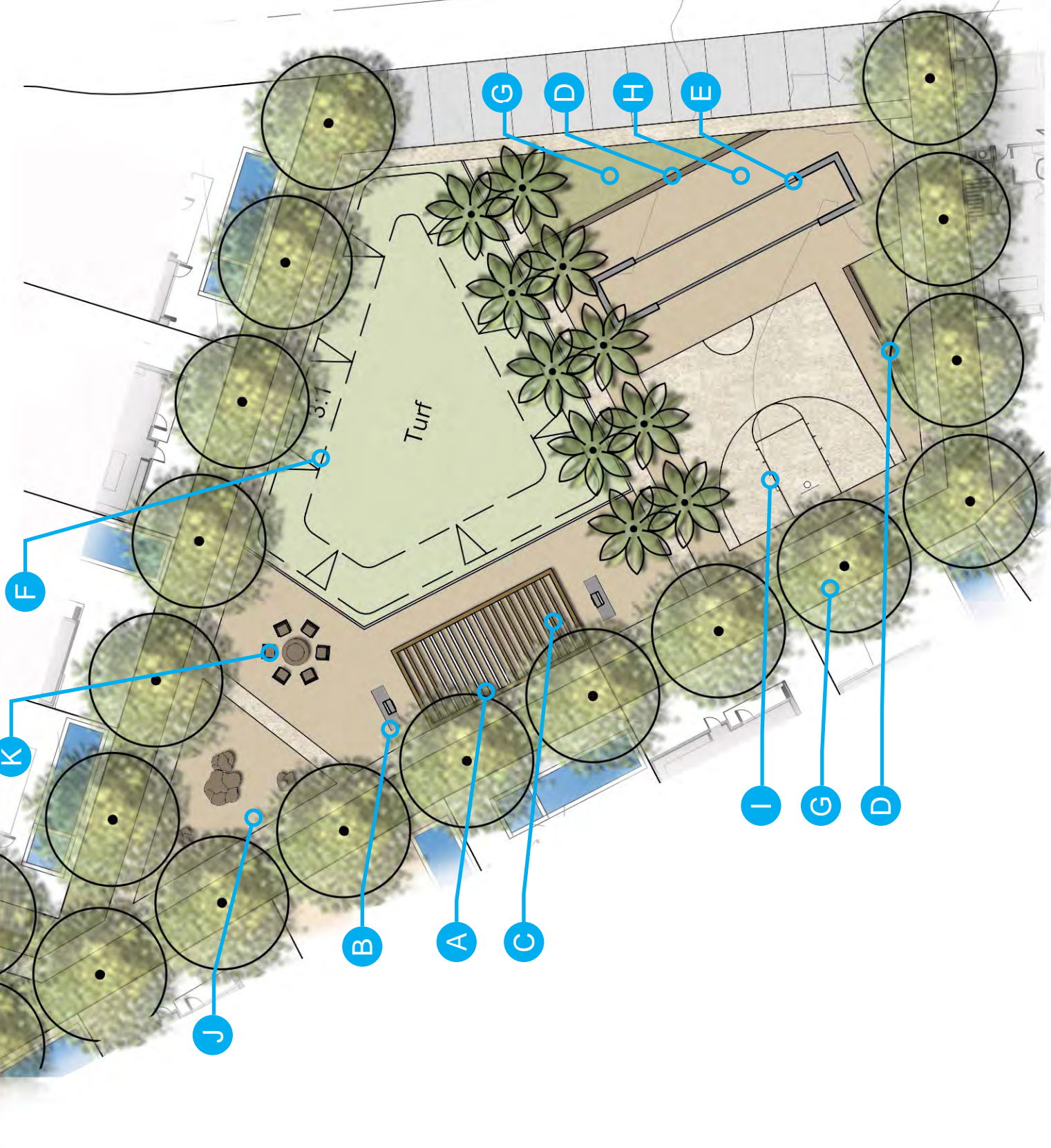
**PALMS**  
 BRAHEA ARMATA / MEXICAN BLUE PALM  
 BRAHEA EDULIS / GUADALUPE PALM  
 PHOENIX DACTYLIFERA / DATE PALM  
 WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM



**SHRUBS**  
 AGAVE GEMINIFLORA / CENTURY PLANT  
 AGAVE MURPHEI / MURPHEY'S CENTURY PLANT  
 AGAVE PARRYI / TRUNCATA / PARRY'S AGAVE  
 AGAVE TEQUILIANA / BLUE AGAVE  
 ALOE BAINESII / ALOE  
 ALOE CAMERONII / ALOE  
 ALOE PULCATILIS / FAN ALOE  
 BAUHINIA LUNAROIDES / TEXASPLUMIE  
 BOUGAINVILLEA SPP. / BOUGAINVILLEA  
 CALLIANDRA X 'SIERRA STARR' TM  
 CHILOPSIS LINEARIS / DESERT WILLOW  
 CHRYSALICINIA MEXICANA / DAMIANITA  
 DASYLIRION WHEELERI / GREY DESERT SPOON  
 ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS  
 FOUQUIERA SPLENDENS / OCOTILLO  
 HESPERALOE PARVIFLORA / RED YUCCA  
 LEUCOPHYLLUM X 'RAIN CLOUD' / BAROMETERBUSH  
 MUHLENBERGIA RIGENS / DEER GRASS  
 MUHLENBERGIA RIGENS / DEER GRASS  
 OENOTHERA BERLANDIERI / MEXICAN EVENING PRIMROSE  
 OPUNTIA SANTA-RITA / TUBAC TM / SANTA RITA PRICKLYPEAR  
 PENSTEMON PALMERI / PALMER'S PENSTEMON  
 RUSSELLIA EQUISETIFORMIS / FIRECRACKER PLANT  
 SALVIA CLEVELANDII / CLEVELAND SAGE  
 SALVIA LEUCANTHA / MEXICAN BUSH SAGE  
 SENECIO MANDRALISCAE / BLUE FINGER  
 TECOMA X 'CRIMSON FLARE' / RED YELLOW BELLS  
 TECOMA X 'ORANGE JUBILEE' / ORANGE JUBILEE YELLOW BELLS  
 YUCCA DECIPiens / YUCCA  
 YUCCA GLORIOSA / BRIGHT STAR / YELLOW SPANISH  
 ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA

**RECREATION AREA LEGEND**

- A DINING AREA WITH FARM TABLES
- B BUILT IN BARBECUE UNIT WITH COUNTER
- C TRELIS SHADE STRUCTURE
- D SEAT WALLS
- E BOCCE BALL COURT WITH BUILT-IN SEAT WALLS
- F FLEXIBLE TURF SPACE/DETENTION BASIN
- G LANDSCAPE AREA
- H DECOMPOSED GRANITE PAVING
- I HALF COURT BASKETBALL
- J CLIMBING BOULDERS IN RESILIENT SURFACING
- K FIRE PIT WITH SEATING
- L VEGETATED BASIN

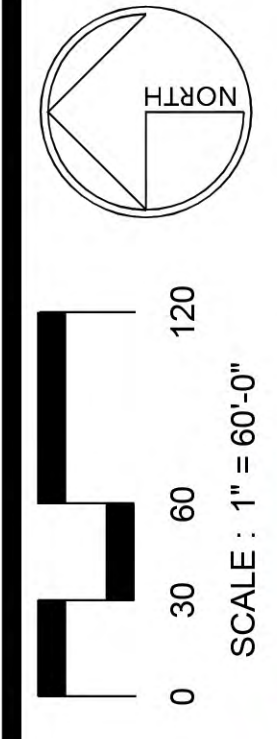
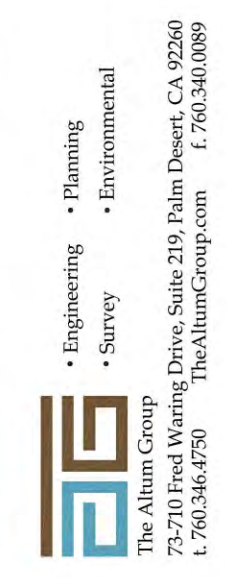


RECREATION AREA ENLARGEMENT - SCALE 1"=30'

**LANDSCAPE PLAN**

**RIMROCK COVE**

MAY 12, 2016







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**Rim Rock  
Touchstone**  
Palm Springs, CA

