



# Planning Commission Staff Report

DATE: June 28, 2017

New Business

SUBJECT: WOODBRIDGE PACIFIC GROUP, ON BEHALF OF RREF DC CAMERON, FOR AN AMENDMENT TO ALLOW MINOR CHANGES TO DESIGN, COLOR, MATERIALS, REDUCTION OF MASSING AND HEIGHTS IN CERTAIN UNITS TO THE PREVIOUSLY APPROVED FINAL PDD PLANS FOR THE CAMERON PROJECT LOCATED AT 850-990 SOUTH PALM CANYON DRIVE (CASE 5.1056-PDD 314) (ER).

FROM: Department of Planning Services

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## SUMMARY

The Architectural Advisory Committee (AAC) to review proposed minor amendments for a previously approved Planned Development District 314 (PDD 314). Specifically, the proposed minor amendment will include the following:

- Reduction of massing of selected units
- Reduction of heights in certain units
- Building materials
- Color Palette
- Garage doors

## RECOMMENDATION:

Approve the proposed minor amendment as recommended by the AAC.

## BACKGROUND INFORMATION:

<b><i>Related Relevant City Actions</i></b>	
7/12/2006	The City Council voted unanimously to approve the preliminary Planned Development District; Tentative Tract Map 33575; and a Mitigated Negative Declaration for the project.
11/22/2006	The Planning Commission approved proposed Final PDD for the residential elements of the project with conditions.
11/28/2007	The Planning Commission approved proposed Final PDD for the commercial/retail components of the project.

12/09/2015	The Planning Commission approved an amendment to allow roof decks on certain units within the development.
5/19/2017	The Architectural Advisory Committee voted unanimously to recommend approval of proposed amendment to the Planning Commission,

<b>Neighborhood Notification / Meeting</b>	
11/03/2016	The new ownership group met with the neighborhood organization
11/12/2016	The ownership met with the board of the neighborhood organization

<b>Most Recent Ownership</b>	
2016	RREF DC CAMERON
<b>Site Area</b>	
Project Area	11.61-Acres

<b>Surrounding Property</b>	<b>Existing General Plan Designations</b>	<b>Existing Zoning Designations</b>	<b>Existing Land Uses</b>
Subject Property	MU (Mixed-Use)	C-1	Undeveloped
North	W / OS	W (Watercourse)	Tahquitz Creek Channel
South	TRC /MLDR	C-1 / R-2 / R-1-C	Single-Family Res. & Offices
East	HDR / SH / VLDR	R-3 / R-2 / R-1-C	SFR / Hotels / Church
West	MU	C-2 / C-1	Undeveloped

**BACKGROUND AND SETTING:**

The project commonly known as the “Cameron” was approved as a Planned Development District (PDD 314) and is located at the southeast corner of South Palm Canyon Drive and East Mesquite Avenue. The 11.61-acre parcel borders the Tahquitz Creek Channel to the north; residential and hotel uses are located to the east and south. The project was approved by the City Council on July 12, 2006, for a mixed-use development consisting of 80 two-story attached townhomes, 22 live-work units and 15,000-square feet of retail/commercial located at the southeast corner of South Palm Canyon Drive and East Mesquite Avenue.

**Analysis:**

Section 94.03.00(G) of the Zoning Ordinance requires the Planning Commission to approve modifications to the Final Development Plans of Planned Developments. According to the Ordinance, the Commission may approve minor architectural or site changes that do not affect the intent of the PD. With this proposal, staff believes that the minor amendment is consistent with the above-referenced requirements of the Ordinance. Furthermore, Section 94.03.00(G) of the Zoning Code, states that final development plan may be modified by submitting a request for such modification according to the same procedure as is required in the initial review and approval process, including public hearing by the Planning Commission and City Council in accordance with Section 94.02.00. However, minor architectural or site changes not affecting the intent of the PD may be approved by the Planning Commission. No council action is necessary for minor changes except appealed decisions.

Proposed Amendment:

The applicant is proposing to make minor revisions to the height, massing, materials, and color palette to some units within the previously approved mixed-use development. According to the applicant, the exterior colors, materials and finishes that were approved with the original PDD back in 2008 were designed to respond to the market trends in Palm Springs at that time. "In today's housing market, preference for colors and materials are lighter color palette and timeless, hence the proposal to make the minor changes". The proposed amendment to the colors will consist of a more modern color palette which will address the desire for lighter colors while at the same time enhancing the previously approved massing.

Proposed changes to building materials will involve front facades at street level on all the units. Porcelain stone panels of 24" x 48" in size will be used; five different options of porcelain stone colors will be used. According to the project architect, the porcelain stone panels are designed to add scale to the walls at grade level. The second story on Units A-H will have darker accent colors to provide contrast as most of these units have second floor mass cantilevered from ground level walls. This change is designed to provide a more interesting finish compared to the previously approved monochromatic color schemes. Proposed revisions to garage doors will change from the current design of glass and aluminum to solid metal garage doors with factory applied paint matching the structure's plastered wall colors. Finally, massing changes are being proposed as part of this amendment. According to the applicant, the proposed minor exterior massing changes will enhance the project that will result to a "more quiet and timeless architectural appearance for the project". The proposed massing changes are to the following units:

Unit A1:

The A1 units are three-story high buildings with roof decks. The proposed massing changes in this unit will consist of simplifying the massing on the extended side of the structures. The previously approved design has different planes on three levels which creates a "makeshift" feel to the massing. The proposed approach will eliminate the complexity to provide a simple horizontal element at the second level that cantilevers over the ground level walls. The third level will set back from the second and will be painted a light off-white color. The previously approved overall height of 33.6 feet will not change in these units.

Unit B1:

The B1 units are three-story buildings without roof decks. Proposed massing changes in Unit B1 will consist of simplifying the massing on the extended side of the structures similar to Unit A1. The previously approved design had a second level mass that was broken in the middle of the side elevation. The proposed change is designed to close this element, simplify and accentuate the horizontal lines. The previously approved maximum height of 32.6 feet will not change in these units.

Unit D1:

The D1 units are also three-story buildings without roof decks. Proposed massing changes in this unit will consist of simplifying the massing on the extended side of the

unit similar Units A1 and B1. The proposed design will remove a non-functional sunscreen as the amount of glass area will be reduced due to the 2017 CEC changes. The proposed front facade will have a consistent box like mass cantilevered from the ground level walls to simplify the façade from the current version. The rear elevation will remain the same. The previously approved overall height of 33.6 feet will not change in these units.

Unit E & F:

Proposed massing changes to Units E and F will involve the removal of the clerestory elements from the previously approved plans. This revision will result in height reduction of these units. Currently, the overall heights of these units are 25.6 feet; with the elimination of the clerestory features, the new height will be 22.6 feet. The proposed minor amendment will not change the previously approved two-story units located at the perimeter of the project.

Public Benefits:

In September 2008, the City Council adopted a policy requiring that proposed Planned Development District developments provide a specific Public Benefit proportionate to the nature, type and extent of the relief granted from the development standards and requirements. This City Council originally approved this project on July 12, 2006, prior to the adoption of this policy, moreover, the applicant is not requesting for any new relief or deviations from the Code or the previously established standards with this minor amendment. However, in 2015, there was a major amendment to the project and at that time the Council accepted the applicant's offer to provide a Public Benefit with the amendment. The offered public benefit included the following:

- The creation of a trail staging area at the northeast corner of the site.
- Articulation of the fence line at the neighborhood trail connections.
- Enhanced landscaping at the neighborhood trail connections.
- Fence materials to create visual interest.
- Special plaque and seating area in honor of Officer Jermaine Anthony Gibson along South Palm Canyon Drive.

FINDINGS:

Findings can be made in support of amending the previously approved Final Planned Development District as follows:

Pursuant to Section 94.03.00 of the Palm Springs Zoning Code, the Planning Commission finds as follows:

- a. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

The Planned Development Districts is a residential and commercial development, the previously approved project is consistent in terms of density with the General Plan requirements and the site is compatible with the existing or potential development of the surrounding neighborhoods. The proposed minor amendment will enhance the design of the project.

- b. That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located;*

The previously approved Planned Development District will add to the housing stock available in the City. Thereby the Planned Development District is desirable for the community and is in harmony with various elements of the General Plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located. The proposed minor amendment will not affect the previously approved uses, size and scope of the project.

- c. That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood;*

The minor amendment to the Planned Development District modifies building materials, colors, massing and heights in certain units of the project while maintaining the original intent and purposed envisioned for the site. The project site is 11.61 acres and large enough to accommodate the mixed-use development. All development standards such as setbacks, sidewalks, walls and fences are consistent with the development standards established by PDD 314.

- d. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use;*

The project fronts South Palm Canyon Drive, Mesquite Avenue and Random Road. South Palm Canyon Drive is a major thoroughfare that is fully developed and Mesquite Avenue is a Collector Street. Both South Palm Canyon Drive and Mesquite Avenue have the capacity to carry the type and quantity of traffic to be generated by the proposed use. All the previously adopted mitigation measures in the MND, relative to traffic and circulation within and around the development are still applicable to the project.

- e. That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare*

*and may include minor modification of the zone's property development standards;*

The City Council previously approved a set of conditions of approval for the Planned Development District; these conditions from different departments of the City which include Planning, Building, Fire and Public Works are still applicable to the project. All previously adopted Mitigation Measures from the MND will apply to this project. Therefore, staff believes that the conditions imposed are deemed necessary to protect the public health, safety and general welfare.

ENVIRONMENTAL DETERMINATION:

A Mitigated Negative Declaration (MND) was previously adopted by the City Council on July 6, 2006, for the project. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, further environmental documentation is not necessary because the proposed minor amendment to the project will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed amendment would not result in any new environmental impacts beyond those already assessed in the previously adopted Mitigated Negative Declaration.

NOTIFICATION:

A public hearing notice was advertised and was mailed to all property owners within 500 feet of the subject property/adjacent property owners. Pursuant to the requirements of the ordinance, the applicant also posted a sign of the proposed project at the site. The neighborhood organizations within one half mile of the project site were notified of the public hearing meeting date.

CONCLUSION:

The proposed minor amendment to the project will result in a design with reduced massing and height in some units. The minor amendment to the Final PDD will not alter the use and density of the project and the applicant is not seeking any deviations from the previously established development standards. The project architecture is similar to that which was originally approved and no major changes to the overall context of the project. Proposed new materials and color palette are harmonious and compatible with desert surroundings. Overall, the proposed material and color changes will enhance the previously approved project. Based upon this determination, Staff recommends approval of the project as proposed.



