



PLANNING COMMISSION STAFF REPORT

DATE: March 8, 2017

NEW BUSINESS

SUBJECT: FAR WEST INDUSTRIES, (OWNER), FOR APPROVAL OF A REVISED FINAL PLANNED DEVELOPMENT DISTRICT IN LIEU OF A CHANGE OF ZONE FOR DEVELOPMENT OF A GATED COMMUNITY OF 46, TWO-STORY, DETACHED RESIDENTIAL UNITS ON A 5.23 ACRE AT THE SOUTHEAST CORNER OF NORTH PALM CANYON DRIVE AND ALVARADO ROAD (CASE 5.1340 PDD 370 CUP, 3.3742 MAJ, TTM 36725) (ZONE C-1 / RGA-6 / R-3 / RESORT COMBINING ZONE). (APN's 504-074-001, 002 & 008) (KL)

FROM: Department of Planning Services

SUMMARY:

The City Council approved a preliminary and final PDD in lieu of a change of zone for the subject project on January 7, 2015. The Council placed several conditions on the approval requiring revisions and resubmittal for review and approval by the Planning Commission. The Council limited the Planning Commission's review as follows:

(From Condition PLN 26:) "...The Planning Commission review and approval is limited to the Palm Canyon Drive frontage, including more variety in the accessory units fronting Palm Canyon and the repetitive nature of the project's architecture, improve the effectiveness of overhangs for sun control on the large expanses of glass, review of the perimeter garden walls, functionality of the placement of the pool and HVAC equipment, more landscaping along Alvarado and De Anza Roads, shift the placement of units on lots along Palm Canyon that don't have accessory units and within the site where possible to break up the long façade of garage doors along the private streets, re-align the perimeter wall at the southwest corner of the project to give more relief to the street landscaping and bring the perimeter wall up to the units along the perimeter of the project where possible such that the units themselves provide part of the perimeter wall enclosure."

At its meeting of December 14, 2016, the Planning Commission reviewed the applicant's revised final PDD and voted to deny the application, citing that the conditions imposed by the City Council had not been met.

RECOMMENDATION:

Adopt Resolution # ____, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 5.1340 PDD 370, A REVISED FINAL PLANNED DEVELOPMENT DISTRICT IN LIEU OF A CHANGE OF ZONE FOR "ICON"; A GATED DEVELOPMENT OF FORTY-SIX (46) DETACHED SINGLE FAMILY CONDOMINIUM DWELLING UNITS, PRIVATE STREETS AND OPEN SPACE ON A 5.23-ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF NORTH PALM CANYON DRIVE AND ALVARADO ROAD. (ZONE PDD 370)."

BACKGROUND INFORMATION:

<i>TABLE 1: Recent past actions by the City</i>	
August 11, 2014	AAC reviewed the original project application and voted 5-0-1-1 (Song abstained, Secoy-Jenson absent) recommending approval of the project by the Planning Commission as proposed and appointed a subcommittee (Purnell/Fredricks/Cassidy) to review the final landscape submission at plan check.
October 8, 2014	Planning Commission reviewed the project and voted 7-0 to table with direction to the applicant to revise the project.
November 19, 2014	Planning Commission voted 5-2 (Calerdine / Klatchko opposed) to again table with direction to revise the project.
December 10, 2014	Planning Commission voted 7-0 to approve with conditions and recommend approval by the City Council as conditioned.
January 7, 2015	City Council approved the Preliminary PDD in lieu of a change of zone, the PDD also served as the application within which the Conditional Use Permit for condominium uses in the Resort Combining Overlay Zone was approved, and the Tentative Tract Map for condominium purposes (Cases 5.1340 PDD 370 / 3.3742 MAJ / TTM 36725). The approval included several conditions requiring revisions to the project requiring approval by the Planning Commission.
December 14, 2016	The Planning Commission reviewed the revised Final PDD and voted to deny the application.

<i>Most Recent Change of Ownership</i>	
(12/11/15)	Purchase by Far West Industries, the current owner.

<i>Neighborhood Meeting/Neighborhood Notice</i>	
The new owner has not conducted any neighborhood outreach meetings.	
March 2, 2017	Written notice to neighborhood organizations on the agenda sent pursuant to PSZC Section 94.04.

<i>Field Check</i>	
12/1/16	Field check by Planner.

ANALYSIS:

At the Planning Commission meeting of December 14, 2016, the Planning Commission reviewed the revisions proposed by the applicant in response to the City Council’s comments at the January 15, 2015 public hearing. The Commission concluded that the applicant had not sufficiently responded to the Council’s concerns about the projects’ design. The applicant took the Commission’s concerns into consideration and made further revisions in the overall design including significant changes in the architecture and site plan. Staff evaluated the additional revisions made by the applicant and provided the following analysis.

Condition Number:	Description	Applicant Response
PLN 3	The project’s final landscape plan shall be submitted for review by the AAC subcommittee (Pumell, Fredricks, Cassady) for recommendation for approval to the Director of Planning prior to issuance of building permits.	The applicant provided the revised landscape plan on December 1, 2016. The subcommittee reviewed and recommended approval of the project with the revised landscape and wall design as proposed.
Staff Evaluation:	(Conforms). The AAC subcommittee reviewed the proposed changes and recommended approval by the Planning Director.	
PLN 21.	<u>Shade Structure Option for Buyers.</u> Develop a design for shade structures in the back yards that integrates with the architecture of the complex that buyers could include as a purchase option; review design with Director of Planning for design approval.	The applicant has proposed an option for buyers to have an additional shade structure added to the rear side of the units.
Staff Evaluation:	(Conforms)	

