



## CITY COUNCIL STAFF REPORT

DATE: December 7, 2016

NEW BUSINESS

SUBJECT: A REQUEST FOR A ONE-YEAR TIME EXTENSION BY ARMADA REAL ESTATE GROUP, LLC FOR TENTATIVE TRACT MAP 36689 AND TENTATIVE PARCEL MAP 36767 FOR "VIBE"; A RESIDENTIAL DEVELOPMENT OF 93 MULTI-FAMILY DWELLING UNITS AND 72 SINGLE FAMILY DWELLING UNITS ON INDIVIDUAL LOTS ON A 24-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF SOUTH FARRELL DRIVE AND EAST BARISTO ROAD, SUBJECT TO CONDITIONS (CASE 5.1046 PDD 232 AMND / TTM 36689 / TPM 36767 / 3.3974 MAJ).

FROM: David H. Ready, City Manager

BY: Department of Planning Services

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### SUMMARY

This is a request for consideration of an Extension of Time (EOT) for a Tentative Tract Map (TTM 36689) and a Tentative Parcel Map (TPM 36767) for the Vibe development (formerly known as "JUL"), which includes a total of 165 residential units on a 24-acre parcel at the northeast corner of South Farrell Drive and East Baristo Road. On October 26, 2016, the Planning Commission voted to recommend that the City Council approve an Extension of Time for the above-noted project from September 17, 2016 to September 16, 2017.

The time extension covers the Tract Map which subdivides the 24-acre parcel into 72 single family lots, four multi-family lots, and lettered lots for private streets and common open space. The Parcel Map divides the 24-acre parcel into one multi-family lot and one single family lot and is for financing purposes only.

### RECOMMENDATION:

1. Adopt Resolution No. \_\_\_\_\_, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A ONE-YEAR TIME EXTENSION FROM SEPTEMBER 17, 2016 TO SEPTEMBER 16, 2017 FOR TENTATIVE TRACT MAP 36689 AND TENTATIVE PARCEL MAP 36767, AS REQUESTED BY THE ARMADA REAL ESTATE GROUP, LLC FOR "VIBE"; A RESIDENTIAL DEVELOPMENT OF 93 MULTI FAMILY UNITS AND 72

ITEM NO. 5A

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SINGLE FAMILY HOMES ON INDIVIDUAL LOTS ON A 24-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF SOUTH FARRELL DRIVE AND EAST BARISTO ROAD, SUBJECT TO CONDITIONS (CASE 5.1046; PDD 232 AMND / 3.3974 MAJ)."

**BACKGROUND INFORMATION:**

<b><i>Related Relevant Prior City Actions</i></b>	
1977	PDD 71 "Sundial Condominiums" with Tract Map 10346 was approved for 202 fee-ownership townhouse type dwelling units with common areas and six lots for office uses along Tahquitz and Farrell. Seventy-eight (78) of the 202 dwelling units were constructed on the east half of the block and an office building was constructed at the southeast corner of Farrell Drive and Tahquitz Canyon Way and another midblock along Tahquitz.
2006	PDD 232, "156@Tahquitz" was approved on this site (Planning Case 5.1046 PDD 232 TTM 33341). The project proposed 156 dwelling units and no office uses. The PD entitlement has since expired and the tract map was eliminated in a subsequent reversion to acreage application.
07/23/14	The Planning Commission approved the preliminary Planned Development District 232 and recommended approval of the PDD, the TTM and TPM by the City Council.
09/17/14	The City Council adopted an MND and approved the Preliminary PDD, the TTM and the TPM.
10/23/16	The Planning Commission recommended approval of a time extension for the TTM and TPM by the City Council.
<b><i>Most Recent Change of Ownership</i></b>	
2015	Armada Real Estate Group acquired the property.
<b><i>Related Building Permits/Business Licenses</i></b>	
N/A	None
<b><i>Field Check</i></b>	
08/22/16	Staff visited the site and its surroundings to evaluate present conditions.
<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
	24 acres

**BACKGROUND AND SETTING:**

In 2006, the City approved "156 @ Tahquitz," a planned development district (PDD) and associated tract map of 156 multi-family units on the subject 24-acre site. The entitlement expired and the property was sold. In 2014, the City approved an amendment to the PDD and a new tentative tract map and tentative parcel map for a project called "JUL," a residential development of 72 detached single family units on individual lots and 114 attached multi-family units on four large lots. In 2015, the land was sold again, and the current owner / applicant renamed the project "Vibe". On August 4, 2016, the applicant submitted the final PDD (Case 5.1046 PDD 232 AMND) and the major architectural application (Case 3.3974). The application included a one-year time extension on the preliminary planned development's Tentative Tract

Map (TTM) and Tentative Parcel Map (TPM) which would have expired September 17, 2016.

The project now consists of 72 single-family detached residential units on individual lots and the number of multi-family units has been reduced from 114 to 93 (a reduction of 21 units). In response to the conditions of approval imposed by the City Council, the buildings proposed are 24 feet in height and are designed in contemporary architectural styles.

The project is a walled and gated development with private roads, landscaped common open space and a swimming pool and amenities building for the complex. A unique feature of the project is a public interpretative display area at the southwest corner of the project, explaining the site's historic significance during World War II.

#### ANALYSIS:

Time Extension requests for tentative maps are processed pursuant to Municipal Code Section 9.63.110 (*Time Extensions*) which states:

*"The person filing the tentative map may request a time extension of the tentative map approval or conditional approval by written application to the planning commission, such application to be filed at least sixty days before the approval or conditional approval is due to expire. The application shall state the reasons for requesting the extension and the amount of time requested.*

*In granting an extension of time, new conditions may be imposed and existing conditions may be revised or amended."*

The Municipal Code further states that any extension(s) of tentative map approval or conditional approval shall not exceed a total of twelve months. The formal request for an extension of time of the tentative map and parcel map was received on August 4, 2016.

In making their extension request, the applicant noted that they purchased the property and closed escrow in November, 2015. Since then, the applicant has been working diligently to refine the project and provide solid improvements in response to the concerns expressed by the City Council through the Preliminary PDD processing. The refinements include:

- Addressing and incorporating changes as defined in comments & conditions from the Preliminary PDD approval including increasing the distance between the single family units.
- Established and defined the architectural aesthetic of the project (note that the preliminary PDD did not include review and approval of the Major Architectural Application).
- Improvements in massing of the multi-family units.
- Improvements in privacy and open space between single family units and in the

area around the multi-family units.

- Improvement and enhancement of the recreational amenities around the common pool.

Staff believes the above noted refinements represent "good cause" for granting the time extension. The applicant has been diligent and responsive to the City's concerns and has been prompt in submitting application materials and clarifications on the present submittals.

In analyzing the time extension request, staff considered the following aspects of the project:

1. *What changes, if any have been made to the project's overall plan and site configuration?*

The overall plan and site configuration remain substantially in conformance with the approved preliminary PDD, TTM, and TPM. In response to conditions imposed by the City Council on the preliminary PDD approval, the applicant made improvements in the massing of the multi-family units, added space between the single family units, and enhanced the amenities in the common areas of the project including adding a second dog walking area, seating areas for community gathering, enhanced landscaping and detailing at the perimeter of the project, lengthened driveways at the single family units to provide more guest parking, and more open space and enhancements to the amenities adjacent to the community pool.

2. *What specific steps have been taken by the applicant over the past year to advance the project?*

The project remained idle from the time of its preliminary PDD, TTM and TPM approvals until purchased by the current applicant / owner in 2015. Since then, the applicant has worked diligently on developing the architectural design and landscaping, responding to the conditions of approval, and met with various city departments to clarify and confirm the direction of the project.

3. *Are there any recent developments or changes in uses within the surrounding area?*

There have been no significant developments or changes in uses in the surrounding area. The College of the Desert (COD) is presently seeking to purchase the property immediately west of the subject site, the now mostly vacant Palm Springs Mall for possible re-development of the site for the West Valley Campus of the College of the Desert.

4. *Does the project still conform to the applicable policies of the General Plan, zoning ordinance and other regulations?*

The project is generally consistent with the applicable policies of the General Plan, zoning ordinance and other regulations. The density of the project at just less than 7 dwelling units per acre (du/ac) conforms to the density range of 6.1 – 15 du/ac for the

medium density residential land use area in which the project is located. Through the preliminary PDD approval process, the City allowed deviations in development standards of the zoning code such as approving small lot sizes and non-conformance with certain policies of the General Plan such as Policy CD14.6 which states, "*Prohibit gated community entries and perimeter walls around entire neighborhoods. Instead, provide privacy through design features such as meandering streets, ample landscaping, and house placement that provides privacy and exclusivity.*".

5. *Are there any off-site improvements, installation of infrastructure or other changes within 400 feet radius of project site?*

Yes, the City is implementing improvements in bikeways along Farrell Drive and has implemented the parkway improvements along East Tahquitz Canyon Way. The project has been conditioned in its final PDD and Major Architectural applications to require payment of the project's proportional share of cost for the striping of the Class 2 bikeway along South Farrell Drive. These off-site improvements do not affect the tract map or parcel map.

#### ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the requested time extension for TPM 36767 and TTM 36689 is considered a project under the California Environmental Quality Act (CEQA). In connection with the 2014 project approvals, an initial study was conducted on the site analyzing the project which concluded that there were aspects of the project that may cause a significant impact on the environment. A draft mitigated negative declaration (DMND) was proposed and a 20-day public review period for the Draft Mitigated Negative Declaration (DMND) was held beginning on April 17, 2014 and ending on May 6, 2014. No comments were received that would require modification or recirculation of the DMND. Mitigation measures that would reduce the significant impacts to a less than significant level are imposed as part of project approval. On September 17, 2014, the City Council adopted a mitigated negative declaration as an adequate analysis of the environmental impacts of the proposed project.

The final Planned Development District and Major Architectural Application associated with TTM 36689 and TPM 36767 have been reviewed by the City and it has been concluded that there are no changes to the project since the City's initial study that could cause any additional or new potentially significant impacts, thus the previously approved Mitigated Negative Declaration (MND) stands as a complete analysis of the project and the mitigation measures outlined remain sufficient to reduce any potentially significant impacts to less than significant levels, and no further environmental review is required. (Public Resources Code § 21166; Cal. Code Regulations, Title 14, § 15162.)

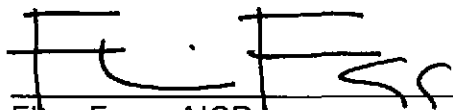
#### NOTIFICATION:

An extension of time request does not require a public hearing; the applicant was notified of the Council consideration of the request, the surrounding neighborhood

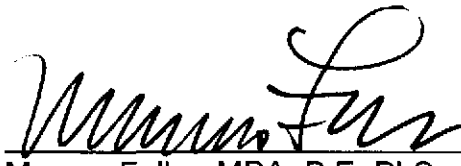
organizations within a half mile radius were also notified and the agenda for the meeting at which this matter is considered was posted and noticed in accordance with applicable law.

CONCLUSION:

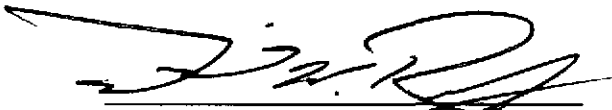
The applicant has demonstrated good cause for requesting a one-year time extension on the maps related to the subject project. New draft Conditions of Approval have been prepared that address changes in applicable codes and regulations to which the project would need to conform.



Filinn Fagg, AICP.  
Director of Planning Services



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



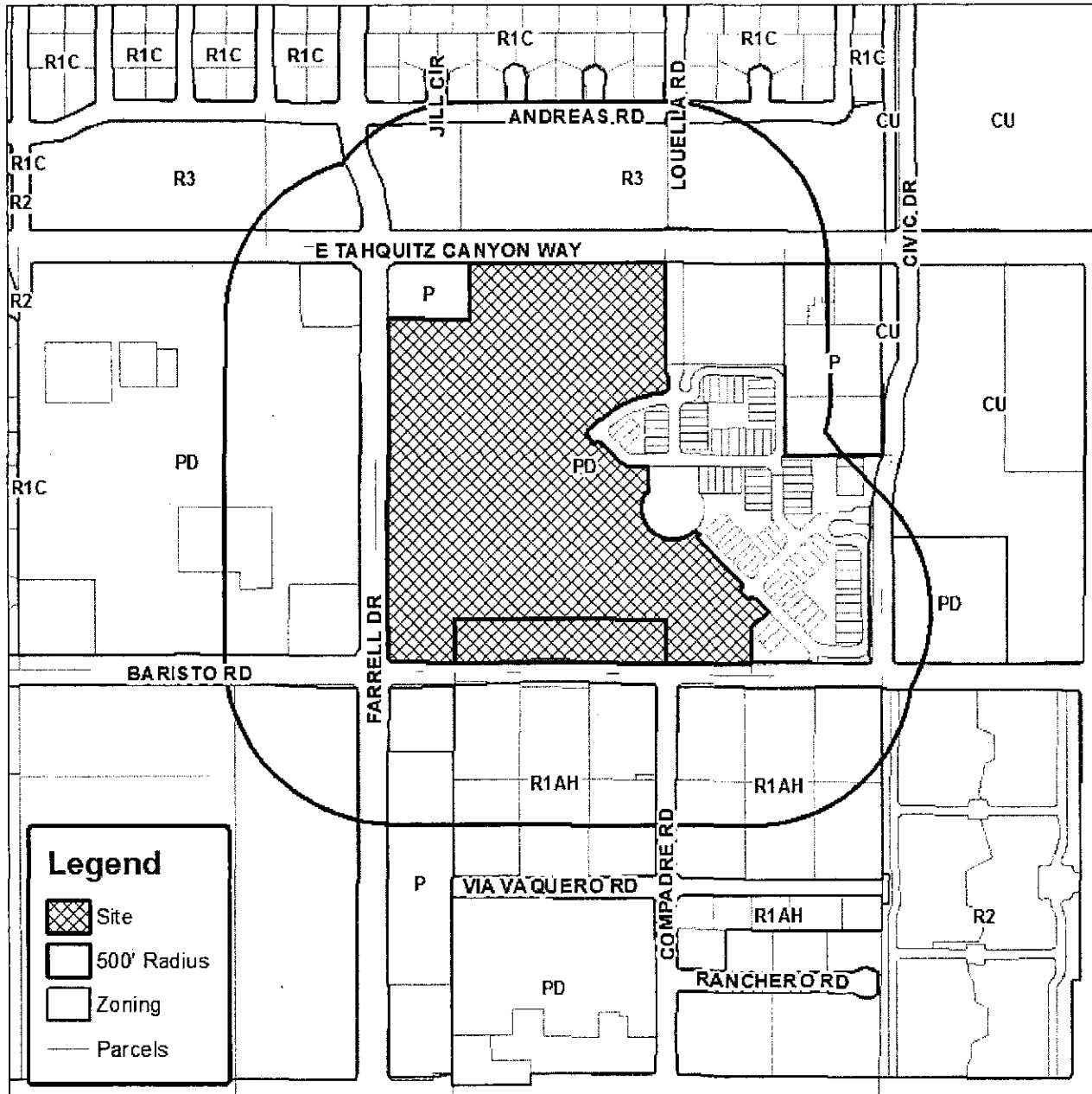
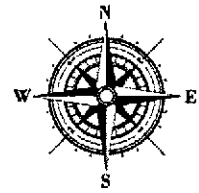
David H. Ready, Esq., Ph.D.  
City Manager

ATTACHMENTS:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval.
3. Letter of extension request from the applicant received August 4, 2016
4. Letter – LLC Principals
5. Planning Commission Minutes from the meeting of October 26, 2016.
6. Reduced copy of TTM 36689 and TTM 36767



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

Case 5.1046 PDD 232 AMND / Case 3.3975 MAJ

24-Acre site at the northeast corner of East Baristo Road and South Farrell Drive

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A ONE-YEAR TIME EXTENSION FROM SEPTEMBER 17, 2016 TO SEPTEMBER 16, 2017 FOR TENTATIVE TRACT MAP 36689 AND TENTATIVE PARCEL MAP 36767, AS REQUESTED BY THE ARMADA REAL ESTATE GROUP, LLC FOR "VIBE"; A RESIDENTIAL DEVELOPMENT OF 93 MULTI FAMILY UNITS AND 72 SINGLE FAMILY HOMES ON INDIVIDUAL LOTS ON A 24-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF SOUTH FARRELL DRIVE AND EAST BARISTO ROAD, SUBJECT TO CONDITIONS. (ZONE PD 232, CASE 5.1046; PDD 232 AMND / 3.3974 MAJ.)

THE CITY COUNCIL FINDS AND DETERMINES AS FOLLOWS:

A. On September 14, 2014, the City Council adopted a mitigated negative declaration pursuant to CEQA and approved a preliminary Planned Development District application, (Case 5.1046 PDD 232 AMND) Tentative Parcel Map 36767 and Tentative Tract Map 36689 for a residential development titled "JUL".

B. On August 4, 2016, Armada Real Estate Group, LLC ("Applicant") filed an application with the City, pursuant to the Palm Springs Zoning Code (PSZC) Sections 94.04.00 (Architectural Review), 94.03.00 (final Planned Development) and PSZC Section 94.04.00 (H) and Municipal Code Section 9.63.110 (Time Extension) for a one-year time extension on Tentative Tract Map 36689 and Tentative Parcel Map 36767, for the proposed residential development formerly titled "JUL", and now titled "Vibe".

C. On October 26, 2016, 2016, the Planning Commission held a public meeting in accordance with applicable public law. At said meeting, the Planning Commission carefully reviewed and considered all of the evidence presented in connection with the project, including, but not limited to, the staff report, and all written and oral testimony presented and voted to recommend that the City Council approve the one-year time extension.

