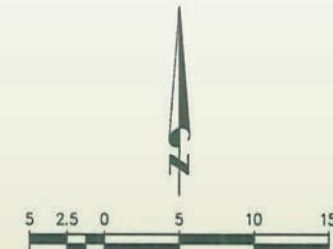


LEGEND:

- UNIT NUMBER
UNIT TYPE
- SCREEN WALL
- PROPERTY LINE/ LOT LINE
- PUBLIC UTILITY APPURTENANCE EASEMENT
- WOOD GATE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER MAIN LINE
- PROPOSED DRY UTILITY LINE
- PROPOSED STORM DRAIN LINE
- WATER METER
- FIRE HYDRANT
- AREA DRAINS
- ELECTRIC METER
- TREE
- TRASH CONTAINER STORAGE
- CONCRETE SIDEWALK/ DRIVEWAY
- LANDSCAPE AREA
- PARALLEL STREET PARKING SPACE

POTENTIAL TREE SPECIMENS FOR THE FRONT YARDS:

- AFROCARPUS GRACILIOR (YEW PINE)
- ACACIA PENDULA (WEeping MYALL)
- ACACIA MELANOXYLON (BLACKWOOD ACACIA)
- ACACIA STENOPHYLLA (SHOESTRING ACACIA)
- ACACIA WILLARDIANA (PALO BLANCO)
- LAURUS NOBILIS (GREACIAN LAUREL)
- CITRUS SPECIS (CITRUS FRUIT TREE)
- RHUS LANCEA (AFRICAN SUMAC)
- TECOMA STANS (YELLOW BELLS)
- THEVETIA PERUVIANA (YELLOW OLEANDER)





PODOCARPUS GRACILIOR



RHUS LANCEA – STANDARD



LAGERSTROENIA – INDICA



CITRUS

FRONT YARD SHADE TREES



PRIVATE YARD
23'-6" X 18'-3"

COURTYARD
21'-4" X 15'-11"

PRIVATE YARD
23'-6" X 23'-0"

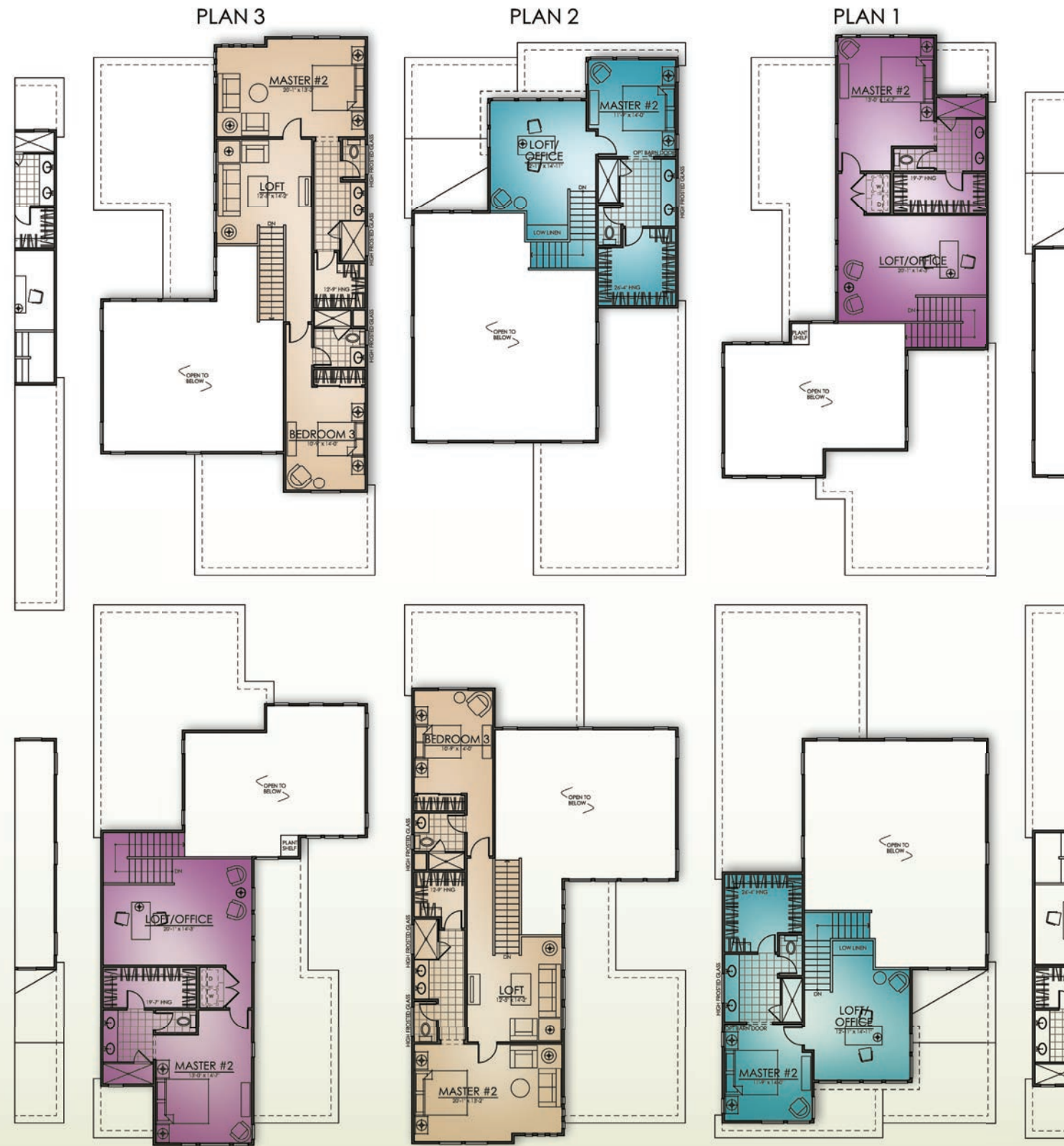


PLAN 1
USABLE YARD SPACE
956 SQ. FT.

PLAN 2
USABLE YARD SPACE
739 SQ. FT.

PLAN 3
USABLE YARD SPACE
869 SQ. FT.

ARTICULATED
PERIMETER WALL



CLUSTER FLOOR PLAN | SECOND FLOOR



***USABLE YARD SPACE**
1014 SQ. FT.

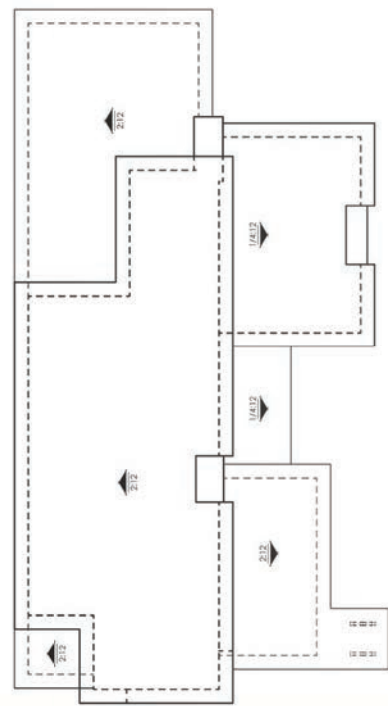
*SITE INTERIOR CONDITION

PLAN ONE

FIRST FLOOR	1531 SQ.FT
SECOND FLOOR	714 SQ.FT.
TOTAL LIVING	2249 SQ.FT.