Edward Robertson  
Principal City Planner



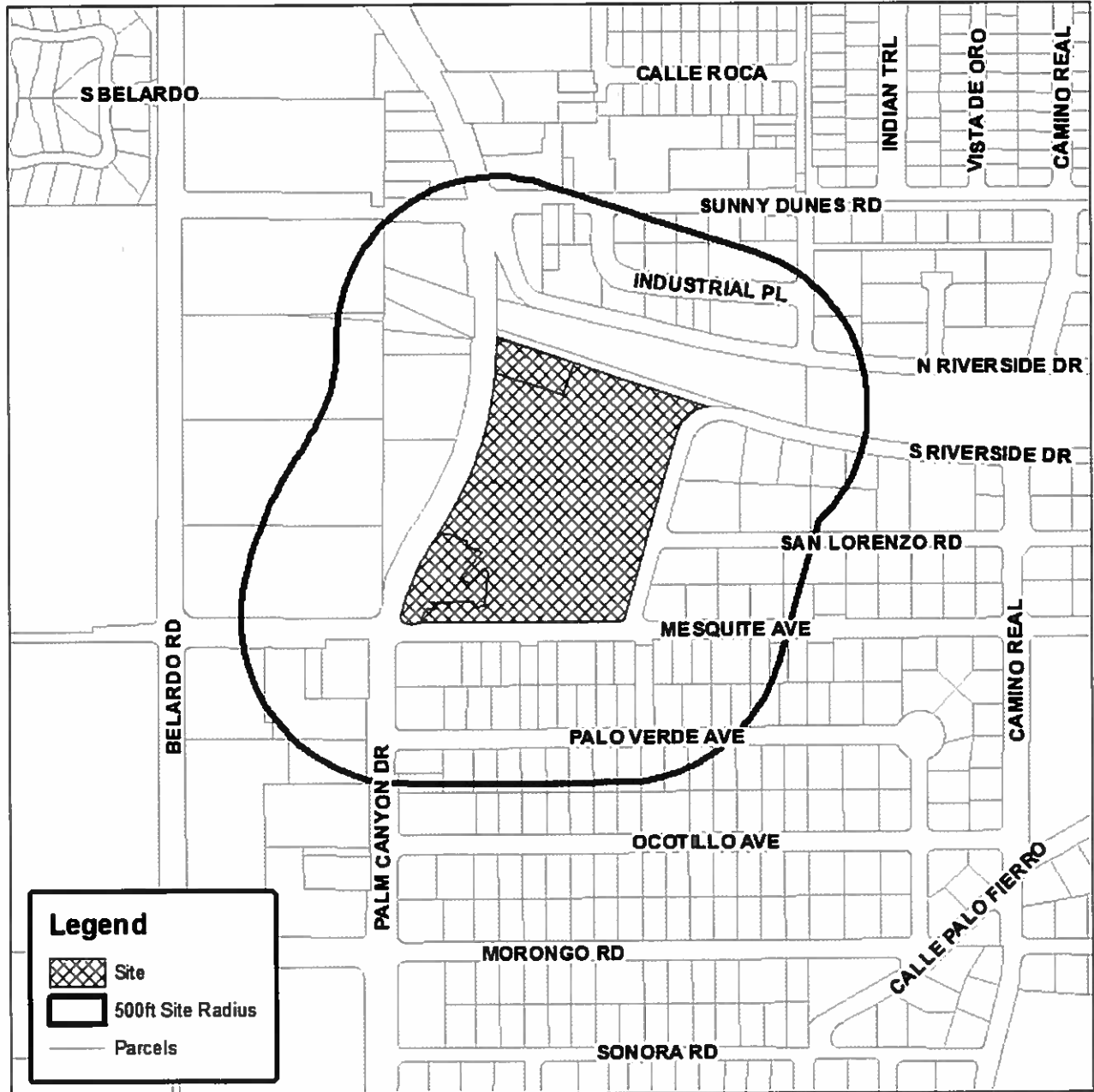
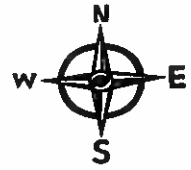
Flinn Fagg, AICP  
Director of Planning Services

**Attachments:**

- Vicinity Map
- Draft Resolution
- Reduced Site, Elevations and Floor Plans of 2015 Amendment & Proposed 2017 Amendment.



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A PROPOSED MINOR AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 314, AS PROPOSED BY WOODBRIDGE PACIFIC, LLC, ON BEHALF OF RREF DC CAMERON, TO ALLOW MINOR CHANGES TO DESIGN, COLOR, MATERIALS, REDUCTION OF MASSING AND HEIGHTS IN CERTAIN UNITS TO THE PREVIOUSLY APPROVED FINAL PDD PLANS FOR THE CAMERON PROJECT LOCATED AT 850-990 SOUTH PALM CANYON DRIVE.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. Woodbridge Pacific, LLC, (the "Applicant") has filed an application with the City to amend the previously approved Planned Development District 314 pursuant to the provisions of Section 94.02.00 (B) of the Palm Springs Zoning Code.
- B. The City Council of the City of Palm Springs originally approved Planned Development District 314 (PDD 314), on July 12, 2006, for a mixed-use development consisting of residential and commercial / retail.
- C. The project applicant timely submitted a request for an extension of the Initial Project and applied for amendments to the PDD 314 and Tentative Tract Map 33575.
- D. On June 19, 2017, the proposed minor amendment to PDD 314, was reviewed by the Architectural Advisory Committee (AAC), and recommended approval to the Planning Commission with a unanimous vote.
- E. On June 28, 2017, a public hearing on the proposed minor amendment was held by the Planning Commission in accordance with applicable law.
- F. The proposed minor amendment is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), a Mitigated Negative Declaration (MND) was previously adopted by the City Council on July 6, 2006, for the project. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, further environmental documentation is not necessary because the proposed minor amendment to the project will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- G. The Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the meeting on the proposed minor amendment, including but not limited to the staff report, the previously adopted Mitigated Negative Declaration and all written and oral testimony presented.
- H. Pursuant to Section 66412.3 of the Subdivision Map Act, the Planning

Commission has considered the effect of the proposed project on the housing needs of the region, and has balanced these needs against the public service needs of residents and available fiscal and environmental resources.

I. Pursuant to Section 94.03.00 of the Palm Springs Zoning Code, the Planning Commission finds as follows:

- a. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

The Planned Development Districts is a residential and commercial development, the previously approved project is consistent in terms of density with the General Plan requirements and the site is compatible with the existing or potential development of the surrounding neighborhoods. The proposed minor amendment will enhance the design of the project.

- b. *That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located;*

The previously approved Planned Development District will add to the housing stock available in the City. Thereby the Planned Development District is desirable for the community and is in harmony with various elements of the General Plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located. The proposed minor amendment will not affect the previously approved uses, size and scope of the project.

- c. *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood;*

The minor amendment to the Planned Development District modifies building materials, colors, massing and heights in certain units of the project while maintaining the original intent and purposed envisioned for the site. The project site is 11.61 acres and large enough to accommodate the mixed-use development. All development standards such as setbacks, sidewalks, walls and fences are consistent with the development standards established by PDD 314.

- d. *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use;*

The project fronts South Palm Canyon Drive, Mesquite Avenue and Random Road. South Palm Canyon Drive is a major thoroughfare that is fully developed and Mesquite Avenue is a Collector Street. Both South Palm Canyon Drive and Mesquite Avenue have the capacity to carry the type and quantity of traffic to be generated by the proposed use. All the previously adopted mitigation measures in the MND, relative to traffic and circulation within and around the development are still applicable to the project.

- e. That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards;*

The City Council previously approved a set of conditions of approval for the Planned Development District; these conditions from different departments of the City which include Planning, Building, Fire and Public Works are still applicable to the project. All previously adopted Mitigation Measures from the MND will apply to this project. Therefore, staff believes that the conditions imposed are deemed necessary to protect the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED that based upon the foregoing, the Planning Commission hereby approves the proposed minor amendment to Planned Development District 314 to allow minor revisions to the height, massing, materials, and color palette to some units within the previously approved mixed-use development located at 850-990 South Palm Canyon Drive, and such approvals shall be valid for two years, unless otherwise extended in a manner authorized under applicable provisions of the Palm Springs Municipal Code.

ADOPTED THIS 28<sup>th</sup> day of June 2017.

CITY OF PALM SPRINGS, CALIFORNIA

ATTEST:

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Flinn Fagg, AICP  
Director of Planning Services

S PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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VIEW OF ENTRANCE AT SOUTH PALM CANYON

Number Date Description

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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing

UNIT A1 - PLANS

FINAL PD REVIEW

Project Number 14, 264

Date 04/05/2017

Scale 1/8" = 1'-0"

A000 RENDERING

RECEIVED

MAY 04 2017

PLANNING SERVICES  
DEPARTMENT

5.1056





the cameron palm springs

S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing

UNIT A1 - PLANS

FINAL PD REVIEW

Project Number **14\_254**

Date 04/20/2017

Scale 1/8" = 1'-0"

**A001 RENDERING**





the cameron palm springs

S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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Drawing

UNIT A1 - PLANS

FINAL PD REVIEW

Project Number 14\_254

Date 04/20/2017

Scale 1/8" = 1'-0"

**A002 RENDERING**



5 PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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APPROVED SITE ROOF PLAN  
2015

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE  
PALM SPRINGS, CA 92264

Drawing  
**SITE ROOF PLAN - 2015**

FINAL PD REVIEW

Project Number: 14, 254  
Date: 04/09/2017  
Scale: 1"=40'-0"

**A100 SITE PLAN**

S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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**LEGEND**  
 [Outline] ORIGINAL BUILDING HEIGHT TO REMAIN  
 [Shaded] PROPOSED REDUCTION TO HEIGHT

PROPOSED SITE ROOF PLAN  
2016

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**SITE ROOF PLAN - 2016**

FINAL PD REVIEW

Project Number	14, 254
Date	04/20/2017
Scale	1"=40'-0"

**A101 SITE PLAN**



5 PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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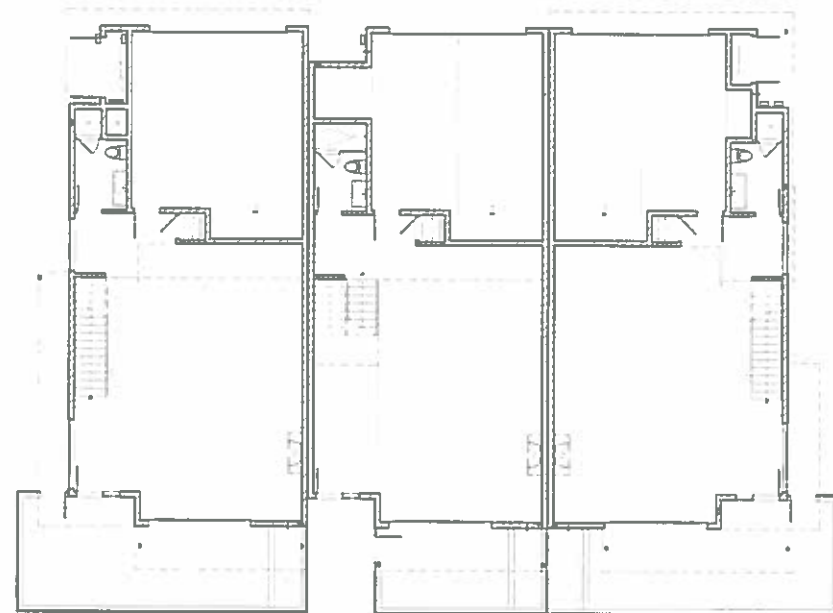
CIVIL ENGINEER  
Hudson's Associates San Diego, Inc.  
8707 Miramar Street  
San Diego, CA 92121  
Tel: 619-544-4500  
Fax: 619-544-1414