THE CITY COUNCIL RESOLVES:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the requested time extension for TPM 36767 and TTM 36689 is considered a project under the California Environmental Quality Act (CEQA). In connection with the 2014 project approvals, an initial study was conducted on the site analyzing the project which concluded that there were aspects of the project that may cause a significant impact on the environment. A draft mitigated negative declaration (DMND) was proposed and a 20-day public review period for the Draft Mitigated Negative Declaration (DMND) was held beginning on April 17, 2014 and



ending on May 6, 2014. No comments were received that would require modification or recirculation of the DMND. Mitigation measures that would reduce the significant impacts to a less than significant level are imposed as part of project approval. On September 17, 2014, the City Council adopted a mitigated negative declaration as an adequate analysis of the environmental impacts of the proposed project.

The final Planned Development District and Major Architectural Application associated with TTM 36689 and TPM 36767 have been reviewed by the City and it has been concluded that there are no changes to the project since the City's initial study that could cause any additional or new potentially significant impacts, thus the previously approved Mitigated Negative Declaration (MND) stands as a complete analysis of the project and the mitigation measures outlined remain sufficient to reduce any potentially significant impacts to less than significant levels, and no further environmental review is required. (Public Resources Code § 21166; Cal. Code Regulations, Title 14, § 15162.)

#### Section 2:

Pursuant to Municipal Code Section 9.63.110 ("*Extension of Time*") the City Council may grant a 12-month time extension on the tentative map(s). The applicant stated the following reasons for requesting approval of a time extension:

The current owner purchased the property and closed escrow in November, 2015. Since then, the applicant has been working diligently to refine the project and provide solid improvements in response to the concerns expressed by the City through the Preliminary PDD processing. The refinements include:

- Addressing comments & conditions of approval from the Preliminary PDD including increasing the distance between the single family units.
- Established and defined the architectural aesthetic of the project (note that the preliminary PDD did not include review and approval of the Major Architectural Application).
- Improvements in massing of the multi-family units.
- Improvements in privacy and open space between single family units and in the area around the multi-family units.
- Improvement and enhancement of the recreational amenities around the common pool.

The City Council has determined that the above-noted statements represent "good cause" for granting the time extension. The applicant has been diligent and responsive to the City's concerns and has been prompt in submitting application materials and clarifications on the present submittals.

#### Section 3:

In analyzing the time extension request, the City Council considered the following aspects of the project:

1. *What changes, if any have been made to the project's overall plan and site configuration?*

The overall plan and site configuration remain substantially in conformance with the approved preliminary PDD, TTM, and TPM. In response to conditions imposed by the City Council on the maps and the preliminary PDD, the applicant made improvements in the massing of the multi-family units, added space between the single family units, and enhanced the amenities in the common areas of the project including adding a second dog walking area, seating areas for community gathering, enhanced landscaping and detailing at the perimeter of the project, lengthened driveways at the single family units to provide more guest parking, and more open space and enhancements to the amenities adjacent to the community pool.

2. *What specific steps have been taken by the applicant over the past year to advance the project?*

The project remained idle from the time of its preliminary PDD, TTM and TPM approvals until purchased by the current applicant / owner in 2015. Since then, the applicant has worked diligently on developing the architectural design and landscaping, responding to the conditions of approval, and met with various city departments to clarify and confirm the direction of the project.

3. *Are there any recent developments or changes in uses within the surrounding area?*

There have been no significant developments or changes in uses in the surrounding area. The College of the Desert (COD) is presently seeking to purchase the property immediately west of the subject site, the now mostly vacant Palm Springs Mall, for possible re-development of the site for the West Valley Campus of the College of the Desert.

4. *Does the project still conform to the applicable policies of the General Plan, zoning ordinance and other regulations?*

The project is generally consistent with the applicable policies of the General Plan, zoning ordinance and other regulations. The density of the project at just less than 7 dwelling units per acre (du/ac) conforms to the density range of 6.1 – 15 du/ac for the medium density residential land use area in which the project is located. Through the preliminary PDD approval process, the City allowed deviations in development standards of the zoning code such as approving small lot sizes and non-conformance with certain policies of the General Plan such as Policy CD14.6 which states, "Prohibit gated community entries and perimeter walls around entire neighborhoods. Instead, provide privacy through design features such as meandering streets, ample landscaping, and house placement that provides privacy and exclusivity."

5. *Are there any off-site improvements, installation of infrastructure or other changes within 400 feet radius of project site?*

Yes, the City is implementing improvements in bikeways along Farrell Drive and has implemented the parkway improvements along East Tahquitz Canyon Way. The project has been conditioned in its final PDD and Major Architectural applications to require payment of the project's proportional share of cost for the striping of the Class 2 bikeway along South Farrell Drive. These off-site improvements do not affect the tract map or parcel map.

Based upon the foregoing, the City Council hereby approves a one-year time extension for TTM 36689 and TPM 36767 from September 17, 2016 to September 16, 2017, subject to conditions of approval outlined in Exhibit "A" related to Case 5.1046 PDD 232 AMND and Case 3.3975 MAJ: a Final Planned Development District and Major Architectural Application for the construction of a residential development comprised of 72 single family detached residential units, 94 multi-family units, private streets and common recreational open space on a 24-acre parcel located at the northeast corner of South Farrell Drive and East Baristo Road, subject to the conditions of approval attached herein as Exhibit "A".

ADOPTED this 7th day of December, 2016.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

\_\_\_\_\_  
David H. Ready, City Manager

ATTEST:

\_\_\_\_\_  
James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF PALM SPRINGS )

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. \_\_\_\_ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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James Thompson, City Clerk  
City of Palm Springs, California

AYES:

# ARMADA

RECEIVED

PLANNING

PLANNING

4341 Birch Street • Suite 216 • Newport Beach • CA • 92660

36689

August 4, 2016

Planning Commission  
City of Palm Springs, California  
3200 Tahquitz Canyon Way  
Palm Springs, CA 96663

Subject: Request for One-Year Time Extension - TTM #36689; TPM #36767; Case 5.1046 PDD 232 "VIBE" (formerly "JUL").

The purpose of this letter is to request the Planning Commission to approve a one-year extension of time, per Municipal Code Section 9.63.110 (Time Extensions), from September 17, 2016 to September 17, 2017 for TTM #36689, TPM #36767 and Case 5.1046 PDD 232.

The reasons for seeking the time extensions are:

- The VIBE (formerly JUL) project received original preliminary approval in September 17, 2014. However, the current owner only recently closed escrow (November 2015), and has been working diligently to refine the project and provide solid improvements in response to the concerns expressed by the City through the Preliminary PDD processing.
- The new owner, Armada Real Estate Group, acquired the property on November 13, 2015 and has been working to:
  - Address the City's comments and conditions of approval;
  - Clearly define the architectural aesthetic of the project;
  - Improve building massing on the multi-family product;
  - Improve privacy between units;
  - Enhance and create more dedicated open space for the individual multi-family units; and
  - Improve and enhance the recreational amenities around the common pool.

Armada is on schedule to submit the Final PDD Application in August, 2016, with the goal of obtaining approval of the Final PDD shortly thereafter. The request for the time extension will allow the TTM, TPM and PDD to remain in effect until the Final PDD is processed and approved by the City.

Planning Commission  
City of Palm Springs, California  
August 4, 2016  
Page 2

If you have any questions regarding the subject request for time extension, please feel free to contact me at 949.374.3525 or [nhumphrey@armadallc.com](mailto:nhumphrey@armadallc.com).

Sincerely,

*N. C. Humphrey, Jr.*

Noel Humphrey

cc: Ken Lyon, Department of Planning

# ARMADA

Armada Real Estate Group, LLC

November 22, 2016

Mr. Ken Lyon  
Associate City Planner  
Department of Planning Services  
City of Palm Springs, California  
3200 Tahquitz Canyon Way  
Palm Springs, CA 96663

Subject: Armada Real Estate Group, LLC Ownership Information

Dear Mr. Lyon:

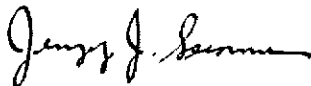
Per your request, this serves as formal communication that the ownership of Armada Real Estate Group, LLC, the applicant of the project commonly known as VIBE, is comprised of a 50/50 partnership between the following individuals:

Mr. Bruce T. Lehman

Mr. Jerzy JP Secousse

Should you require any additional information regarding the above, please do not hesitate to contact me by phone at (949) 216-3096 or by email at [jsecousse@armadallc.com](mailto:jsecousse@armadallc.com). Thank you.

Sincerely,



Jerzy JP Secousse  
Principal

## EXCERPT OF MINUTES

At the Planning Commission meeting of the City of Palm Springs, held October 26, 2016, the Planning Commission took the following action:

**3A. ARMADA REAL ESTATE GROUP, LLC FOR A MAJOR ARCHITECTURAL APPLICATION, A FINAL PLANNED DEVELOPMENT DISTRICT APPLICATION AND A TIME EXTENSION REQUEST FOR "VIBE", A RESIDENTIAL DEVELOPMENT OF 93 MULTI-FAMILY UNITS AND 72 SINGLE FAMILY HOMES ON SMALL LOTS ON A 24-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF SOUTH FARRELL DRIVE AND EAST BARISTO ROAD, ZONE PD 232 (CASE 5.1046 PDD 232 AMND, 3.3974 MAJ, TTM 36689 AND TPM 36767). (KL)**

Associate Planner Lyon provided an overview of the proposed residential development as outlined in the staff report.