PLAN ONE | FRONT ELEVATIONS



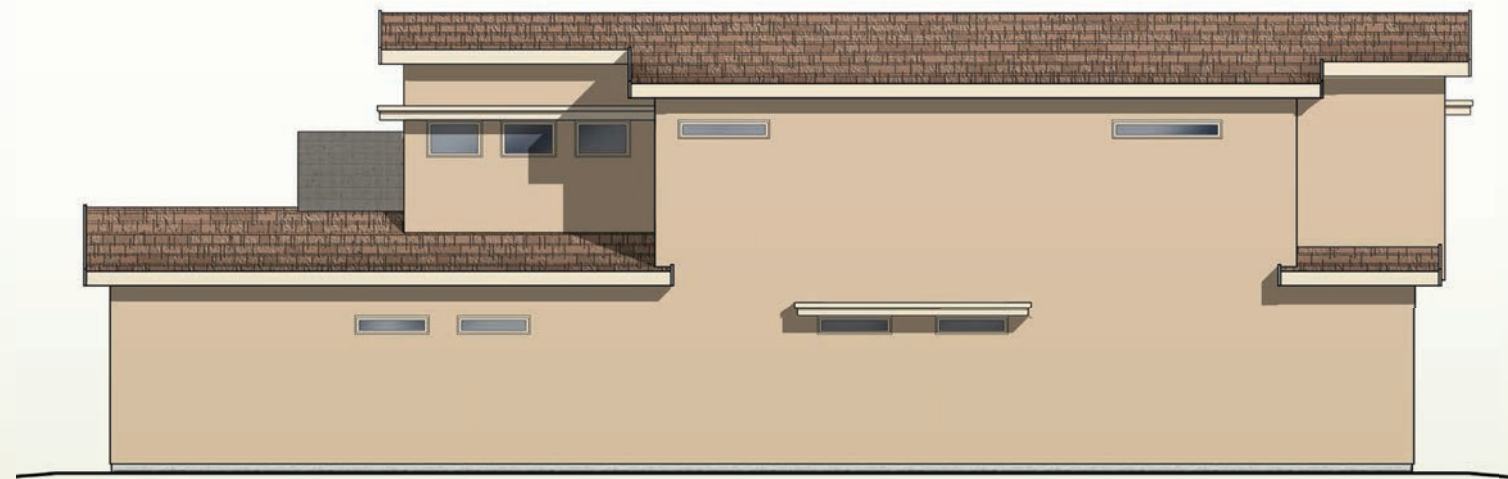
ROOF PLAN



RIGHT ELEVATION

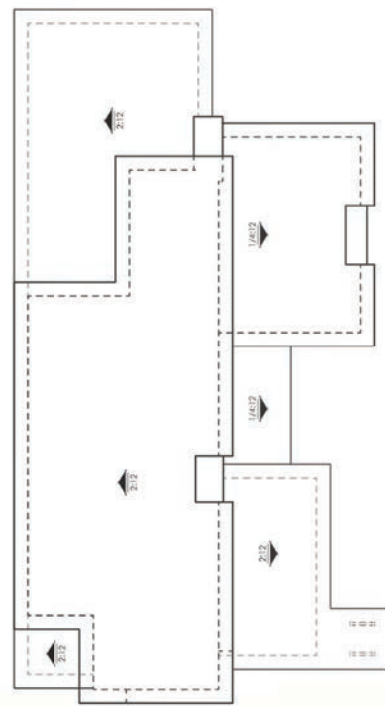


REAR ELEVATION



LEFT ELEVATION

PLAN ONE A | TYPICAL SIDE & REAR ELEVATIONS



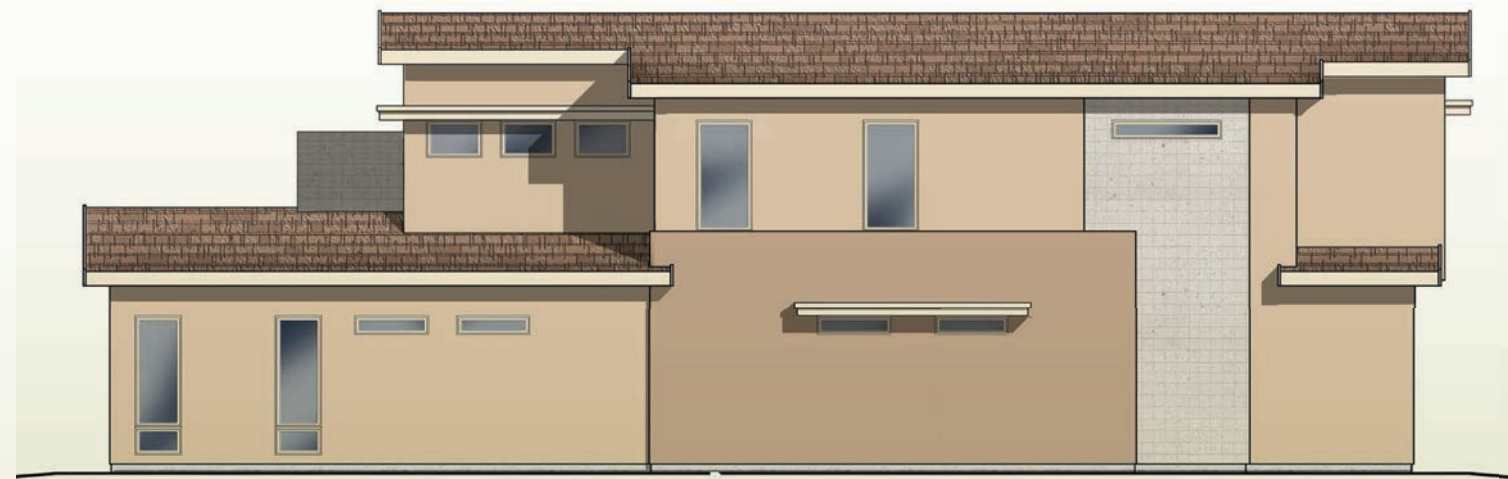
ROOF PLAN



RIGHT ELEVATION

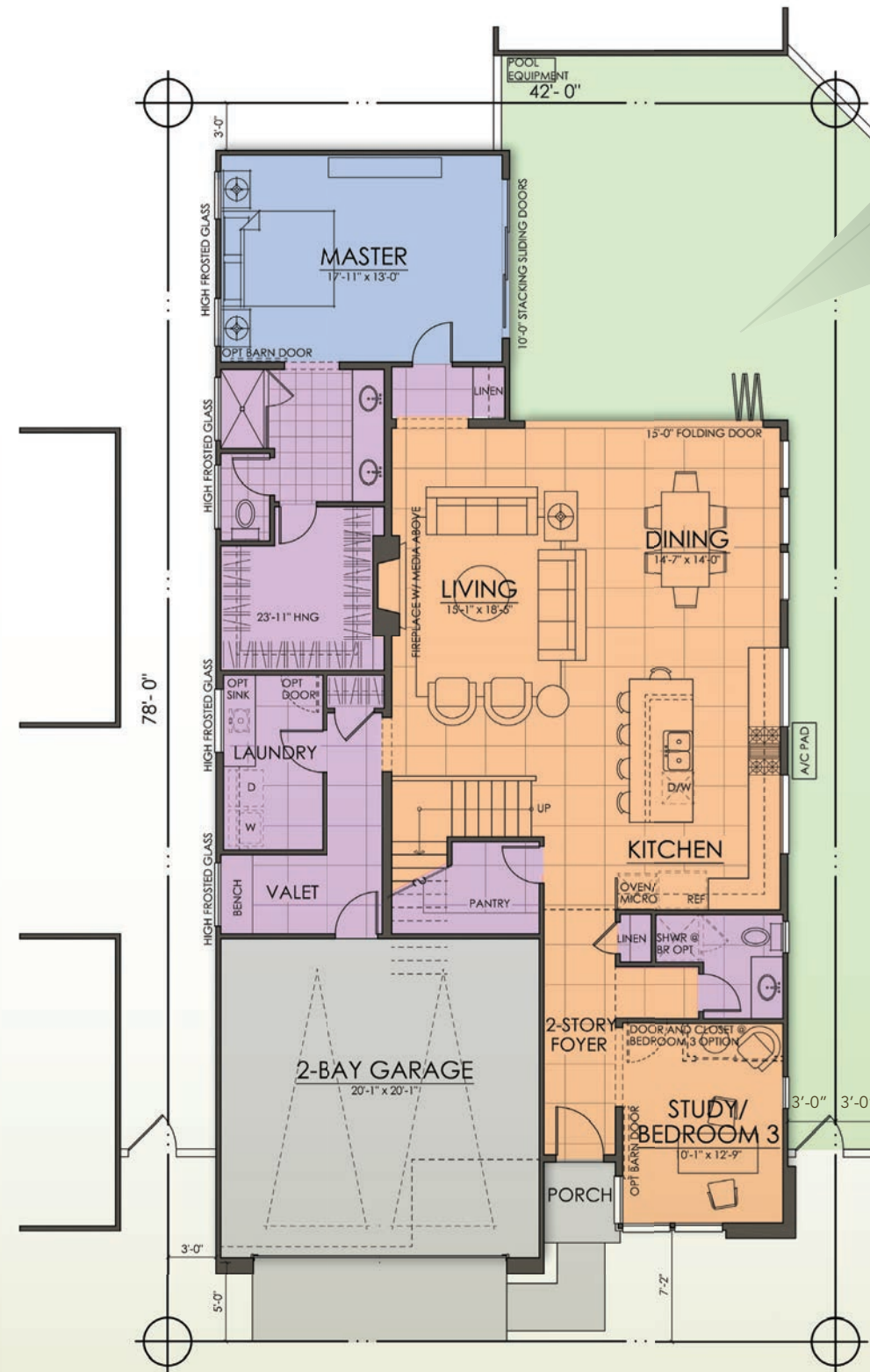
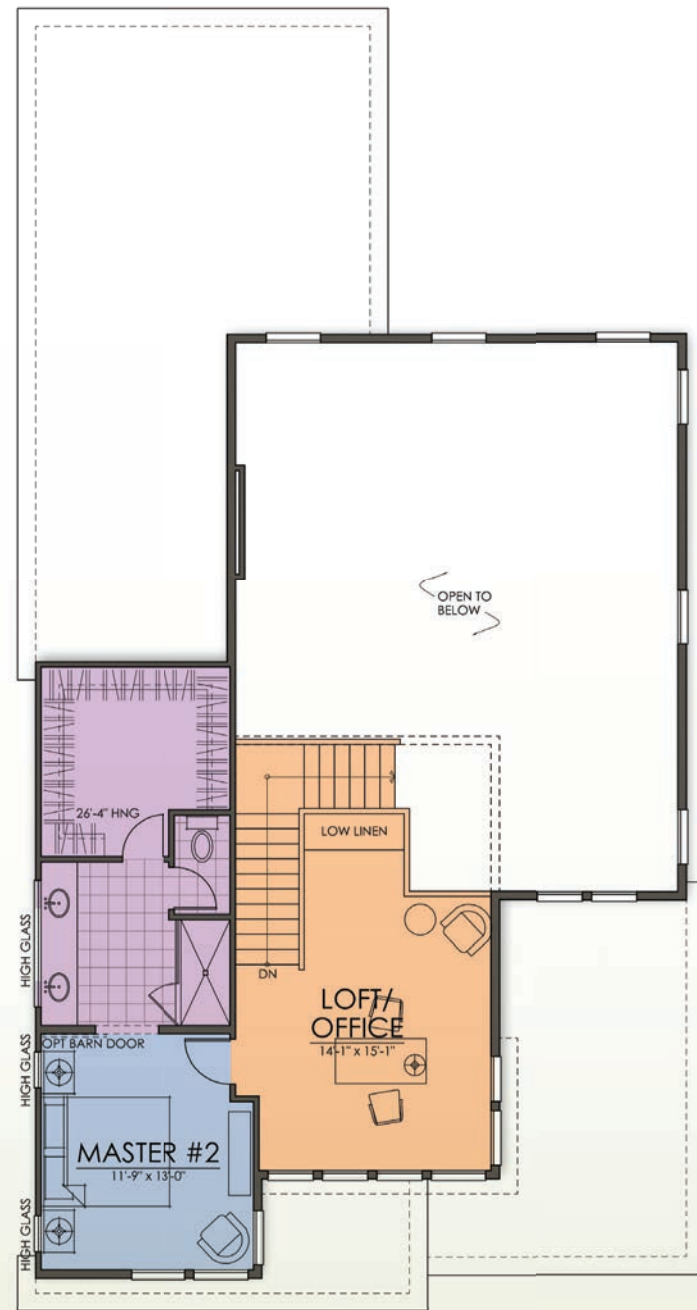


REAR ELEVATION



LEFT ELEVATION

PLAN ONE A | TYPICAL ENHANCED SIDE & REAR ELEVATIONS



PRIVATE YARD
23'-6" X 23'-0"

***USABLE YARD SPACE**
800 SQ. FT.

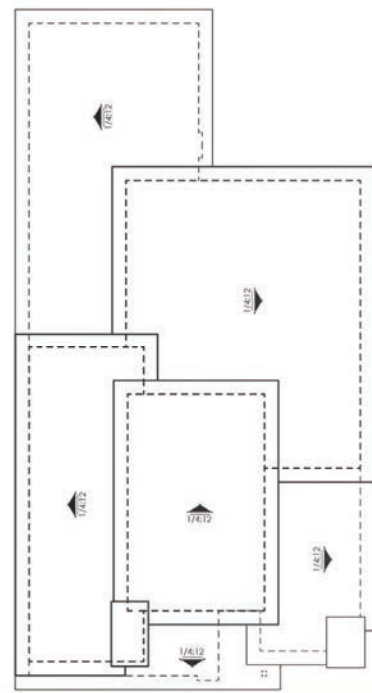
*SITE INTERIOR CONDITION

PLAN TWO

FIRST FLOOR	1755 SQ.FT
SECOND FLOOR	622 SQ.FT.
TOTAL LIVING	2377 SQ.FT.



