



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: FEBRUARY 7, 2022 NEW BUSINESS

SUBJECT: ONE LAS PALMAS, LLC FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE REVIEW OF FOUR (4) SINGLE-FAMILY HOUSE TYPES ON ELEVEN (11) HILLSIDE LOTS AND AN ADMINISTRATIVE MINOR MODIFICATION FOR A FRONT YARD SETBACK REDUCTION FOR THREE LOTS AND INCREASE IN BUILDING HEIGHT FOR FOUR (4) HOUSE ELEVATIONS LOCATED AT LAS PALMAS ESTATES DRIVE, ZONE R-1-B, SECTION 1. (CASE 3.4194 MAJ & 7.1648 AMM)(GM)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for approval of an Architectural Review Application for the development of eleven (11) vacant hillside lots with four (4) different house types. The request includes an Administrative Minor Modification (AMM) for increase in building height of a side yard setback to sixteen (16') feet on models 1A, 1B, 2A, and 2B and a front yard setback reduction to eighteen (18') feet for lots 14,15, and 17.

RECOMMENDATION:

That the Architectural Review Committee approve the application as submitted.

BUSINESS PRINCIPAL DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form stating that One Las Palmas, LLC is a California Limited Liability Company with the following person owning 99% of the business: Alexa Axton. The signed Public Integrity Disclosure form is attached.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
10/9/2002	Planning Commission reviews and approves a request for TTM 28996 a subdivision of 17 single-family lots; and approval of a Negative Declaration.

09/02/2004	Grading permit approved for street improvements and pad construction.
06/11/2014	Planning Commission approved TTM 36706 to subdivide existing lot 10 and lot line adjustment for Lot 11 to create four single-family lots and an Administrative Minor Modification to reduce front lot line dimensions.
09/28/2016	Planning Commission approves a two-year time extension of TTM 36706 creating four single-family lots.
11/02/2020 12/07/2020	The Architectural Advisory Committee reviewed the front entry design at two meetings and made a recommendation to improve design and votes to deny the proposal.
12/14/2020	The applicant submits a revised plan for front entry and based upon the AAC's comments. Staff approves the request.
11/17/2021	Building permits issued for construction of three (3) homes on north side of Las Palmas Estates Drive which are not subject to architectural review.

<i>Neighborhood Meeting/Neighborhood Notice</i>	
01/27/2022	Notice mailed by staff to adjacent property owners notifying that the subject project would be reviewed by the Architectural Review Committee on 2/7/2022
02/03/2022	The surrounding neighborhood organizations within a mile of the site were sent notice that the proposed project would be reviewed by the Architectural Review Committee on 2/7/2022.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	18.23 acres into 19 lots



One Las Palmas – Hillside lots south of street.

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	ER (Estate Residential)	Single-Family Residential - Vacant	R-1-B (Single-Family)
North	ER (Estate Residential)	Single-Family Residential	R-1-B (Single-Family)
South	Open Space	Mountain	O-20 (Open Space)
East	ER (Estate Residential)	Single-Family Residential	R-1-A (Single-Family)
West	Water Course	Water Course – Riverside County Flood Control Dam.	W (Water Course)

General Plan			
Land Use Designation	Density	TPM 36706 & TTM 28966	Compliance
ER (Estate Residential)	Up to 2 dwelling units / acre	Residential use at 1.01 dwelling units / ac.	Yes

DEVELOPMENT STANDARDS:

	R-1-B	Proposed Project
Lot Area	15,000 – sq. ft.	15,000 to 23,000- sq. ft. (conforms) Lots vary in size
Lot Width	120 feet	Lots 12 – 14 110 feet (conforms with approval of previous AMM) Parcels 1-3 110 feet (conforms with approval of previous AMM)
Lot Depth	100 feet	193 to 203 feet (conforms)
Front Yard	25 feet	18 feet (conforms with approval of AMM)
Side Front Yard	10 feet	10 feet (conforms)
Rear Yard	15 feet	15 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 feet at a 4:12 slope.	New construction (conforms) 16 feet high at side yard setback for house types 1A, 1B, 2A, and 2B. Requires AMM.
Bldg. Coverage	35% lot coverage	New construction (conforms)
House / Garage	1,500 – sq ft	New construction (conforms)
Off-street parking	2 covered spaces	2 covered provided (conforms)

Note: 1) Existing Lots #15 and #17 are previously approved as part of TTM 28966 with substandard lot width located at the end of cul-de-sac.