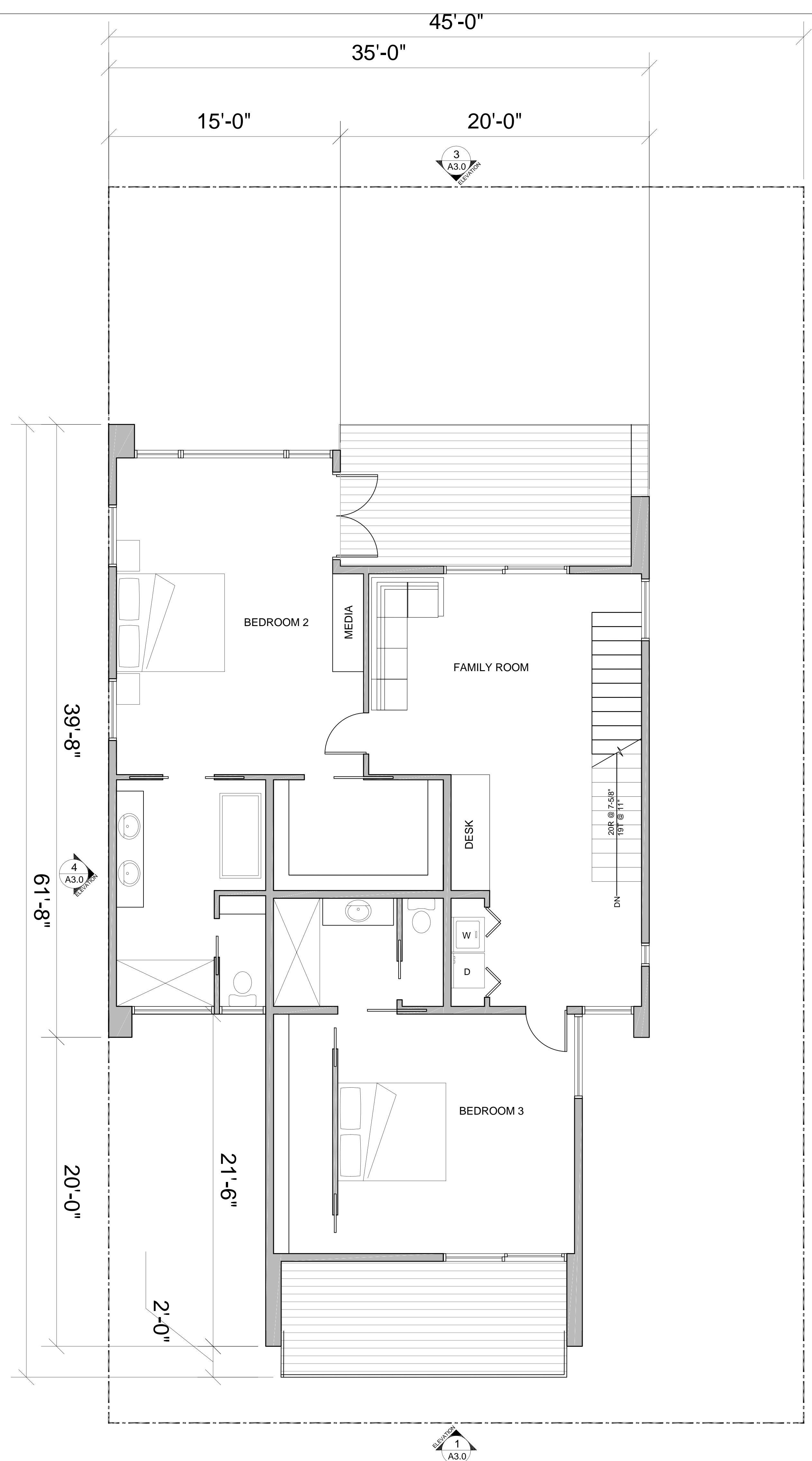
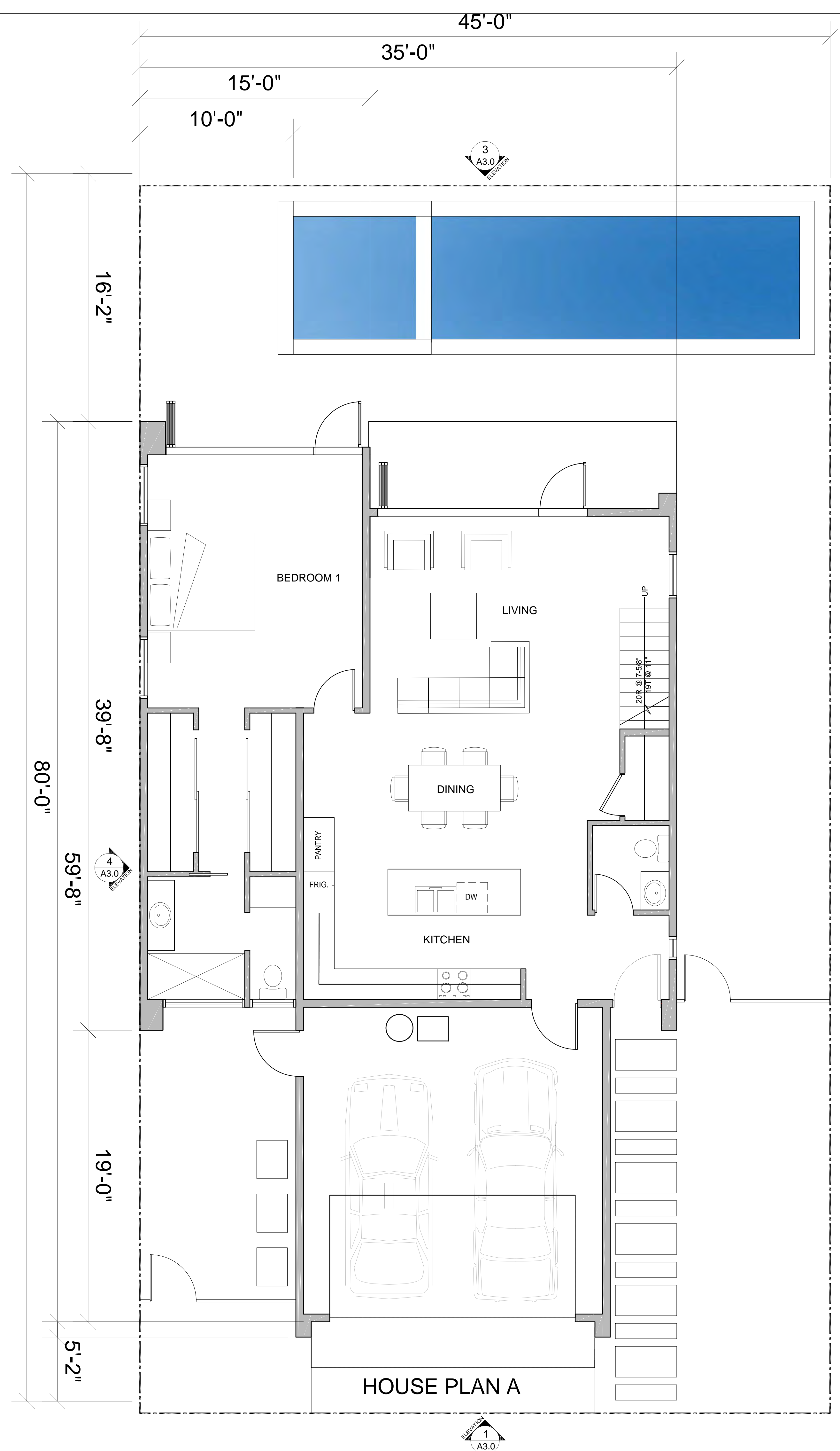
**SCHEMATIC DESIGN**

No.	Date	Issue
03.03.16		
04.01.16		
04.04.16		
05.02.16		
05.25.16		PDD

Floor plan:  
House A  
Option 1

**A2.00**

SHEET



First Floor	737 Sq. Ft.
Second Floor	1,180 Sq. Ft.
<b>Total Conditioned Space</b>	<b>1,917 Sq. Ft.</b>
Garage	390 Sq. Ft.
<b>Total</b>	<b>2,307 Sq. Ft.</b>
Footprint	1,127 Sq. Ft.



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**Rim Rock  
Touchstone**  
Palm Springs, CA

**SCHEMATIC DESIGN**

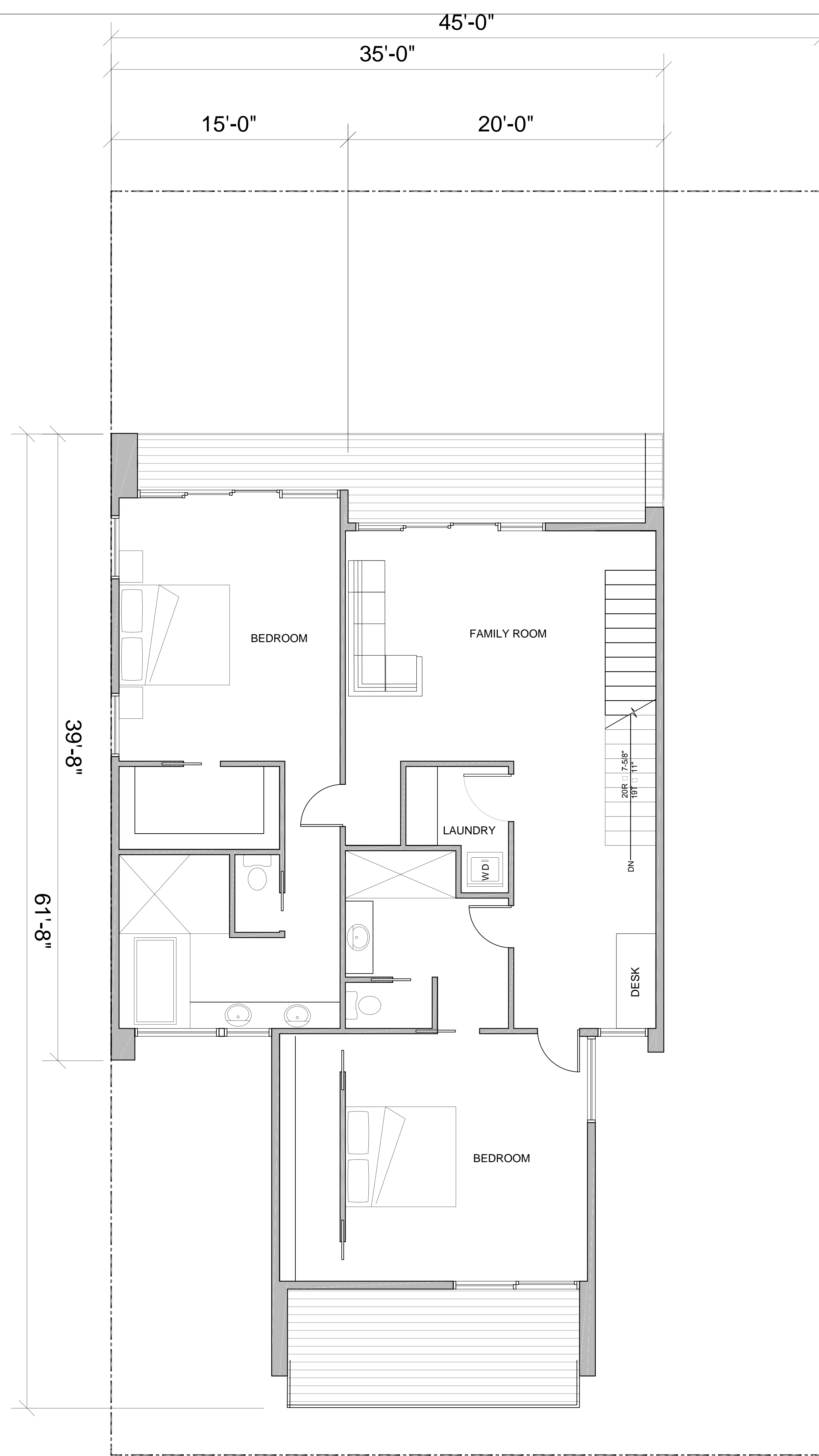
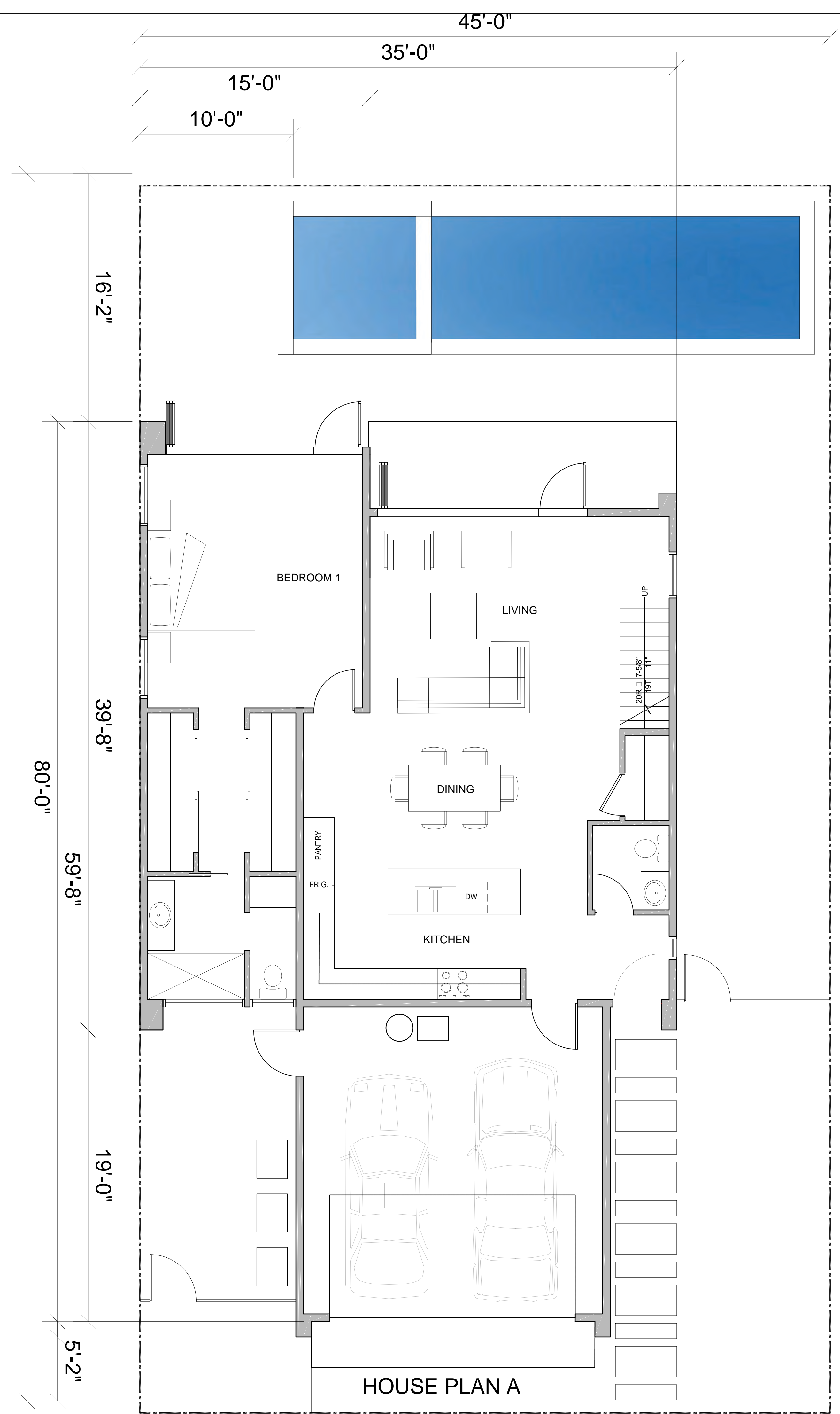
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	04.01.16	
	04.04.16	
	05.02.16	
	05.25.16	PDD