PLAN TWO | FRONT ELEVATIONS



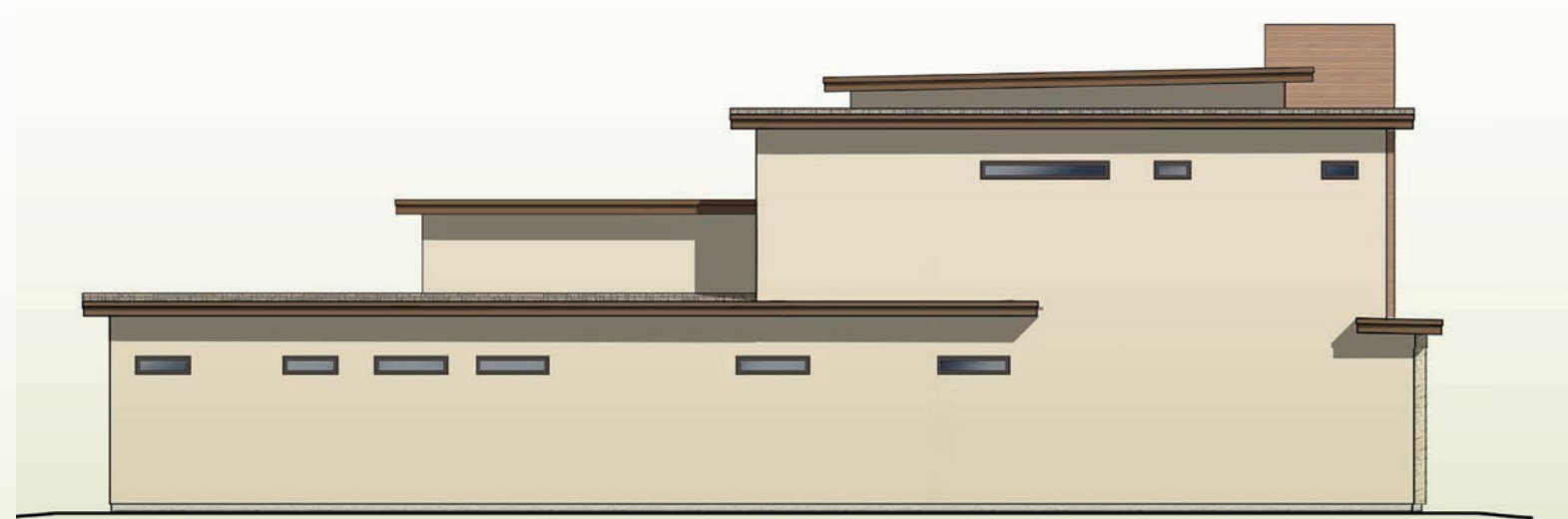
ROOF PLAN



RIGHT ELEVATION

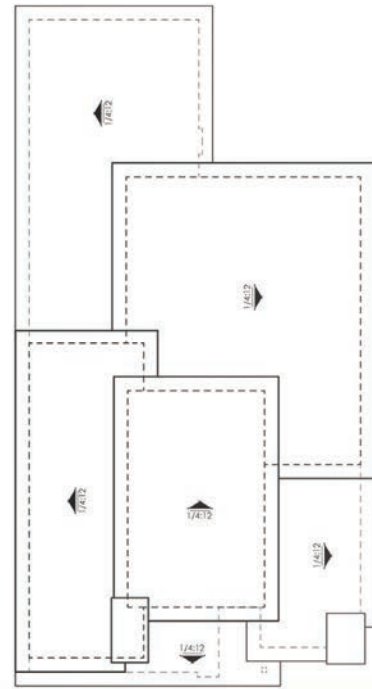


REAR ELEVATION



LEFT ELEVATION

PLAN TWO B | TYPICAL SIDE & REAR ELEVATIONS



ROOF PLAN



RIGHT ELEVATION

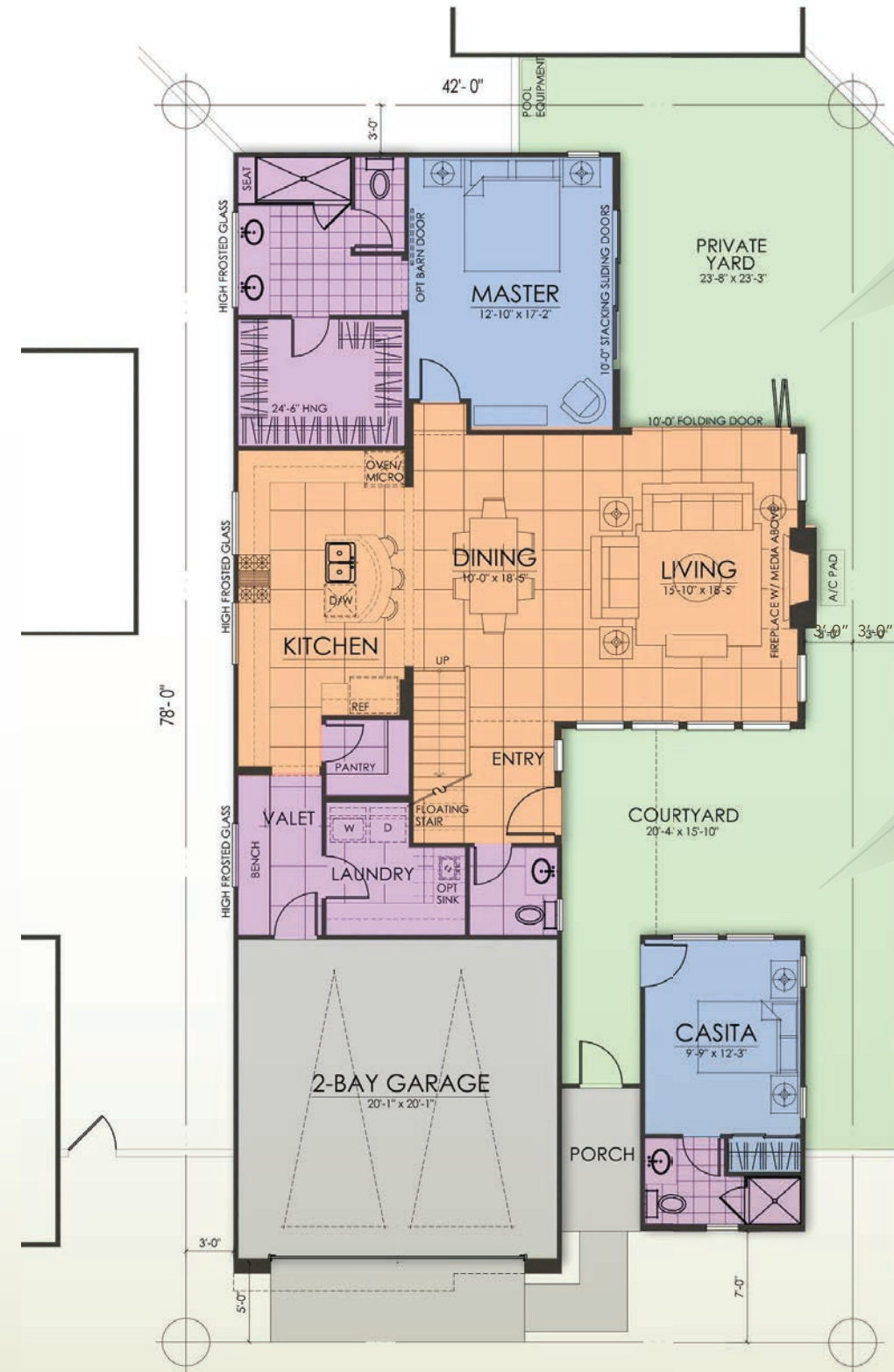
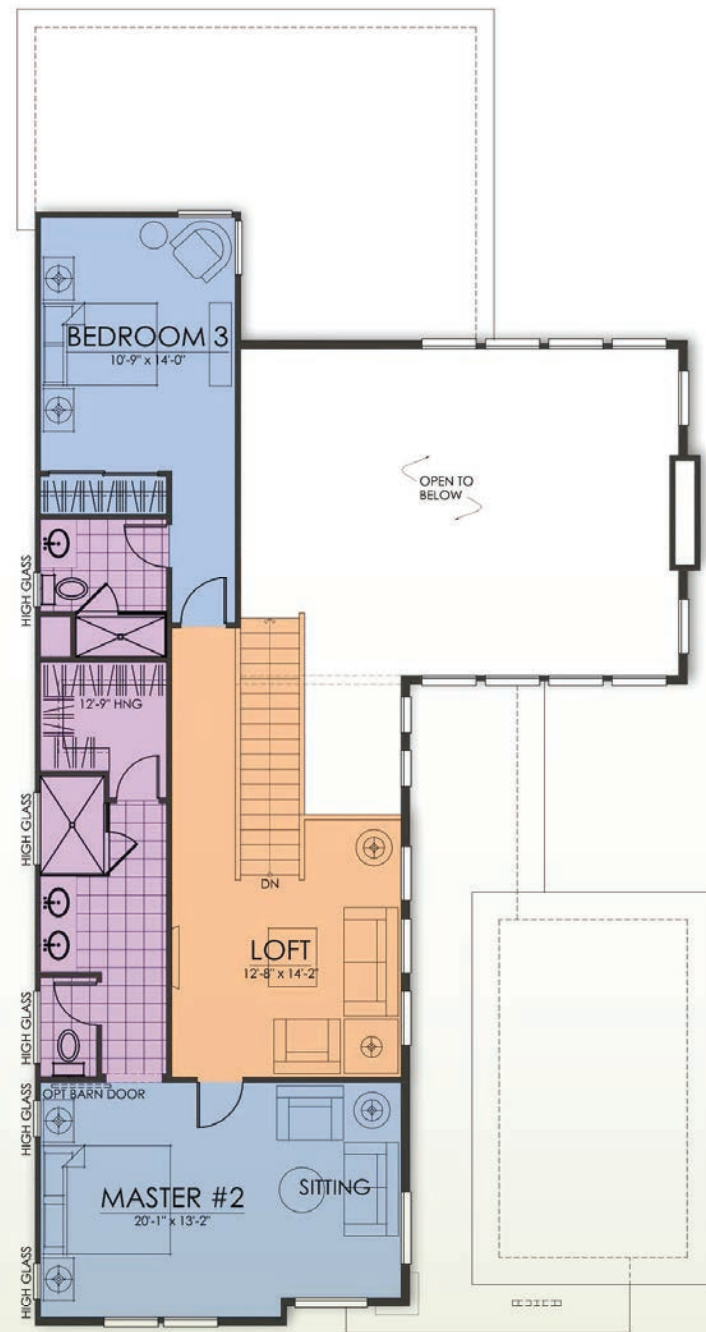


REAR ELEVATION



LEFT ELEVATION

PLAN TWO B | TYPICAL ENHANCED SIDE & REAR ELEVATIONS



PRIVATE YARD
23'- 8" X 23'-3"

COURTYARD
20'- 4" X 15'-10"