PLN 24.	Provide at least 48 inch box shade trees for corner public open space. Select an alternative to the Shoestring Acacia species with greater shade canopy.	All trees are now proposed as minimum 48 inch box trees. Ghost Gum, Thornless Mesquite, and Tipu trees are proposed in lieu of Shoestring Acacia.
Staff Evaluation:	(Conforms.) The proposed alternative trees meet the requirement of providing shade.	
PLN 26a.	More variety in the accessory units fronting Palm Canyon Drive	The applicant is proposing three different elevations for the Palm Canyon side of the accessory units.
Staff Evaluation:	(Conforms). The Palm Canyon-fronting accessory units are proposed with three variations in elevations. All elevations are proposed with extended eaves and wing walls that "frame" the elevations and a mix of standard and shadow block masonry units: (1) with a raised roof element at the door, (2) with the framed eaves and wing walls at the sides of the units and (3) with framed eaves and wing walls subdividing the façade.	
PLN 26b.	Address the repetitive nature of the project's architecture.	The applicant has completely revised the roof style, and front and rear elevations of the units. An alternative color and material palette is also proposed.
Staff Evaluation:	(Conforms) The units are now proposed with flat roofs and three distinctly different elevation schemes. The revised facades are more visually different from one another and have accent materials (ledgestone) and in some places racked stucco. The proposed changes include the addition of decks and railings at the second floor over some of the garages and greater variation in overall aesthetic of the project.	
PLN 26c.	Improve the effectiveness of the overhangs for sun control on the large expanses of glass	Most units now have deeper roof overhangs on the front and rear of the units that provide greater shade and screening from the sun.
Staff Evaluation:	(Conforms.)	
PLN 26d.	Review the perimeter garden walls	The perimeter walls are proposed as 95% precision concrete block and 5% shadow block. Individual pedestrian gates and entries are provided at the perimeter wall of all units backing onto the public streets. The applicant has added a pedestrian gate at the gated vehicular entry, at the open space at the corner of North Palm Canyon Drive and Alvarado Road.

Staff Evaluation:	(Conforms). The perimeter wall is highly articulated with angles, offsets, and recessed areas with pedestrian gates. Along Palm Canyon the accessory units form the street edge, eliminating the necessity for walls at those units.	
PLN 26e.	Functionality of the pool and HVAC equipment.	The applicant has not changed the location of the pool equipment and the A/C condensing units. They are proposed to be enclosed by five foot high block walls at the rear of the back yards.
Staff Evaluation:	(Partial Conformance.) Staff believes even with quieter variable speed drive pumps and condensers as proposed in block enclosures, that noise and humming of motors and fans may still impact occupants attempting to use the small back yards. Placing the equipment in the side yards may slightly improve this, however the side yards in most cases are too narrow to accommodate this equipment while still affording pedestrian access past the mechanical units. Given the constraints of the site plan, staff believes the applicant has addressed this issue to the extent possible.	
PLN 26f.	Provide more landscaping along Alvarado and De Anza Roads	The applicant has proposed more landscaping (trees and shrubs) on the outer side of the perimeter walls along Alvarado and De Anza Roads.
Staff Evaluation:	(Conforms.) The perimeter landscaping is well-planted with drought-tolerant species for color, shade, texture, and visual screening of the proposed development from the adjacent neighborhood.	
PLN 26g.	Shift the placement of units on lots along Palm Canyon Drive that don't have accessory units and those units within the site where possible to break up the long façade of garage doors along the private streets.	The applicant has provided greater variation in the placement of the units on the lots, thereby reducing the long flat plane of garage doors facing the private streets. Where possible at corner units, the applicant has re-oriented the garage doors to the site, thereby affording greater visual variety along the private streets.
Staff Evaluation:	(Conforms.)	
PLN 26h.	Re-align the perimeter wall at the southwest corner of the project to give more relief to the street landscaping	Applicant proposes a re-alignment of the perimeter wall, giving more space and landscape to the street-side landscaping
Staff Evaluation:	(Conforms.) More open space is now proposed on the outer side of the perimeter walls.	

PLN 26i.	Bring the perimeter wall up to the units along the perimeter of the project where possible such that the units themselves provide part of the perimeter wall enclosure.	Applicant proposes re-alignment of the perimeter walls at the northwest and northeast corners of the project site, providing greater area on the outer side of the perimeter wall. The added area is proposed with landscaping consistent with the rest of the outer perimeter landscaping on the project.
Staff Evaluation:	(Conforms) The accessory units along Palm Canyon Drive serve to wall off the back yards of units at which they are proposed. The perimeter frontages along Alvarado and De Anza Roads do not lend themselves to this notion due to the placement of the units in the center of the "lots".	

In addition to the analysis provided above, at the December 2016 meeting, the applicant requested approval of a slight modification in the setback requirements for swimming pools outlined in Zoning Code Section 93.01.00 (F)(6)(b). Due to the relatively small size of the back yards, the applicant has requested that the Planning Commission approve a reduction in the setbacks from property lines and/or the demising walls between back yards and the water line of the swimming pools from five (5) feet to three (3) feet to allow greater flexibility in the placement of the pools as well as to provide more usable terrace areas adjacent to the homes.

This type of setback reduction on swimming pools has been approved in several other developments with small individual back yards similar to those found in this project. Staff believes this is a reasonable request that will allow the placement of the swimming pools so as to maximize the usable terrace areas in the back yards.

The development standards for the project shall be as approved by the City Council on January 7, 2015, (outlined below) with the exception that the five foot regulation on the distance from the water line of swimming pools to property lines outlined in Zoning Code Section 93.01.00 (F)(2)(b) shall be reduced to three foot from property lines or demising walls between back yards to the water line of the pool.

Development Standards: The PDD in lieu of a change of zone proposes to replace the disparate zoning standards underlying the project site (C-1 / RGA-6 / R-3) with one set of development standards that would be applied to the entire 5.23-acre site. The development standards as approved in the preliminary PDD are as follows:

Proposed Project	
Lot Standards	
Min. Area	The tract map proposes one lot for condominium purposes. (N/A).
Min. Width	The tract map proposes one lot for condominium purposes. (N/A).
Min. Depth	The tract map proposes one lot for condominium purposes. (N/A).
Building Height	24ft and 2 stories
Density	9 du/ac, single family detached residential units in a condominium form of ownership
Yard Setbacks	

Front	As a 1 lot map, the front yard is that which fronts Palm Canyon Drive. Roughly 5ft, PL to face of casitas.
Side	Varies
Rear	Varies
Distance between buildings	6 feet
Distance from PL or demising wall between yards to waterline of swimming pools	3 feet
Lot Coverage	54% on entire one-lot condo map.
Trash Enclosure	Per PSZC 93.07.02; 2 provided
Off-street Parking	2 covered spaces are provided with each of the 46 units (92 spaces) + 25 guest parking spaces are proposed; total 117 spaces

FINDINGS FOR THE FINAL PLANNED DEVELOPMENT DISTRICT APPLICATION:

Pursuant to Zoning Code Sections 94.03.00 (E)(4), the Planning Commission, in its review of a final PDD, must find that the final PDD is in substantial conformance with the preliminary PDD and shall evidence that all modifications and conditions imposed by the City Council and Planning Commission on the preliminary PDD have been incorporated in the final PDD.

Based upon the above analysis of the revised final PDD, staff has concluded that it substantially conforms to the preliminary PDD, including the conditions imposed by the City Council at its meeting of January 7, 2015. A draft resolution is attached for Planning Commission consideration.