BACKGROUND:

Tentative Tract Map 28966

The Las Palmas Estates subdivision was approved by the Planning Commission including a Negative Declaration on October 9, 2002 as Tentative Tract Map 28966 for 17 single-family residential lots and one conservation lot (Lot 18). The project site was formally known as the Mountain Falls Golf Course project which never gained approval. Currently the site has been graded; pad sites formed and infrastructure including streets, curbs and gutters has been installed. A control access gate has been added at the entrance to the development.

The approval of TTM 28966 included several conditions of approval granting deviations from the required lot sizes and lot widths for several parcels. An Administrative Minor Modification (AMM) allowed Lot #2 to be 14,810- square feet substandard in area; and Lots #15 and #17 substandard in width. The justification for granting the AMM was based upon adjacent R-1-B zoned properties directly to the north of the subdivision along Crescent Drive. Several of these residential lots are substandard in overall lot size and it was determined that the proposed subdivision would be consistent with neighboring properties under identical zoning classifications. A condition of approval requires Lots #11 – #17 be subject to Architectural Approval subject to hillside development standards.

Tentative Parcel Map 36706 and 38270

Tentative Parcel Map 36706 was approved for a lot line adjustment of Lots #11 to #14 and subdividing existing Lots #10 and #11 creating Parcels #1 to #4. These actions resulted in an increase of two (2) additional lots in the Las Palmas Estates subdivision. Previously there was a large two building residential compound with a swimming pool and tennis court that was razed. This project is before the Planning Commission on February 9, 2022 and if approved will result in a total of twenty (20) lots within the subdivision.

PROJECT DESCRIPTION:

The One Las Palmas subdivision consists of twenty (20) vacant lots for individual single-family residences. The north side of Las Palmas Estates Drive is not subject to architectural review and all house plans on Lots 1 through 9 can be submitted directly to the Building Division for building permits. Currently building permits have been issued for Lots 4, 6, and 7 and are being constructed from the four (4) house types before the ARC. The vacant lots on the south side of the street are considered hillside being that the property lot lines extend from the toe of the slope up the mountain. The new houses will be built on the flat portion of the parcel and no disturbance will occur on the protected slopes.

The Architectural Review Committee will evaluate the house designs and landscape plans for homes with an architectural style described as re-imagined Mid-Century with

Modern elements consisting of four (4) house types with six (6) building elevations. Plans 1A, 1B, 2A and 2B have a side elevation that is greater in height than permitted and will require the approval of an Administrative Minor Modification per Section 94.04.00(D)(d) which allows the ARC to granted modifications in height and setbacks for hillside properties. In addition, the front yard setback is to be reduced from twenty-five (25') feet to eighteen (18') feet based upon constraints of the buildable pad areas caused by the steep slopes at the rear of the lots. Not all lots will require the setback reduction which is shown on the overall development site plan. This will result in no driveway being less than eighteen (18') feet long allowing a vehicle to park off the street.

The proposed house types are not sited on a specific lot. The applicant wants flexibility to place different house types on a lot as the buyer chooses. However, two house types cannot be sited adjacent to each other as a condition of approval. A streetscape and possible site plan have been submitted which shows the relationship between the houses, landscapes, and the street.

Below is a list of the proposed house types for Lots 10 through 20.

- **Plan 1 A**



The house to be 2,680 square feet with a 434-square foot left sided garage, kitchen/great room and 3 bedrooms. Building materials to include white stucco, white quartz stacked stone, metal vertical material, with darker accent colors and washed concrete driveway. The building height on left side to be sixteen (16') feet tall requiring the approval of an AMM.