***USABLE YARD SPACE**
946 SQ. FT.

*SITE INTERIOR CONDITION



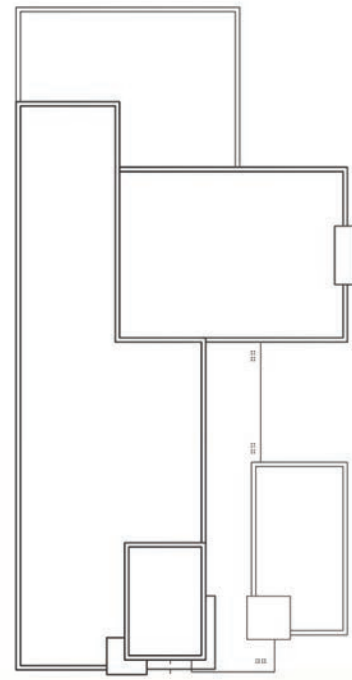
ELEVATION A



ELEVATION B



ELEVATION C



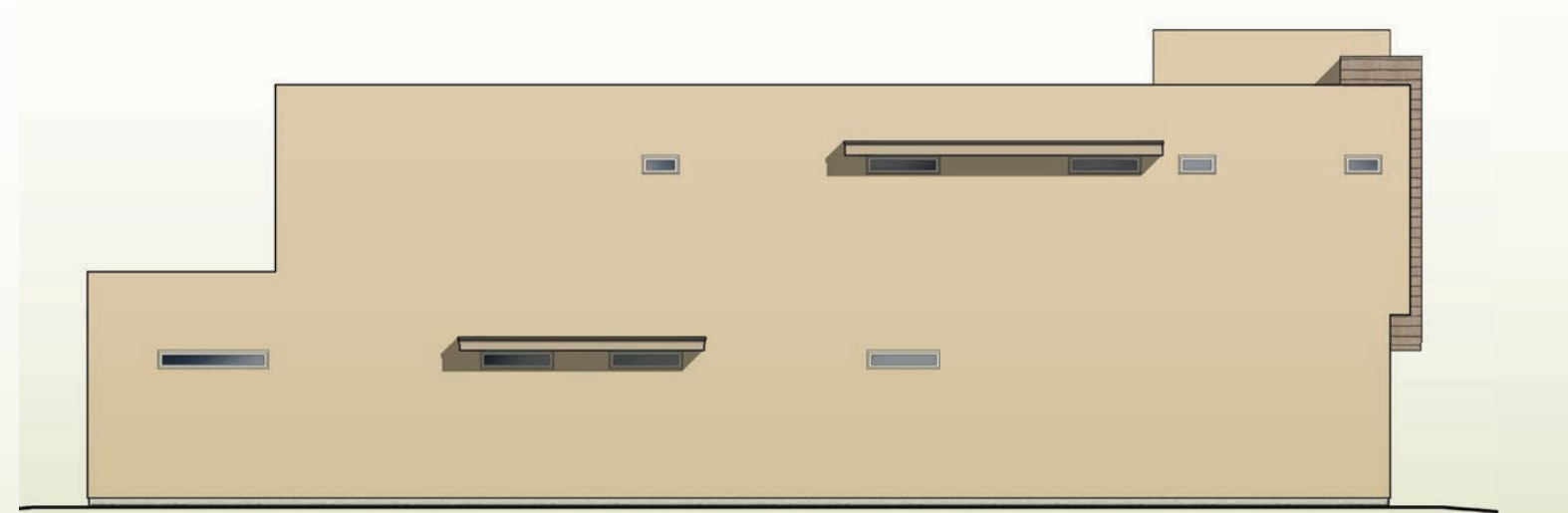
ROOF PLAN



RIGHT ELEVATION

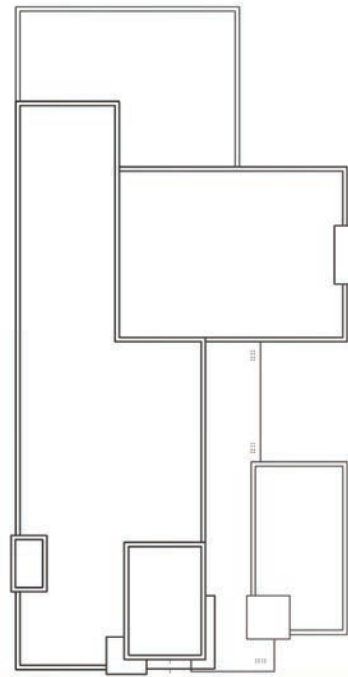


REAR ELEVATION



LEFT ELEVATION

PLAN THREE C | TYPICAL SIDE & REAR ELEVATIONS



ROOF PLAN



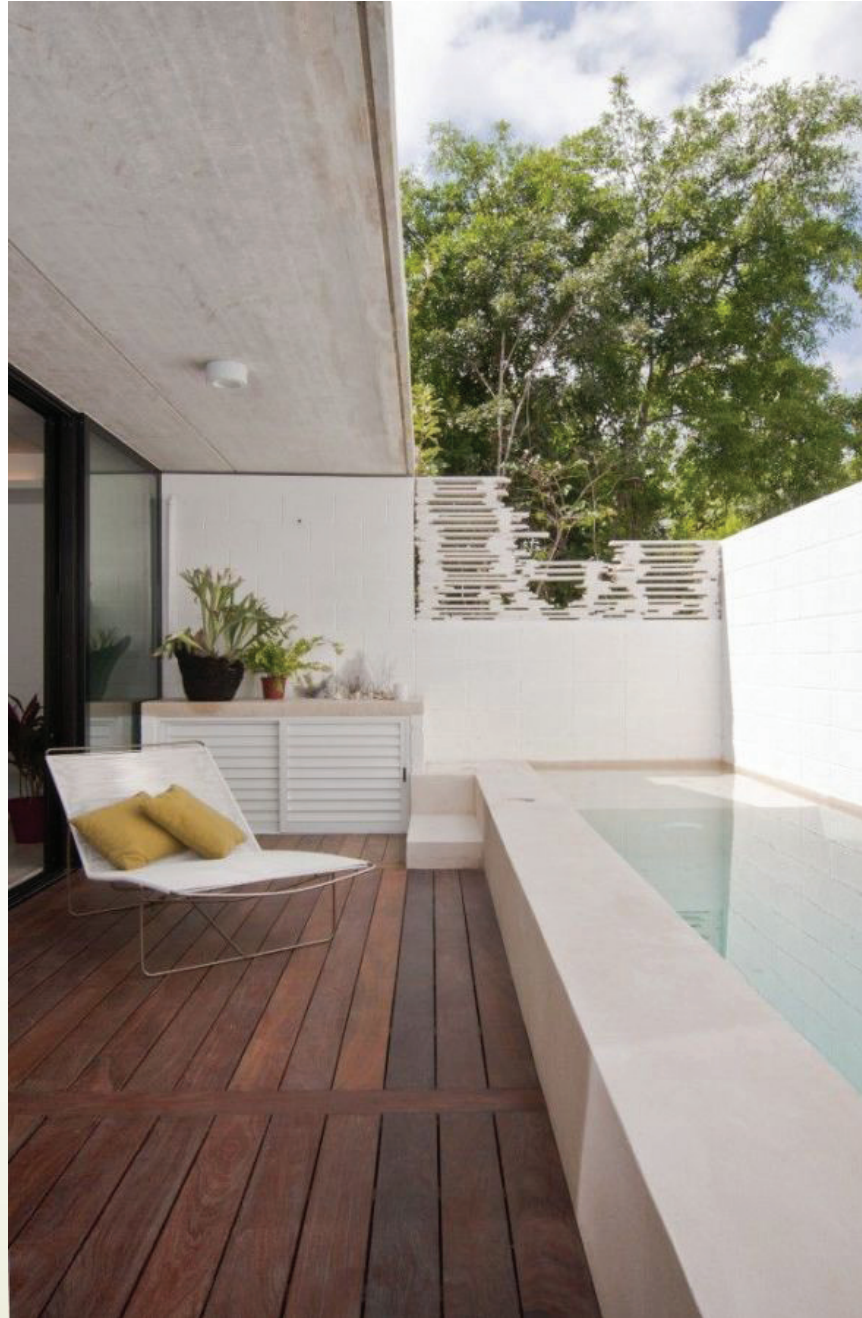
RIGHT ELEVATION



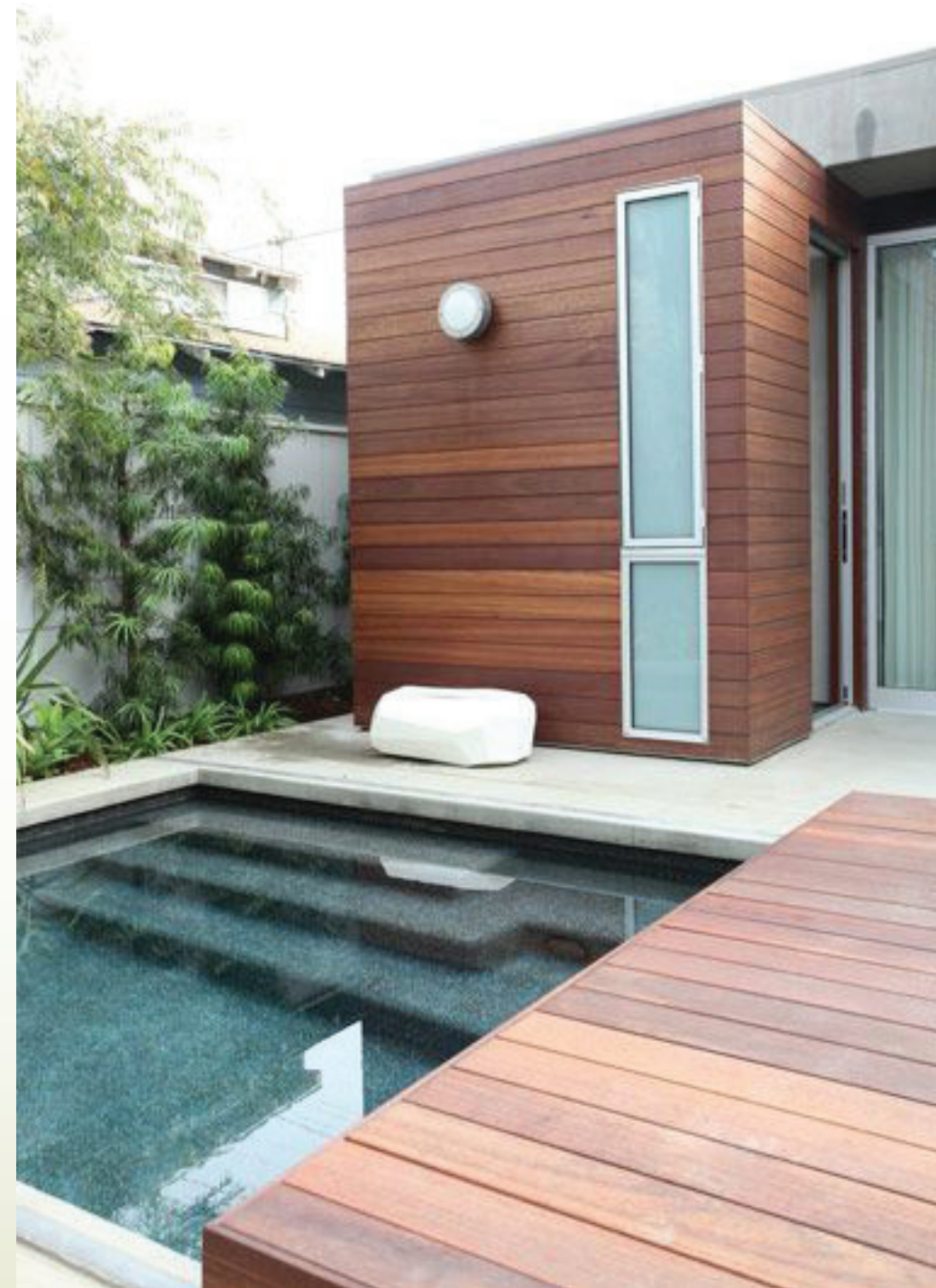
REAR ELEVATION



LEFT ELEVATION



EXAMPLES OF SMALL POOLS



EXAMPLES OF SMALL POOLS



SUMMIT LAND PARTNERS – CANYON VIEW PROJECT
Planned Development and Major Architectural Approval – Response to March 11, 2015 Planning Commission Study Session

MARCH 11, 2015 PLANNING COMMISSION STUDY SESSION COMMENTS	SUMMIT RESPONSE	COMPLIED WITH REQUEST
CALERDINE		
1. Add additional design to flood control channels.	<p>Done.</p> <ul style="list-style-type: none"> • Matthew parkway landscaping increased from 3' to 12'; • Matthew landscaping between rear yard wall and channel increased from 0' to 7'-10'; • Linden parkway landscaping increased from 3' to 14'; • Linden landscaping added between rear yard wall and channel (increased from 0' to 3'-8'; • Landscaped 3' deep by 18' to 24' wide articulated yard walls; • Above allows significantly larger landscape material; • Utilizing integral color earth-tone concrete concrete for channels. 	Yes.
2. Show pedestrian connections – especially east and west ends of E. Palm Canyon Channel.	<p>Done.</p> <ul style="list-style-type: none"> • Residents will utilize newly installed sidewalks on Matthew, Linden & E. Palm Canyon to reach cross-walks to Vons center, Social Art Garden and to Dog Park. Public Social Art Garden has been added to enhance pedestrian experience. 	Yes.
3. Address Casey's June Beetle Mitigation.	<p>Done.</p> <ul style="list-style-type: none"> • In August 2014, US.f.WS advised that surveys concluded .28 acres of the property were known to be occupied by the CJB. Subsequent surveys concluded there were potentially 1.8 acres of occupied habitat. US.f.WS has accepted project impact acreage and proposed mitigation. The proposed mitigation includes establishing a conservation easement on a 15.5 acre mitigation parcel located east of the Gene Autry Bridge within Palm Canyon Wash. The parcel includes 11.3 acres of habitat. • All required resource agency permits must be in-hand prior to ground disturbance. 	Yes.
HUDSON		
1. Questioned sight distance at main entry.	<p>Done.</p> <ul style="list-style-type: none"> • Sight distance modified to meet Palm Springs standard. 	Yes.
2. Simplify outdoor uses – eliminate BBQ's, etc.	<p>Done.</p> <ul style="list-style-type: none"> • Substituted benches and shade structures. 	Yes.
3. Consider dropping living room ceiling to 1 ½ stories vs. 2 stories.	<p>Done.</p>	Yes.
4. Can rear yard walls be articulated along perimeter streets?	<p>Done.</p>	Yes.