LANDSCAPE ARCHITECT  
SJA, Inc.  
31700 Rancho Viejo Road #201  
San Juan Capistrano, CA 92675  
Tel: 949-270-6500

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VCA Structural  
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Orange, CA 92660  
Tel: 714-975-9780

ELECTRICAL ENGINEER  
GQA'S engineering  
4400 Campus Drive  
Newport Beach, CA 92660  
Tel: 949-752-1812  
Fax: 949-752-5321

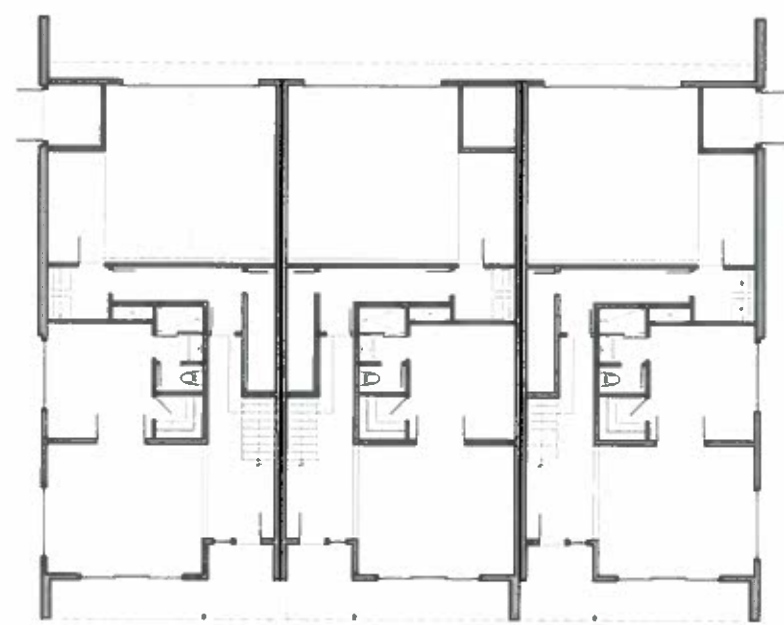
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GQA'S engineering  
4400 Campus Drive  
Newport Beach, CA 92660  
Tel: 949-752-1812  
Fax: 949-752-5321



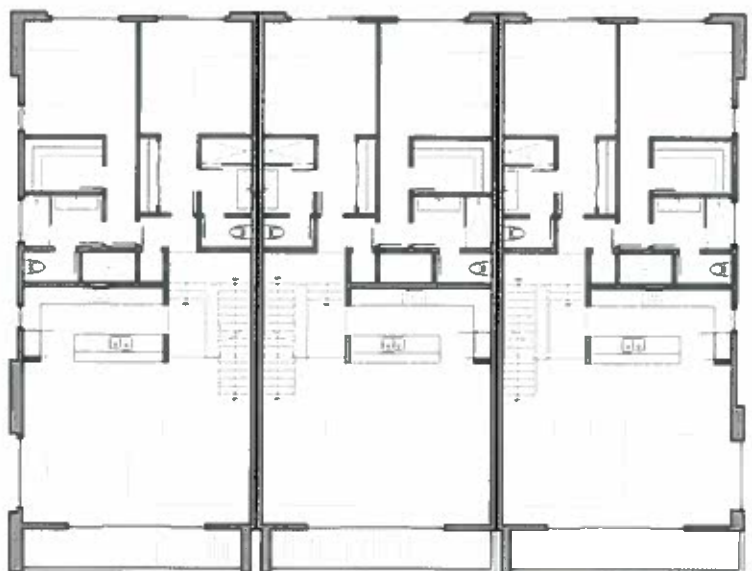
GROUND FLOOR PLAN  
2015



SECOND FLOOR PLAN  
2015



PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016

Number	Date	Description
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Project:  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing:  
**GROUND, 2ND FLOOR PLANS**

FINAL PD REVIEW

Project Number: 14\_254

Date: 04/29/2017

Scale: 1/8" = 1'-0"

A110-01

BLDG19

S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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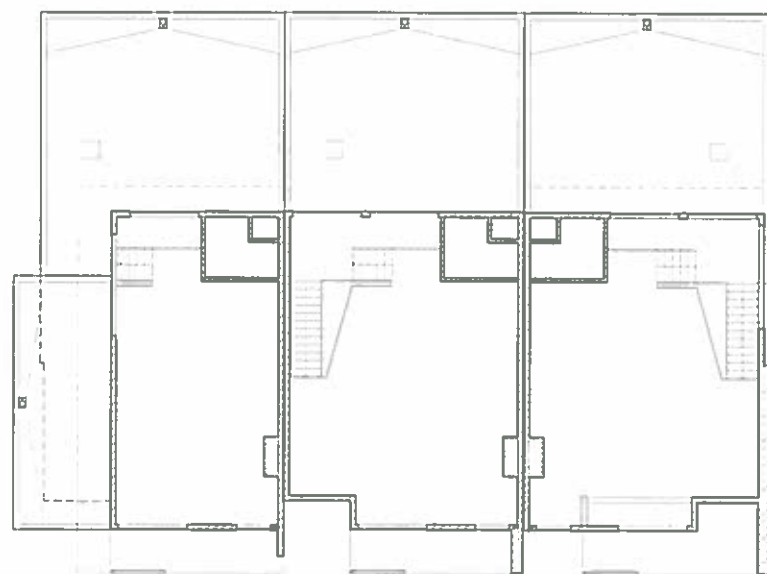
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31725 Rancho Viejo Road #201  
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Tel: 949 276-6500

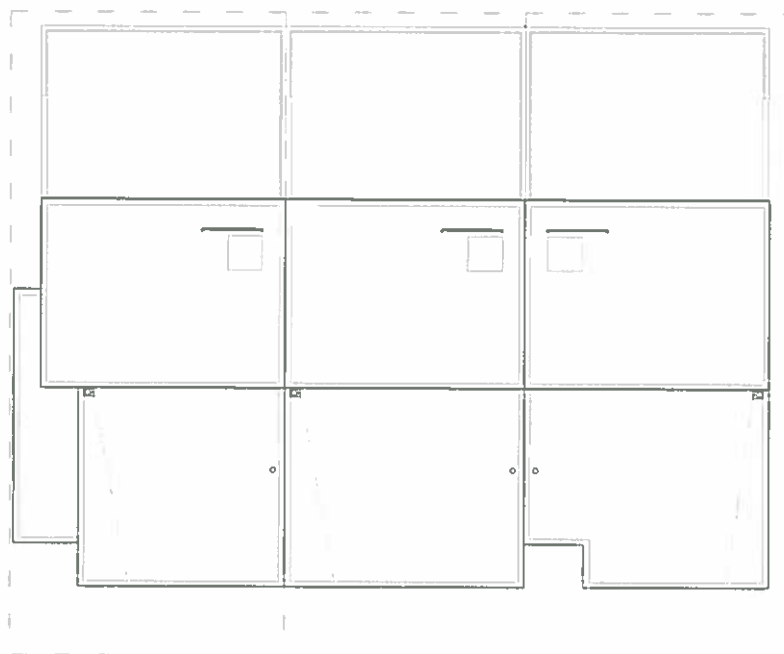
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Newport Beach, CA 92660  
Tel: 949 752 1812  
Fax: 949 752 5321

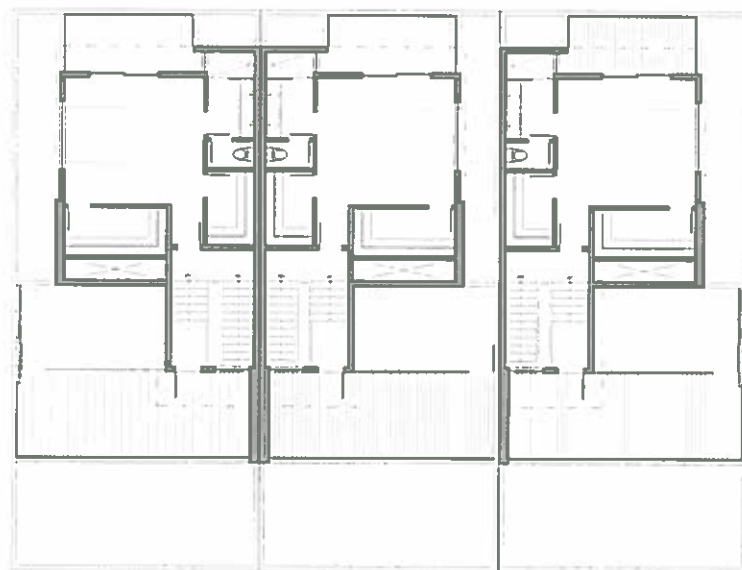
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GOLMS engineering  
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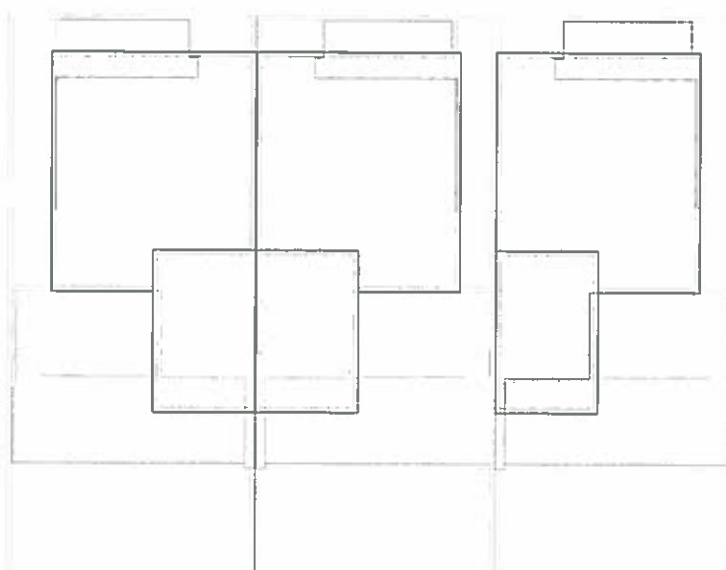
THIRD FLOOR PLAN  
2015



ROOF PLAN  
2015



PROPOSED THIRD FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**3RD, ROOF PLANS**

FINAL PD REVIEW

Project Number	14-254
Date	04/20/2017
Scale	1/8" = 1'-0"

**A110-02** **BLDG19**

5 PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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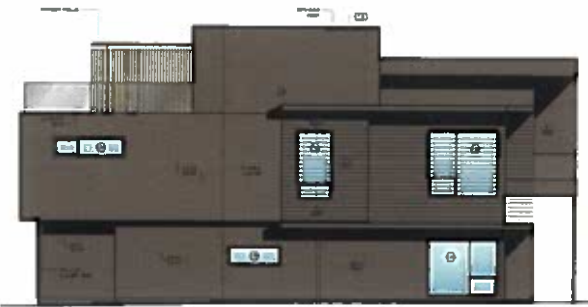
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GOLVIS engineering  
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Newport Beach, CA 92660  
Tel: 949 752 1812  
Fax: 949 752 5221