- **Plan 1 B**



The house to be 2,680 square feet with a 434-square foot left sided garage, kitchen/great room and 3 bedrooms. Building materials to include white stucco, textured breeze block, round metal columns, with darker accent colors, with a green front door and washed concrete driveway. The building height on left side to be sixteen (16') feet tall requiring the approval of an AMM.

- **Plan 2 A**



The house to be 3,052 square feet with a 434-square foot center garage, front entry courtyard leads to a side front door with walkway to side door for kitchen/great room and 3 bedrooms. Building materials to include white stucco, textured breeze block, masonry stack stone, with darker accent colors, with a yellow front door and washed concrete driveway. The building height on left side to be sixteen (16') feet tall requiring the approval of an AMM.

- **Plan 2 B**



The house to be 3,052-square feet with a 434 square foot center garage, front door leads into a courtyard which then leads to a side walkway to entry into the kitchen/great room and 3 bedrooms. Building materials to include white stucco, textured breeze block, with darker accent colors, with a pink front door and washed concrete driveway. The building height on left side to be sixteen (16') feet tall requiring the approval of an AMM.

- **Plan 3**



The house to be 3,480 square feet with a 491-square foot left sided garage, kitchen/great room and 3 bedrooms. Building materials to include white stucco, wood look composite slats, round metal columns, with darker accent colors, with a teal color front door, and washed concrete driveway. This house type has a shed roof over the great room and meets all setback requirements.

- **Plan 4**



The house to be 3,692 square feet with a 530-square foot left sided garage, entry from front door leads into a courtyard with main house to include a kitchen/great room and 3 bedrooms. Building materials to include white stucco, a textured foam and concrete wall, with darker accent colors, with a yellow color front door, and washed concrete driveway. This house type has a shed roof over the great room and meets all setback requirements.

- **Plan 5**



The house to be 3,345 square feet with a 539-square foot side loaded garage, and main entry from the front sidewalk leading into the main house to include a kitchen/great room and 3 bedrooms. Building materials to include white stucco, metal accent vertical wall, with darker accent colors, with a white color front door, and washed concrete driveway. This house type utilizes several different roof angles to for a shed and flat roof angles over the great room and meets all setback requirements.

- **Plan 6**



The house to be 2,813 square feet with a 441-square foot left sided garage, and main entry from the front sidewalk leading into the main house to include a kitchen/great room and 3 bedrooms. Building materials to include white stucco, round metal columns, with darker accent colors, with a yellow front door and washed concrete driveway. This house type utilizes several different roof angles form a shed and flat roof angles over the great room and meets all setback requirements.

In reviewing the side and rear house elevations, staff suggested that the applicant add control joints or other elements to break up Plans 1A, 1B, 2A, 2B that have the sixteen (16') foot tall wall at the side yard setback. In addition, solar control elements such as longer eaves, or eyebrows should be used on the west facing exposed glazing. Staff realizes that the mountain will cast a shadow over these lots, however in the summertime these buildings will be in bright sunlight.

Landscaping:

The landscape plan for all front yards in the subdivision is a formal design and consists of a combination of trees, palms, shrubs, accent plants, ground cover, rock and gravel. Each proposed house plan will include a typical planting scheme which can consist of a Washingtonian Robusta palm, Yucca Tree, ficus, purple lantana, organ pipe cactus, Ocotillo, agave, and barrel cactus. Hardscape material includes rocks and rubble and gravel in white and desert blend colors and artificial turf. There are no common areas shared by the residences other than the street medians and the front gate entry area. Each house will have a pool located on the west side of the home to maximize mountain views of the Dry Falls area.

Administrative Minor Modification (AMM):

An AMM has been filed to increase the building height at the side yard setback on the east building elevation for Plans 1A, 2A, 1B, and 2B. The request is to modify the building height from twelve (12') fee to sixteen (16') feet. This portion of the house is a shed roof over the great room and kitchen. In addition, the applicant is requesting a front yard

setback reduction for lots 14, 15, and 17 from twenty-five (25') feet to eighteen (18') feet. These lots are located along a point of the street that has a middle medium plus the presence of the steep mountain slope at the parcel rear constrains the buildable area. The Palm Springs Zoning Code (PSZC) allows for the ARC to grant modifications to building height and setbacks should required findings be made as listed below.