SUMMIT LAND PARTNERS – CANYON VIEW PROJECT
Planned Development and Major Architectural Approval – Response to March 11, 2015 Planning Commission Study Session

MARCH 11, 2015 PLANNING COMMISSION STUDY SESSION COMMENTS	SUMMIT RESPONSE	COMPLIED WITH REQUEST
ROBERTS		
1. Likes proposed street width / parking.	<i>Agreed.</i>	N/A
2. Likes reciprocal easements.	<i>Agreed.</i>	N/A
3. Concerned re too many amenities – prefer just open areas with benches and shade structures.	<i>Done.</i>	Yes.
4. Concerned elevations are too busy – simplify.	<i>Done.</i> <ul style="list-style-type: none"> Reduced # of window lites; Simplified window trim; Reduced certain window glazing; Eliminated shed roof; Eliminated V-brace. 	Yes.
WEREMIUK		
1. Prefers benches in lieu of more active uses.	<i>Done.</i>	Yes.
2. Prefers 18' drives.	In this lot size 18' drives would force all usable yard to the front; this project is designed with private rear yard and courtyard spaces, requiring 5' drives.	No.
3. Requested minimum 10' between buildings.	Canyon View's minimum front setback distance between buildings is 6' to 10'9" with staggered side yards ranging up to 24' between buildings. 1-1/2 to 2-story variable setback massing, as recommended in P.C. study session, will avoid corridor effect. Minimum dimension of 6' is essential to financial feasibility of project	No.
4. Prefers HVAC and pool equipment located at grade and screened.	<i>Done.</i> Equipment is at grade and homeowner can plant screening shrubbery.	Yes.
5. Increase dog area and provide fencing.	<i>Done.</i> <ul style="list-style-type: none"> Dog park increased from ± 3,500 s.f. to 7,700 s.f.; Now enclosed with tubular view fencing 	Yes
6. Provide rear yard gates to homes along Matthew & Linden.	Not possible due to flood control channels	No.

SUMMIT LAND PARTNERS – CANYON VIEW PROJECT
Planned Development and Major Architectural Approval – Response to March 11, 2015 Planning Commission Study Session

MARCH 11, 2015 PLANNING COMMISSION STUDY SESSION COMMENTS	SUMMIT RESPONSE	COMPLIED WITH REQUEST
LOWE		
1. Can 'U' streets be modified to created additional open space, blending with the E. Palm Canyon Channel?	Can comply, however, creates awkward dead-end street condition. Planning staff strongly recommends against dead end streets.	Yes / No
MIDDLETON		
1. Suggested zero lot line configuration.	We have utilized a similar approach by using reciprocal easements. Just like zero lot line configurations, this maximizes yard space. However, the proposed reciprocal easements also maintain the ability to bring light into all sides of the building.	Yes / No
2. Recommends CC&R's disallow vacation rentals.	Perhaps propose this to Builder when he submits for final approval.	N/A
3. Provide solar as an option for buyers.	Done. (pre-wired for solar)	Yes.
4. Consider where shade can be introduced into the yards.	Done. Patio umbrellas, retractable awnings and patio shade trees (e.g. Podocarpus Gracilior). See Front Yard Tree and Utility Interface exhibit.	Yes
HUDSON & ROBERTS		
Like that project is not gated.	Project has been amended to add gates; see comment below.	

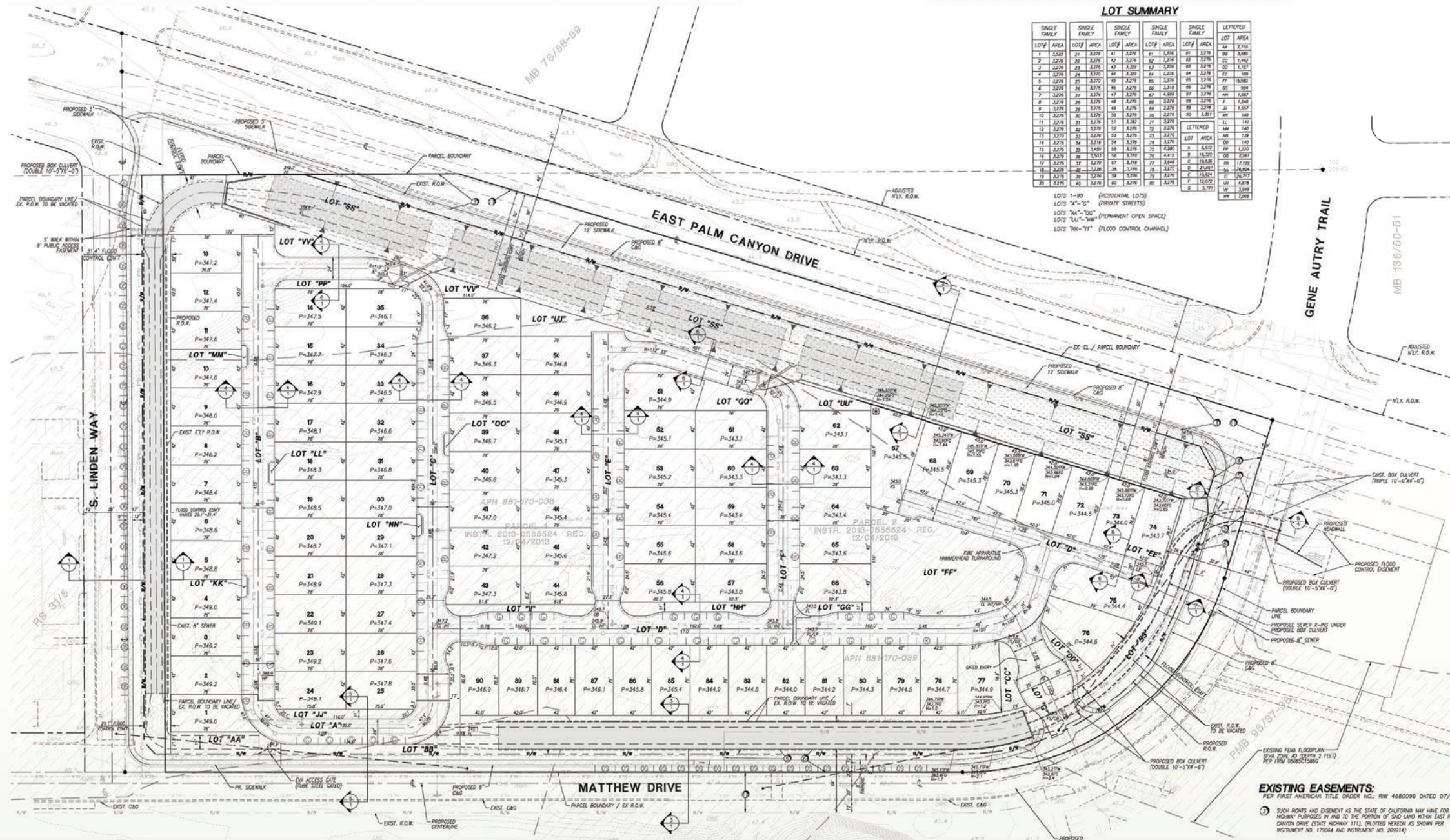
Comment regarding gates:

This is a unique project, surrounded on all sides by flood control channels which have been landscaped to provide a buffer between the community and adjacent roadways. There is no through public access across the site. The channel itself will provide a 61' landscaped buffer. The entry, across from Von's shopping center, is proposed to have a gate. Perimeter rear yard walls have been articulated and landscaped for a softened edge.

SUMMIT LAND PARTNERS – CANYON VIEW PROJECT

Planned Development and Major Architectural Approval – Response to February 16, 2016 Architectural Advisory Committee Proposed Conditions

<p>FEBRUARY 16, 2016 ARCHITECTURAL ADVISORY COMMITTEE RECOMMENDATIONS TO PLANNING COMMISSION</p>	<p>SUMMIT RESPONSE</p>	<p>COMPLIED WITH REQUEST</p>
<p><i>INTRODUCTORY STATEMENT: The Canyon View project has been before the AAC on three separate occasions. Multiple suggestions have been received from AAC and incorporated into the project by Summit. The items below reflect the final five comments / recommendations of the AAC and Summit's response.</i></p>		
<p>1. Relocate dog park (expressed concerns re ability to safely cross E. Palm Canyon to visit park; no proposed alternate location was given)</p>	<p>There will be 44 new public guest parking spaces for dog owners to bring their dogs to the park. Relocating park will either cause the project to lose a lot, which it cannot afford, and/or will make the park less accessible/visible to the public. The dog park has easy access from S. Linden Way.</p>	<p>No.</p>
<p>2. Semi-attach homes or reduce house sizes to create more yard space</p>	<ul style="list-style-type: none"> • Market research concludes that buyers strongly prefer detached homes, resulting in lower HOA dues. Reducing the house size would greatly compromise the interior spaces (such as losing the kitchen island in Plan 2) where homeowners will be spending much of their time. • A Social Garden has been added to provide a common gathering area. • Smallest yard (739 s.f.) well exceeds <i>Draft Small Lot Ordinance</i> (450 s.f.) 	<p>Yes / No</p>
<p>3. No gates</p>	<p>This is a highly unique site with landscaped channels on all sides; there is no through public access; HOA maintains all interior amenities. Adding a gate at the main entry will afford residents additional privacy from adjacent retail uses. <i>(See comment at bottom of previous table).</i></p>	<p>No.</p>
<p>4. Improve concrete channels</p>	<p>Have revised to taller shrub screening landscaping on Linden and will use integrated color concrete. Have significantly improved design since P.C. study session. <i>(See comment at bottom of previous table).</i></p>	<p>Yes</p>
<p>5. Eliminate dead end streets; improve quality of exterior space – possibly greater setbacks</p>	<p>Converted dead end streets to through streets; deleted 2 lots and added 1/3-acre private Social Garden with interactive fountain, communal areas, barbecue and shade trees. Being located at main entry provides a wonderfully welcoming entry experience; this location also allows for those who prefer to be near this feature as well as those who prefer to be more remote. The Social Garden is within walking distance of all residents and designated guest spaces are immediately adjacent.</p>	<p>Yes</p>



LOT SUMMARY

LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA	LETTERED
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
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49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
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79	80	81	82	83	84
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979	980	981	982	983	984
985	986	987	988	989	990
991	992	993	994	995	996
997	998	999	1000	1001	1002

LOTS 1-90 (RESIDENTIAL LOTS)
 LOTS "A"-"Z" (PRIVATE STREETS)
 LOTS "AA"-"ZZ" (PERMANENT OPEN SPACE)
 LOTS "99"-101 (FLOOD CONTROL CHANNEL)

LEGEND:

PARCEL BOUNDARY	DAYLIGHT LINE	PROPOSED GRADE	APPROXIMATE LIMITS OF WATER QUALITY BMP DELINEATION CONTOURS	FIRE TRUCK TURNING RADIUS
RIGHT OF WAY (PROPOSED)	EXISTING UTILITY	PROPOSED ELEVATION	EXISTING FEMA FLOODPLAIN (SPR. ZONE AND (DEPTH 3 FEET) PER FIRM 060621586C)	120' SEA-TO-DIKE FIRE APPARATUS HAMMERHEAD TURNING RADIUS PER CTC FIGURE 0103.1
STREET CENTER LINE	FACE OF CURB-EXISTING	LOT NUMBER	PROPOSED FEMA FLOODPLAIN (SPR. ZONE AND (DEPTH 3 FEET) PER FIRM 060621586C)	PROPOSED SIDE YARD GATE WITH JOINT
PROPOSED STORM DRAIN	PROFILE DOUBLE ROD	PAID ELEVATION		
PROPOSED SEWER LINE AND MANHOLE	SIZE PER PLAN	AVERAGE		
PROPOSED WATER MAIN LINE	LANDSCAPING-PROPOSED LOT ADJACENT	CENTERLINE INTERSECTION		
TOP OF SLOPE	SIDEWALK-PROPOSED	GRADE BREAK		
TOE OF SLOPE	STORM WATER CHANNEL-UNLANDSCAPED	HEIGHT		
EXISTING CONTOUR	STORM WATER CHANNEL-CONCRETE	POINT OF VERTICAL INTERSECTION		
PROPOSED GUEST PARKING	EVA ACCESS REINFORCED BY GRASSCRETTE	TYPICAL		
PROPOSED RESIDENT PARKING	PROPOSED EVA ACCESS GATE	HIGH POINT		
PROPOSED OFFSITE PARKING	PROPOSED 3 WIRE CABLE FENCE	TOP OF WALL		
	SIGHT DISTANCE LINES PER CITY OF PALM SPRINGS STD. 203	TOP OF FLOOD WALL		
		FACED GRADE		
		FINISHED SURFACE		
		FLOWLINE		

EXISTING EASEMENTS:
 PER FIRST AMERICAN TITLE ORDER NO. RW 4680999 DATED 07/03/2014

- SUCH RIGHTS AND EASEMENTS AS THE STATE OF CALIFORNIA MAY HAVE FOR PUBLIC HIGHWAY PURPOSES IN AND TO THE PORTION OF SAID LAND WITHIN EAST PALM CANYON DRIVE (STATE HIGHWAY 111), (PLOTTED HEREON AS SHOWN PER INSTRUMENT NO. 179064 AND INSTRUMENT NO. 209114)
- AN EASEMENT FOR PUBLIC STREET, SEWER, PUBLIC UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF PALM SPRINGS, CALIFORNIA RECORDED SEPTEMBER 18, 1980 AS INSTRUMENT NO. 170397 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED SEPTEMBER 30, 1980 AS INSTRUMENT NO. 179064 O.R.
- AN EASEMENT FOR STREETS, HIGHWAYS, UNDERGROUND SEWERS, PUBLIC UTILITY INSTALLATIONS AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF PALM SPRINGS, CALIFORNIA RECORDED NOVEMBER 10, 1980 AS INSTRUMENT NO. 209114 O.R.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.