ENVIRONMENTAL ANALYSIS:

The proposed development is deemed a project pursuant to the guidelines of the California Environmental Quality Act (CEQA). The City conducted an initial study from which it concluded that the project had the potential to cause significant impacts to the environment.

A Mitigated Negative Declaration (MND) was proposed including mitigation measures that would reduce any potentially significant impacts to less than significant levels. The draft study was circulated for public comment for a 20-day comment period from September 3, 2014 to September 23, 2014. Through the public comment period, no new information was found that would require recirculation or further analysis of the project’s impacts under CEQA. A Mitigated Negative Declaration was adopted by the City Council on January 7, 2015 and the owner has agreed in writing to implement all of the required mitigation measured identified.

The final Planned Development District proposal is substantially in conformance with the

preliminary Planned Development District proposal. There are no new factors or information related to the project that would require recirculation of the initial study. The Mitigated Negative Declaration remains a full and complete analysis of the projects potential impacts and the mitigation measures remain sufficient to reduce any potential impacts associated with the proposed project to less than significant levels.

CONCLUSION:

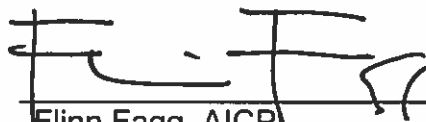
The Final Planned Development District proposal substantially conforms to the preliminary Planned Development District and the conditions imposed by the City Council on the preliminary PDD.

NOTIFICATION:

Written notice of the agenda for today's meeting has been provided to adjacent recognized neighborhood organizations pursuant to Zoning Code Section 94.04.00.



Ken Lyon, RA
Associate Planner



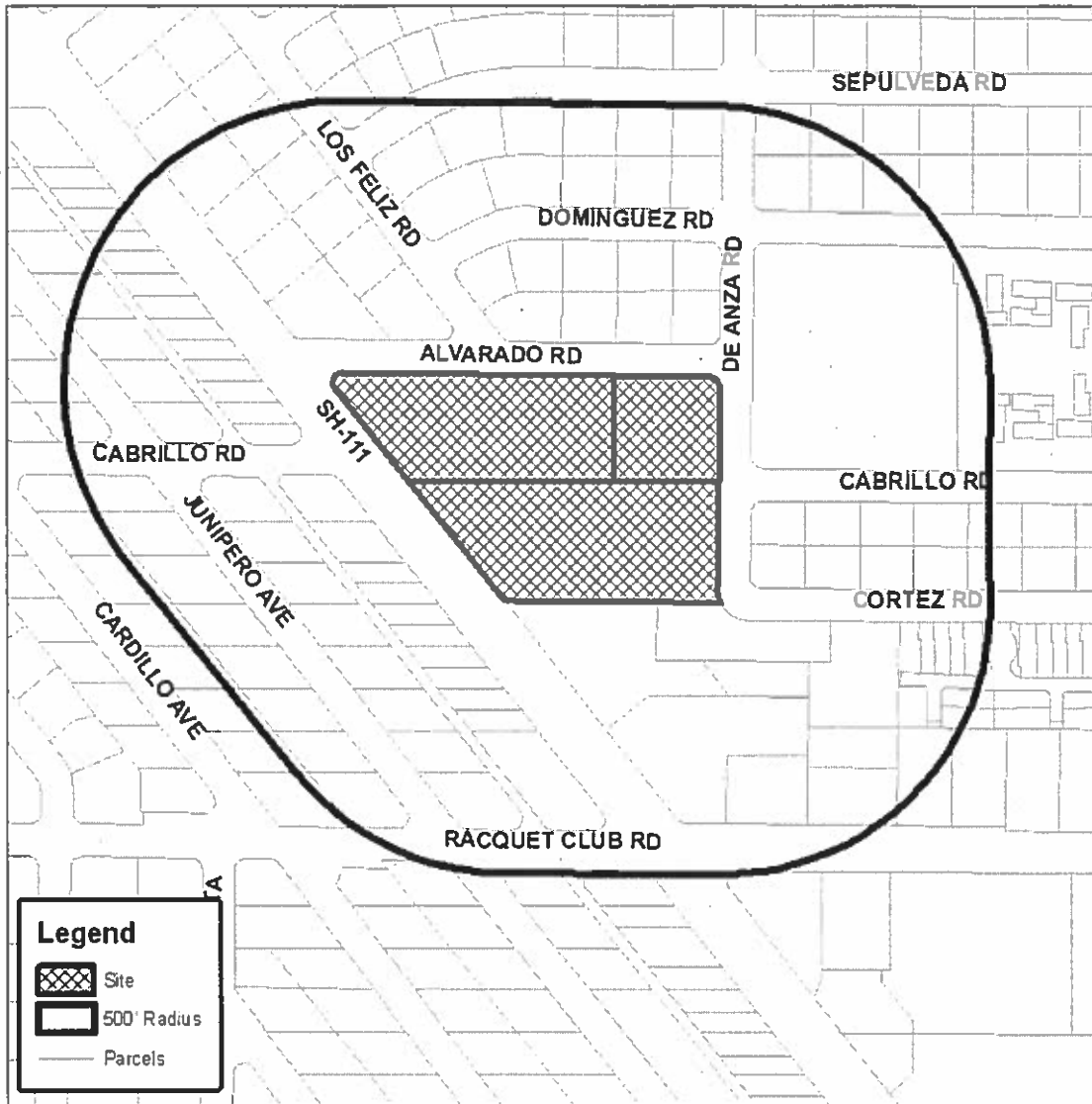
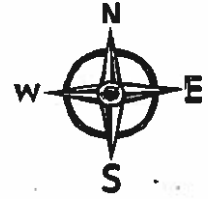
Flinn Fagg, AICP
Director of Planning Services

ATTACHMENTS:

1. Vicinity Map.
2. Draft Resolution with Conditions.
3. Plans, elevations, perspectives, site plan, landscape plan, date stamped February 28, 2017, executive summary.
4. Planning Commission meeting minute excerpt of December 14, 2016.
5. Planning Commission Resolution # 6602 denying the previous final PDD submission.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.1340 PDD 370 / CUP /
TTM 36725 / 3.3742 MAJ

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 5.1340 PDD 370, A REVISED FINAL PLANNED DEVELOPMENT DISTRICT IN LIEU OF A CHANGE OF ZONE FOR "ICON"; A GATED DEVELOPMENT OF FORTY-SIX (46) DETACHED SINGLE FAMILY CONDOMINIUM DWELLING UNITS, PRIVATE STREETS AND OPEN SPACE ON A 5.23-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF NORTH PALM CANYON DRIVE AND ALVARADO ROAD. (ZONE PDD 370).