The Commission had technical questions pertaining to:

- Privacy on balconies, setbacks and driveways.
- Items of conformity.
- Pedestrian gates at the vehicular entrances.
- Areas of Commission purview.
- List of public benefits for the development.

Commissioner Donenfeld commented that the peak and shingle roofs may not be suitable for the desert environment.

Commissioner Middleton questioned if the public have access to the dog parks?

J.P. SECOUSE, Armada Real Estate Group, responded to questions from the Commission, said they have made many improvements to the project since they acquired it. He provided details on the interior sidewalks, easement agreement and landscape buffer on Tahquitz Canyon Way and was available for questions.

DEBRA FALESE, project architect, provided details on the architecture elements, roof pitches and elevations. She was available for questions from the Commission.

### **Comments:**

Commissioner Hudson noted concern with the elevations - the casita is right on the street, window placement and overhangs; he is not ready to approve the architecture. He pointed-out that the landscape architecture is great especially the public benefit on the corner.



Commissioner Hirschbein noted that a problem might be the two-story walls facing the courtyard.

Commissioner Middleton concurred with Commissioner Hudson and thinks the architecture could be improved particularly as it faces the other homes. She likes the landscape architecture and sees this project fits very nicely with the College of the Desert West Valley Campus. She sees a big improvement especially with the multi-family homes.

Vice-Chair Weremiuk commented that it feels "canyon-esque", is concerned about the prairie-style and wonders if it would sell here. She said the architecture feels busy and wants to send this back. She requested staff identify the current setbacks and changes are addressed in the staff report. She does however, likes the sidewalk and agrees the dog park should be public and open-pedestrian gates for the project.

**ACTION:** Recommend approval of the Tentative Tract Map (TTM) and Tentative Parcel Map (TPM) for a period of one-year to the City Council and continue the Major Architectural Application and Final Planned Development to a date uncertain to allow the applicant to address the comments made by the Commission.

**Motion:** Vice-Chair Weremiuk, seconded by Commissioner Lowe and unanimously carried on a roll call vote.

I, TERRI HINTZ, Planning Administrative Coordinator for the City of Palm Springs, hereby certify that the above action was taken by Planning Commission of the City of Palm Springs on the 26<sup>th</sup> day of October, 2016, by the following vote:

- AYES:** Chair Calderine, Vice-Chair Weremiuk, Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Hudson, Commissioner Lowe, Commissioner Middleton
- NOES:** None
- ABSENT:** None

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Terri Hintz  
Planning Administrative Coordinator

**RESOLUTION NO. \_\_\_\_\_**  
**EXHIBIT A**

Case No. TTM 36689 / TPM 36767  
"Vibe" (formerly JUL PS)

Time Extension for Tentative Tract Map and Tentative Parcel Map  
Northeast Corner of South Farrell Drive and Baristo Road

December 7, 2016

**CONDITIONS OF APPROVAL**

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

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

**ADMINISTRATIVE CONDITIONS**

- ADM 1. Project Description. This approval is for the project described per Case (TTM 36689 / TPM 36767 TE); except as modified with the approved Mitigation Monitoring Program and the conditions below:
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the TPM and TTM date stamped November 21, 2016, as modified by the conditions below and Mitigation Measures within the Negative Declaration.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Tentative Tract Map 36689. This action includes City Council approval of a time extension from September 17, 2016 to September 16, 2017 for Tentative Tract Map 36689 and Tentative Parcel Map 36767. This approval is subject to all applicable regulations of the California Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances

and resolutions.

- ADM 6. Tentative Parcel Map 36767. This action includes City Council approval for a time extension from September 17, 2016 to September 16, 2016 for Tentative Parcel Map 36767. This approval is subject to all applicable regulations of the California Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances, and resolutions.
- ADM 7. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case TTM 36689 / TPM 36767. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
- ADM 8. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste, graffiti, and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 9. Termination of Planned Development District. If the owner or owners of property in the planned development district associated with these maps have not commenced substantial construction within six (6) months from the date of the final development plan as approved by the Planning Commission, the planned development district shall become null and void. For good cause shown by the property owner, the planning commission may extend the six (6) month period required for commencing construction.

If approved by City Council, the Tentative Tract Map (TTM) and the Tentative Parcel Map (TPM) shall be valid for a period of one (1) year as outlined in the

Time Extension resolution by the City Council. Further extensions of time may be granted by the City Council upon demonstration of good cause.

- ADM 10. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 11. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
- ADM 12. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail), landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).
- ADM 13. Tribal Fees NOT Required.
- ADM 14. Local Development Mitigation Fee (LDMF) required. The project is subject to payment of the LDMF fees pursuant to the requirements of the Coachella Valley Multiple Species Habitat Conservation Plan.
- ADM 15. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 16. CC&R's The applicant prior to issuance of building permits shall submit a draft declaration of covenants, conditions and restrictions (“CC&R's”) to the

Director of Planning for approval in a format to be approved by the City Attorney. These CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances

ADM 17. CC&R's Prior to recordation of a final Tentative Tract Map or issuance of building permits, the applicant shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. The draft CC&R package shall include:

- a. The document to convey title
- b. Deed restrictions, easements, of Covenant Conditions and Restrictions to be recorded.
- c. Provisions for joint access to the proposed parcels, and any open space restrictions.
- d. A provision, which provides that the CC&R's may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.

Approved CC&R's are to be recorded following approval of the final map. The CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances,

ADM 18. CC&R's Deposits & Fees. The applicant shall submit to the City of Palm Springs, a deposit in the amount of \$3,500, for the review of the CC&R's by the City Attorney. A \$675 filing fee shall also be paid to the City Planning Department for administrative review purposes

ADM 19. CC&R's Noise Disclosure. The CC&R's shall have a disclosure statement regarding the location of the project relative to roadway noise, City special events, roadway closures for special events, and other activities which may occur in the vicinity of the Palm Springs Mall, Palm Springs High School, The Palm Springs Stadium and Sunrise Park. Said disclosure shall inform perspective buyers about traffic, noise and other activities which may occur in this area.

ADM 20. Notice to Tenants. The applicant shall provide all tenants with a copy of the Conditions of Approval for this project.

## **ENVIRONMENTAL ASSESSMENT CONDITIONS**

ENV 1. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the

action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at [www.dfg.ca.gov](http://www.dfg.ca.gov) for more information.

- ENV 2. Mitigation Monitoring. The mitigation measures of the Mitigated Negative Declaration shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the mitigated negative declaration will be included in the plans prior to approval by the Planning Commission of the Final PDD and the Major Architectural Application.
- ENV 3. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)
- a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.
- b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

## PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency and the State's Water Efficient Landscape Ordinances.
- PLN 3. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign permits and/or program to the Department of Planning Services prior to the issuance of building permits.
- PLN 4. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for “Cool Roofs”. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 5. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 6. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 7. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 8. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 9. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of

signalization will be permitted, except approved alarm systems.

- PLN 10. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 11. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and guests. Location shall be adjacent to the historic interpretative feature at the corner of South Farrell Drive and East Baristo Road and adjacent to the community swimming pool within the development. Design approval shall be by the Director of Planning and .
- PLN 12. Update of City's Zoning Map. Upon approval of the proposed Change of Zone, Tract Map and/or Planned Development District, the applicant shall be responsible for costs associated with update of the City's GIS based zoning maps.
- PLN 13. Distance between single family units. Provide at least 10 feet distance separation between the single family units.
- PLN 14. Maximum height. All structures shall not exceed 24 feet and/or 2 stories.
- PLN 15. Provide pedestrian gates at yards of all single family units on Baristo and Farrell Drive.
- PLN 16. Provide all public benefits proposed in the Preliminary Planned Development District approval except the entry sign along Tahquitz, as follows:
- All units to be pre-wired for photovoltaic solar collectors.
  - Energy Efficiency: All structures must demonstrate energy efficiency 10% greater than required by the California Building Code. (This will need to be verified at the time of plan check and building permit application by a written affidavit and evidence in the project's Title 24 calculation sheets.)
  - Offer prospective buyers of single family units options of purchase and installation of photovoltaic systems.
  - Offer prospective buyers other energy efficient upgrades, not limited to lighting, pool motors, appliances, wireless temperature setback controllers, etc.
  - Require installation of photovoltaic solar collectors on the multi-family units.
  - Submit a comprehensive archival record on the World War II era tie-downs and other related structures on the site (to be coordinated with the Planning Department and the Palm Springs Historical Society).
- PLN 17. Perimeter wall design shall not exceed six (6) feet in height as measured from the adjacent grade. Wall heights shall be permitted to vary with the adjacent topography and landscape berms as long as they remain generally consistent at six (6) feet in height.