Floor plan:  
House A  
Option 2

No.

**A2.01**

SHEET



First Floor	737 S.F.
Second Floor	1,180 S.F.
<b>Total Conditioned Space</b>	<b>1,917 S.F.</b>
Garage	390 S.F.
<b>Total</b>	<b>2,307 S.F.</b>
Footprint	1,127 S.F.





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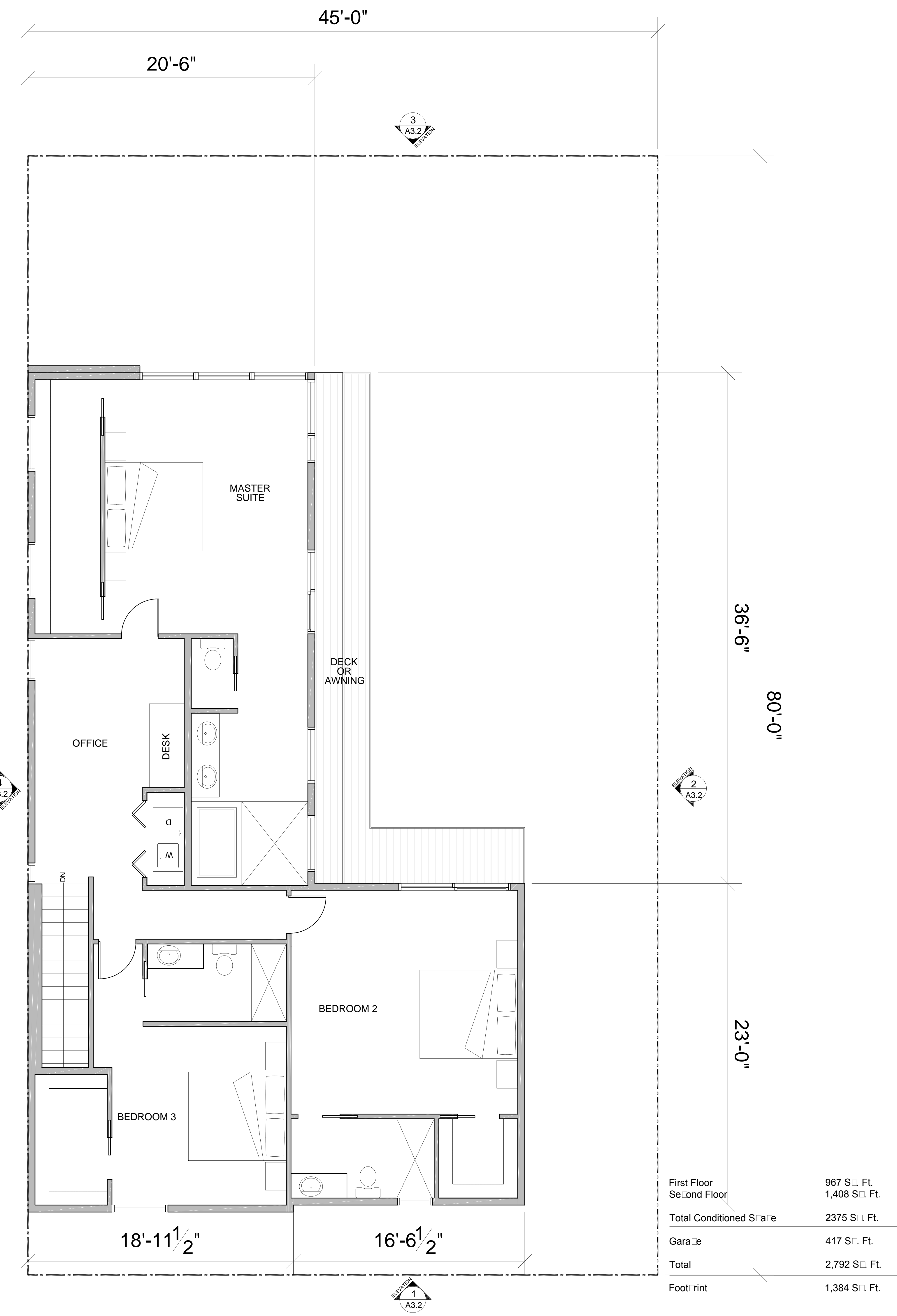
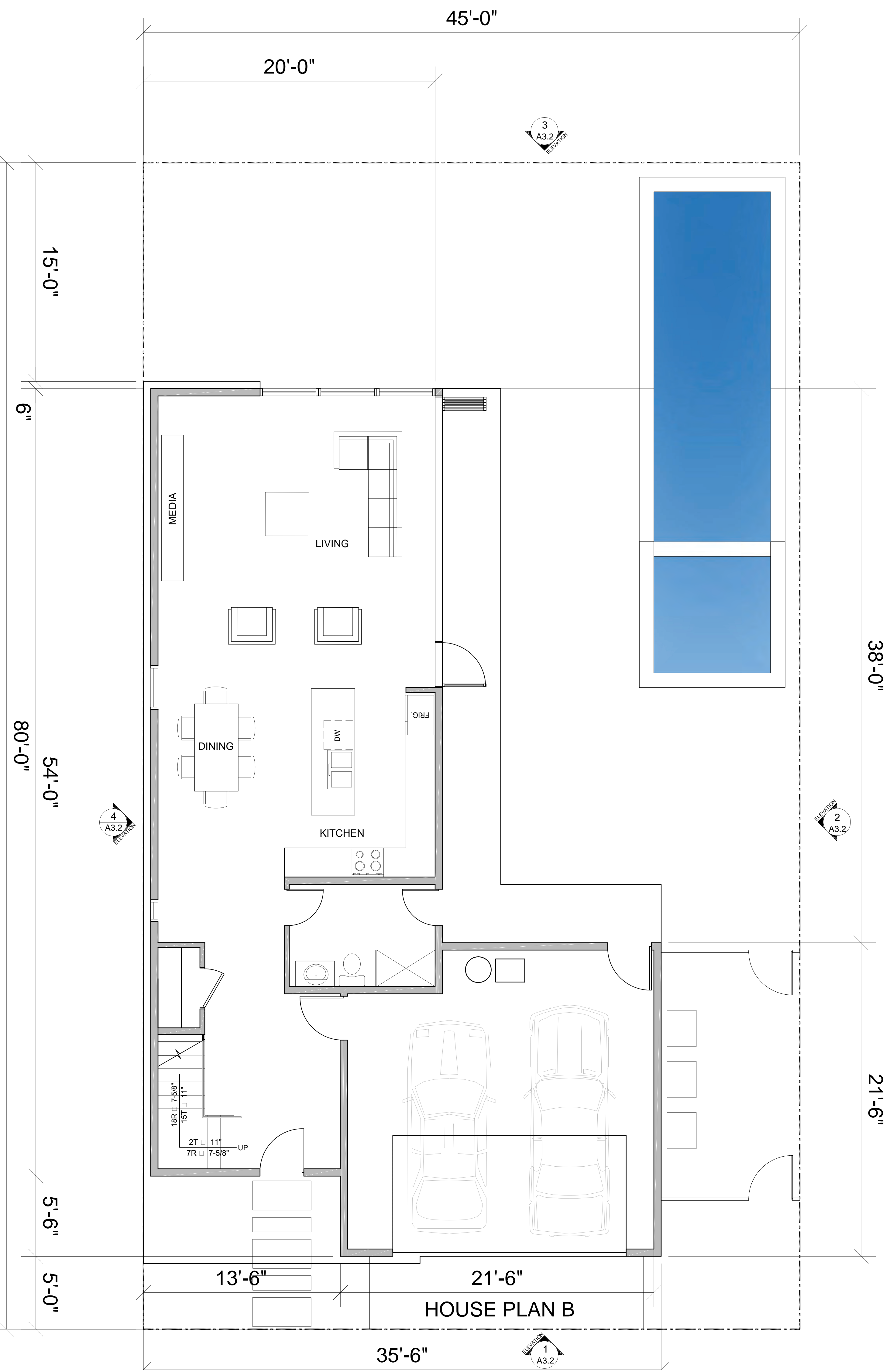
SCHEMATIC DESIGN

No.	Date	Issue
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04.01.16		
04.04.16		
05.02.16		
05.25.16		PDD

Floor plan:  
House B  
Option 1

**A2.02**

SHEET



First Floor	967 S.F.
Second Floor	1,408 S.F.
<b>Total Conditioned Space</b>	<b>2,375 S.F.</b>
Garage	417 S.F.
<b>Total</b>	<b>2,792 S.F.</b>
Footprint	1,384 S.F.