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. On January 7, 2015, the City Council adopted a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) and approved applications for a preliminary and final Planned Development District in lieu of a change of zone, a Conditional Use Permit for condominium uses in the Resort Combining Zone, a Tentative Tract Map for condominium purposes and Architectural Approval for Case 5.1340 PDD 370 CUP / TTM 36725 / 3.3742 MAJ for "Alvarado at the Art Colony"; a proposed gated development of forty-six (46) detached single family residential dwelling units, private streets and open space on a 5.23-acre parcel at the southwest corner of North Palm Canyon Drive and Alvarado Road, subject to Conditions. The Conditions of Approval required modification of several architectural and design aspects of the project which in turn required the applicant to resubmit the final PDD for approval by the Planning Commission.
- B. On October 13, 2016, Far West Industries, ("Applicant") filed an application for approval of a revised final Planned Development District pursuant to Zoning Code Section 94.03.00 (Planned Development) for "Icon" (formerly "Alvarado at the Art Colony).
- C. On December 14, 2016, the Planning Commission of the City of Palm Springs held a regularly scheduled meeting to consider the revised final Planned Development District application for Case 5.1340 PDD 370. At that meeting the Planning Commission voted to deny the application, citing that the applicant had not sufficiently responded to the conditions imposed by the City Council.
- D. On March 8, 2017, the Planning Commission held a regularly scheduled meeting to consider further revisions proposed by the applicant.

E. The proposed development is deemed a project pursuant to the guidelines of the California Environmental Quality Act (CEQA). The City conducted an initial study from which it concluded that the project had the potential to cause significant impacts to the environment.

A Mitigated Negative Declaration (MND) was proposed including mitigation measures that would reduce any potentially significant impacts to less than significant levels. The draft study was circulated for public comment for a 20-day comment period from September 3, 2014 to September 23, 2014. Through the public comment period, no new information was found that would require recirculation or further analysis of the project's impacts under CEQA. A Mitigated Negative Declaration was approved by the City Council on January 7, 2015 and the owner has agreed in writing to implement all of the required mitigation measures identified.

The Revised final Planned Development District proposal is substantially in conformance with the final Planned Development District approved by City Council on January 7, 2015, inclusive of the attendant Conditions of Approval. There are no new factors or information related to the project that would require recirculation of the initial study. The Mitigated Negative Declaration approved by City Council on January 7, 2015 remains a full and complete analysis of the project's potential impacts and the mitigation measures remain sufficient to reduce any potentially adverse environmental impacts associated with the proposed project to less than significant levels.

F. 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.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to Zoning Code Section 94.03.00 (E)(4), the Planning Commission, in its review of a final PDD, must find that the final PDD is in substantial conformance with the preliminary PDD and shall evidence that all modifications and conditions imposed by the City Council and Planning Commission on the preliminary PDD have been incorporated in the final PDD.

Based upon the analysis provided in the staff report on the revised final PDD submittal, which report and analysis is incorporated herein, and review of the application materials, the Planning Commission finds that the final PDD as submitted substantially conforms to the preliminary PDD, including the conditions imposed by the City Council at its meeting of January 7, 2015.

Section 2: The development standards for the project shall be as approved by the City Council on January 7, 2015, with the exception that the five foot regulation on the distance from the water line of swimming pools to property lines outlined in Zoning

Code Section 93.01.00 (F)(2)(b) shall be reduced to three foot from property lines or demising walls between back yards to the water line of the pools.

Development Standards: The PDD in lieu of a change of zone proposes to replace the disparate zoning standards underlying the project site (C-1 / RGA-6 / R-3) with one set of development standards that would be applied to the entire 5.23-acre site. The development standards as approved in the preliminary PDD are as follows:

	Proposed Project
Lot Standards	
Min. Area	The tract map proposes one lot for condominium purposes. (N/A).
Min. Width	The tract map proposes one lot for condominium purposes. (N/A).
Min. Depth	The tract map proposes one lot for condominium purposes. (N/A).
Building Height	24ft and 2 stories
Density	9 du/ac, single family detached residential units in a condominium form of ownership
Yard Setbacks	
Front	As a 1 lot map, the front yard is that which fronts Palm Canyon Drive. Roughly 5ft, PL to face of casitas.
Side	Varies
Rear	Varies
Distance between buildings	6 feet
Distance from PL or demising wall between yards to waterline of swimming pools	3 feet
Lot Coverage	54% on entire one-lot condo map.
Trash Enclosure	Per PSZC 93.07.02; 2 provided
Off-street Parking	2 covered spaces are provided with each of the 46 units (92 spaces) + 25 guest parking spaces are proposed; total 117 spaces

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 5.1340 PDD 370; A revised final Planned Development District in lieu of a change of zone for "Icon" a gated development of forty-six (46) detached single family condominium dwelling units, private streets and open space on a 5.23-acre site located at the southwest corner of North Palm Canyon Drive and Alvarado Road, subject to Conditions of Approval outlined in the attached Exhibit "A" and the mitigation measures outlined in the approved Mitigated Negative Declaration.

ADOPTED this 8th day of March, 2017

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

**EXHIBIT A
CONDITIONS OF APPROVAL**

Case 5.1340 PDD 370 CUP / 3.3742 MAJ / TTM 36725 - "Alvarado"
(Southeast corner of North Palm Canyon Drive and Alvarado Road)

March 8, 2017

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 (5.1340 PDD 370 CUP / 3.3742 MAJ / TTM 36725); 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 approved plans, date stamped (February 28, 2017) including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- 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. 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 5.1340 PDD 370 CUP / 3.3742 MAJ / TTM 36725.

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 6. 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 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 7. Time Limit on Approval. Termination of Planned Development District. If the owner or owners of property in the planned development district have not commenced substantial construction within six (6) months from the date of the final development plan as approved by the planning commission or within the time set by planning commission or city council approval, 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.