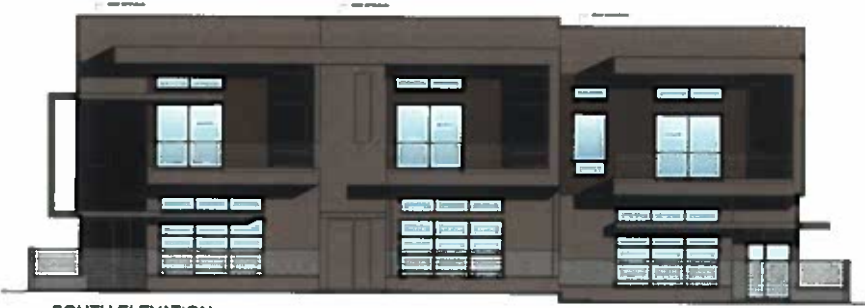
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GOLVIS engineering  
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Tel: 949 752 1812  
Fax: 949 752 5221



SIDE ELEVATION  
2015



NORTH ELEVATION  
2015



SOUTH ELEVATION  
2015



PROPOSED SIDE ELEVATION  
2016



PROPOSED NORTH ELEVATION  
2016



PROPOSED SOUTH ELEVATION  
2016

-   
**A** PORCELAIN STONE  
BASALTINA GREY
-   
**B** PORCELAIN STONE  
BASALTINA WHITE
-   
**C** PAINT COLOR  
SILVER POLISH DE6374
-   
**D** PAINT COLOR  
VAPOR DE6358
-   
**E** PAINT COLOR  
DEW 380

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**ELEVATIONS**

FINAL PD REVIEW

Project Number	14_254
Date	04/29/2017
Scale	1/8" = 1'-0"

**A110-03** **BLDG19**





PROPOSED FRONT ELEVATION  
2016



PROPOSED REAR ELEVATION  
2016



PROPOSED SIDE ELEVATION  
2016



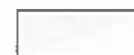
**A** PORCELAIN STONE  
BASALTINA GREY



**B** PORCELAIN STONE  
BASALTINA WHITE



**C** PAINT COLOR  
CAVERNOUS DE6364



**D** PAINT COLOR  
VAPOR DE6358



**E** PAINT COLOR  
DEW 380



3D VIEW\_GARAGE - BUILDING 19



3D VIEW\_YARD - BUILDING 19

S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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Fax: 949-752-5321

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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE  
PALM SPRINGS, CA 92264

Drawing  
ELEVATIONS/3D VIEW

PERMIT SET

Project Number 14, 254

Date 04/20/2017

Scale

A110-04



S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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Tel: 714 978-9780

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OJMR engineering  
4800 Campus Drive  
Newport Beach, CA 92650  
Tel: 949 752-1812  
Fax: 949 752-5321



APPROVED SOUTH ELEVATION - BUILDING 19  
SCALE: 1/8" = 1'-0"



APPROVED NORTH ELEVATION - BUILDING 19  
SCALE: 1/8" = 1'-0"



3D VIEW\_GARAGE - BUILDING 19



3D VIEW\_YARD - BUILDING 19

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**ELEVATIONS/3D VIEW**

PERMIT SET

Project Number 14. 254

Date 04/20/2017

Scale

A110-05

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PALM SPRINGS, CALIFORNIA 92264

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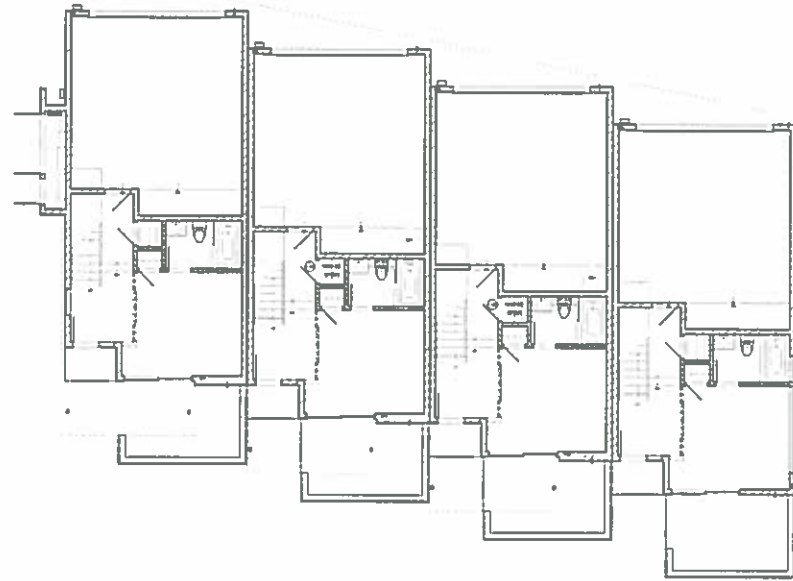
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9707 Mission Street  
San Diego, CA 92121  
Tel: 619 558-4923  
Fax: 619 558-1114

LANDSCAPE ARCHITECT  
SJA, P.C.  
31726 Rancho Viejo Road #201  
San Juan Capistrano, CA 92675  
Tel: 949 278-8200

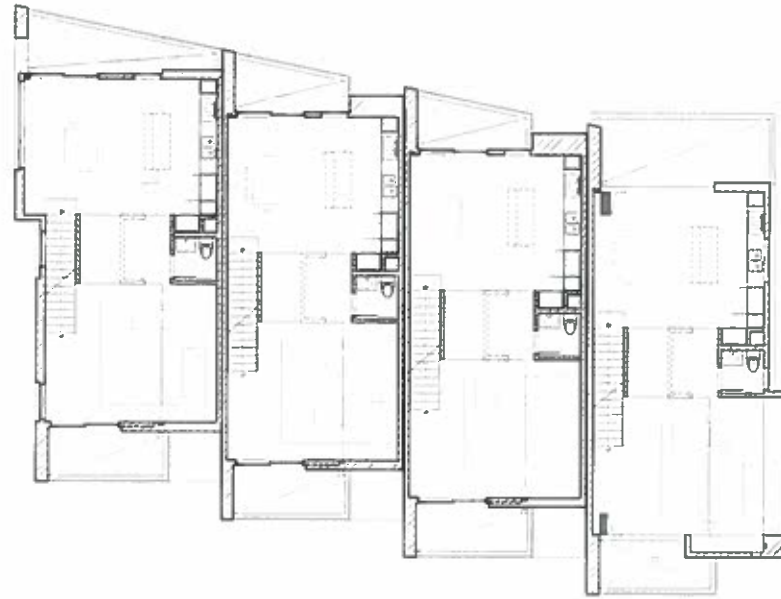
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1845 W Channingwood Ave. Suite 200  
Orange, CA 92668  
Tel: 714 978-8180

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GOLDS engineering  
4400 Campus Drive  
Newport Beach, CA 92660  
Tel: 949 752-1817  
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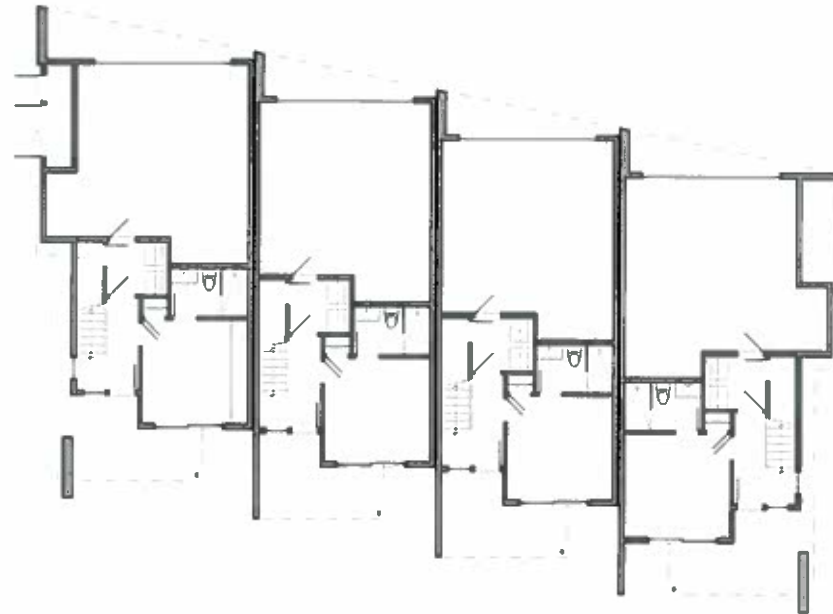
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GOLDS engineering  
4400 Campus Drive  
Newport Beach, CA 92660  
Tel: 949 752-1817  
Fax: 949 752-5221



GROUND FLOOR PLAN  
2015



SECOND FLOOR PLAN  
2015



PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
GROUND, 2ND FLOOR PLANS

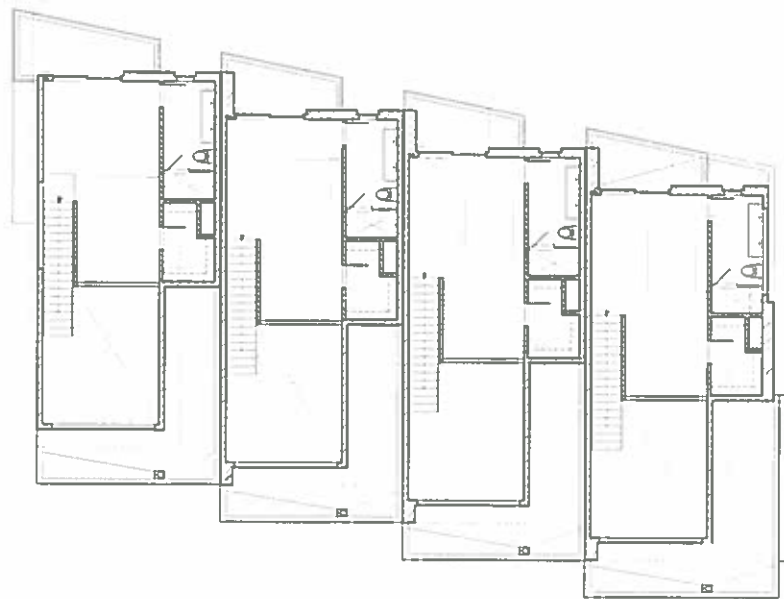
FINAL PD REVIEW

Project Number	14_254
Date	04/28/2017
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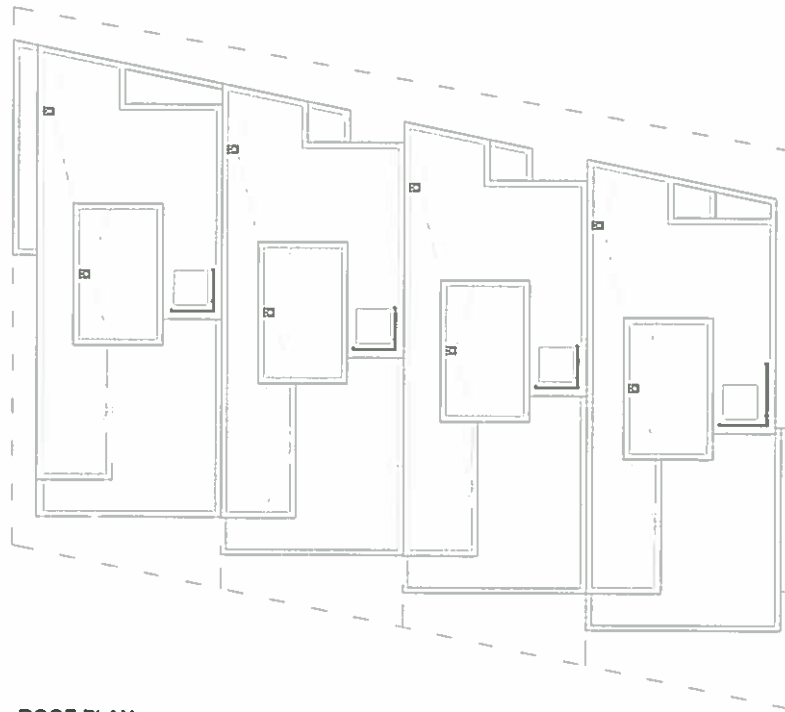
**A111-01**