VESTING TENTATIVE TRACT MAP 36969 | CITY OF PALM SPRINGS



LEGEND

1. Artificial Turf Putting Green Area with Shade Cloth Canopy
2. Bocce Ball Court with Small Shade Structure and Seating
3. Flood Control Easement
4. Shade Structure with Dining Tables and Barbecue
5. Dog Park with Waste Can, Small Shade and Seating
6. Social Seating Circle with Tree Canopy, Casual Chairs and Coffee Tables
7. Art Installation at Entry
8. Entry Accents
9. Shrubs
10. Entry with Accent Trees and Low Sign Wall
11. Small Evergreen Hedge
12. Tall Evergreen Hedge
13. Concrete Flood Channels
14. Lawn
15. See Enlargement for Front Yard Planting



ORIGINAL CANYON VIEW SITE PLAN



LANDSCAPE SITE PLAN



CANYON VIEW

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DRAFT SMALL LOT ORDINANCE		CANYON VIEW
Purpose Statement	The purpose of the small-lot single-family development standards is to provide for the creation of compact-lot single-family attached and detached development at densities that are similar to townhouse or multifamily development. The district is intended to provide flexible standards for infill development, and to serve as a transition between low-density single-family districts and high-density residential or commercial districts. The development standards are consistent with the policies of the Medium Density Residential category of the General Plan, and provide certainty for residents and the development community while maintaining the “village” atmosphere.	COMPLIES. The purpose of the small-lot single-family development standards is to provide for the creation of compact-lot single-family attached and detached development at densities that are similar to townhouse or multifamily development. The district is intended to provide flexible standards for infill development , and to serve as a transition between low-density single-family districts and high-density residential or commercial districts . The development standards are consistent with the policies of the Medium Density Residential category of the General Plan, and provide certainty for residents and the development community while maintaining the “village” atmosphere.
LOT SIZE / AREA	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Minimum Lot Area	1. Detached units: 4,500 s.f.; 2. Attached units, shared-use easement units , or zero lot line units: 4,000 s.f.	1. N/A (Canyon View is a shared-use easement project). 2. 3,270 minimum to 4,703 maximum (avg. 3,330)
Lot Width - Interior Lots	30' minimum	COMPLIES. 42' minimum
Lot Width - Corner Lots	45' minimum	COMPLIES WITH INTENT. 42' with 8' to 11' street setback
Lot Depth	No minimum lot depth; lot depth is governed by minimum front and courtyard setbacks.	N/A (minimum 78' depth)
Lot Coverage	50% maximum; unenclosed porches or patios which encroach into the front or rear yard setback areas shall be exempt from lot coverage calculations.	<i>Lot Coverage</i> 33% lot coverage utilizing entire site area; Individual lots range from 58.9% to 65.8% lot coverage. <i>Open Space – COMPLIES</i> (CONTINUED NEXT PAGE)

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LOT SIZE / AREA (CON'T)	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Lot Coverage (CON'T)		<ul style="list-style-type: none"> • Current PDD ordinance 94.03.00 requires open space "equal to or greater than the minimum open space requirement for the zone in which the planned district is located, unless otherwise approved by the planning commission and city council. Recreational areas, drainage facilities and other man-made structures may be considered to meet a part of the open space requirements." R-3 is Canyon View's underlying zone. • R-3 ordinance 92.04.04 requires "A minimum of forty-five (45) percent of the site area shall be developed as usable landscaped open space and outdoor living and recreation area, with adequate irrigation system." • Canyon View complies with 49% open space per the PDD open space ordinance (not counting the Matthew or Linden drainage structures as allowed by ordinance)
HEIGHT	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Height	<ol style="list-style-type: none"> 1. 2 stories / 24' where a minimum of 10' is provided between the unit and the nearest detached unit; 2. 2 stories / 28' where a minimum of 20' is provided between the unit and the nearest detached unit ; 3. Unenclosed roof decks are permitted for 2-story structures but all parapet walls, railings, and appurtenances must be contained within the maximum permitted height limit (Note: must show how privacy is achieved). 	<p>COMPLIES.</p> <ol style="list-style-type: none"> 1. 24' maximum 2 story height. 2. N/A 3. N/A
YARDS - SETBACKS	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Front Yard – Local / Collector Street	<ol style="list-style-type: none"> 1. 15' to house; 2. 20' to garage; 3. Staggered front yard setbacks are encouraged to give variety to the streetscape. 	N/A – no front yard on local / collector street

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YARDS - SETBACKS	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Front Yard – Internal Street	1. 10' to house or 5' to an unenclosed porch; 2. 18' to garage.	1. 7' to house 2. 5' to garage <i>Note: Setbacks required for project financial feasibility</i>
Side Yard – Interior Lot Line	1. 6' minimum side yard setback from lot line; the side yard setbacks may be combined and reduced to 10' minimum for zero lot line configuration or <i>shared use easement</i> configurations; 2. Zero lot line condition permitted for one side of the dwelling unit, provided the 10' minimum combined side yard is provided on the other side of the dwelling unit; 3. <i>Shared-use easement</i> configuration shall require a minimum 10' setback between dwelling units.;	1. COMPLIES WITH INTENT. 2. N/A 3. COMPLIES WITH INTENT. a. 6' to 24' staggered distances between buildings; b. 6' to 10'-9" distance between buildings at front setback line <i>Note: Setbacks required for project financial feasibility</i>
Rear Yard – Local / Collector Street	15' minimum	N/A
Rear Yard – Interior Lot / Internal Street	1. 15'; may be reduced to 5' when front yard is a minimum of 25' in depth; 2. Minimum 15' rear yard required when abutting any other R-1 zoning district.	1. COMPLIES WITH INTENT (proposed ordinance minimum of 30'wide by 15' deep rear yard = 450 s.f. of yard space): Canyon View variable yard spaces as follows: a. Plan 1 interior condition yard = 1,014 s.f.; Plan 1 perimeter condition yard = 956 s.f. b. Plan 2 interior condition yard = 800 s.f.; Plan 2 perimeter condition yard = 739 s.f. c. Plan 3 interior condition yard = 946 s.f.; Plan 3 perimeter condition yard = 869 s.f. 2. N/A – do not abut an R-1 zoning district
Rear Yard – Alley	15' setback for house; 5' setback for alley-loaded garage.	N/A

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YARDS - ENCROACHMENTS	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Yard Encroachment – Front Yard	A single story porch, unenclosed on three sides and limited to 150 s.f. in area, may be permitted to encroach up to 5’ from the required front yard setback line.	N/A
Yard Encroachment – Rear Yard (Interior Lot / Internal Street)	<ol style="list-style-type: none"> 1. Shade structures / patio covers may be permitted to encroach up to 5’ from a required rear yard setback line; 2. Rear yard setbacks for the residence may be reduced to 10’ for up to 50% of the house width, provided the remaining buildable area is used to create a shaded patio area with a minimum of 15’ in depth. 	Noted (see Rear Yard - Interior Lot / Internal Street, above)
YARDS - OPEN SPACE	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Usable Private Outdoor Space	<ol style="list-style-type: none"> 1. Area: 400 s.f. minimum within a single usable area;; 2. Minimum dimension; 15’ in width or depth; 3. Usable outdoor space may be located within the front, rear, or side yard setback areas provided the minimum width / depth and square footage requirements are met. 	<ol style="list-style-type: none"> 1. COMPLIES: 739 s.f. minimum 2. COMPLIES. 3. Noted

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LANDSCAPING	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Landscaping – Individual Lots	<ol style="list-style-type: none"> 1. A minimum of (1) shade tree shall be required in the front yard of each lot (minimum size: 24" box); 2. Front yards shall be planted with drought tolerant plant material, covered with DG or rubble and irrigated with drip irrigation; plantings shall achieve 50% coverage at full growth; 3. Properties shall be graded so that there is no water runoff to the street or to abutting properties; 4. No turf shall be permitted in rear yard area until Stage 2 Drought Restrictions have been lifted by DWA. Properties shall be graded so that there is no water runoff to the street or to abutting properties; 	<ol style="list-style-type: none"> 1. COMPLIES. 2. COMPLIES. 3. COMPLIES WITH INTENT: there may be cross-lot drainage due to the reciprocal easements; there will be no drainage from one usable yard to an abutting usable yard; there will be no water runoff to the street. 4. COMPLIES.
MECHANICAL EQUIPMENT	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Mechanical Equipment / Pool Equipment	<ol style="list-style-type: none"> 1. Mechanical equipment shall be located at grade and shall not be located on any roof or other elevated structure; 2. Mechanical equipment and pool equipment shall be enclosed and screened by a solid masonry wall; 3. Mechanical equipment shall be located a minimum of 5' from any adjacent residence. 	<ol style="list-style-type: none"> 1. COMPLIES. 2. Proposing homeowner-installed landscaping to allow access, air circulation, and yard design flexibility; 3. 2' from adjacent residences; yards designed for privacy with no windows looking into yard; select house walls to have extra insulation; today's pump equipment = quiet

CANYON VIEW

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SWIMMING POOLS	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Swimming Pools	Swimming pools shall have a minimum 3' setback from any property line, except that swimming pools may have a 0' setback when located in side yards with shared use easements.	COMPLIES.
PARKING	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Residential Units	2 spaces / unit	COMPLIES. (2.77 spaces / unit provided)
Guest Parking	<ol style="list-style-type: none"> 1. Guest parking shall be required at a ratio of 1 space / 2 units where internal streets are less than 36' wide; 2. No guest parking spaces shall be required for dwelling units which have a full 18' deep 2-car driveway; 3. Guest parking may be achieved in any of the following ways: <ol style="list-style-type: none"> a. Parking bays (located within 100' of each residence where guest parking is required) b. On-street parking spaces, where a minimum street width of 28' is provided (on streets interior to the project, parking permitted on one side of the street only); 4. Guest parking spaces must be full-size (cannot be compact spaces). 	<ol style="list-style-type: none"> 1. N/A – streets are 36' wide 2. N/A 3. COMPLIES. 36' Wide minimum street width with parking on both sides (23 spaces required per current zoning, based on bedroom count - 25 spaces provided); 4. COMPLIES.
STREET WIDTH	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Street Width – fewer than 40 units	<ol style="list-style-type: none"> 1. 28' minimum allowed where all residential driveways are a minimum of 18' in depth; 2. 36' minimum required where any residential driveways are less than 18' in depth. 	<ol style="list-style-type: none"> 1. N/A (Canyon View = 90 units); 2. N/A (Canyon View = 90 units)