- PLN 18. Provide a full interpretative center display for public viewing (photos, narrative, etc.) to be located at the northeast corner of South Farrell Drive and East Baristo Road. Review is required for input and recommendation from Historic Site Preservation Board with final architectural review and approval by the Planning Commission.
- PLN 19. No turf is allowed in front yards on all single family units. Turf is allowed in play areas within the common areas in the multi-family area, including the circular open space green near the corner of South Farrell Drive and East Baristo Road, at the proposed dog parks, and other areas as outlined on the approved site plan.
- PLN 20. Provide irrigation with “smart controllers” for all parts of the development.
- PLN 21. Photovoltaic systems must be installed on all multi-family buildings.
- PLN 22. Provide 24 foot wide streets in recognition of the additional off-street parking provided throughout the development.
- PLN 23. Class 2 Bikeway along South Farrell Drive. Applicant shall pay their proportionate fair share of the development of a Class 2 Bike way (thermoplastic striping on the roadway pavement, etc.) along the South Farrell Drive frontage of the project. Striping specifications and coordination to be implemented as outlined by the City’s Engineering / Public Works Department.
- PLN 24. Cementitious roof tile required on all hipped, gabled, and pitched roofs.
- PLN 25. No third floor roof decks. There shall be no third floor roof decks on any of the proposed buildings.
- PLN 26. Decorative water features. No water features at the project entries. Water features may be provided in the pedestrian seating areas within the project. Water features are to be recirculating systems.
- PLN 27. Louella Road Entrance. Revise the Louella Road entrance, median islands, pavement (lane) striping, and turn-around area to address potential traffic congestion at the vehicular gate and to allow left turn out of the proposed development.
- PLN 28. Separate Architectural Approval for Community Pool Area. The buildings and landscape associated with the community pool area will be submitted separately to the AAC for recommendation and to the Planning Commission for approval.
- PLN 29. Pools adjacent to walls. Swimming pools, spas, “spools” and similar water features shall be located not closer than three (3) feet from perimeter walls and/or common privacy walls between units and/or walls of adjacent

residential units and the waterline of the pool. In no case shall water features extend over or across property lines.

### **POLICE DEPARTMENT CONDITIONS**

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

### **BUILDING DEPARTMENT CONDITIONS**

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

### **ENGINEERING DEPARTMENT CONDITIONS**

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

All Grading Plans, Improvement Plans, Required Studies and Documents listed below, must be submitted to Engineering Services Department for review and approval.

#### **STREETS**

ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.

#### **FARRELL DRIVE**

ENG 3. Construct a bus turnout for the existing bus stop at the northeast corner of Farrell Drive and Baristo Road, the applicant shall be responsible for the following:

- a. Dedicate additional right-of-way concentric with the back of sidewalk adjacent to the bus turn-out.

- b. Remove the existing curb, gutter, and sidewalk as necessary to construct a 170 feet long by 12 feet wide bus turn-out at the northeast corner of Farrell Drive and Baristo Road, in the same location as the existing bus stop. The existing bus stop shelter shall be relocated; or if required by the Director of Planning, the existing bus stop shelter shall be removed, and construction of a new bus stop shelter shall be required, with a design compatible to project architecture as reviewed by Sunline Transit Agency and approved by the Director of Planning. Bus stop furniture and other accessories, as reviewed by SunLine Transit Agency and approved by the Director of Planning, shall be provided by the applicant, as required.
- c. Construct an 8 feet wide sidewalk behind the curb concentric with the bus turn out in accordance with City of Palm Springs Standard Drawing No. 210.
- d. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 6 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed bus turn out to clean sawcut edge of pavement. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 4. All broken or off grade street improvements shall be repaired or replaced.

#### TAHQUITZ CANYON WAY

ENG 5. Remove the existing curb ramp at the southwest corner of Tahquitz Canyon Way and Louella Road, and construct a Type A curb ramp in accordance with City of Palm Springs Standard Drawing No. 212.

ENG 6. The developer shall remove portions of the existing sidewalk as necessary to plant new *Washingtonia Filliferas* palm trees with tree wells along the Tahquitz Canyon Way frontage, at 60 feet spacing. New palm trees shall have a height consistent with other palm trees along Tahquitz Canyon Way in the vicinity, unless otherwise required by the Director of Planning. The applicant shall be responsible for installation of an irrigation system and for the perpetual maintenance of the new palm trees and other parkway landscaping along the Tahquitz Canyon Way frontage to the satisfaction of the City Engineer.

ENG 7. All broken or off grade street improvements shall be repaired or replaced.

## BARISTO ROAD

- ENG 8. Remove the existing 6 inch curb, gutter, sidewalk, and curb ramp as necessary to construct a 55 feet wide new street intersection for the Main Entry with the centerline of the Main Entry aligned with the centerline of Compadre Road. The Main Entry shall be constructed with 25 feet radius curb returns and spandrels, and a 6 feet wide cross-gutter, in accordance with City of Palm Springs Standard Drawing No. 200 and 206. The Main Entry shall be constructed with a 20 feet wide ingress and egress lane separated by a raised 10 feet wide median. The median shall be located outside of public right-of-way.
- ENG 9. The gated entry design of the Main Entry, including widths of ingress and egress lanes, shall be subject to the review and approval by the City Engineer and Fire Marshall. Emergency access shall be provided to the Fire Department to the satisfaction of the Fire Marshall.
- ENG 10. Construct a Type A curb ramp meeting current California State Accessibility standards on each side of the secondary access in accordance with City of Palm Springs Standard Drawing No. 212.
- ENG 11. All broken or off grade street improvements shall be repaired or replaced.

## LOUELLA ROAD (PRIVATE)

- ENG 12. The applicant shall provide proof of access rights to Louella Road; documentation shall be provided to the City Engineer prior to approval of a final map. Absent documentation showing proof of access rights to Louella Road, as determined by the City Engineer, the applicant shall obtain an access easement over Louella Road as necessary to provide legal access to the project.
- ENG 13. Remove the two existing driveway entrances (and curb returns) on the west side of Louella Road into the property and replace with 6 inch curb and gutter to match existing curb and gutter on each side of the two driveway entrances.
- ENG 14. Remove the existing 6 inch curb and gutter as necessary to construct a 50 feet wide new street intersection for the Secondary Access with the centerline of the Secondary Access located approximately 125 feet south of the north property line aligned with the existing median opening in Louella Road. The street intersection shall be constructed with 25 feet radius curb returns and spandrels, and a 6 feet wide cross-gutter, in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
- ENG 15. The gated entry design of the Main Entry, including widths of ingress and egress lanes, shall be subject to the review and approval by the City

Engineer and Fire Marshall. Emergency access shall be provided to the Fire Department to the satisfaction of the Fire Marshall.

- ENG 16. Construct a Type A curb ramp meeting current California State Accessibility standards on each side of the Secondary Access in accordance with City of Palm Springs Standard Drawing No. 212.
- ENG 17. All broken or off grade street improvements shall be repaired or replaced.

#### ON-SITE PRIVATE STREETS

- ENG 18. Dedicate easements for public utility purposes, with the right of ingress and egress for service and emergency vehicles and personnel over the proposed private streets.
- ENG 19. All on-site private streets shall be two-way with a minimum 24 feet wide travelway (as measured from face of curb) where no on-street parking is proposed.
- ENG 20. All on-site streets shall be constructed with standard 6 inch curb and gutter. A wedge curb, a mow strip at roadway grade, or other approved curbs, and cross gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system. Construct a Type B2 gutter, modified to 3 feet wide, along the centerline of the on-site private streets in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 21. All on-site streets shall be constructed with a minimum pavement section of 2½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 22. Parking shall be restricted along both sides of the 24 feet wide on-site private streets, as necessary to maintain a minimum 24 feet wide clear two-way travel way. Regulatory Type R26 “No Parking” signs or red curb shall be installed along the private streets as necessary to enforce parking restrictions. The Home Owners Association (HOA) shall be responsible for regulating and maintaining required no parking restrictions, which shall be included in Covenants, Conditions, and Restrictions (CC&R’s) required for the development.
- ENG 23. The gated entries at Baristo Road and Main Entry and the entry at Louella Road (Private) are subject to review and approval by the City Engineer and Fire Marshall. The applicant shall provide an exhibit showing truck

turning movements around the entry, demonstrating the ability of standard size vehicles to maneuver through the entry (without reversing) if unable to enter the project. A minimum of 50 feet shall be provided between the back of sidewalk on the adjacent street and the gated entry directory/control panel, with an approved maneuvering area provided between the directory/control panel and the entry gates. The ingress and egress lanes shall be a minimum of 20 feet wide, unless otherwise approved by the Fire Marshall. A Knox Key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch (TM), or approved equal, and an approved Knox key electric switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when requires by the fire code official. In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

#### SANITARY SEWER

- ENG 24. Any existing on-site sewer improvements shall be removed as required by the City Engineer.
- ENG 25. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.
- ENG 26. Construct an on-site private sewer system to collect sewage from the development and connect to the existing public sewer system. Sewer plans shall be submitted to the Engineering Division for review and approval. Private on-site sewer mains shall conform to City sewer design standards, including construction of 8 inch V.C.P. sewer main and standard sewer manholes. A profile view of the on-site private sewer mains is not necessary if sufficient invert information is provided in the plan view, including elevations with conflicting utility lines. Plans for sewers other than the private on-site sewer mains, i.e. building sewers and laterals from the buildings to the on-site private sewer mains, are subject to separate review and approval by the Building Division.
- ENG 27. The on-site private sewer system shall not connect to an existing sewer manhole within Baristo Road. The on-site sewer system shall connect to the sewer main with a standard sewer lateral connection in accordance with City of Palm Springs Standard Drawing No. 405.
- ENG 28. All on-site sewer systems shall be privately maintained by a Home Owners Association (HOA). Provisions for maintenance of the on-site

sewer system acceptable to the City Engineer shall be included in the Covenants, Conditions and Restrictions (CC&R's) required for this project.