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Touchstone**  
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SCHEMATIC DESIGN

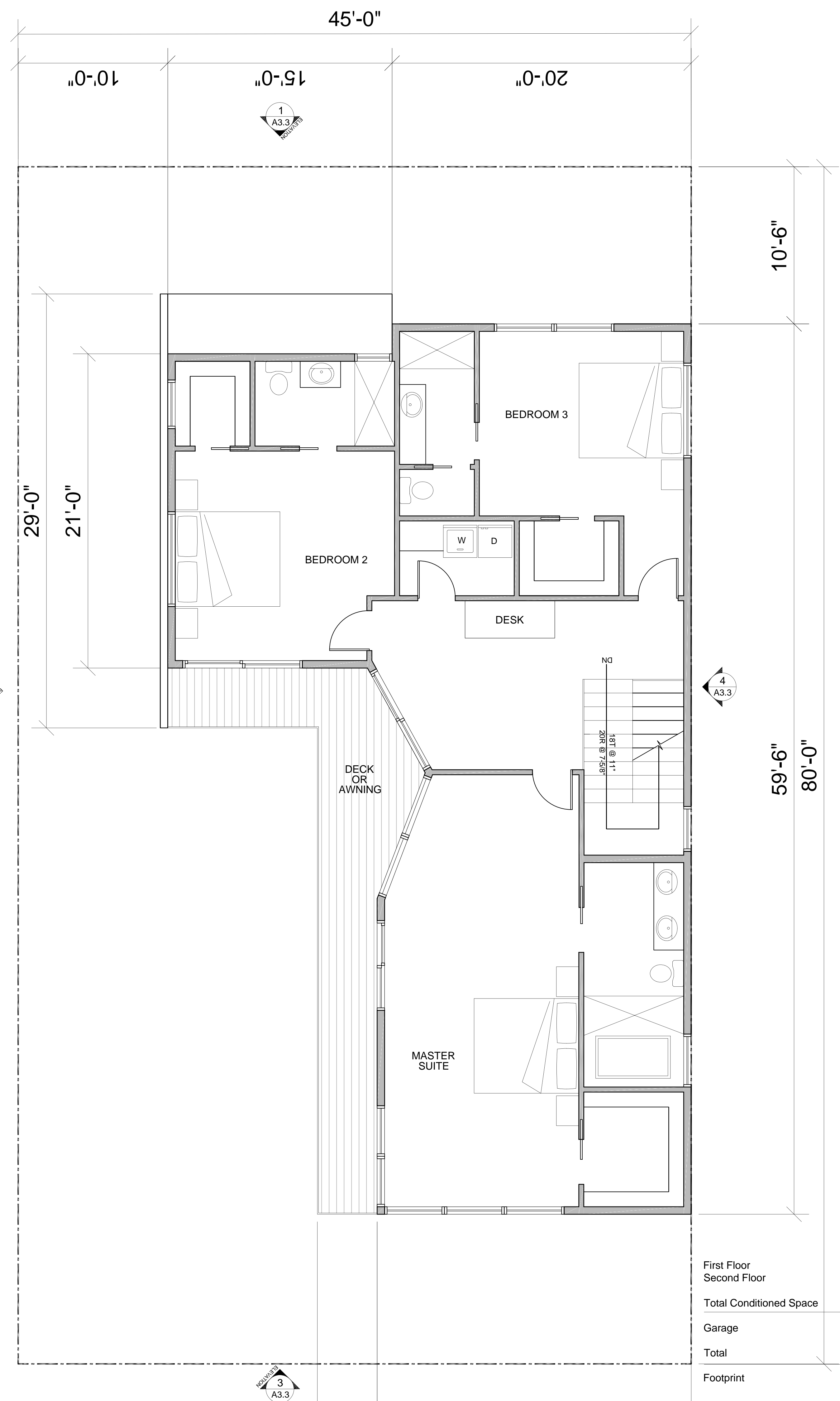
No.	Date	Issue
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	04.01.16	
	04.04.16	
	05.02.16	
	05.25.16	PDD

Floor plan:  
House C  
Option 1

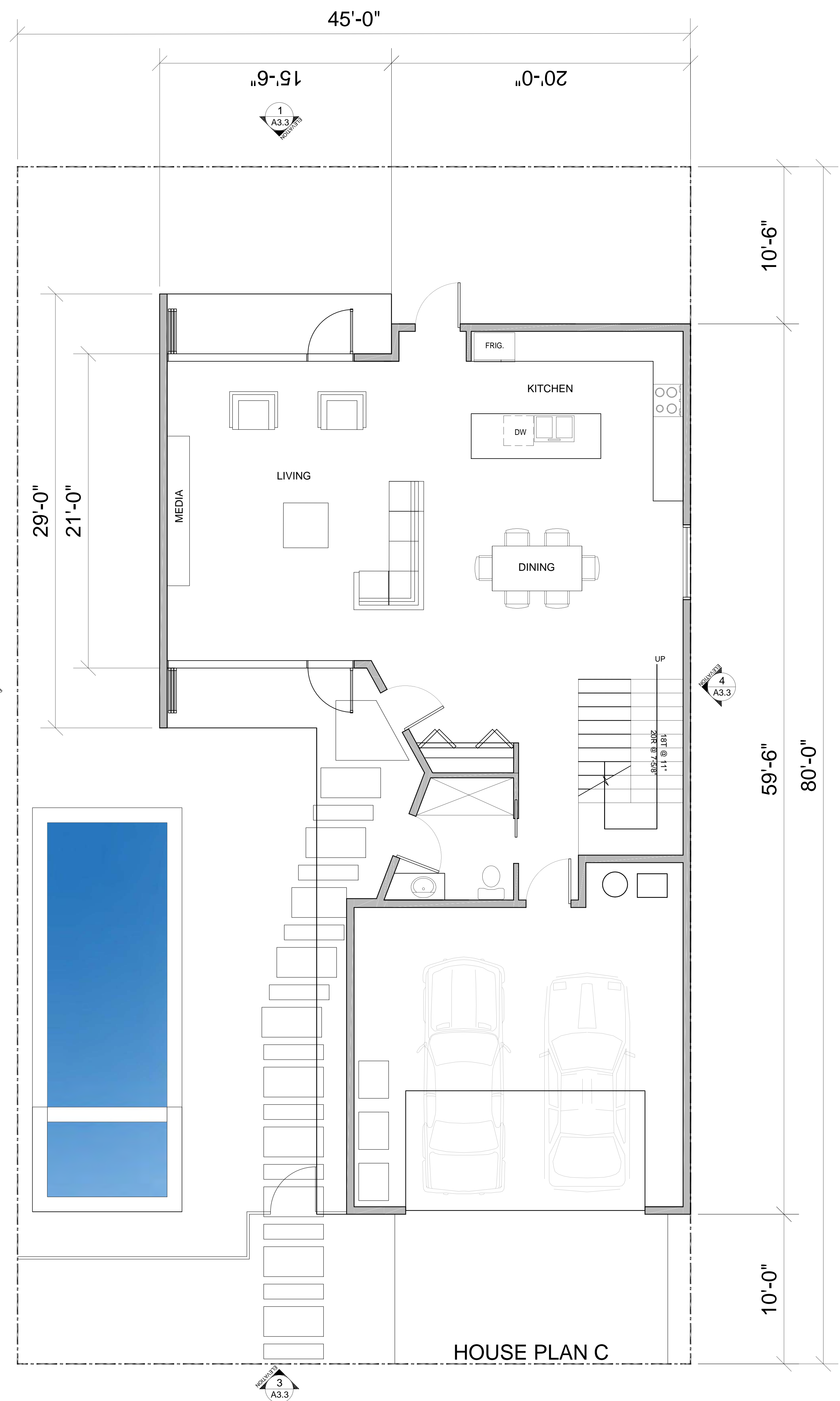
No.

**A2.03**

SHEET

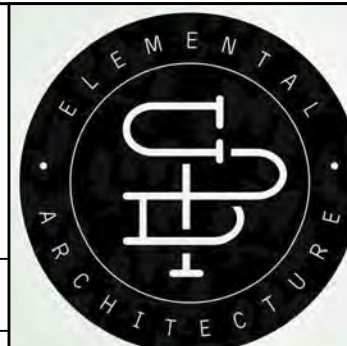


First Floor	987 Sq. Ft.
Second Floor	1,424 Sq. Ft.
<b>Total Conditioned Space</b>	<b>2,411 Sq. Ft.</b>
Garage	427 Sq. Ft.
<b>Total</b>	<b>2,838 Sq. Ft.</b>
Footprint	1,414 Sq. Ft.