**BLDG20**





THIRD FLOOR PLAN  
2015



ROOF PLAN  
2015



PROPOSED THIRD FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016

the cameron palm springs

S. PALM CANYON DRIVE  
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**JRD, ROOF PLANS**

FINAL PD REVIEW

Project Number **14\_254**

Date **04/20/2017**

Scale **1/8" = 1'-0"**

**A111-02**

**BLDG20**

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PALM SPRINGS, CALIFORNIA 92264

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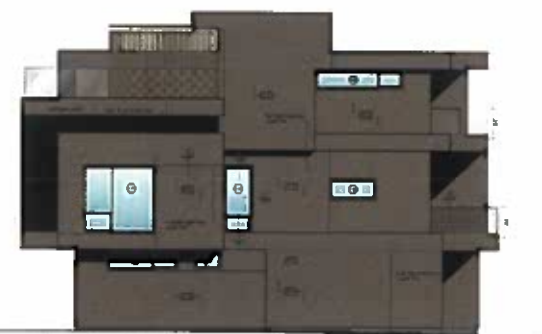
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SJA, Inc.  
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Tel: 949 276-6500

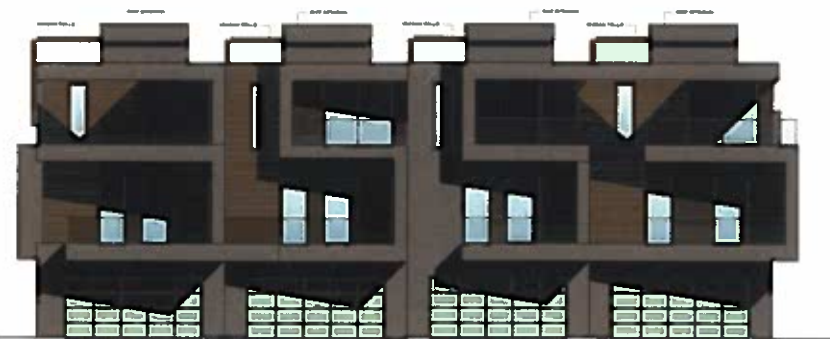
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Fax: 949 752 3321



SIDE ELEVATION  
2015



NORTH ELEVATION  
2015



SOUTH ELEVATION  
2015



PROPOSED SIDE ELEVATION  
2016



PROPOSED NORTH ELEVATION  
2016



PROPOSED SOUTH ELEVATION  
2016



A PORCELAIN STONE  
BASALTINA GREY



B PORCELAIN STONE  
BASALTINA WHITE



C PAINT COLOR  
SILVER POLISH DE6374



D PAINT COLOR  
VAPOR DE6358



E PAINT COLOR  
DEW 380



F MECH. EQUIPMENT  
SCREEN

Number	Date	Description
--------	------	-------------

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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing

ELEVATIONS

FINAL PD REVIEW

Project Number 14\_254

Date 04/20/2017

Scale 1/8" = 1'-0"

A111-03

BLDG20



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PALM SPRINGS, CALIFORNIA 92264

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VCA Structural  
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ELECTRICAL ENGINEER  
OOLMS engineering  
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Tel: 949-752-1817  
Fax: 949-752-5221

MEDICAL / PLUMBING ENGINEER  
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PROPOSED FRONT ELEVATION  
2016



PROPOSED REAR ELEVATION  
2016



PROPOSED SIDE ELEVATION  
2016



A PORCELAIN STONE  
BASALTINA GREY



B PORCELAIN STONE  
BASALTINA WHITE



C PAINT COLOR  
CAVERNOUS DE6364



D PAINT COLOR  
VAPOR DE6358



E PAINT COLOR  
DEW 380



F MECH. EQUIPMENT  
SCREEN



3D VIEW\_GARAGE - BUILDING 20



3D VIEW\_YARD - BUILDING 20

Number	Date	Description
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OJMR Architects

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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**ELEVATIONS:3D VIEW**

PERMIT SET

Project Number **14\_254**

Date **04/29/2017**

Scale

**A111-04**

S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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San Juan Capistrano, CA 92675  
Tel: 949-275-6500

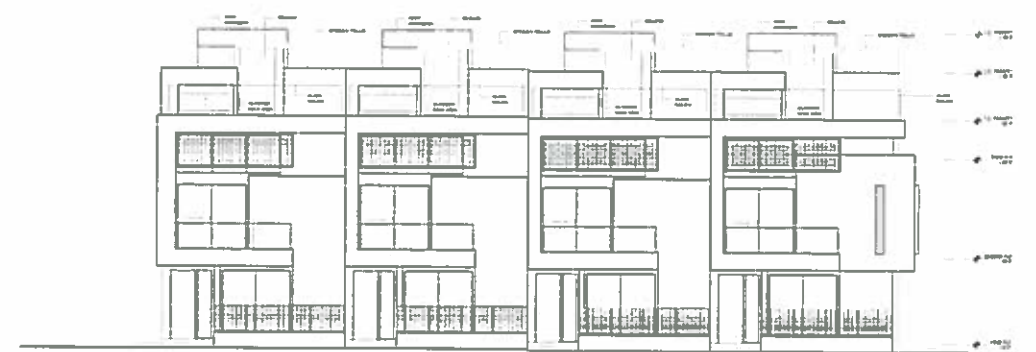
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VCA Structure  
1845 W Orangewood Ave. Suite 200  
Orange, CA 92660  
Tel: 714-975-9780

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OGLMS engineering  
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Newport Beach, CA 92660  
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APPROVED SOUTH ELEVATION - BUILDING 20  
SCALE: 1/8" = 1'-0"



APPROVED NORTH ELEVATION - BUILDING 20  
SCALE: 1/8" = 1'-0"



3D VIEW\_YARD - BUILDING 20



3D VIEW\_GARAGE - BUILDING 20

Number	Date	Description
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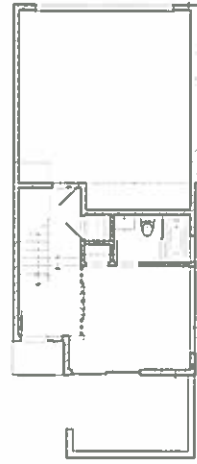
Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**ELEVATIONS/3D VIEW**

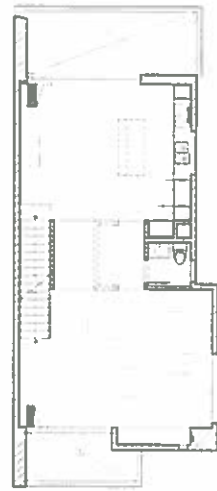
PERMIT SET

Project Number	14_254
Date	04/20/2017
Scale	

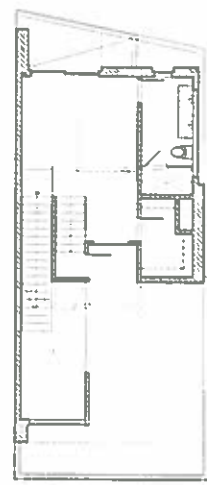
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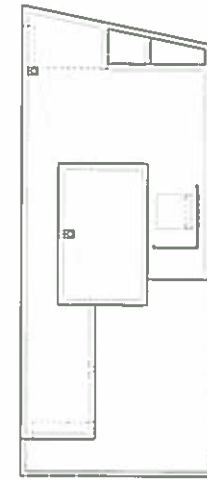
GROUND FLOOR PLAN  
2015



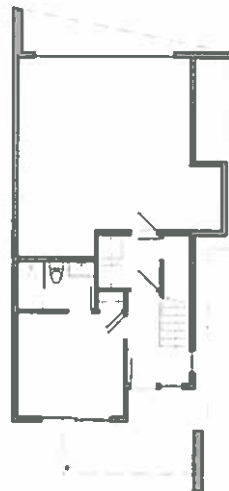
SECOND FLOOR PLAN  
2015



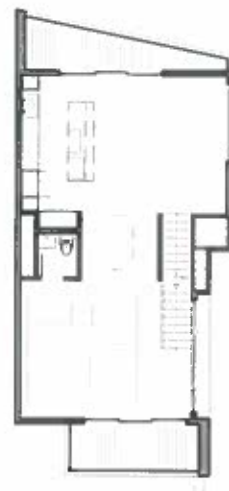
THIRD FLOOR PLAN  
2015



ROOF PLAN  
2015



PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016



PROPOSED THIRD FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016



S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing

UNIT A1 - PLANS

FINAL PD REVIEW

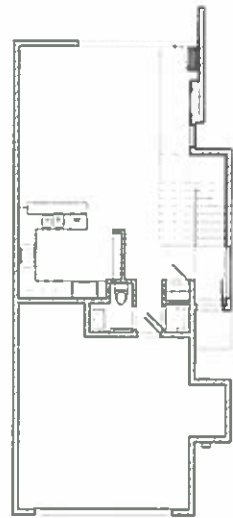
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Date	04/20/2017
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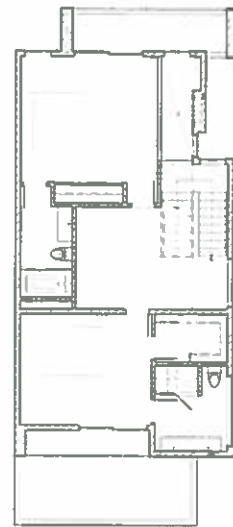
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**A210-A**

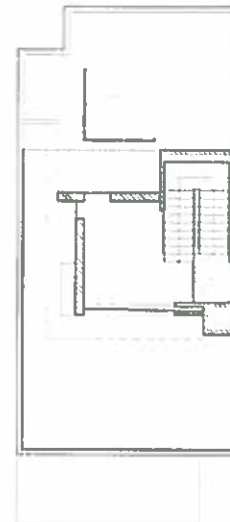
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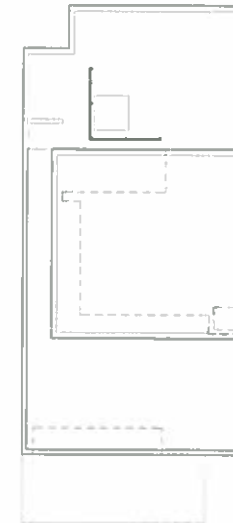
GROUND FLOOR PLAN  
2015