## GRADING

- ENG 29. Submit a Precise Grading and Paving Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading and Paving Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more “Coachella Valley Best Available Control Measures” as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related “PM10” Dust Control issues, please contact AQMD at (909) 396-3752, or at [www.AQMD.gov](http://www.AQMD.gov). A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Precise Grading and Paving Plan.
  - b. The first submittal of the Precise Grading and Paving Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Tentative Tract Map; a copy of current Title Report; a copy of the Soils Report; a copy of the associated Hydrology Study/Report and copy of the project-specific Final Water Quality Management Plan.
- ENG 30. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 31. Perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence

screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

- ENG 32. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 33. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist ( a copy of the written approval must be provided to the City) . The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net) to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 34. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 35. A National Pollutant Discharge Elimination System (NPDES) stormwater permit, issued from the California Regional Water Quality Control Board (Phone No. 760-346-7491) is required for the proposed development. A copy of the executed permit shall be provided to the City Engineer prior to issuance of a grading permit.
- ENG 36. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- ENG 37. In accordance with City of Palm Springs Municipal Code, Section 8.50.025 (c), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre for mitigation measures for erosion/blowsand relating to this property and development.



- ENG 38. A soils report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. Stockpiled fill existing on the site shall be addressed in the report. A copy of the soils report shall be submitted to the Building Department and to the Engineering Division prior to approval of the Grading Plan.
- ENG 39. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved “Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties” (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

#### WATER QUALITY MANAGEMENT PLAN

- ENG 40. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system (“MS4”), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).
- ENG 41. This project requires preparation and implementation of a stormwater prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. The approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the uo-to-

date SWPPP shall be kept at the project site and be available for review upon request.

ENG 42. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property (or public streets) is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.

ENG 43. Prior to issuance of any grading or building permits, the property owner shall record a “Covenant and Agreement” with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.

ENG 44. Prior to issuance of certificate of occupancy or final City approvals (OR of “final” approval by City), the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

#### DRAINAGE

ENG 45. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff

mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.

- ENG 46. The On-site flood control basin shall be sized to accommodate 100% of the increased runoff. As an alternative to the on-site retention the applicant may choose the construction of Storm Drain Lateral 20C and 20CA, extending in El Cielo Road from Ramon Road to Baristo Road, and extending in Baristo Road to the project site, as shown on the Master Drainage Plan for the Palm Springs Area, administered by the Riverside County Flood Control & Water Conservation District (RCFC), as necessary to accept stormwater runoff from the project site. Plans have been prepared by the City for Storm Drain Lateral 20C and Storm Drain Lateral 20CA, and construction of said Storm Drain lines shall be completed prior to issuance of a certificate of occupancy.
- ENG 47. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$9,212.00 per acre per Resolution No. 15189. Based on the 24.00 acre size of the project site as shown on the Tentative Tract Map, the project is responsible for payment of \$221,088 in drainage implementation fees. If applicant constructs Storm Drain Lateral 20C and 20CA, the applicant shall be eligible for credit up to the maximum drainage implementation fee of \$221,088 otherwise due.
- ENG 48. The project is subject to drainage implementation fees, however, any validated costs incurred by the applicant for construction of Storm Drain Lateral 20C and 20CA may be credited toward the drainage fee otherwise due. In the event validated costs exceed the drainage implementation fee otherwise due, at the request of the applicant, the City may enter into a reimbursement agreement with the applicant for reimbursement of excess costs. Following completion and acceptance of the construction of Storm Drain Lateral 20C and 20CA by RCFC and the City Engineer, if reimbursement of excess costs is requested in writing by the applicant, the applicant shall submit a formal request for preparation of a Drainage Reimbursement Agreement and a \$2,500 deposit for City staff time associated with the preparation of the Drainage Reimbursement Agreement, including City Attorney fees. The applicant shall be responsible for payment of all associated staff time and expenses necessary in the preparation and processing of the Drainage Reimbursement Agreement with the City Council, and shall submit additional deposits as necessary when requested by the City, which are included in the amount that may be reimbursed to the applicant through

the Drainage Reimbursement Agreement. The Drainage Reimbursement Agreement is subject to the City Council's review and approval, and its approval is not guaranteed nor implied by this condition.

- ENG 49. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.
- ENG 50. All on-site storm drain systems shall be privately maintained by a Homeowners Association (HOA). Provisions for maintenance of the on-site storm drain systems acceptable to the City Engineer shall be included in Covenants, Conditions and Restrictions (CC&R's) required for this project.

#### GENERAL

- ENG 51. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
- ENG 52. All proposed utility lines shall be installed underground.
- ENG 53. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 54. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file) and DXF (AutoCAD ASCII drawing exchange file). Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

ENG 55. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 56. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 57. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed per City of Palm Springs Standard Drawing No. 904.

#### MAP

ENG 58. The developer shall apply for an annexation to the City of Palm Springs Community Facilities District established for public safety services and submit required applications, waivers, and consent forms to the annexation prior to approval of a final map. Payment of an annexation fee (\$7,500) and shall be made at the time of the application. The annexation shall be completed by action of the city council in a public hearing, prior to processing a final map for approval.

ENG 59. A Final Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Division as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of building permits.

ENG 60. A copy of draft Covenants, Conditions and Restrictions (CC&R's) shall be submitted to the City Engineer for review and approval for any restrictions related to the Engineering Division's recommendations. The CC&R's shall be provided with the first submittal of the final map, and shall be approved by the City Engineer prior to approval of the Final Map.

ENG 61. Upon approval of a final map, the final map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way,

and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile, ArcInfo Coverage or Exchange file, DWG (AutoCAD drawing file), DGN (Microstation drawing file), and DXF (AutoCAD ASCII drawing exchange file). Variations of the type and format of G.I.S. digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

ENG 62. Relocation or abandonment of record easements across the property shall be performed in conjunction with or prior to approval of a final map. The easements, identified as an easement to Water Company recorded as Instrument on March 5, 1987 in Map Book 68, Page 471; easements to be abandoned for sewer, water, and public utilities over certain lettered lots as shown and dedicated on Tract Map 10346; an easement to be abandoned for pipe lines and incidental purposes, in favor of Southern California Gas Company recorded as Instrument No. 216081 on October 11, 1979; easements for walls, encroachments, utilities, ingress and egress and incidental purposes recorded as Instrument No. 233274 on November 1, 1979; and an easement for pole lines, conduits and incidental purposes, in favor of General Telephone Company of California recorded as Instrument No. 212740 on November 13, 1980, shall be extinguished, quit-claimed, relocated or abandoned to facilitate development of the subject property. All record easements shall be extinguished, quit-claimed, relocated or abandoned to facilitate development of the subject property. Without evidence of such, proposed individual lots encumbered by existing record easements are rendered unbuildable until such time as these easements are removed of record and are not an encumbrance to the affected lots.

ENG 63. Acceptance of public improvements required of this development shall be completed by resolution of the City Council to release the faithful performance bond and acceptance of replacement maintenance bond to be held for one year. An inspection will be performed nine months after said acceptance as part of the notice of completion process, a notice of completion will be filed certifying the improvements are complete.

#### TRAFFIC

ENG 64. Based on the Traffic Study submitted by Endo Engineering on January 2005, the following mitigation measures will be required, and as modified by Arch Beach Consulting Traffic Impact Study dated, November 15, 2013:

- a. Install a traffic signal at the intersection of Civic Drive and Tahquitz Canyon Way. The applicant shall submit traffic signal installation plans prepared by a California registered Civil Engineer or Traffic Engineer

for review and approval by the City Engineer. The traffic signal shall be installed and operational prior to issuance of the 165<sup>th</sup> Certificate of Occupancy, unless otherwise allowed by the City Engineer. The applicant shall be responsible for 100% of the cost to design and install the traffic signal.

- b. Install traffic striping and signage improvements at the intersection of Baristo Road and Compadre Road to provide striping for two eastbound through lanes of uniform width that extend a minimum of 150 feet west and 200 feet east of Compadre Road, or as required by the City Engineer. Submit traffic striping plans prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed in conjunction with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a certificate of occupancy.
- c. Install 36 inch stop signs, stop bars, and “STOP” legends as necessary to create an “All-Way Stop Controlled” (AWSC) intersection, at the intersection of Baristo Road and Compadre Road, and the Main Entry, in accordance with City of Palm Springs Standard Drawing Nos. 620-625.