HOUSE PLAN C





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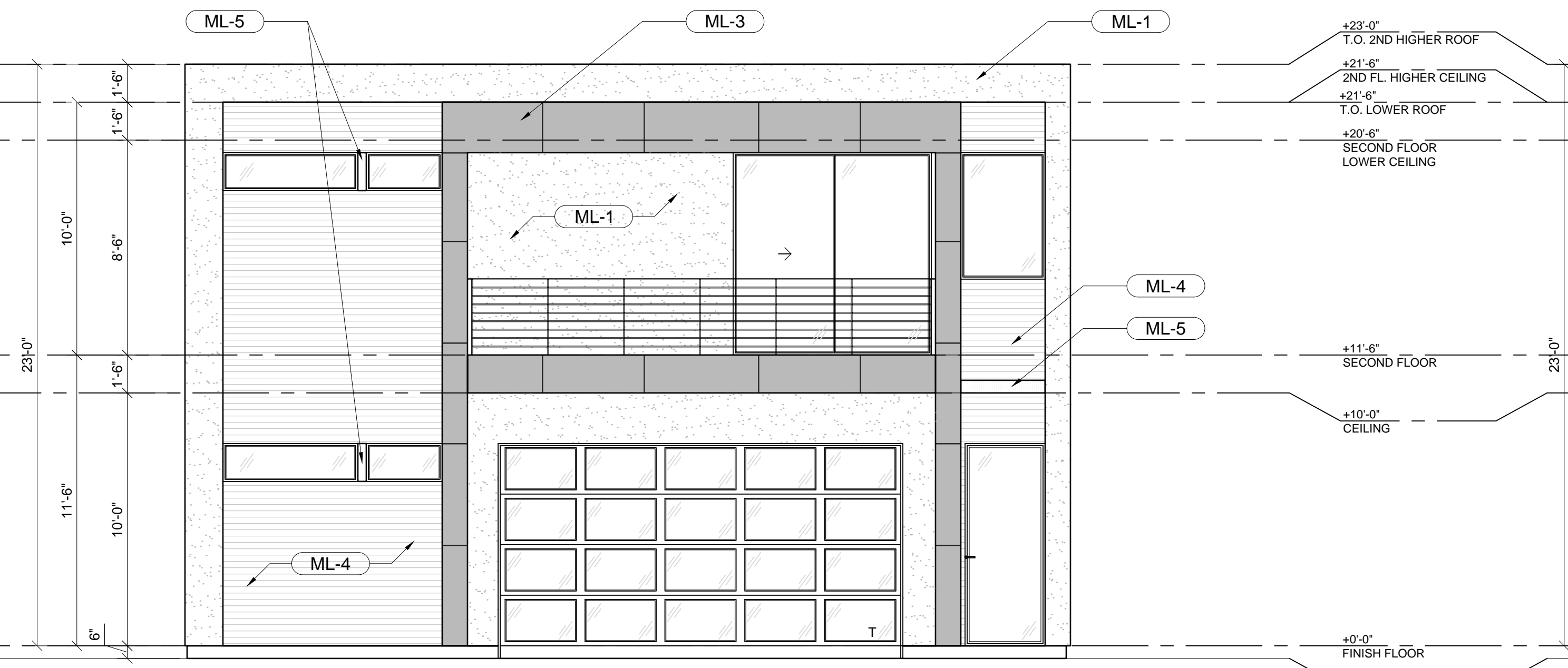
**Rim Rock  
Touchstone**  
Palm Springs, CA

No.	Date	Issue
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	04.01.16	
	04.04.16	
	05.02.16	
	05.25.16	PDD