Extensions of time may be approved pursuant to Code Section 9.63.110. Such extension shall be required in writing and received prior to the expiration of the original approval (Tentative Tract Map)

ADM 8. 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 9. 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 10. 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 11. Maintenance of Outdoor Seating and structures at the Corner "Oasis". Periodic cleaning of the "oasis" at the corner of North Palm Canyon Drive and Alvarado Road shall be the responsibility of the project's homeowners' association (HOA).
- ADM 12. 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 13. 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 14. 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 15. 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 planned activities which may occur in the public right-of-way.
- ADM 16. Notice to Tenants. The applicant shall provide all tenants with a copy of the Conditions of Approval for this project.
- ADM 17. Community Facilities District. The project will bring additional residents, visitors and activities to the community that will potentially impact the needs for public safety services beyond the City's ability to provide such services; and because such services, including police protection, criminal justice, fire protection and suppression, ambulance, paramedic and other safety services, and recreation, library, cultural services are near capacity, the City has established a Community Facilities District to which this project shall be annexed, subject to conditions of approval; and

Prior to recordation of the final map or, at the City's option, prior to issuance of certificate of occupancy, the developer agree to support formation of or annexation into a Community Facilities District (CFD) to include the project site. Developer further agrees to waive any right of protest or contest such formation or annexation, provided that the amount of any assessment for any single family dwelling unit (or the equivalency thereof when applied to multiple family, commercial or industrial) as established through appropriate study shall not exceed \$500 annually per dwelling unit or dwelling unit equivalency unit, subject to an annual consumer price index escalator. Prior to sale of any lots, or prior to the issuance of any certificate of occupancy, or prior to any

approval of the Building Official that will allow the premises to be occupied, the CFD shall be formed, the annexation thereto shall occur, or at the option of the City Manager and Building Official, a covenant agreement may be recorded against any affected parcel(s) with the project, evidencing the Owner's binding consent, approval, and waiver of rights as provided in this condition of approval.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. 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 for more information.
- ENV 3. Mitigation Monitoring. The mitigation measures of the environmental assessment shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the negative declaration or EIR will be included in the plans prior to Planning Commission consideration of the environmental assessment. Mitigation measures are defined in the CEQA Evaluation and summarized here as follows:
- ENV 4. 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 5. 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.

a). A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in the area is required.

b) 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.

c). 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 and Chapter 11.06) of the Palm Springs Municipal Code and all other relevant 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's and the City's Water Efficient Landscape Ordinances.

PLN 3. Palm Tree Requirement. In accordance with Planning Commission Resolution No. 1503, dated November 18, 1970, the developer is required to

plant Washingtonia Fillifera (California Fan) palm trees (14 feet from ground to fronds in height) 60 feet apart along the entire frontage of Palm Canyon Drive and/or Tahquitz Canyon Way median. The existing Robusta / Mexican Fan Palms at the Palm Canyon frontage shall be replaced with California Fan Palms.

- PLN 4. 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 permit/program to the Department of Planning Services prior to the issuance of building permits.
- PLN 5. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 6. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 7. 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 8. 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 9. 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 10. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 11. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 12. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.

- PLN 13. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and visitors. Location and design shall be approved by the Director of Planning.
- PLN 14. Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Department which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approved tentative map:
- a. The document to convey title.
 - b. Deed restrictions, easements, covenant conditions and restrictions that are to be recorded.
 - c. The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for joint access to the proposed parcels and open space restrictions. The approved documents shall contain a provision which provides that they may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.
- PLN 15. 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 16. Shade Structure Option for Buyers. Offer prospective buyers the option to have shade structures constructed in the back yards that integrate with the architecture of the complex.
- PLN 17. Provide 'smart controllers' for all irrigation systems.
- PLN 18. Provide Photo-voltaic systems for all units that have the capacity of providing at least one-quarter of the project annual electrical loads for each residential units.
- PLN 19. 48 inch box shade trees. Provide at least 48 inch box shade trees for the corner public open space.

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.

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
- ENG 2. Applicant shall obtain State permits and approval of plans for any work done on State Highway 111. A copy of an approved Caltrans encroachment permit shall be provided to the City Engineer prior to the issuance of any grading or building permits if there is any work being done in the public right-of-way on State Highway 111.
- ENG 3. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.

ALVARADO ROAD

- ENG 4. Construct a 6 inch curb and gutter, 18 feet south of centerline along the entire frontage, with a 35 feet radius curb return and spandrel at the southeast corner of the intersection of Alvarado Road and North Palm Canyon Drive in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
- ENG 5. Construct a 42 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 6. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 7. Construct a Type A curb ramp meeting current California State Accessibility standards at the southeast corner of the intersection of

Alvarado Road and North Palm Canyon Drive in accordance with City of Palm Springs Standard Drawing No.212.

- ENG 8. Construct pavement with a minimum pavement section of 2.5 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to centerline along the entire Alvarado Road frontage in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) 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 9. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

DE ANZA ROAD

- ENG 10. Construct a 6 inch curb and gutter, 20 feet west of centerline along the entire frontage, with a 25 feet radius curb return and spandrel at the southwest corner of the intersection of Alvarado Road and De Anza Road in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
- ENG 11. Construct a 24 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 12. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 13. Construct a Type A curb ramp meeting current California State Accessibility standards at the southwest corner of the intersection of Alvarado Road and De Anza Road in accordance with City of Palm Springs Standard Drawing No.212.
- ENG 14. Construct pavement with a minimum pavement section of 2.5 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to centerline along the entire De Anza Road frontage in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade

breaks of the pavement cross-section do not occur within a travel lane.) 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 15. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

NORTH PALM CANYON DRIVE (HIGHWAY 111)

- ENG 16. Contact the City's Director of Facilities to determine appropriate specifications for lighting, irrigation, root barriers on the existing California Fan Palm trees to remain. Existing Mexican / Robusta Fan Palms shall be removed and replaced in accordance with Planning Condition PLN 4 and Planning Commission Resolution 1503, and in accordance with City specifications.

- ENG 17. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

- ENG 18. The on-site layout of streets (or drive aisles) and parking spaces is subject to further review and approval by the City Engineer. Adjustment of proposed street alignments, and deletion or relocation of proposed parking spaces may be required during review and approval of construction plans for on-site improvements, as required by the City Engineer. Approval of the preliminary site plan does not constitute approval of the on-site layout of streets and parking spaces as proposed.

- ENG 19. The minimum pavement section for all on-site pavement (specify drive aisles, parking spaces, etc.) shall be 2-1/2 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 20. (not used).

- ENG 21. On-site drive aisles (or parking lot) shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey street

surface drainage of the on-site streets to the on-site drainage system, in accordance with applicable City standards.