Hillside Review Criteria:

PSZC Section 93.13.00(B)(4) requires that architectural review of hillside development shall consider the following criteria:

	<i>Guidelines [PSZC 93.13.00(B)(4)(a)]</i>	<i>Compliance</i>
1.	<i>Rock and soil exposure;</i> The siting of the homes on a flat portion of a parcel that includes a steep slope will not cause mass grading and encroach into protected hillside areas.	Y
2.	<i>Size of building pad;</i> The lot sizes average 15,000-square feet with a each having a flat pad for development.	Y
3.	<i>Design considerations, such as supporting stilts, colors and building arrangement;</i> The subdivision consisting of one street with hillside lots on the south side allows for appropriate siting of homes that will not encroach beyond the toe of the slope.	Y
4.	<i>Screening of parking areas;</i> Each house will have a two-car garage with at least an eighteen (18') foot long driveway.	Y
5.	<i>Landscaping plans;</i> Desert appropriate use of plants is proposed. Plant types include Washingtonian Robusta palm, Yucca Tree, ficus, purple lantana, organ pipe cactus, Ocotillo, agave, and barrel cactus. Hardscape material includes Rocks and rubble and gravel in white and desert blend colors and artificial turf.	Y
6.	<i>Continuity with surrounding development;</i> The proposed four (4) house types with six (6) plans will be consistent with houses being built across the street. The same styles, materials, and colors are being used.	Y
7.	<i>Sensitivity to existing view corridors.</i> All houses will be sited in a manner that allows for mountain views. Pools and open space areas are located on the west side of the homes providing for maximum views.	Y

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i> Architectural treatment will be consistent with the desert surrounding on all four sides in terms of material, color, and shape of all elevations. All house plans within the subdivision will be harmonious and consistent.	Y
2.	<i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i> No accessory structures are being proposed.	N/A
3.	<i>The façade elements and fenestration are composed in a harmonious manner;</i> The proposed project is modern/contemporary in its aesthetic and proposed colors, materials and will be a harmonious addition to the setting.	Y
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i> Building materials proposed are suitable for the desert surrounding area and complement the desert setting.	Y
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i> For each of the four (4) plan types and six (6) building elevations the consistent materials comprise of white stucco, accent colors and garage doors. Variety is introduced with the use of breeze block, wood vertical elements, formed concrete walls, placement of garage, front door, and color scheme.	Y
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i> The project proposal includes multiple wide roof overhangs and eaves to provide solar control and interest in the architecture.	Y
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> The project proposes drought-tolerant landscape species compliant with Coachella Valley Water Districts Lush and Efficient handbook; therefore, complies with PSMC Chapter 8.60.	Y
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	Desert appropriate use of plants is proposed. Plant types include Washingtonian Robusta palm, Yucca Tree, ficus, purple lantana, organ pipe cactus, Ocotillo, agave, and barrel cactus. Hardscape material includes rocks and rubble and gravel in white and desert blend colors and artificial turf.	
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The landscaping as proposed offers adequate shading of outdoor patios and walkways within the house compound. Plantings adjacent to the street will include palms and other deciduous trees.	Y
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> The project will consist of outdoor landscape lighting and fixtures in the eaves of the houses. There will be no direct unshielded lighting used in the project and it follows the allowable lumens (PSZC 93.21.00 (A)(11)(b)).	Y
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> Mechanical equipment will remain in the side yard of the property and screened from abutting properties.	Y

Administrative Minor Modification:

PSZC Section 94.06.01(A)(5), requires that the following findings be met:

	<i>Per Section 94.06.01(A)(5),</i>	<i>Compliance</i>
1.	<i>The requested minor modification is consistent with the General Plan, applicable Specific Plan(s) and overall objectives of the zoning ordinance.</i> The General Plan land use designation of the subject property is Estate Residential (ER) (0-2.0 dwelling units per acre), and the property is located within the Single Family Residential (R-1-B) zone with a required minimum lot size of 15,000 SQ. FT. This AMM requesting an increase in building height to sixteen (16') feet for Plans 1A, 1B, 2A, and 2B and reduction in front yard setback for Lots 14,15, and 17 to eighteen (18') feet is allowed as stipulated in Palm Springs Zoning Code Section 94.06.01(A)(5)&(10). Therefore, the project is consistent with the General Plan and overall objectives of the zoning ordinance.	Y