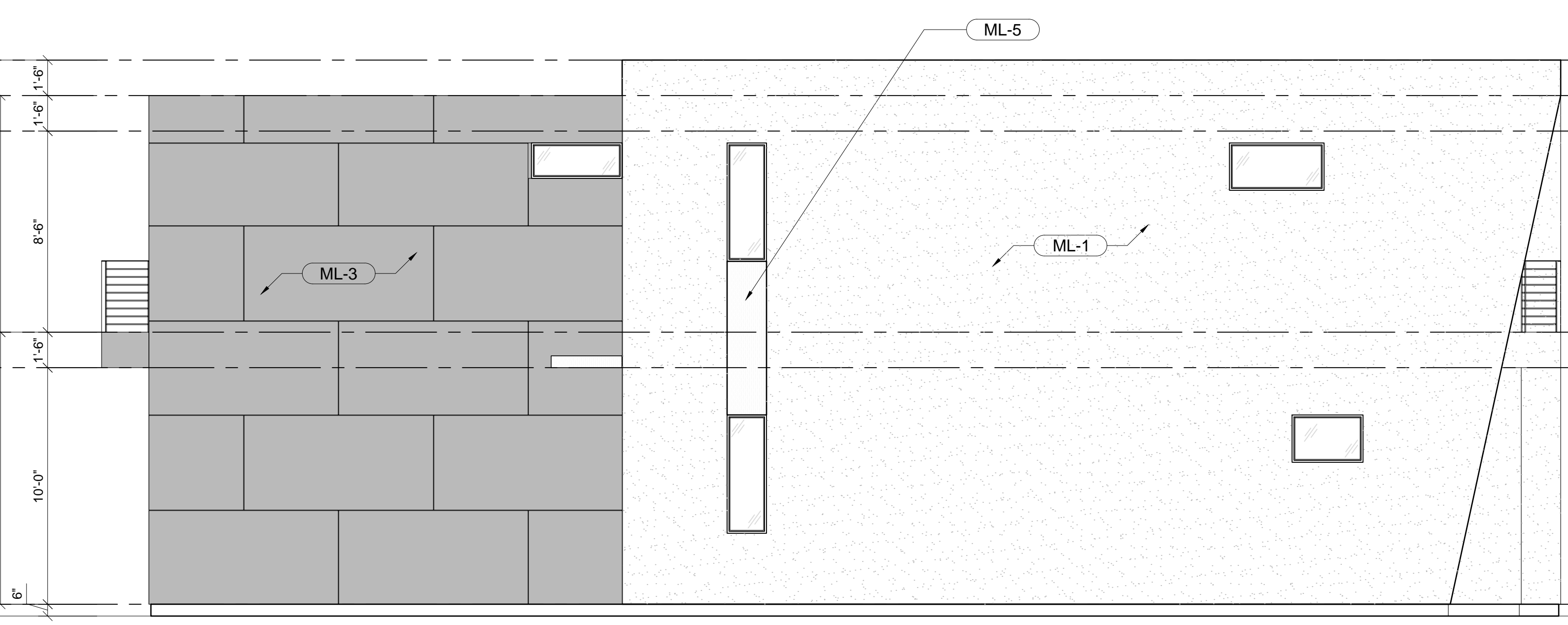
House A  
Elevations

No.  
**A3.0**

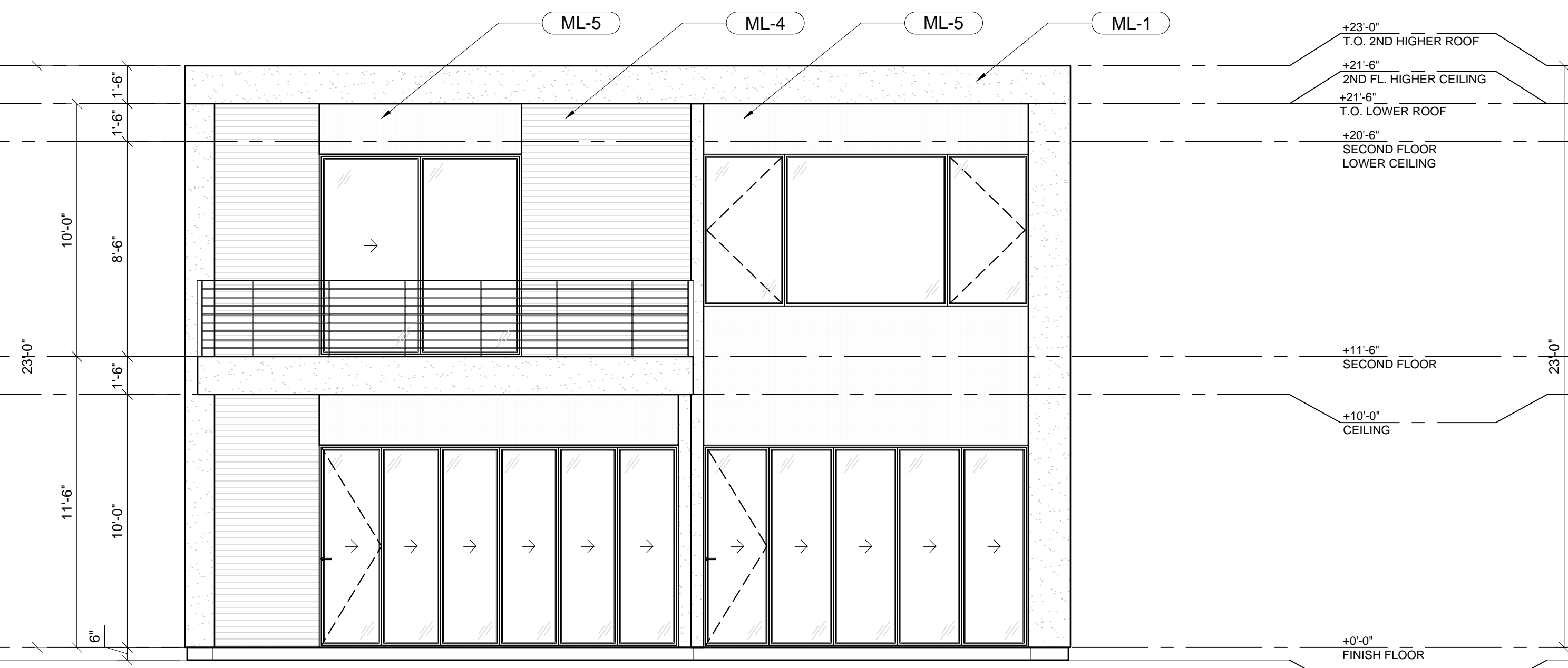
SHEET



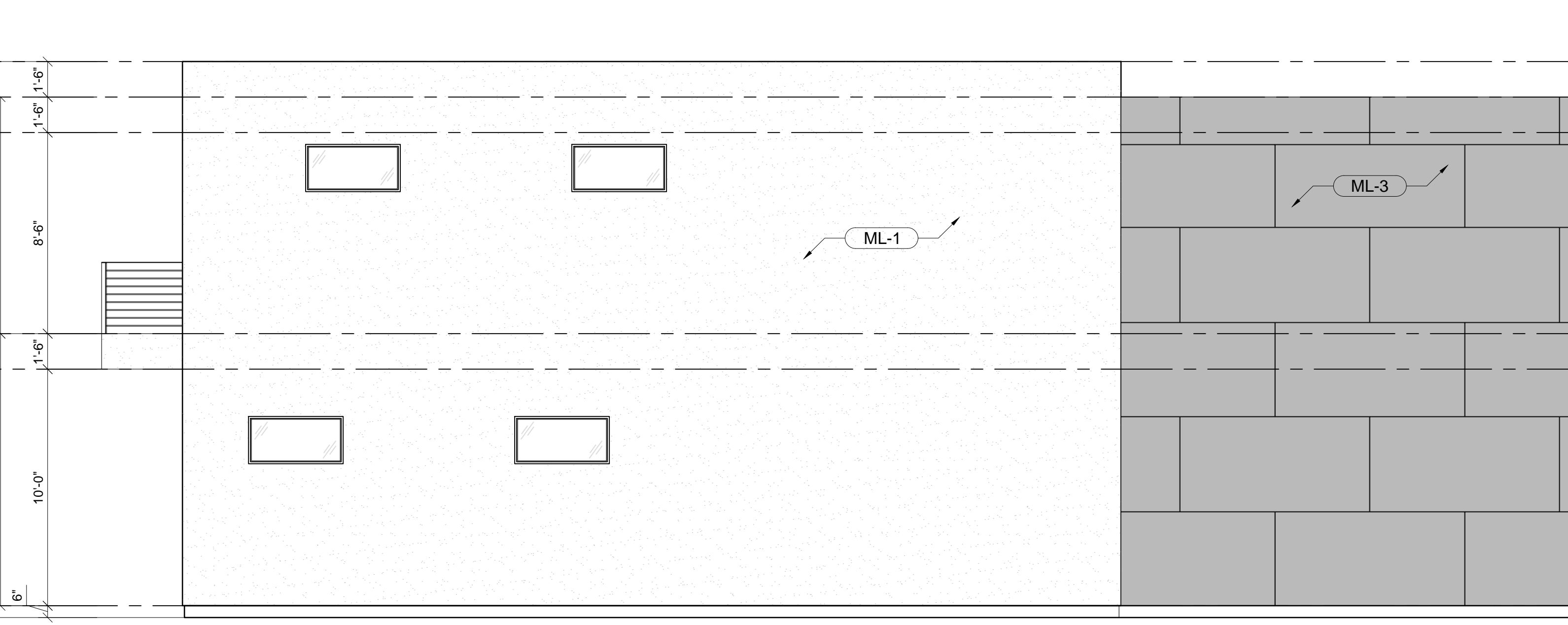
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

**NOTES:**

○ ○ FOR DOOR AND WINDOW SCHEDULE SEE SHEET A8.1  
PROVIDE FIRE-RATED CABINET WITH LARSEN'S FLAME-SHIELD OPTION, CERTIFIED AND LISTED BY WARNOCK-HERSEY FOR ONE AND TWO HOUR COMBUSTIBLE AND NON-COMBUSTIBLE WALL SYSTEMS TO MEET THE REQUIREMENTS OF UBC STANDARD 7-5 (ASTM E-814-83). ALL FIRE-RATED CABINETS TO HAVE TRIMS WITH REINFORCED CORNERS AND FACTORY SUPPLIED ANCHORING DEVICES.

EXTERIOR MATERIAL SCHEDULE			
TAG	MATERIAL	COLOR/FINISH	REMARKS
ML-1	STUCCO	WHITE / SMOOTH	
ML-2	STUCCO	GREY / SMOOTH	
ML-3	HARDIE BOARD	SMOOTH	
ML-4	HARDIE PLANK	CEDARMILL	
ML-5	BREAK METAL	MATCH WINDOWS	







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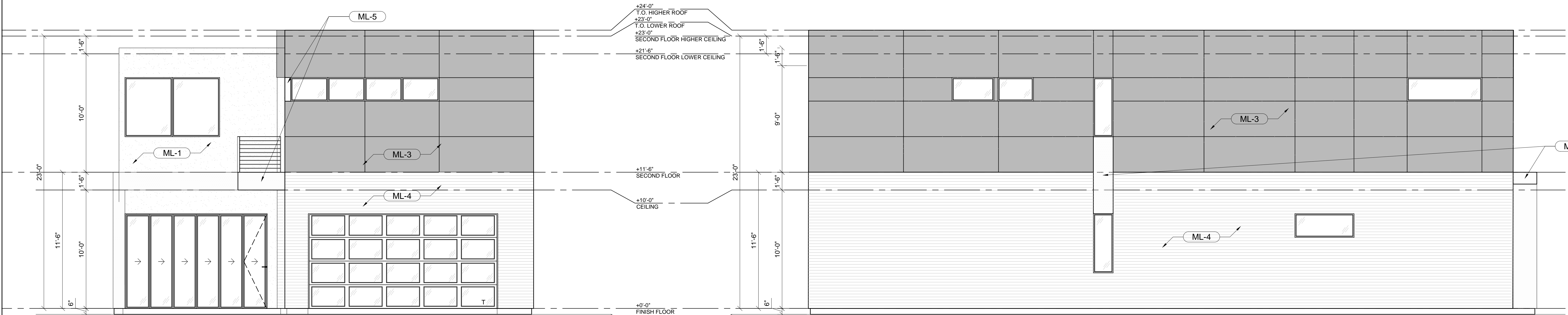
**Rim Rock  
Touchstone**  
Palm Springs, CA

No.	Date	Issue
	03.03.16	
	04.01.16	
	04.04.16	
	05.02.16	
	05.25.16	PDD

House C  
Elevations

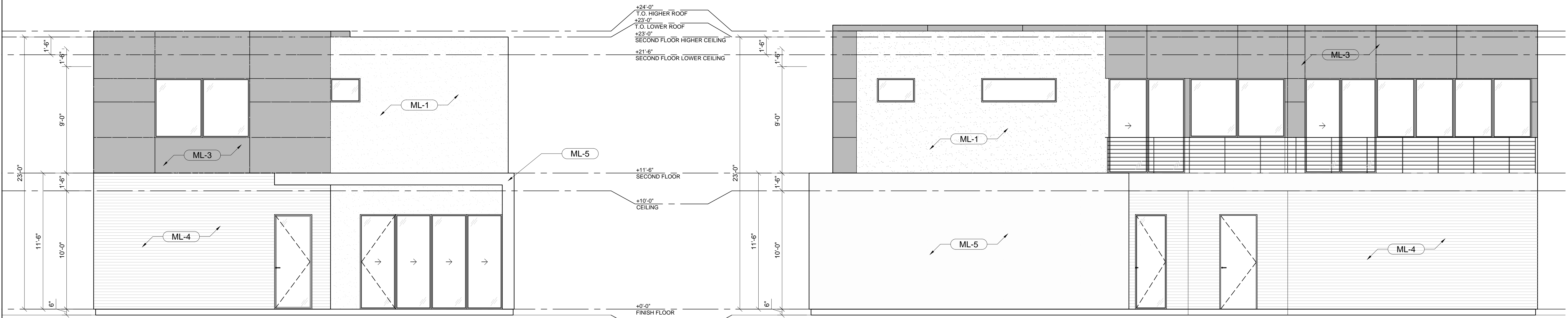
No.  
**A3.2**

SHEET



**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**2 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**4 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

**NOTES:**

○ ○ FOR DOOR AND WINDOW SCHEDULE SEE SHEET A8.1  
PROVIDE FIRE RATED CABINET WITH LARSEN'S FLAME SHIELD OPTION, CERTIFIED AND LISTED BY WARNDOCK-HERSEY FOR ONE AND TWO HOUR COMBUSTIBLE AND NON-COMBUSTIBLE WALL SYSTEMS TO MEET THE REQUIREMENTS OF UBC STANDARD 7-5 (ASTM E-814-83). ALL FIRE-RATED CABINETS TO HAVE TRIMS WITH REINFORCED CORNERS AND FACTORY SUPPLIED ANCHORING DEVICES.

EXTERIOR MATERIAL SCHEDULE			
TAG	MATERIAL	COLOR/FINISH	REMARKS
ML-1	STUCCO	WHITE / SMOOTH	
ML-2	STUCCO	GREY / SMOOTH	
ML-3	HARDIE BOARD	SMOOTH	
ML-4	HARDIE PLANK	CEDAR/MILL	
ML-5	BREAK METAL	MATCH WINDOWS	





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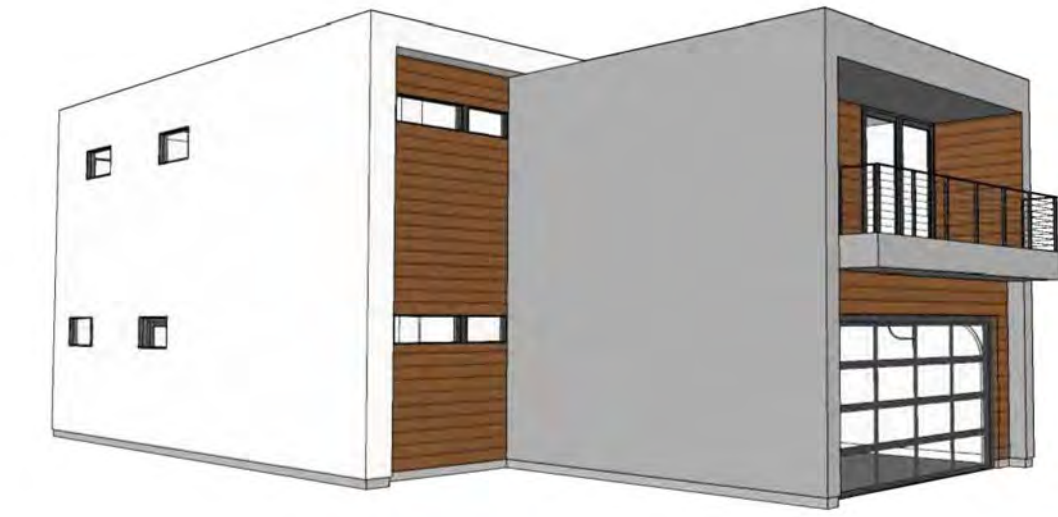
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**Rim Rock  
Touchstone**  
Palm Springs, CA

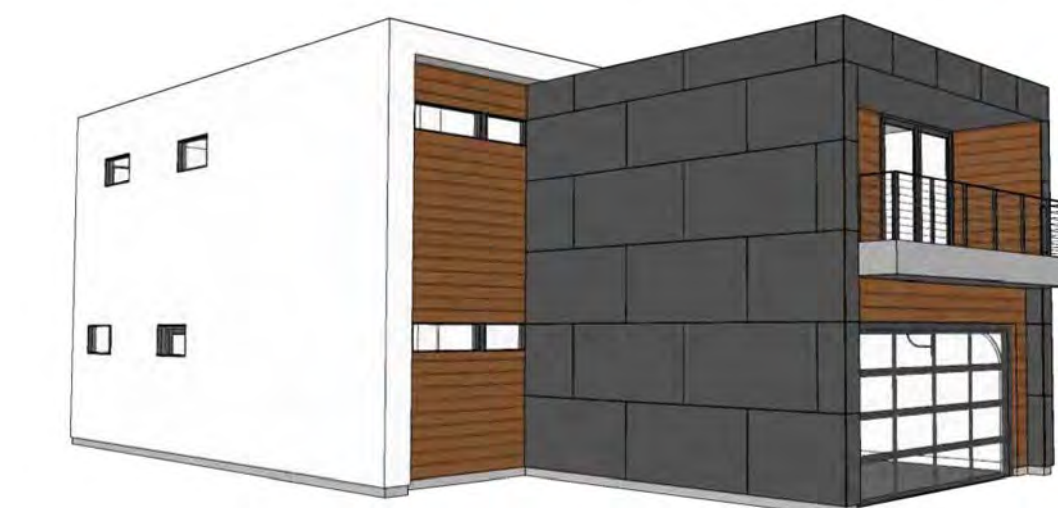
Option 1



Option 2



Option 3



No.	Date	Issue
	03.03.16	
	04.01.16	
	04.04.16	
	05.02.16	
	05.25.16	PDD

Floor plan:  
House A  
Facade Options

No.