- ENG 65. A minimum of 48 inches of clearance shall be provided on public sidewalks for handicap accessibility. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement (if necessary) and widening of the sidewalk; or by the relocation of any obstructions within the public sidewalk along the Farrell Drive, Tahquitz Canyon Way, Baristo Road, and Civic Drive frontages of the subject property.
- ENG 66. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, and striping associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 67. Install a street name sign and a 36 inch stop sign, stop bar, and “STOP” legend for traffic exiting the development at the intersection of Louella Road and the Louella Road access in accordance with City of Palm Springs Standard Drawing Nos. 620 through 625.
- ENG 68. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the California Manual on Uniform Traffic Control Devices (CAMUTCD),

dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 69. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

## **FIRE DEPARTMENT CONDITIONS**

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

FID 1 These conditions are subject to final plan check and review. Initial Fire Department conditions have been determined from the plans stamped received August 4, 2016 associated with TTM 36689 and TPM 36767. Additional requirements may be required at that time based on revisions to site plans.

FID 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Three (3) complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal. No deferred submittals accepted.

### **FID 3 PLANS AND PERMITS**

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

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

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

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. Inspection fees are charged at the fully burdened hourly rate of the fire inspector. These fees are established by Resolution of the Palm Springs City Council.



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

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

FID 4      **Conditions of Approval** – “Conditions of Approval” received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.

FID 5      **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13’-6”. Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.

FID 6      **Fire Apparatus Access Roads (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

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

**Fire Lane Marking (CFC 503.3):** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

**Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW)

and shall be surfaced so as to provide all-weather driving capabilities.

- FID 7      **Turning radius (CFC 503.2.4):** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet. Radius must be concentric.
- FID 8      **Traffic Calming Devices (CFC 503.4.1):** Traffic calming devices shall be prohibited unless approved by the fire code official.
- FID 9      **Security Gates (CFC 503.6):** The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

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

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

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

- FID 10     **Key Box Required (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.
- FID 11     **Required Water Supply (CFC 507.1):** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

- FID 12     **Water Plan (CFC 501.3 & 901.2):** A water plan for on-site and off-site is required and shall include underground private fire main for fire sprinkler riser(s), public fire hydrant(s), public water mains, Double Check Detector Assembly, Fire Department Connection and associated valves.
- FID 13     **Operational Fire Hydrant(s) (CFC 507.1, 507.5 & C105.1):** An approved water supply capable of supplying the required fire flow for fire protection shall be provided.  
Maximum distance from any point on street frontage to a public hydrant – 250 feet  
Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction and shall be serviceable prior to and during construction
- FID 14     **NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2013 Edition, as modified by local ordinance.  
Shall comply with Palm Springs Fire Code Appendix L  
**Project Note:** Single Family Dwellings
- FID 15     **NFPA 13R Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13R, 2013 Edition, as modified by local ordinance.  
Shall comply with Palm Springs Fire Code Appendix L  
**Project Note:** Multi-Family Dwellings
- FID 16     **Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.  
**Project Note:** Applies to multi-family units
- FID 17     **Residential Smoke and Carbon Monoxide Alarms Installation (CFC 907.2.11.2/3/4; CRC R314 & R315; and California Health & Safety Code 17926):** Provide and install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm will cause all smoke alarms within the dwelling to sound. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.
- FID 18     **Hazardous Materials (CFC 5004.1):** Storage of hazardous materials in

amounts exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001, 5003 and 5004. Storage of hazardous materials in amounts not exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001 and 5003. Retail and wholesale storage and display of nonflammable solid and nonflammable and noncombustible liquid hazardous materials in Group M occupancies and Group S storage shall be in accordance with Section 5003.11.

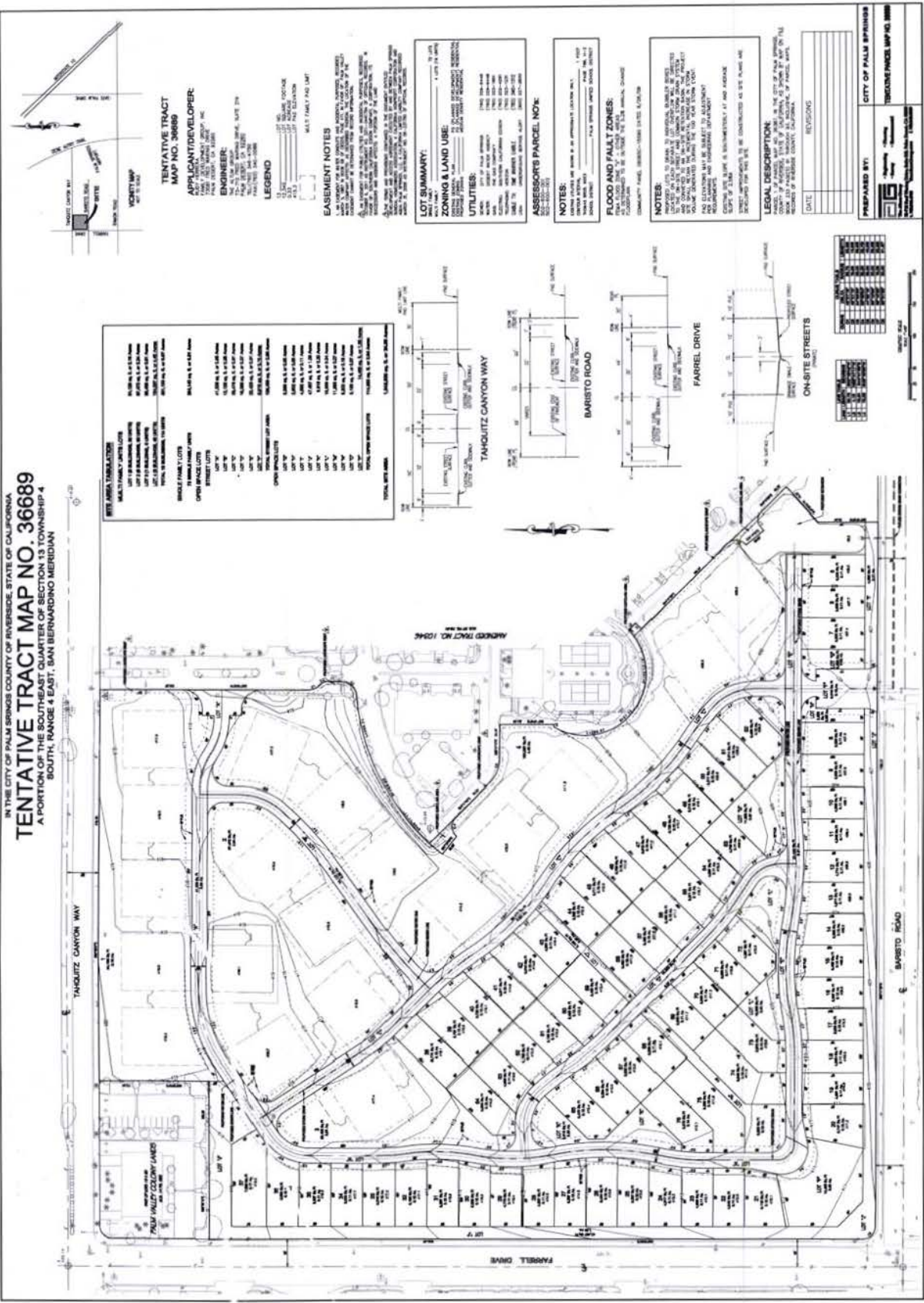
Pool Chemicals – dedicated, compliant storage cabinets, rooms, or areas required

Liquid Petroleum Gas (LPG) – dedicated, compliant storage cabinets, rooms, or areas required

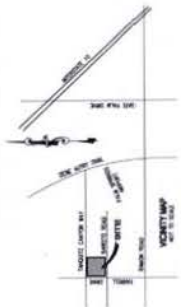
**Project Note:** Applies to Community Center

**End of Conditions**

IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP NO. 36689**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 4  
 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN



AREA	DESCRIPTION	AREA (SQ. FT.)
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**TENTATIVE TRACT  
 MAP NO. 36689**  
 APPLICANT/DEVELOPER:  
 [Name]  
 ENGINEER:  
 [Name]

**LEGEND**  
 [Symbol] ...  
 [Symbol] ...  
 [Symbol] ...

**EASEMENT NOTES**  
 1. ALL EASEMENTS ARE TO BE CONVEYED BY DEED.  
 2. ALL EASEMENTS ARE TO BE CONVEYED TO THE CITY OF PALM SPRINGS.  
 3. ALL EASEMENTS ARE TO BE CONVEYED TO THE CITY OF PALM SPRINGS.