	Per Section 94.06.01(A)(5),	Compliance
2.	<p><i>The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.</i></p> <p>One Las Palmas is an existing single-family subdivision that was first plotted in 2002 and has been vacant for many years. The immediate area located in the Las Palmas neighborhood consists to similar single-family residences with comparable lot and house sizes. The development is control accessed with a masonry wall encompassing the lots. The impact of the project on the adjacent properties such as privacy will be insignificant. Therefore, the approval of this AMM will not create any detrimental effects to the neighboring properties.</p>	Y
3.	<p><i>The approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity.</i></p> <p>All building and renovations will be required to be built to the Uniform Building Code and the Palm Springs Zoning Code as modified by this Administrative Minor Modification (AMM), and Fire Code. Therefore, the approval of this AMM will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity.</p>	Y
4.	<p><i>The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.</i></p> <p>The request to increase building height for Plans 1A, 1B, 2A and 2B to sixteen (16') feet at the east lot setback line will not be detrimental to the adjacent lots. Each house is sited in a manner that places the outdoor living space on the west side of the home and the adjacent building wall will not impede views or block light and air movement. In addition the request to reduce the front yard setback to eighteen (18') feet for Lots 14, 15 and 17 is justified due to physical constraints of the lot caused by existing street medians and the steep mountain slopes at the southern portion of the parcels. Therefore, the approval of the minor modification is justified by site conditions.</p>	Y

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), a Negative Declaration was adopted by the Planning Commission in 2002 when the Tract Map was approved. No circumstances have changed that would nullify the determination that the project would have no negative environmental impacts.

CONCLUSION:

The One Las Palmas project that is before the Architectural Review Committee to site new homes on ten (10) vacant lots will allow a long-stalled neighborhood to develop. The use of four (4) house types with six (6) building elevations utilizing a common stucco element and the introduction of a variety of materials will provide diversity in the look of the homes to provide a varied and interesting streetscape. The request to increase building height for four (4) house types and the front yard setback reduction for three (3) lots is justified based upon site constraints. Based upon the proposed project meeting all the standards of the PSZC with the approval of an AMM, Staff is recommending approval.