SANITARY SEWER

- ENG 22. All sanitary facilities shall be connected to the public (or private) sewer system (via the proposed on-site private sewer system). New laterals shall not be connected at manholes.
- ENG 23. If an on-site private sewer system is proposed 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 for residential projects shall conform to City sewer design standards, including construction of 8 inch V.C.P. sewer main and standard sewer manholes. Sewer manhole covers shall be identified as "Private Sewer". 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 24. Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 25. Upon completion of the construction of public sewer lines, an as-built drawing in digital format shall be provided to the City as required by the City Engineer, if the sewer was not constructed in accordance with the original approved sewer plans.

GRADING

- ENG 26. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading 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 <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 Grading plan.

- b. The first submittal of the Grading 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 Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report.

ENG 27. 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. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, 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 28. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

ENG 29. (Temporary dust control) 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 30. 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 31. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-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 32. This project requires preparation and implementation of a stormwater pollution 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. Where applicable, 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 up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 33. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 34. A Geotechnical/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. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan (if required) or prior to issuance of any permit.
- ENG 35. 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 36. 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 37. 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 within the underground parking garage and the on-site private drive aisles. Direct release of nuisance water to adjacent public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- a. 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.

- b. 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).
- c. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall:
- d. Demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications;
- e. Demonstrate that applicant is prepared to implement all non-structural BMPs included in the approved Final Project-Specific Water Quality Management Plan (WQMP), conditions of approval, or grading/building permit conditions; and
- f. Demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

- ENG 38. 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 39. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to North Palm Canyon Drive, Alvarado Road or De Anza Road. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
- 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.
- ENG 41. The project is subject to flood control and drainage implementation fees pursuant to Resolution 14082. The acreage drainage fee at the present time is \$ 6511.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.
- ENG 42. 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 43. 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, Mission Springs Water District, 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 44. 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.
- ENG 45. All proposed utility lines shall be installed underground.
- ENG 46. All proposed utility lines shall be installed underground. The applicant shall coordinate with Southern California Edison to install underground conduit for future underground service from the street, for use at such time as the existing overhead utilities in the neighborhood are converted to an underground system.
- ENG 47. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 48. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

ENG 49. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 50. Nothing shall be constructed or planted in the corner cut-off area of any (intersection or) 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.

MAP

ENG 51. 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 (Parcel/Final) Map to the Engineering Division as part of the review of the Map. The (Parcel/Final) Map shall be approved by the City Council prior to issuance of building permits.

ENG 52. A copy of draft Covenants, Conditions and Restrictions (CC&R's) shall be submitted to the City Attorney for review and approval for any restrictions related to the Engineering Division's recommendations. The CC&R's shall be approved by the City Attorney prior to approval of the Final (Parcel) Map by the City Council, or in the absence of a Final (Parcel) Map, shall be submitted and approved by the City Attorney prior to issuance of Certificate of Occupancy.

ENG 53. Upon approval of a final (parcel) map, the final (parcel) 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 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe

Acrobat 6.0 or greater) formats. 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.

TRAFFIC

- ENG 54. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.
- ENG 55. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 56. Submit traffic striping and signage plans for Alvarado Road and De Anza Road 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.
- ENG 57. 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 (MUTCD), dated January 13, 2012, or subsequent editions in force at the time of construction.
- ENG 58. 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. 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 received and dated October 10, 2016. 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 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.

Project Notes: 2016 California Fire Code effective for submittals after January 1, 2017.

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 include all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supporting data, (calculations and manufacturers technical data sheets) including fire flow data, 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 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 except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

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.

Fire Lanes – signage and/or curb markings required

Project Note – all private streets within the project are designated fire apparatus access roads with no parking on either side. The area denoted to be a Bocce Ball court shown on the proposed site plan serves as a Fire Apparatus Access Road. The bocce ball court is not permitted in this location.

FID 6 Dead Ends (CFC 503.2.5): Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Project Note – “Street C” exceeds 150 feet. Approved turnaround required or connection to the secondary project access on Paseo de Anza

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.

Project Notes – All vehicle gates shall be automatic and meet the above requirements

- 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 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 12 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 "O"

- FID 13 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.

End of Conditions

~~ACTION: Approve with Conditions.~~

~~Motion: Commissioner Lowe, seconded by Commissioner Middleton and unanimously carried 6-0-1 on a roll call vote.~~

~~AYES: Chair Calerdine, Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Hudson, Commissioner Lowe, Commissioner Middleton~~

~~ABSENT: Vice Chair Wernick~~

2B. FAR WEST INDUSTRIES, INC. FOR A REVISED FINAL PLANNED DEVELOPMENT DISTRICT APPLICATION FOR "ICON" (FORMERLY "ALVARADO AT THE ART COLONY"), A PROPOSED GATED DEVELOPMENT OF 46, TWO-STORY DETACHED CONDOMINIUM DWELLING UNITS ON A 5.23-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF NORTH PALM CANYON DRIVE AND ALVARADO ROAD (CASE 5.1340 / PDD 370). (KL)

Associate Planner Lyon provided an overview of the proposed revised final planned development district as outlined in the staff report.

Commissioner Donenfeld requested clarification on the City Council's direction to the Planning Commission and redesign of the project.

Director Fagg provided clarification on City Council's concern relative to the design of the units and length of driveways.

Commissioner Hudson does not think the changes provided by the applicant are acceptable. He said that a few feet more would help the driveways and 14 buildings along Palm Canyon with 6 feet between the buildings is not adequate.

Commissioner Hirschbein requested clarification on the accessory units (casitas) if they are optional and thinks a certain percentage should be mandatory. However, he likes the elevations facing Palm Canyon and questioned the concept of the project.

BRYAN BERKSON, Far West Industries, said they have been building in the desert for 30+ years. He responded that the landscaping around the perimeter was not the only change they've done. He requested if there are specific changes the Commission would like to see they are open to suggestions and prefer to work it out today rather than continuing the project. He said they are under construction and currently re-routing a major gas line and relocating 5 electrical poles.

GEORGE ALVAREZ, Vice-President, Land Development (Far West Industries), said they purchased this dormant property and have been working with the development team to get this project where it is. He addressed the casitas, shade structures on Palm Canyon, garage doors and lineage of houses. He was available for questions.

Commissioner Hudson reiterated that the units could be more successful and does not see enough change.

Commissioner Donenfeld concurred with Commissioner Hudson in that the City Council was very specific with the changes they wanted to see and he does not see that major changes have occurred on this project.

Commissioner Hudson made a motion to deny the project and stated that the applicant has not responded to the specific comments requested by the City Council as noted in the staff report.

ACTION: Deny.

Motion: Commissioner Hudson, seconded by Commissioner Donenfeld and carried 5-1-1 on a roll call vote.