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STREET WIDTH (CON'T)	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Street Width – 40 units or more	36' minimum required.	COMPLIES.
STREET CONFIGURATION	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Sidewalks – External to the development	A minimum 5' sidewalk shall be provided along all external local or collector streets.	COMPLIES.
Sidewalks – Internal to the development	<ol style="list-style-type: none"> 1. A minimum 5' sidewalk shall be provided along one side of all internal public or private streets; 2. The sidewalk shall be separated from the street by use of curb and gutter, or flush with the street and distinguished by a separate paving material. 	No internal sidewalks in order to maximize landscaping and intimate feel
PERIMETER WALLS / LANDSCAPING	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Perimeter Walls	<ol style="list-style-type: none"> 1. Perimeter walls shall conform to the requirements listed in Chapter 93.02.00: <ol style="list-style-type: none"> a. No setback required for walls less than 4.5' in height; where a front porch encroaches into the required front yard setback, the front yard wall height shall be limited to 3.5'; b. Walls over 5' high shall be set back a minimum of 5' from the front property line; c. Walls at side or rear yard setback areas may be up to 6' in height; d. Walls visible from public rights-of-way shall have a minimum of 20% contrasting material; the contrasting material may be fulfilled by contrasting color, texture, or materials. 	<ol style="list-style-type: none"> 1. COMPLIES. <ol style="list-style-type: none"> a. Ok b. Ok c. Ok d. Ok <p><i>Note: Along interior street scene, Canyon View front walls vary from no walls, low walls, and maximum 6' walls to create variety and visual interest.</i></p>

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PERIMETER WALLS / LANDSCAPING (CON'T)	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL		
Landscaping – External	A minimum 5' landscape buffer shall be provided between any external public sidewalk and perimeter wall which is greater than 4.5' in height.	<p>COMPLIES.</p> <ul style="list-style-type: none"> • E. Palm Canyon: 61' landscaped buffer to perimeter wall, behind 12' Class 1 bicycle and pedestrian trail; • Matthew Drive at Intersection with E. Palm Canyon: 32' to 40' of landscaped buffer to perimeter wall, behind 5' sidewalk • Matthew Drive West of Entry: 49' minimum buffer between 5' sidewalk and perimeter wall, of which at least 19' is landscaped (12' of landscaping between 5' sidewalk and channel); • S. Linden Way: 41' minimum buffer between 5' sidewalk and perimeter wall, of which at least 17' is landscaped (14' of landscaping between 5' sidewalk and channel). 		
GATES	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL		
Gates	<ol style="list-style-type: none"> 1. Pedestrian access to the interior of the development shall remain unimpeded from public sidewalks; 2. Individual pedestrian entrances shall be required for all residential lots which directly abut a public sidewalk at the perimeter of the development; 3. Vehicular gates may be permitted only upon approval of a conditional use permit, when the development directly abuts a commercial use or civic use where an on-site parking deficiency exists. 	<table border="0"> <tr> <td data-bbox="1756 947 2377 1624"> <ol style="list-style-type: none"> 1. Pedestrian access to the interior is gated as: <ol style="list-style-type: none"> a. There is no through public access across the project, due to flood channels; b. All landscaping and amenities are private and maintenance is paid for by Canyon View residents. 2. N/A 3. Vehicular gates are proposed due to the uniqueness of this project: <ol style="list-style-type: none"> a. Canyon View is surrounded on all sides by private flood control channels which have been landscaped to provide a buffer between the community and adjacent roadways. </td> <td data-bbox="2383 947 2902 1624"> <ol style="list-style-type: none"> b. Project is proposing open tubular steel fencing to enclose the dog park and common area along E. Palm Canyon channel. c. E. Palm Canyon channel provides a 61' landscaped buffer d. Perimeter rear yard walls have been articulated and landscaped for a softened edge. e. The entry, across from Vons shopping center, is proposed to have a gate (see #1 left) </td> </tr> </table>	<ol style="list-style-type: none"> 1. Pedestrian access to the interior is gated as: <ol style="list-style-type: none"> a. There is no through public access across the project, due to flood channels; b. All landscaping and amenities are private and maintenance is paid for by Canyon View residents. 2. N/A 3. Vehicular gates are proposed due to the uniqueness of this project: <ol style="list-style-type: none"> a. Canyon View is surrounded on all sides by private flood control channels which have been landscaped to provide a buffer between the community and adjacent roadways. 	<ol style="list-style-type: none"> b. Project is proposing open tubular steel fencing to enclose the dog park and common area along E. Palm Canyon channel. c. E. Palm Canyon channel provides a 61' landscaped buffer d. Perimeter rear yard walls have been articulated and landscaped for a softened edge. e. The entry, across from Vons shopping center, is proposed to have a gate (see #1 left)
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OPEN SPACE	PROPOSED ORDINANCE	CANYON VIEW PROPOSAL
Open Space	<ol style="list-style-type: none"> 1. Usable public open space shall be provided in the amount of 150 s.f. per residential unit <ol style="list-style-type: none"> a. The open space may accommodate active recreation uses such as community swimming pools, tennis courts, playgrounds, or other similar uses; b. The open space may accommodate passive recreation uses such as dog parks, picnic shelters, shaded seating areas, public plazas or other similar functions; c. The open space may be accommodated in a single area or in multiple smaller areas, provided the minimum square footage shall not be less than 400 square feet and the minimum width or length of the space shall not be less than 20 feet; 2. In lieu of usable public open space, detached sidewalks and parkways may be provided within the development, subject to the following: <ol style="list-style-type: none"> a. The sidewalk shall have a minimum width of 5'; and, b. The parkway shall have an average minimum width of 5', and shall be located between the sidewalk and the street curb. 	<ol style="list-style-type: none"> 1. COMPLIES. (150 s.f. x 90 homes = 13,500 s.f. of usable public open space required.) <ol style="list-style-type: none"> a. N/A b. Approx. 15,700 sf of public space provided as: 7,700 sf public dog park and approx. 8,000 sf public Social Art Garden featuring locally-commissioned art c. N/A d. N/A 2. N/A



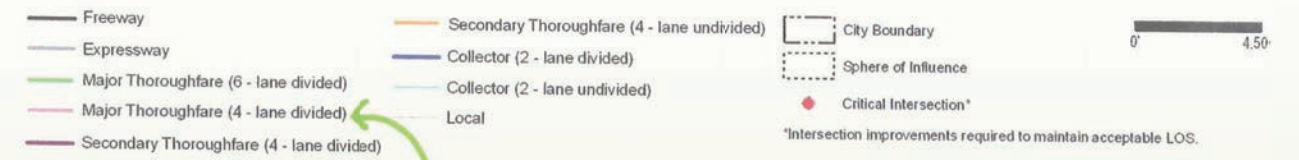
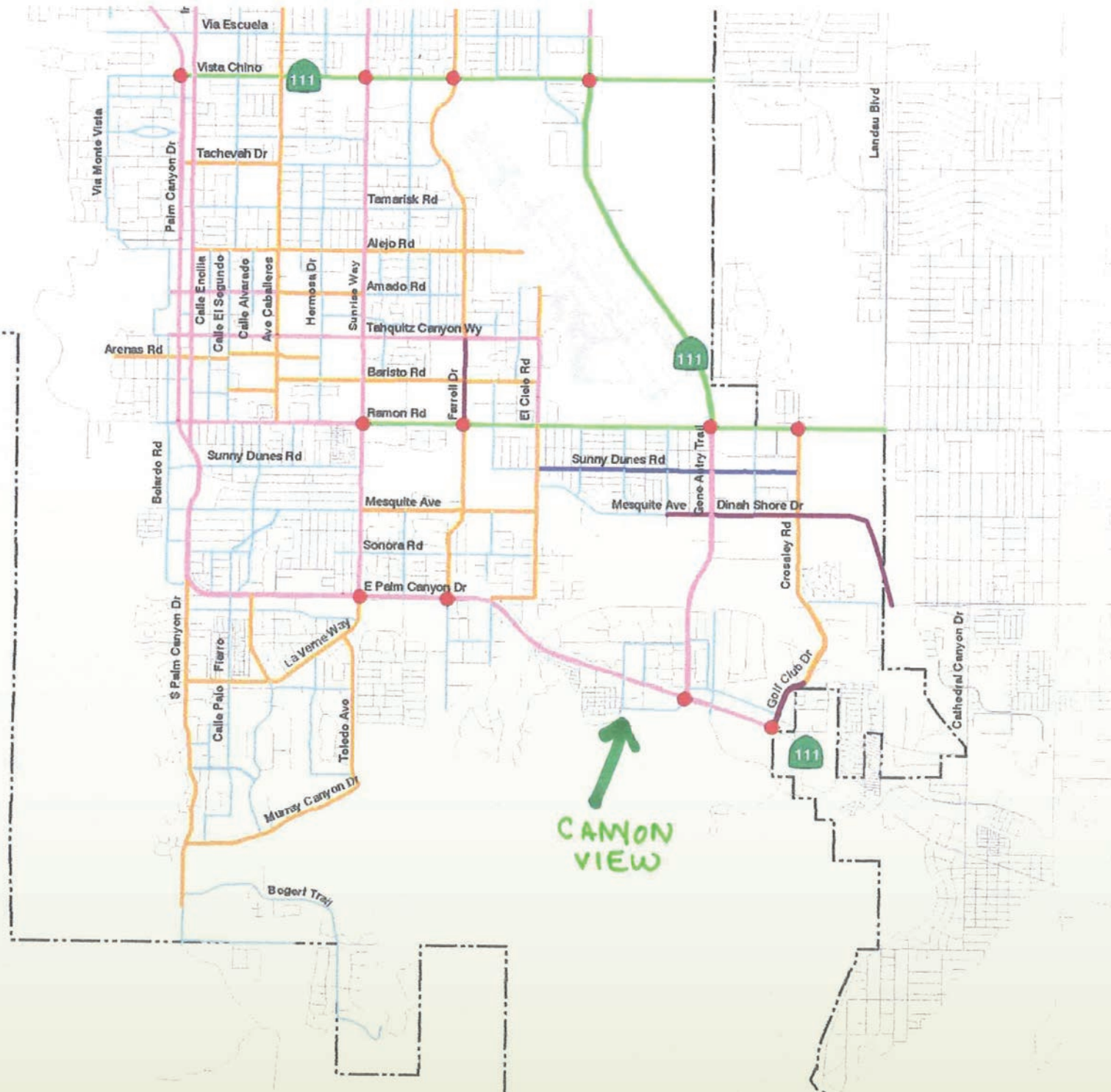
where it is designated as part of the California Legal Network. Streets proposed to serve as truck routes throughout the City are illustrated in Figure 4-3.