**A3.3**

SHEET





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Touchstone**  
Palm Springs, CA

No.	Date	Issue
	03.03.16	
	04.01.16	
	04.04.16	
	05.02.16	
	05.25.16	PDD

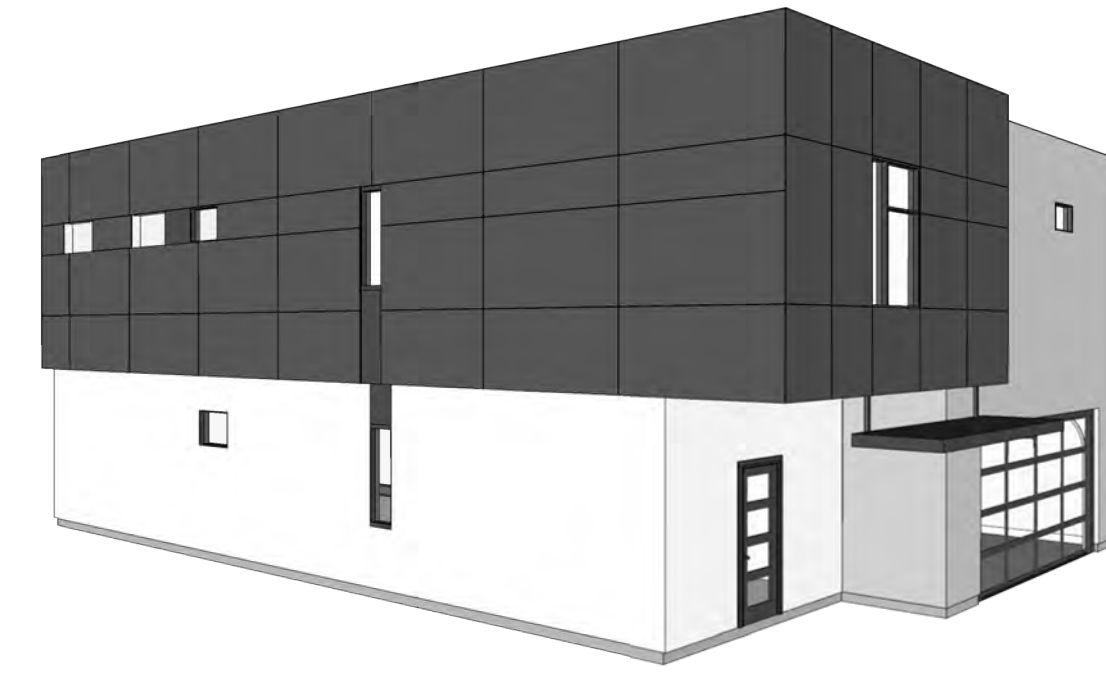
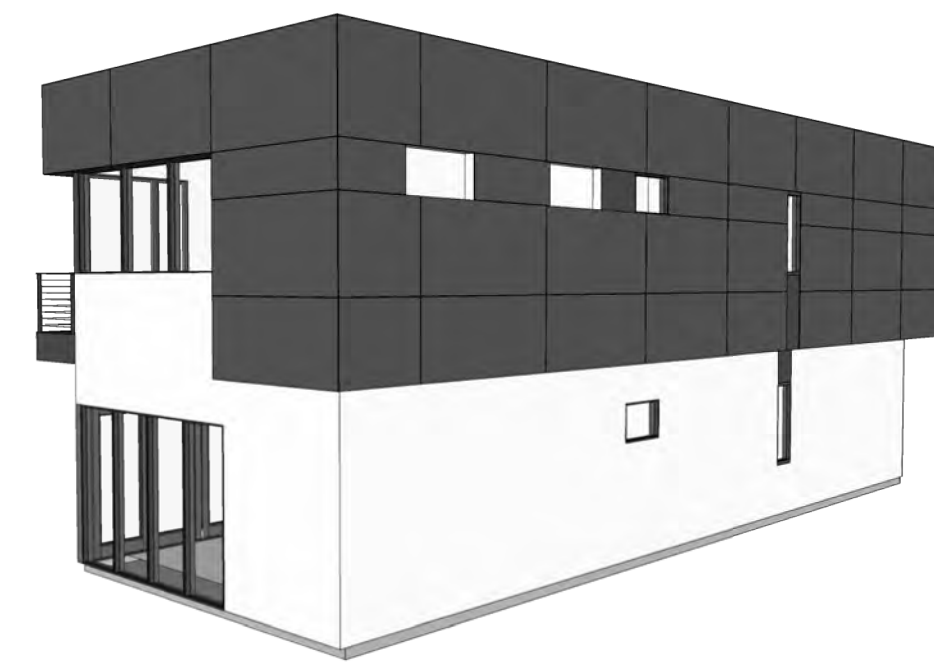
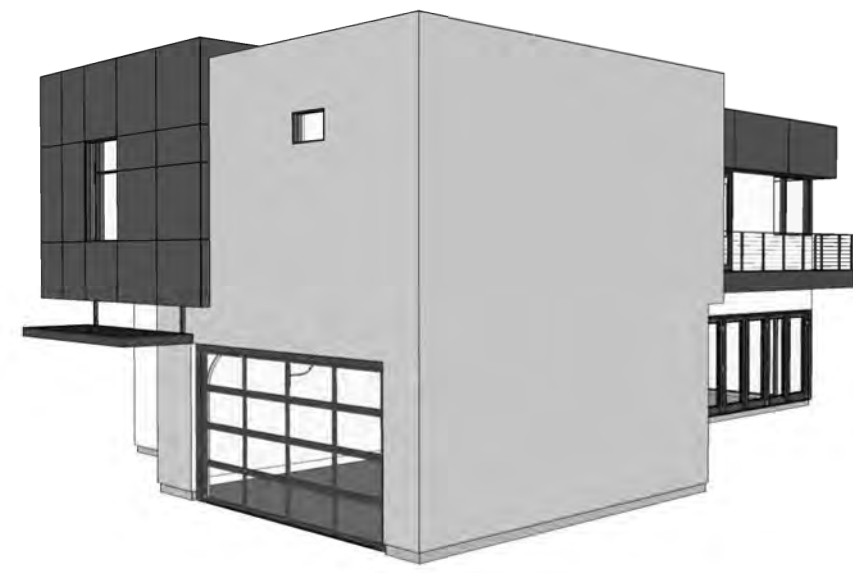
Floor plan:  
House B  
Facade Options

No.

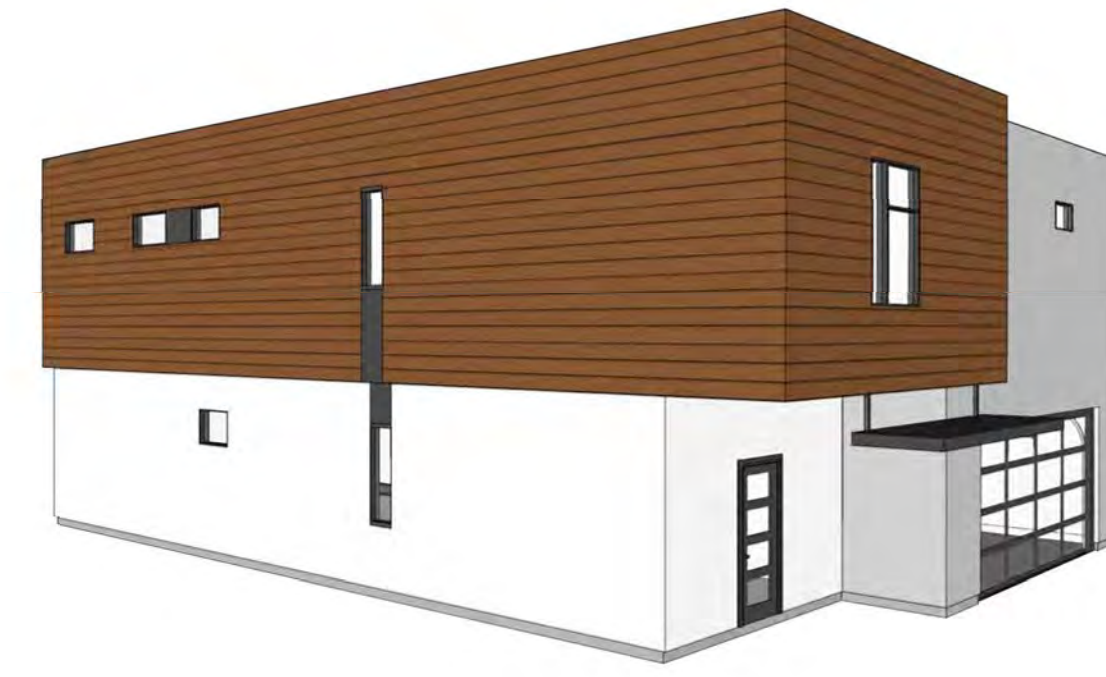
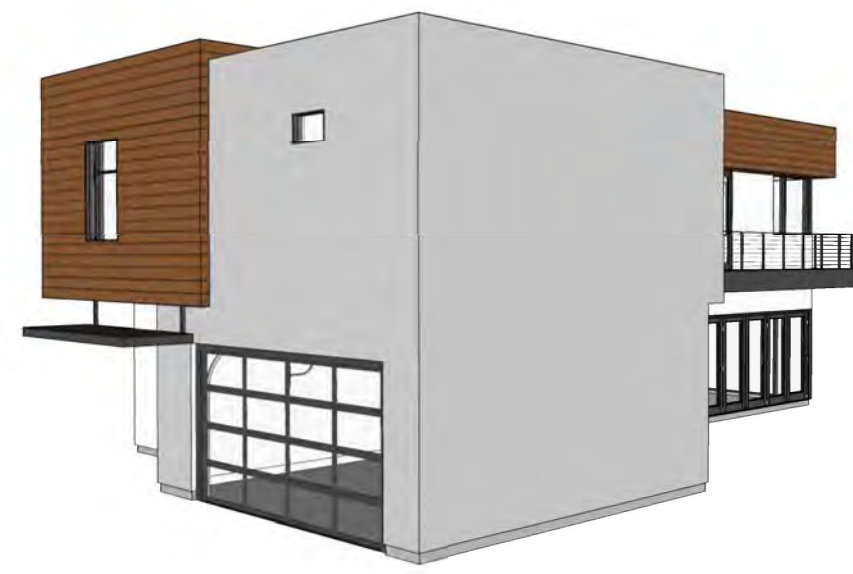
**A3.4**