AYES: Chair Calderine, Commissioner Donenfeld, Commissioner Hirschbein, Commissioner Hudson, Commissioner Lowe

NOES: Commissioner Middleton

ABSENT: Vice-Chair Weremiuk

Planning Director Fagg reported that a resolution of denial would be brought back at their next meeting to reflect the findings of the Planning Commission.

~~PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: None.~~

PLANNING DIRECTOR'S REPORT:

Planning Director Fagg reported the zone text amendment for the Extension of Time will be reviewed at their January 11th meeting.

ADJOURNMENT:

The Planning Commission adjourned to a Study Session at 11:00 am followed by their regular meeting at 1:30 pm, Wednesday, January 11, 2017, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs.

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO. 6602

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, DENYING CASE 5.1340 PDD 370, A FINAL PLANNED DEVELOPMENT DISTRICT IN LIEU OF A CHANGE OF ZONE FOR "ICON"; A GATED DEVELOPMENT OF FORTY-SIX (46) DETACHED SINGLE FAMILY CONDOMINIUM DWELLING UNITS, PRIVATE STREETS AND OPEN SPACE ON A 5.23-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF NORTH PALM CANYON DRIVE AND ALVARADO ROAD. (ZONE PDD 370).

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. On January 7, 2015, the City Council adopted a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) and approved applications for a preliminary and final Planned Development District in lieu of a change of zone, a Conditional Use Permit for condominium uses in the Resort Combining Zone, a Tentative Tract Map for condominium purposes and Architectural Approval for Case 5.1340 PDD 370 CUP / TTM 36725 / 3.3742 MAJ for "Alvarado at the Art Colony"; a proposed gated development of forty-six (46) detached single family residential dwelling units, private streets and open space on a 5.23-acre parcel at the southwest corner of North Palm Canyon Drive and Alvarado Road, subject to Conditions. The Conditions of Approval required modification of several architectural and design aspects of the project which in turn required the applicant to resubmit the final PDD for approval by the Planning Commission.
- B. On October 13, 2016, Far West Industries, ("Applicant") filed an application for approval of a revised final Planned Development District pursuant to Zoning Code Section 94.03.00 (Planned Development) for "Icon" (formerly "Alvarado at the Art Colony").
- C. On December 14, 2016, the Planning Commission of the City of Palm Springs held a regularly scheduled meeting to consider the revised final Planned Development District application for Case 5.1340 PDD 370.
- D. The Planning Commission has 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.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to Zoning Code Section 94.03.00 (E)(4), the Planning Commission, in its review of a final PDD, must find that the final PDD is in substantial conformance with the preliminary PDD and shall evidence that all modifications and conditions imposed by the City Council and Planning Commission on the preliminary PDD have been incorporated in the final PDD.

Based upon the analysis provided in the staff report on the revised final PDD submittal, which report and analysis is incorporated herein, and review of the application materials, the Planning Commission finds that the final PDD as submitted is not in substantial conformance with the preliminary PDD, specifically regarding the applicant's response to the conditions imposed by the City Council at its meeting of January 7, 2015.

Section 2: The aspects of the submittal that the Planning Commission finds to be not in substantial conformance are as follows:

1. The applicant has not sufficiently addressed the City Council's condition to reduce the repetitive nature of the architecture of the units. It was noted more could be done to vary the appearance of the individual units such as offering different roof configurations, altering the facades to show more visual variety between units, considering more variation in surface material different color variations, window size and location, and overall configuration of the units to provide greater variety.
2. The applicant has not sufficiently addressed the staggering of the units that back onto North Palm Canyon Drive to break up the long row of garage doors.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby DENIES Case 5.1340 PDD 370; A final Planned Development District in lieu of a change of zone for "Icon" a gated development of forty-six (46) detached single family condominium dwelling units, private streets and open space on a 5.23-acre site located at the southwest corner of North Palm Canyon Drive and Alvarado Road.

ADOPTED this 14th day of December, 2016.

AYES: 6, Lowe, Middleton, Hudson, Vice-Chair Weremiuk, Chair Calerdine
NOES: None.
ABSENT: 2, Donenfeld, Hirschbein
ABSTAIN: None.