Landscape Medians

The City's circulation plan notes that certain roadways are "divided"; this may mean a raised landscaped median, or a shared left-turn "center lane." It is the City's preference that landscape medians be used wherever divided roadway designations are shown unless traffic conditions dictate that the shared center left-turn lane is necessary. As development and funding allow, the following specific street segments are to be developed with landscape medians in order to enhance traffic flow and create more attractive thoroughfares:

- ◆ East Palm Canyon Drive from the eastern City limits to South Palm Canyon Drive

- ◆ Ramon Road from the eastern City limits to Indian Canyon Drive
- ◆ Gene Autry Trail from Mesquite to East Palm Canyon Drive
- ◆ Sunrise Way / Sunrise Parkway from North Palm Canyon Drive to East Palm Canyon Drive
- ◆ Indian Canyon Drive from Vista Chino to Sunrise Parkway
- ◆ Vista Chino from Indian Canyon Drive to the Whitewater River floodplain.
- ◆ Farrell Drive from Tamarisk to Vista Chino
- ◆ El Cielo from Tahquitz Canyon Way to Escoba Drive
- ◆ Crossley Road from Ramon Road to East Palm Canyon Drive
- ◆ Avenida Caballeros from Alejo Road to Ramon
- ◆ Avenida Caballeros at Racquet Club widen median at frontage road to accommodate landscaping
- ◆ Racquet Club Road from North Palm Canyon Drive to North Indian Canyon Drive



Circulation Plan

Circulation Element



Figure 4-

CANYON VIEW

CIRCULATION ELEMENT

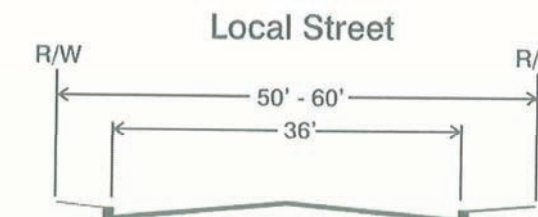
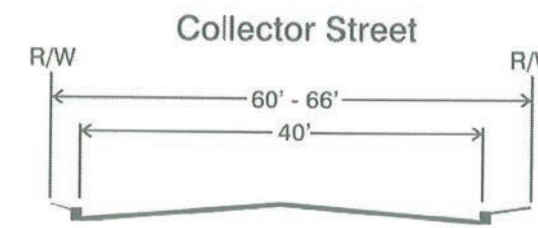
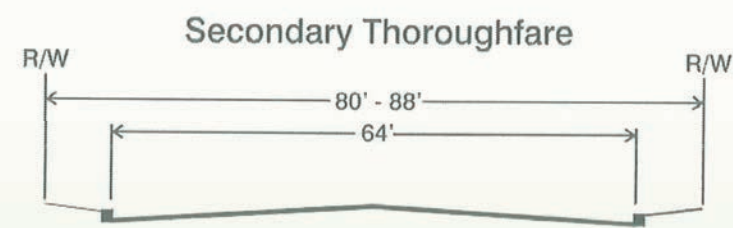
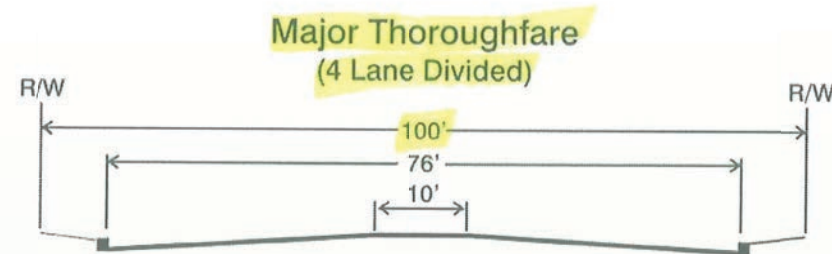
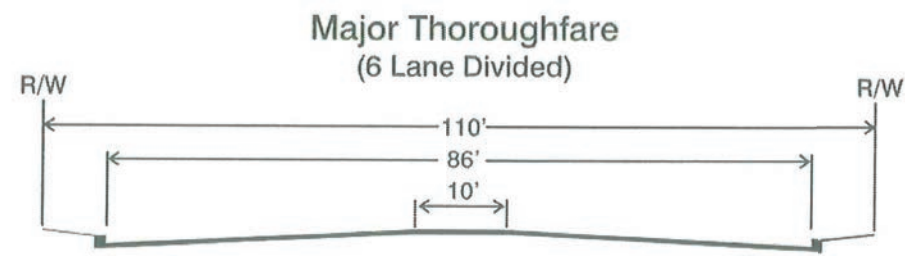
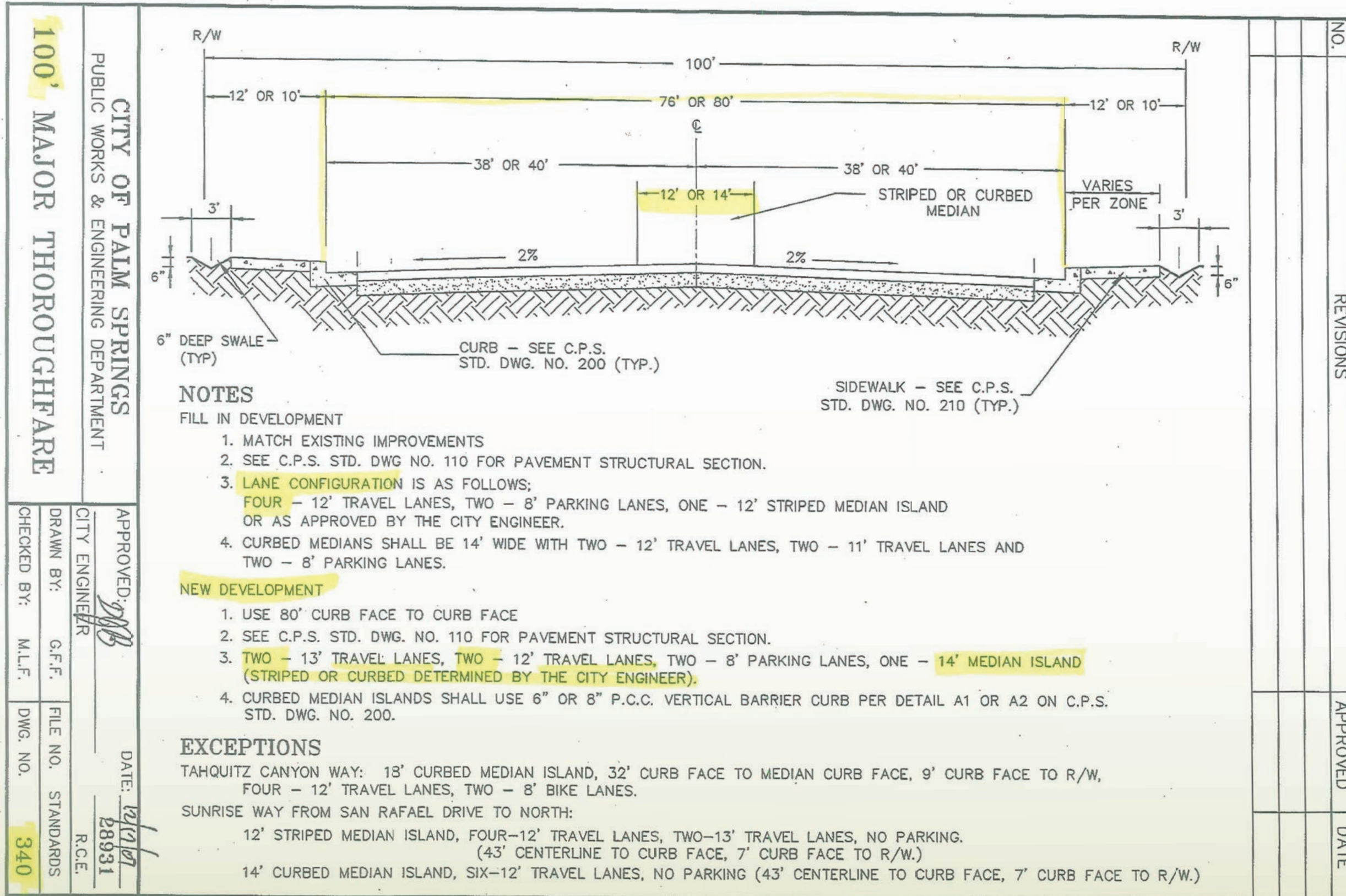
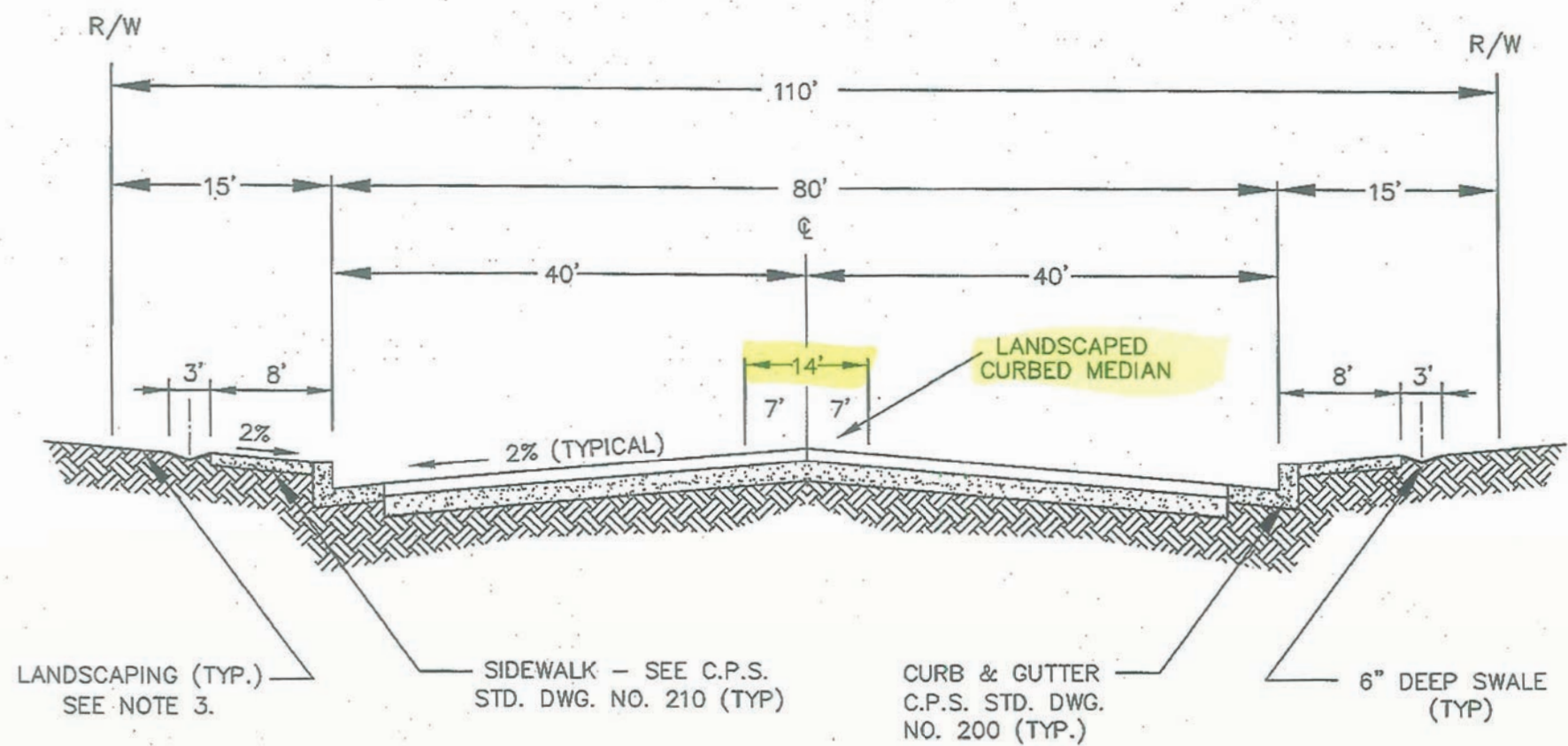


Figure 4-2 Typical Street Cross Sections



N/A

110' MAJOR THOROUGHFARE
 CITY OF PALM SPRINGS
 PUBLIC WORKS & ENGINEERING DEPARTMENT



LANDSCAPING (TYP.) SEE NOTE 3.
 SIDEWALK - SEE C.P.S. STD. DWG. NO. 210 (TYP)
 CURB & GUTTER C.P.S. STD. DWG. NO. 200 (TYP.)
 6" DEEP SWALE (TYP)

NOTES:

1. SEE C.P.S. STD. DWG. NO. 110 FOR PAVEMENT STRUCTURAL SECTION.
2. DEDICATION OF RIGHT-OF-WAY BY DEVELOPER SHALL INCLUDE WAIVER OF VEHICULAR ACCESS TO THE STREET
3. LANDSCAPING TO BE CONSTRUCTED AND MAINTAINED BY DEVELOPER.
4. CURBED MEDIANS SHALL BE 14' WIDE AND THE SIX TRAVEL LINES 11' WIDE, OR AS APPROVED BY THE CITY ENGINEER.

APPROVED: *[Signature]* DATE: *1/10/18*
 CITY ENGINEER R.C.E. 28931
 DRAWN BY: G.F.F. FILE NO. STANDARD
 CHECKED BY: M.L.F. DWG. NO. 342

NO.	REVISIONS	APPROVED	DATE