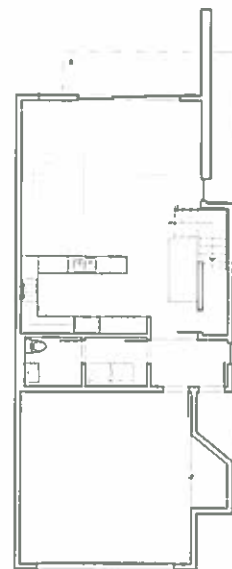
SECOND FLOOR PLAN  
2015



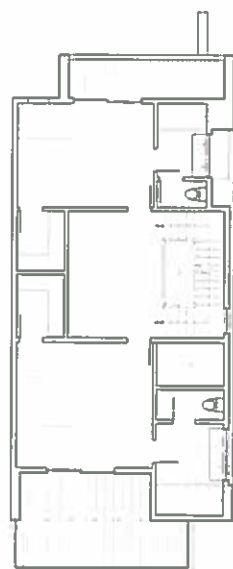
THIRD FLOOR PLAN  
2015



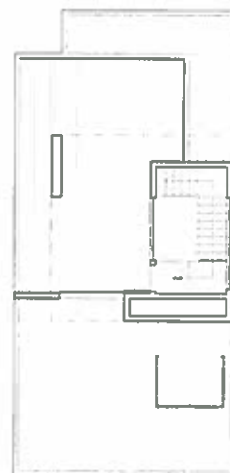
ROOF PLAN  
2015



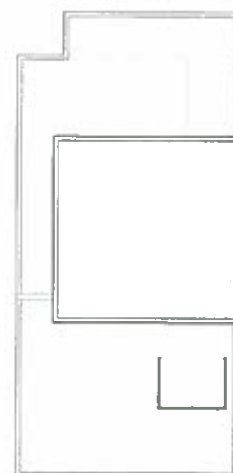
PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016



PROPOSED THIRD FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016



S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing

UNIT B1 - PLANS

FINAL PD REVIEW

Project Number 14, 254

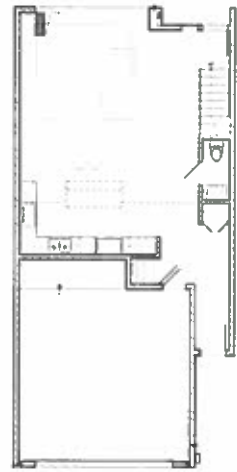
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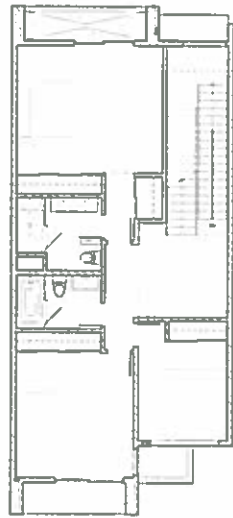
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UNIT B

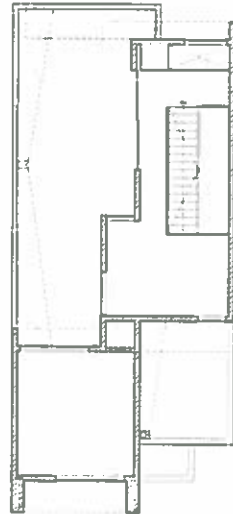




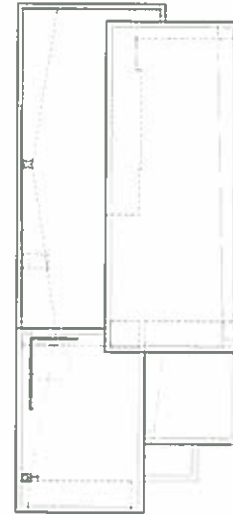
GROUND FLOOR PLAN  
2015



SECOND FLOOR PLAN  
2015



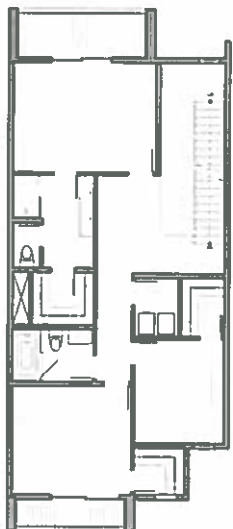
THIRD FLOOR PLAN  
2015



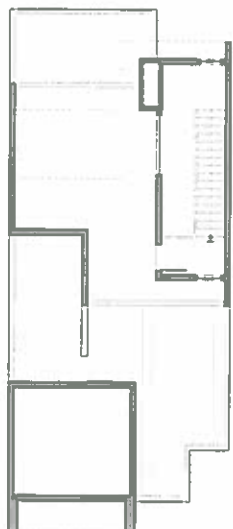
ROOF PLAN  
2015



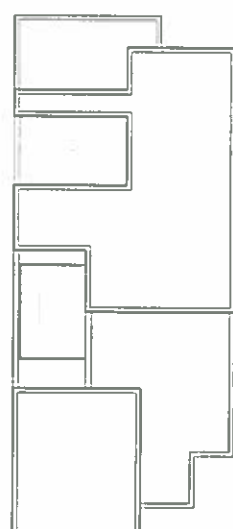
PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016



PROPOSED THIRD FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016

the cameron palm springs

S PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing

UNIT C1 - PLANS

FINAL PD REVIEW

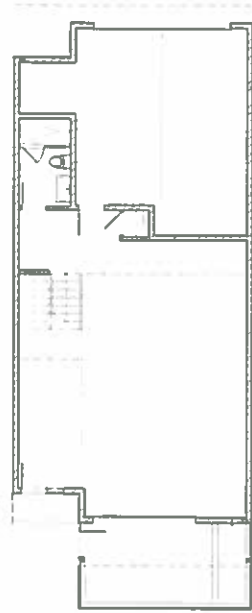
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Date 04/20/2017

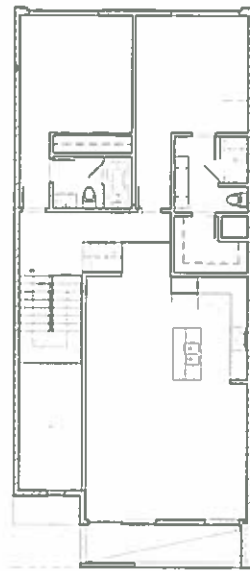
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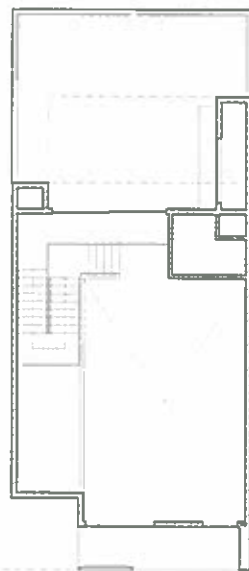
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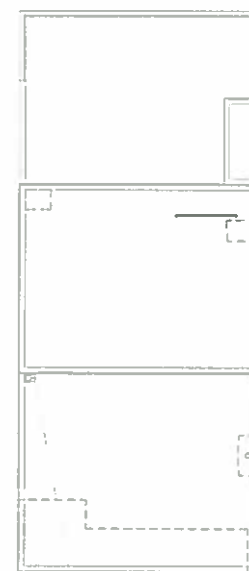
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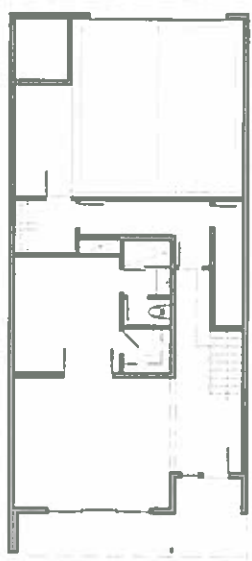
PROPOSED SECOND FLOOR PLAN  
2015



PROPOSED THIRD FLOOR PLAN  
2015



PROPOSED ROOF PLAN  
2015



PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016



PROPOSED THIRD FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016



S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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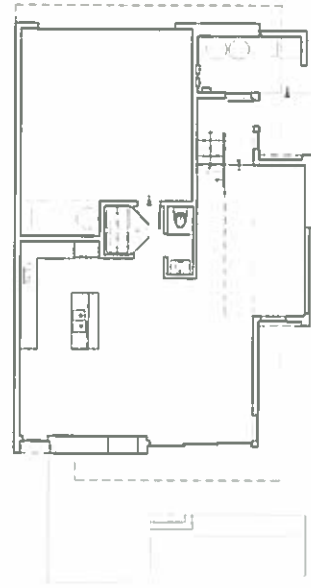
Project  
**THE CAMERON**  
S. PALM CANYON DRIVE  
PALM SPRINGS, CA 92264

Drawing  
**UNIT D1 - PLANS**

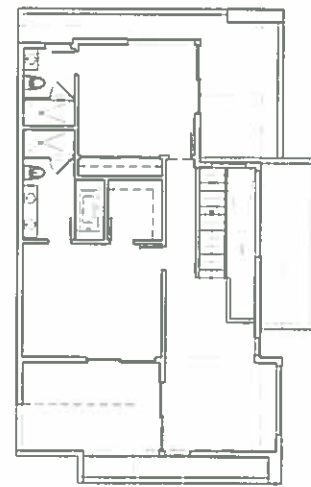
FINAL PD REVIEW

Project Number	14_254
Date	04/20/2017
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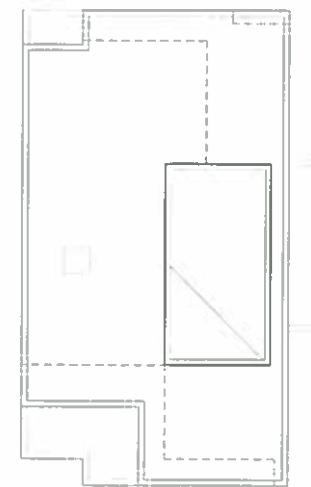
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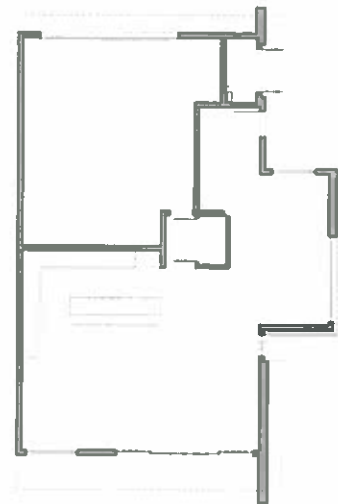
GROUND FLOOR PLAN  
2015



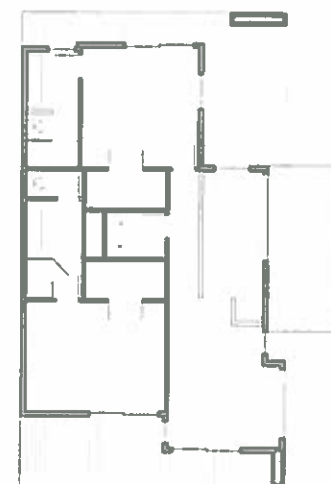
SECOND FLOOR PLAN  
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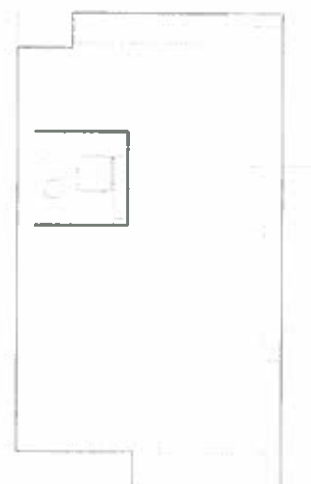
ROOF PLAN  
2015



PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016

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PALM SPRINGS, CALIFORNIA 92264

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Number	Date	Description
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Drawing

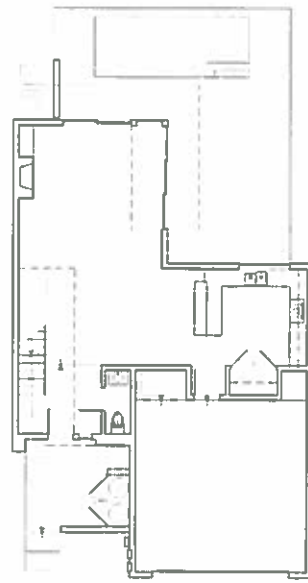
UNIT E - PLANS

FINAL PD REVIEW

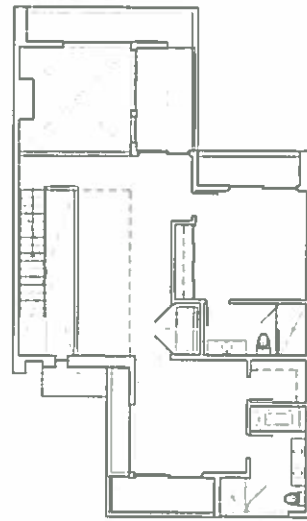
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Date	04/20/2017
Scale	1/8" = 1'-0"

A210-E

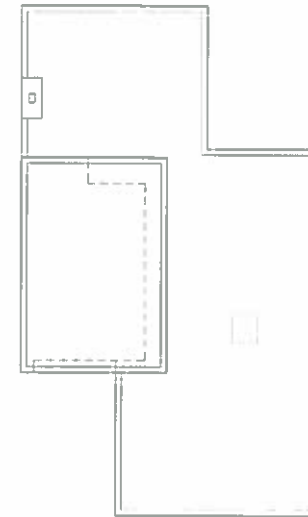
UNIT E



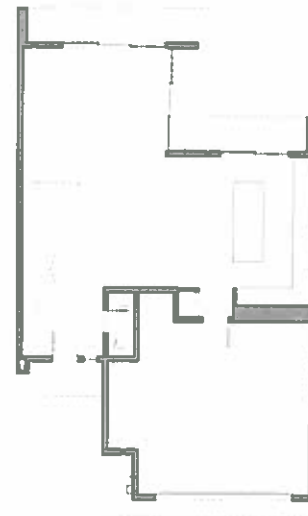
GROUND FLOOR PLAN  
2015



SECOND FLOOR PLAN  
2015



ROOF PLAN  
2015



PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016

the cameron palm springs

S PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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GOLVIS engineering  
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Tel: 949 752 1612  
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Number	Date	Description
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Project  
**THE CAMERON**  
S PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing

**UNIT F1 - PLANS**

FINAL PD REVIEW

Project Number 14\_254

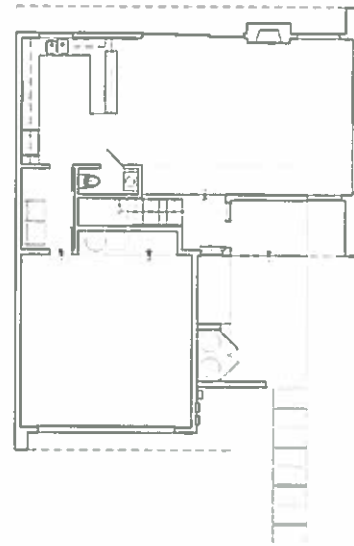
Date 04/20/2017

Scale 1/8" = 1'-0"

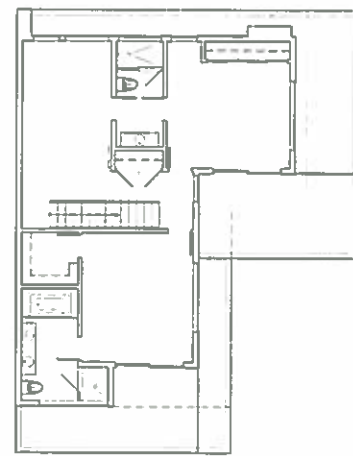
**A210-F**

**UNIT F**

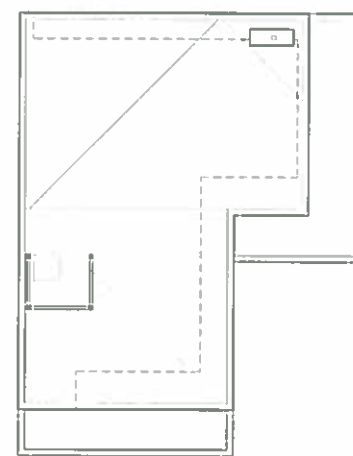




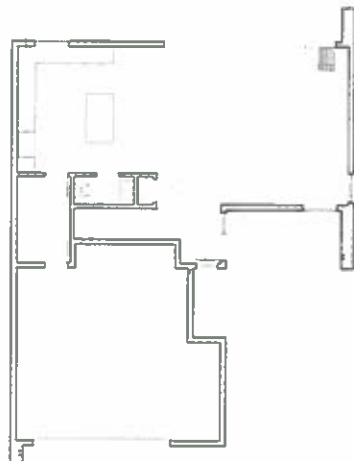
GROUND FLOOR PLAN  
2015



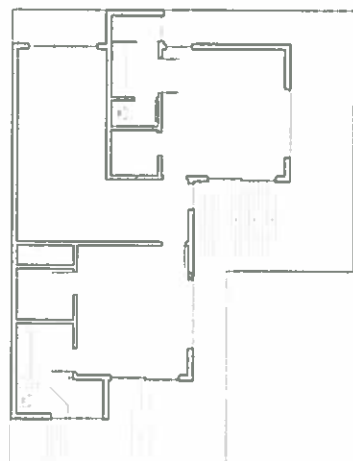
SECOND FLOOR PLAN  
2015



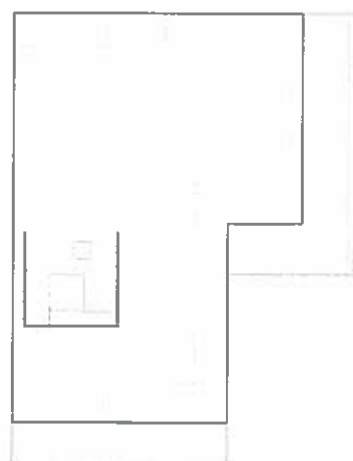
ROOF PLAN  
2015



PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016



8 PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

UNIT G1 - PLANS

FINAL PD REVIEW

Project Number	14L 254
Date	04/20/2017
Scale	1/8" = 1'-0"

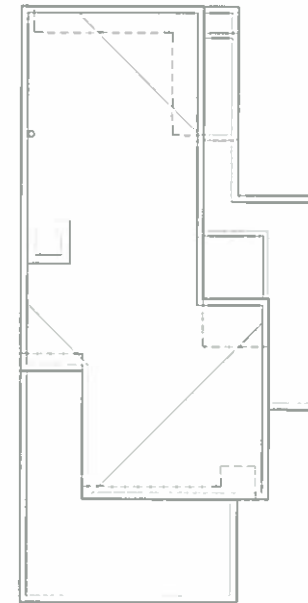
**A210-G** **UNIT G**



GROUND FLOOR PLAN  
2015



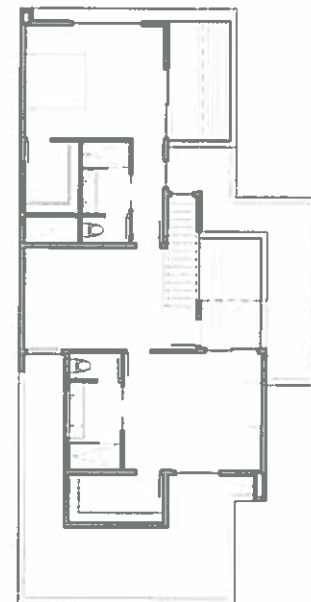
SECOND FLOOR PLAN  
2015



ROOF PLAN  
2015



PROPOSED GROUND FLOOR PLAN  
2016



PROPOSED SECOND FLOOR PLAN  
2016



PROPOSED ROOF PLAN  
2016



S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264  
Drawing

UNIT H - PLANS

FINAL PD REVIEW

Project Number	14_254
Date	04/20/2017
Scale	1/8" = 1'-0"

A210-H

UNIT H

S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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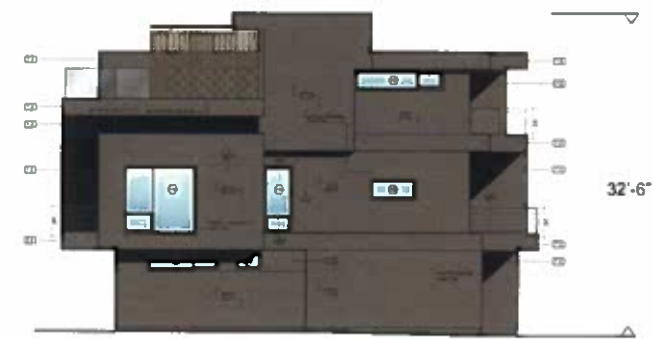
MECHANICAL / PLUMBING ENGINEER  
GOLVIS engineering  
4800 Campus Drive  
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Tel: 949 752 1812  
Fax: 949 752 5321



FRONT ELEVATION  
2015



REAR ELEVATION  
2015



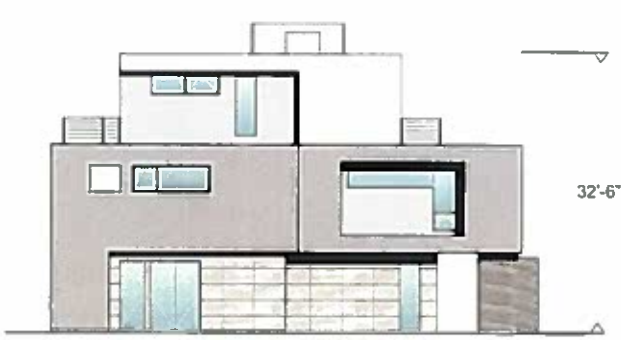
SIDE ELEVATION  
2015



PROPOSED FRONT ELEVATION  
2016



PROPOSED REAR ELEVATION  
2016



PROPOSED SIDE ELEVATION  
2016

-   
**A** PORCELAIN STONE  
BASALTINA GREY
-   
**B** PORCELAIN STONE  
BASALTINA WHITE
-   
**C** PAINT COLOR  
SILVER POLISH DE6374
-   
**D** PAINT COLOR  
VAPOR DE6358
-   
**E** PAINT COLOR  
DEW 380
-   
**F** MECH. EQUIPMENT  
SCREEN

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

UNIT A - ELEVATIONS

FINAL PD REVIEW

Project Number: 14-254

Date: 04/20/2017

Scale: 1/8" = 1'-0"