SHEET

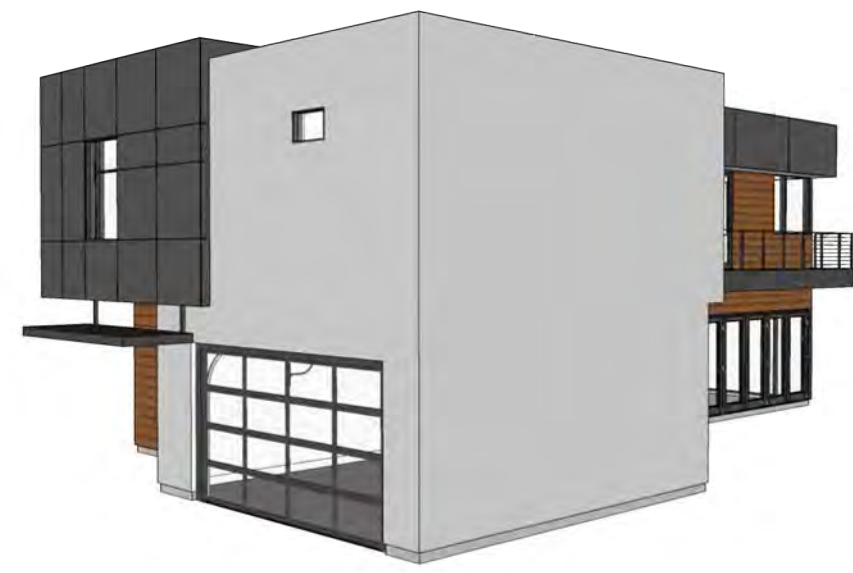
Option 1



Option 2



Option 3







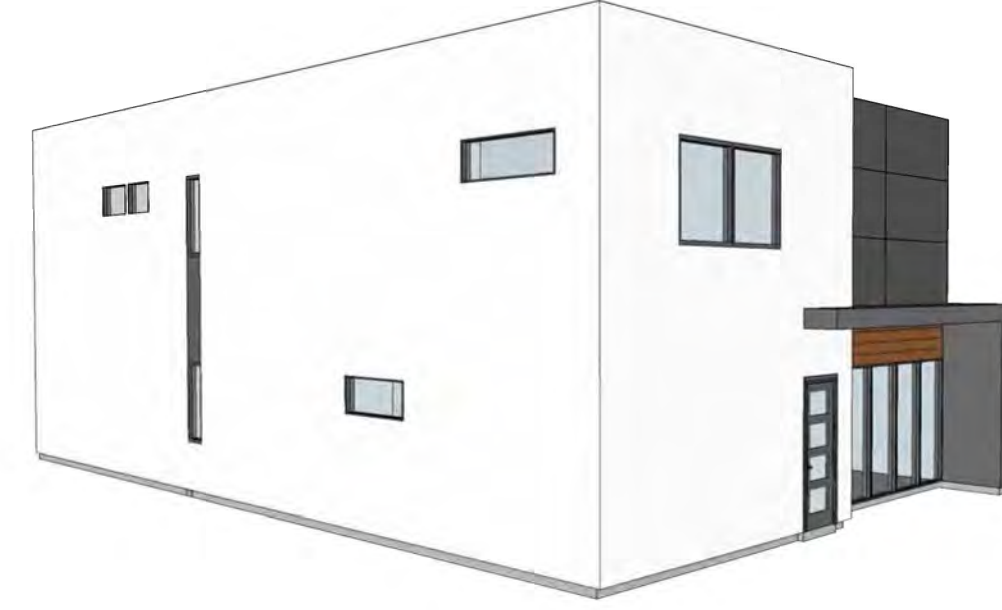
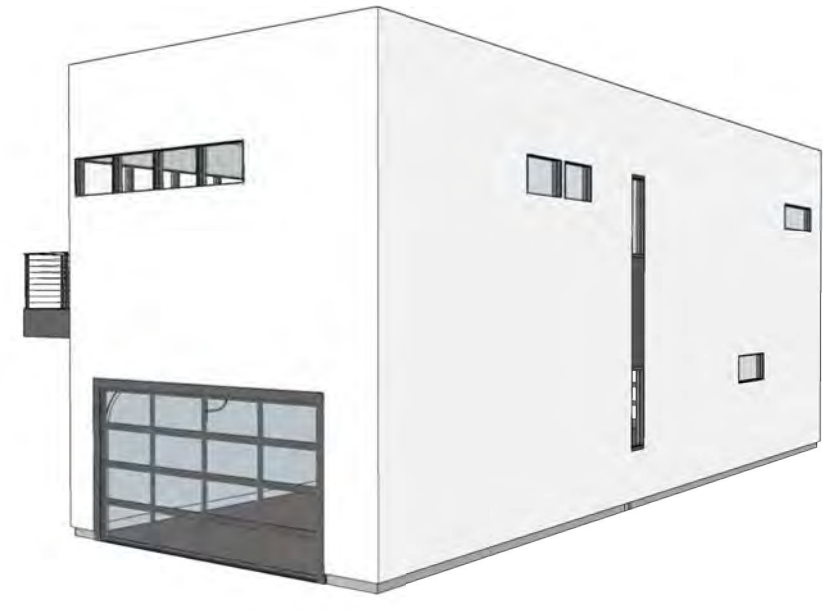
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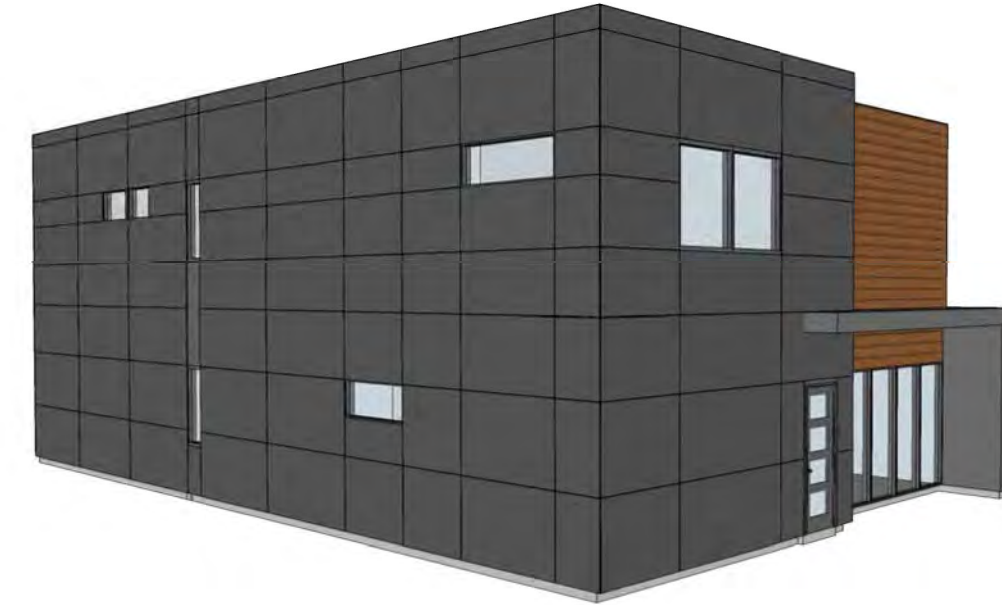
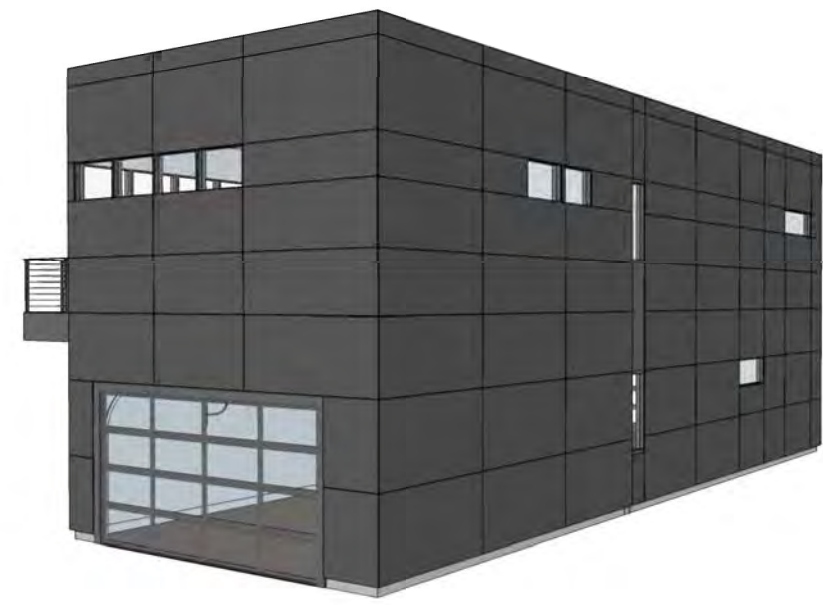
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**Rim Rock  
Touchstone**  
Palm Springs, CA

Option 1



Option 2



Option 3



No.	Date	Issue
	03.03.16	
	04.01.16	
	04.04.16	
	05.02.16	
	05.25.16	PDD

Floor plan:  
House C  
Facade Options

No.

**A3.5**

SHEET





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**Rim Rock  
Touchstone**  
Palm Springs, CA



No.	Date	Issue
03.03.16		
04.01.16		
04.04.16		
05.02.16		
05.25.16		PDD

Perspectives

No.

**R1.00**

SHEET

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**Rim Rock  
Touchstone**  
Palm Springs, CA



No.	Date	Issue
03.03.16		
04.01.16		
04.04.16		
05.02.16		
05.25.16		PDD

Perspectives

No.

**R1.01**

SHEET

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**Rim Rock  
Touchstone**  
Palm Springs, CA

No.	Date	Issue
	03.03.16	
	04.01.16	
	04.04.16	
	05.02.16	
	05.25.16	PDD

Perspectives

No.

**R1.04**

SHEET



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