**LOT SUMMARY:**  
 TOTAL LOTS: 100  
 TOTAL AREA: [Value]  
 TOTAL ACRES: [Value]

**ZONING & LAND USE:**  
 ZONING: [Code]  
 LAND USE: [Code]

**UTILITIES:**  
 WATER: [Code]  
 SEWER: [Code]  
 GAS: [Code]  
 ELECTRICITY: [Code]

**ASSESSOR'S PARCEL NO.:**  
 [List of APNs]

**NOTES:**  
 1. ALL EASEMENTS ARE TO BE CONVEYED BY DEED.  
 2. ALL EASEMENTS ARE TO BE CONVEYED TO THE CITY OF PALM SPRINGS.  
 3. ALL EASEMENTS ARE TO BE CONVEYED TO THE CITY OF PALM SPRINGS.

**FLOOD AND FAULT ZONES:**  
 FLOOD ZONE: [Code]  
 FAULT ZONE: [Code]

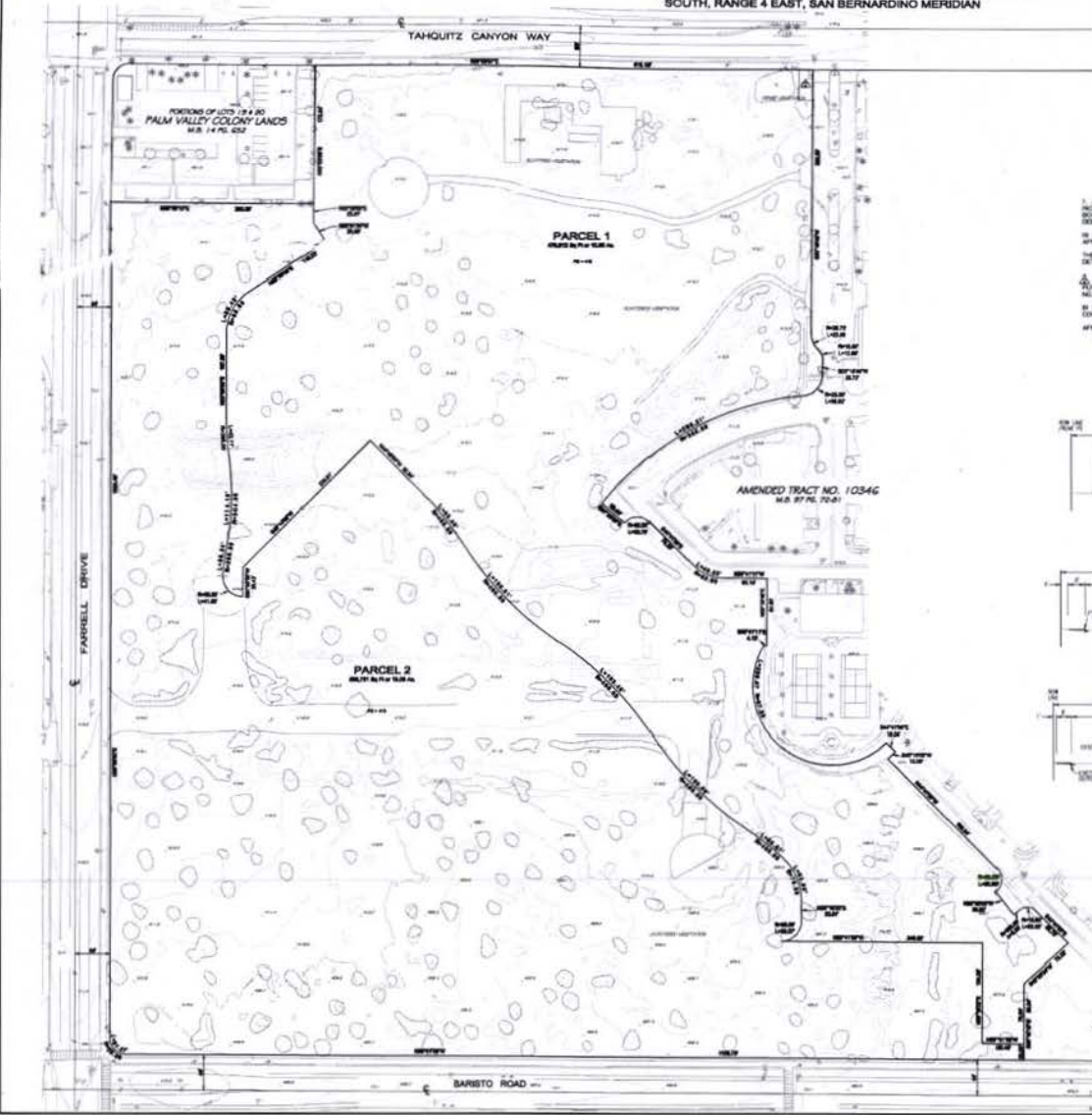
**LEGAL DESCRIPTION:**  
 [Detailed legal description of the tract]

DATE	REVISIONS

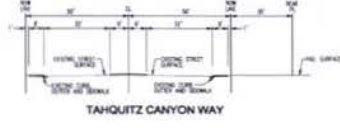
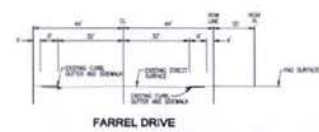
PREPARED BY:  
 [Name]  
 CITY OF PALM SPRINGS  
 RECORD/INCE/IMP/NO. 36689



IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 36767**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 4  
 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN



1. AN EASEMENT FOR WATER CONDUITS AND  
 INCIDENTAL PURPOSES, RECORDED MARCH 5, 1987 IN  
 BOOK 68 12  
 PAGE 471.  
 IN FAVOR OF PALM VALLEY WATER COMPANY  
 AFFECTS AS DESCRIBED THEREIN.  
 THE LOCATION OF THE EASEMENT CANNOT BE  
 DETERMINED FROM RECORD INFORMATION.  
 2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL  
 PURPOSES, RECORDED OCTOBER 8, 2011 AS INSTRUMENT  
 NO. 2011-1441784 OF PUBLIC RECORDS.  
 IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, A  
 CORPORATION, ITS SUCCESSORS AND ASSIGNS  
 AFFECTS A PORTION OF THE LAND



**TENTATIVE PARCEL  
 MAP NO. 36767**

**APPLICANT/DEVELOPER:**  
 P&L DEVELOPMENT GROUP, INC  
 7300 FRED MARKS DRIVE  
 PALM SPRINGS, CA 92260

**ENGINEER:**  
 THE ALI & JONES  
 7370 FRED MARKS DRIVE, SUITE 214  
 PALM SPRINGS, CA 92260  
 TEL: (760) 348-4700  
 FAX: (760) 340-0588

**ZONING & LAND USE:**

EXISTING ZONING PLAN	PLANNED DEVELOPMENT RESIDENTIAL
PROPOSED ZONING	RESIDENTIAL

**UTILITIES:**

SEWER	CITY OF PALM SPRINGS	1760 228-4448
WATER	SEWER WATER SERVICE	1760 228-4448
GAS	THE GAS COMPANY	1760 228-1887
ELECTRIC	SOUTHERN CALIFORNIA Edison	1760 228-4497
TELEPHONE	AT&T	1760 228-1237
TV	THE CABLE CHANNEL	1760 228-0775
MAIL	US MAIL SERVICE	1800 227-8822

**ASSESSOR'S PARCEL NO.:**  
 001-222-222

**NOTES:**  
 EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY.  
 SURVEY MATERIAL  
 SURVEY BOOK NO. 104 PAGE 104-1  
 SURVEY METHOD PALM SPRINGS UNIFIED SCHOOL DISTRICT

**ACREAGE:**  
 PARCEL 1 10.00 AC  
 PARCEL 2 13.00 AC

**FLOOD AND FAULT ZONES:**  
 FEMA FLOOD ZONE "X" - OTHER AREAS  
 AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
 CHANCE FLOODPLAIN  
 COMMUNITY PANEL 06030C-1582C DATED 8/24/04

**NOTES:**  
 THIS DEVELOPMENT MAY BE SUBJECT TO ADJUSTMENT  
 PER PLANNING AND ENGINEERING DEPARTMENT  
 REQUIREMENTS.  
 EXISTING SITE SLOPE IS SOUTHWESTERLY AT AN AVERAGE  
 SLURP OF 0.58%  
 STREET IMPROVEMENTS TO BE CONSTRUCTED AS SITE  
 PLANS ARE DEVELOPED FOR THIS SITE.

**LEGAL DESCRIPTION:**  
 THAT 1/4 PARTS, MAP NO. 36767, IN THE  
 CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA, AS SHOWN BY MAP ON  
 FILE BOOK 222 PAGE 21 THROUGH 25,  
 INCLUDING OF CHANGING MAPS, RECORDS OF  
 RIVERSIDE COUNTY, CALIFORNIA.

DATE	REVISIONS

**PREPARED BY:** CITY OF PALM SPRINGS

**TENTATIVE PARCEL MAP NO. 36767**

**RECEIVED**  
 NOV 21 2016  
 PLANNING SERVICES  
 DEPARTMENT