A400-A

UNIT A



S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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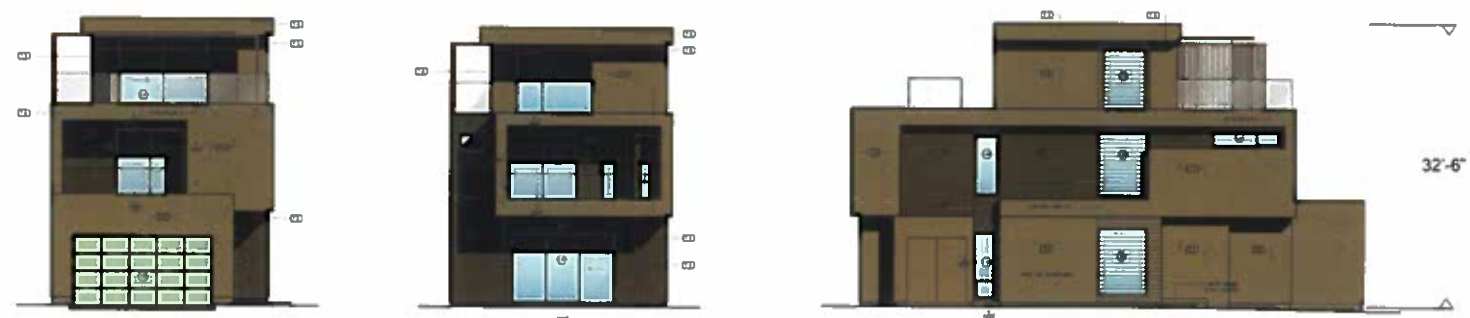
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Fax: 949 752 8321



FRONT ELEVATION  
2015

REAR ELEVATION  
2015

SIDE ELEVATION  
2015



PROPOSED FRONT ELEVATION  
2016

PROPOSED REAR ELEVATION  
2016

PROPOSED SIDE ELEVATION  
2016

-   
**A** PORCELAIN STONE  
BASALTINA GREY
-   
**B** PORCELAIN STONE  
BASALTINA WHITE
-   
**C** PAINT COLOR  
SILVER POLISH DE6374
-   
**D** PAINT COLOR  
VAPOR DE6358
-   
**E** PAINT COLOR  
DEW 380
-   
**F** MECH. EQUIPMENT  
SCREEN

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**UNIT B - ELEVATIONS**

FINAL PD REVIEW

Project Number 14.284  
Date 04/20/2017  
Scale 1/8" = 1'-0"

**A400-B** **UNIT B**



S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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FRONT ELEVATION  
2015

REAR ELEVATION  
2015

SIDE ELEVATION  
2015



PROPOSED FRONT ELEVATION  
2016

PROPOSED REAR ELEVATION  
2016

PROPOSED SIDE ELEVATION  
2016

-   
**A** PORCELAIN STONE  
BASALTINA GREY
-   
**B** PORCELAIN STONE  
BASALTINA WHITE
-   
**C** PAINT COLOR  
SILVER POLISH DE6374
-   
**D** PAINT COLOR  
VAPOR DE6358
-   
**E** PAINT COLOR  
DEW 380

Number	Date	Description
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Project  
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PALM SPRINGS, CA 92264

Drawing  
**UNIT C - ELEVATIONS**

FINAL PD REVIEW

Project Number: 14.254  
Date: 04/20/2017  
Scale: 1/8" = 1'-0"

**A400-C** **UNIT C**



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Project  
**THE CAMERON**  
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PALM SPRINGS, CA 92264

Drawing

UNIT D - ELEVATIONS

FINAL PD REVIEW

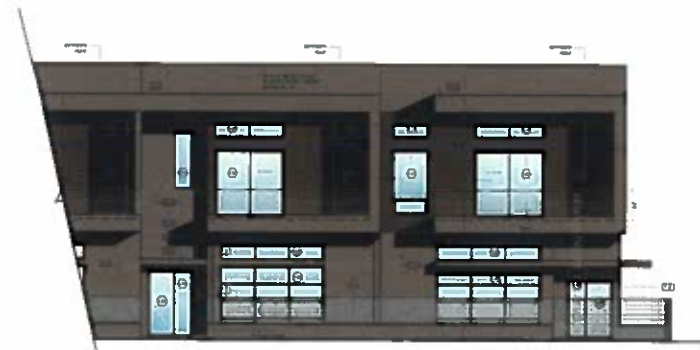
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Date 04/20/2017

Scale 1/8" = 1'-0"

A400-D

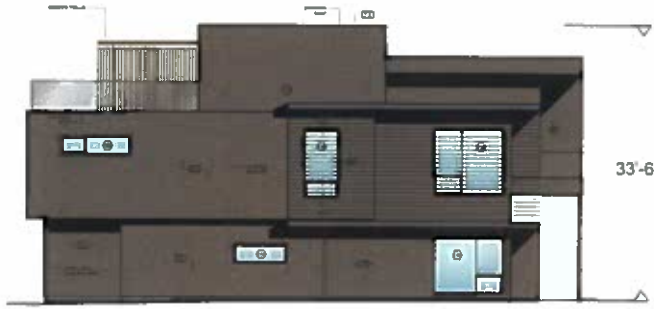
UNIT D



FRONT ELEVATION  
2015



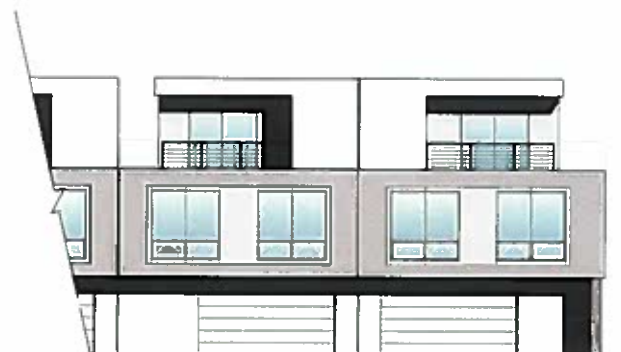
REAR ELEVATION  
2015



SIDE ELEVATION  
2015



PROPOSED FRONT ELEVATION  
2016



PROPOSED REAR ELEVATION  
2016



PROPOSED SIDE ELEVATION  
2016



**A** PORCELAIN STONE  
BASALTINA GREY



**B** PORCELAIN STONE  
BASALTINA WHITE



**C** PAINT COLOR  
SILVER POLISH DE6374



**D** PAINT COLOR  
VAPOR DE6358



**E** PAINT COLOR  
DEW 380



S. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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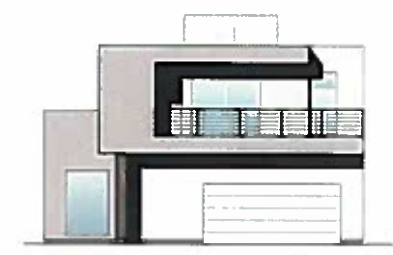
FRONT ELEVATION  
2015



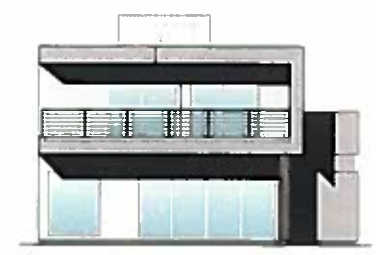
REAR ELEVATION  
2015



SIDE ELEVATION  
2015



PROPOSED FRONT ELEVATION  
2016



PROPOSED REAR ELEVATION  
2016



PROPOSED SIDE ELEVATION  
2016

-   
**A** PORCELAIN STONE  
BASALTINA MOKA
-   
**B** PORCELAIN STONE  
BASALTINA WHITE
-   
**C** PAINT COLOR  
SILVER POLISH DE6374
-   
**D** PAINT COLOR  
VAPOR DE6358
-   
**E** PAINT COLOR  
DEW 380
-   
**F** MECH. EQUIPMENT  
SCREEN

Number	Date	Description
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**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**UNIT E - ELEVATIONS**

FINAL PD REVIEW

Project Number **14-254**  
Date **04/20/2017**  
Scale **1/8" = 1'-0"**

**A400-E** **UNIT E**



S PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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RIGHT ELEVATION  
2008



LEFT ELEVATION  
2015



FRONT ELEVATION  
2015



REAR ELEVATION  
2015



PROPOSED RIGHT ELEVATION  
2016



PROPOSED LEFT ELEVATION  
2016



PROPOSED FRONT ELEVATION  
2016



PROPOSED REAR ELEVATION  
2016



A PORCELAIN STONE  
BASALTINA MOKA



B PORCELAIN STONE  
BASALTINA WHITE



C PAINT COLOR  
SILVER POLISH DE6374



D PAINT COLOR  
VAPOR DE6358



E PAINT COLOR  
DEW 380



F MECH. EQUIPMENT  
SCREEN

Number Date Description

OJMR Architects

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Project  
**THE CAMERON**  
S PALM CANYON DRIVE  
PALM SPRINGS, CA 92264

Drawing

UNIT F - ELEVATIONS

FINAL PD REVIEW

Project Number 14. 254

Date 04/20/2017

Scale 1/8" = 1'-0"

A400-F

UNIT F



S PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92264

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FRONT ELEVATION  
2015



REAR ELEVATION  
2015



SIDE ELEVATION  
2015



PROPOSED FRONT ELEVATION  
2016



PROPOSED REAR ELEVATION  
2016



PROPOSED SIDE ELEVATION  
2016



A PORCELAIN STONE  
BASALTINA MOKA



B PORCELAIN STONE  
BASALTINA WHITE



C PAINT COLOR  
SILVER POLISH DE6374



D PAINT COLOR  
VAPOR DE6358



E PAINT COLOR  
DEW 380



F MECH. EQUIPMENT  
SCREEN

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing  
**UNIT G - ELEVATIONS**

FINAL PD REVIEW

Project Number: **14, 254**

Date: 04/28/2017

Scale: 1/8" = 1'-0"

**A400-G**

**UNIT G**



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PALM SPRINGS, CALIFORNIA 92264

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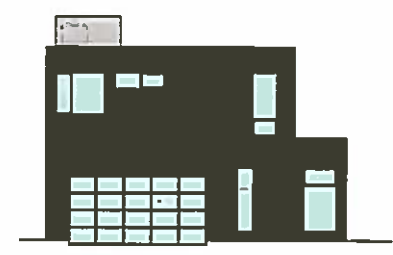
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Fax: 949 752 5321



FRONT ELEVATION  
2015



REAR ELEVATION  
2015



SIDE ELEVATION  
2015




PROPOSED FRONT ELEVATION  
2016



PROPOSED REAR ELEVATION  
2016



PROPOSED SIDE ELEVATION  
2016

-   
**A** PORCELAIN STONE  
BASALTINA MOKA
-   
**B** PORCELAIN STONE  
BASALTINA WHITE
-   
**C** PAINT COLOR  
SILVER POLISH DE6374
-   
**D** PAINT COLOR  
VAPOR DE6358
-   
**E** PAINT COLOR  
DEW 380
-   
**F** MECH. EQUIPMENT  
SCREEN

Number	Date	Description
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Project  
**THE CAMERON**  
S. PALM CANYON DRIVE,  
PALM SPRINGS, CA 92264

Drawing

UNIT H1 - ELEVATIONS

FINAL PD REVIEW

Project Number 14.294

Date 04/20/2017

Scale 1/8" = 1'-0"

A400-H

UNIT H