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA



Flinn Fagg, AICP
Director of Planning Services

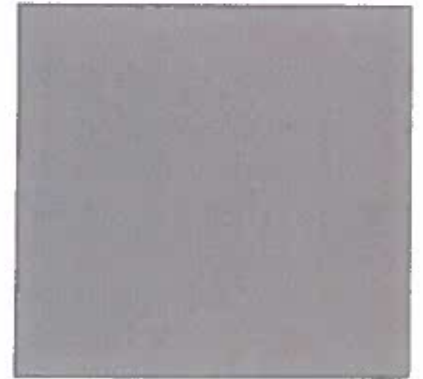
COLOR AND MATERIALS BOARD

ICON COLOR SCHEMES

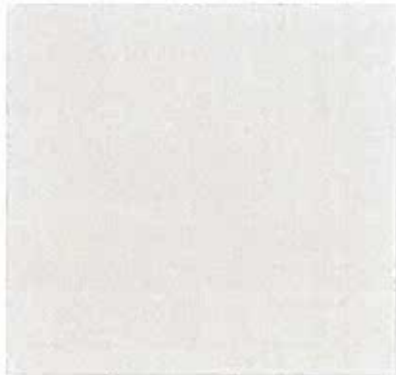
SCHEME 1



MAIN STUCCO
DE6239 LATTE FROTH



ACCENT 1
DE6278 STONE CREEK



ACCENT 2
DE6220 POROUS STONE



STONE
SPLIT LIMESTONE GREY

ICON

PALM SPRINGS, CA

FAR WEST INDUSTRIES

PAINT: DUNN EDWARDS

STONE: CORONADO

INTEGRAL STUCCO COLOR AND PAINT COLOR TO MATCH DUNN EDWARDS OR EQUAL

COLOR AND MATERIALS BOARD

ICON COLOR SCHEMES

SCHEME 2



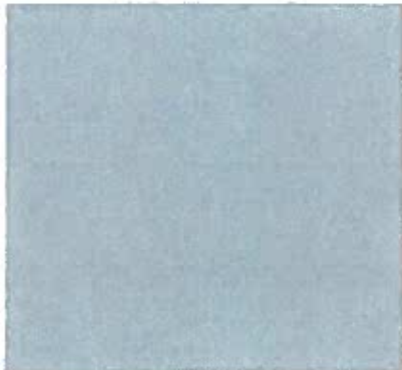
MAIN STUCCO
DE6232 ABSTRACT WHITE



GARAGE DOOR/TRIM
DE6377 BOAT ANCHOR



ACCENT 1
DE6208 TUSCAN MOSAIC



ACCENT 2
DE5717 PISTACHIO CREAM



STONE
PRO-LEDGE CHABLIS

ICON

PALM SPRINGS, CA

FAR WEST INDUSTRIES

PAINT: DUNN EDWARDS

STONE: CORONADO

INTEGRAL STUCCO COLOR AND PAINT COLOR TO MATCH DUNN EDWARDS OR EQUAL

COLOR AND MATERIALS BOARD
ICON COLOR SCHEMES

SCHEME 3



MAIN STUCCO
DE6225 FOSSIL



GARAGE DOOR/TRIM
DE6243 UNION SPRINGS



ACCENT 1
DE5199 MARKET MELON



ACCENT 2
DE6224 TREASURE CHEST

ICON

PALM SPRINGS, CA

FAR WEST INDUSTRIES

PAINT: DUNN EDWARDS

STONE: N/A

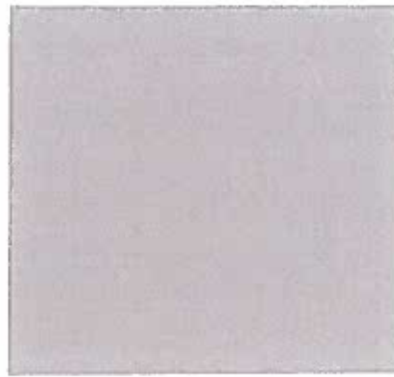
INTEGRAL STUCCO COLOR AND PAINT COLOR TO MATCH DUNN EDWARDS OR EQUAL

COLOR AND MATERIALS BOARD
ICON COLOR SCHEMES

SCHEME 4



MAIN STUCCO
DE6267 DOVE'S WING



GARAGE DOOR/TRIM
DE6228 PLAY ON GRAY



ACCENT 1
DE6369 LEGENDARY GRAY



ACCENT 2
DE6378 JET

ICON

PALM SPRINGS, CA

FAR WEST INDUSTRIES

PAINT: DUNN EDWARDS

STONE: N/A

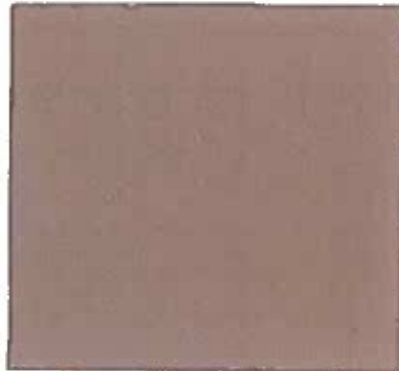
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COLOR AND MATERIALS BOARD
ICON COLOR SCHEMES

SCHEME 5



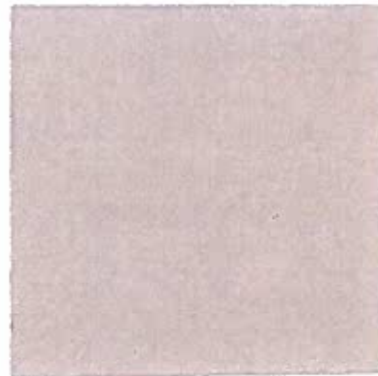
MAIN STUCCO
DE6204 TRITE WHITE



GARAGE DOOR/TRIM
DE6209 ROCK 'N' OAK



ACCENT 1
DE5773 STONE SILVER



ACCENT 2
DE6214 PIGEON GRAY

ICON

PALM SPRINGS, CA

FAR WEST INDUSTRIES

PAINT: DUNN EDWARDS

STONE: N/A

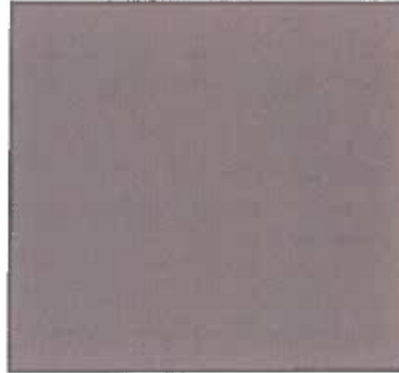
INTEGRAL STUCCO COLOR AND PAINT COLOR TO MATCH DUNN EDWARDS OR EQUAL

COLOR AND MATERIALS BOARD
ICON COLOR SCHEMES

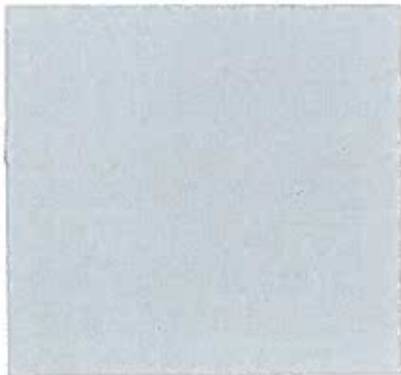
SCHEME 6



MAIN STUCCO
DEW341 SWISS COFFEE



GARAGE DOOR/TRIM
DE6230 CENTER RIDGE



ACCENT 1
DE6290 ASHWOOD



ACCENT 2
DE6335 NOVELTY NAVY

ICON


PALM SPRINGS, CA

FAR WEST INDUSTRIES

PAINT: DUNN EDWARDS

STONE: N/A

INTEGRAL STUCCO COLOR AND PAINT COLOR TO MATCH DUNN EDWARDS OR EQUAL



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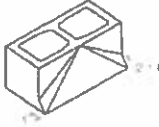


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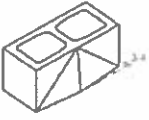
Projection and Shadow Units CMU for Patterns, Highlights, and Depth

Popouts, angles, and overhangs enliven walls with contrasts of highlights and shade. Use them as individual units for accent, or in fields for pattern and texture.

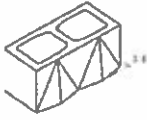




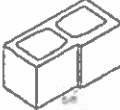
8" x 8" x 16"
Shadow
Special Order




8" x 8" x 16"
H-Lite Mark I
Special Order



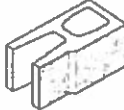
8" x 8" x 16"
H-Lite Mark II
Special Order



8" x 8" x 16"
Projected Block
Special Order



8" x 8" x 16"
Castle Rock
Unit A of two-unit package
* Varies with split depth
Special Order




8" x 8" x 16"
Castle Rock
Unit B of two-unit package
Special Order


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