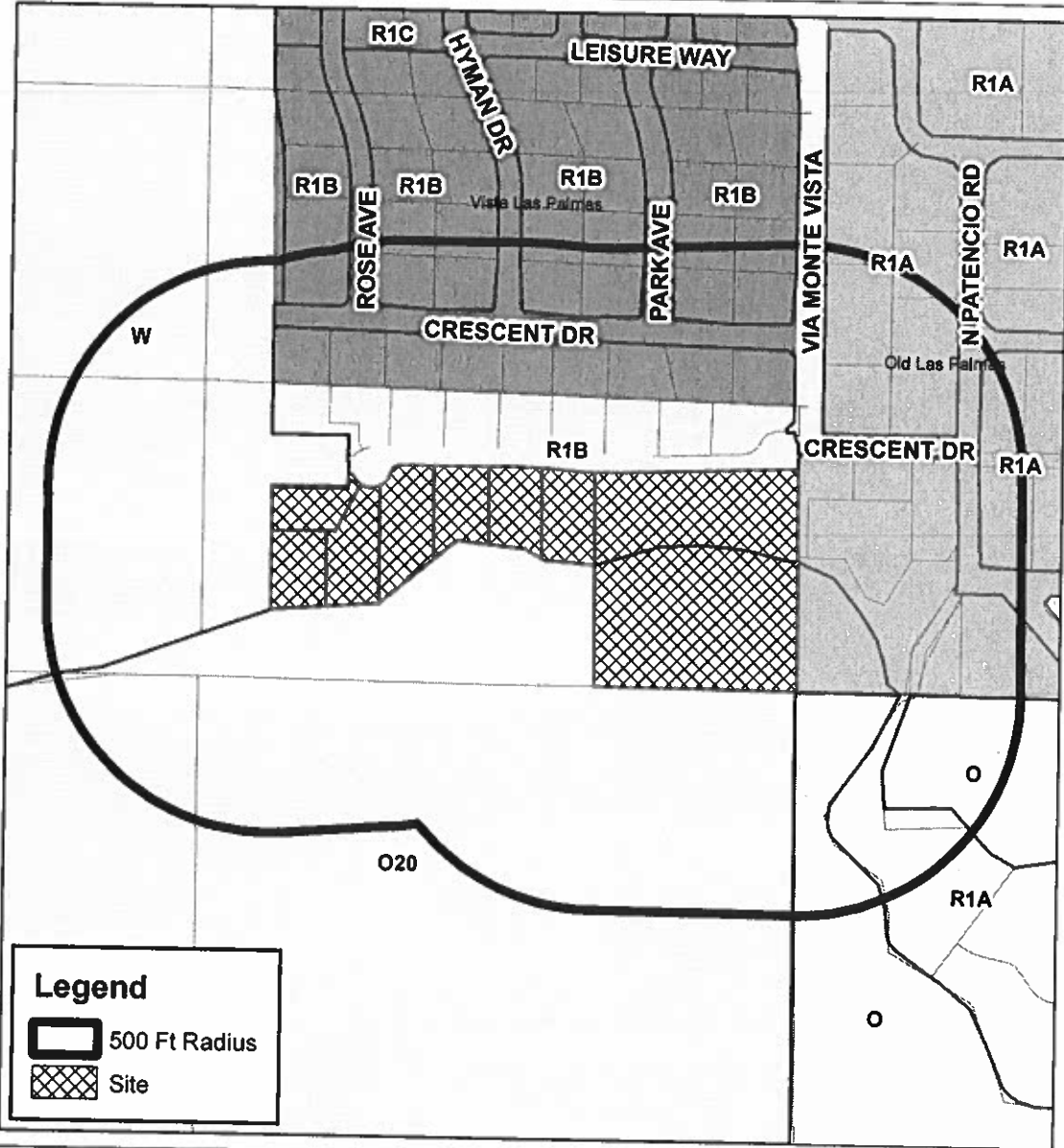
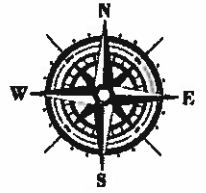
PREPARED BY:	Glenn Mlaker, AICP – Associate Planner
REVIEWED BY:	David Newell, AICP – Assistant Planning Director

ATTACHMENTS:

1. Vicinity Map
2. Resolution and Conditions of Approval
3. Justification Letter
4. Business Disclosure Form
5. Site and Elevation Packet



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case # 3.4194 MAJ
Las Palmas Estates Drive

RESOLUTION NO. _____

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION FOR DEVELOPMENT OF A FOUR (4) SINGLE-FAMILY HOUSE TYPES ON ELEVEN (11) HILLSIDE LOTS AND AN ADMINISTRATIVE MINOR MODIFICATION FOR A FRONT YARD SETBACK REDUCTION FOR THREE LOTS AND AN INCREASE IN BUILDING HEIGHT FOR FOUR (4) HOUSE ELEVATIONS LOCATED AT LAS PALMAS ESTATES DRIVE (CASE 3.4194 MAJ & 7.1648 AMM).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. One Las Palmas LLC, Owner (“Applicant”) filed an application with the City, pursuant to the Palm Springs Zoning Code (PSZC) Sections 94.04.00 (E) (architectural review), 93.13.00 (hillside development), and 94.06.01 (Administrative Minor Modification) of the Palm Springs Zoning Code, for development of four (4) single-family house types on eleven (11) hillside lots and a setback reduction for three (3) lots and increase in building height for four (4) lots a the One Las Palmas subdivision located at Las Palmas Estates Drive (“the Project”).

B. On April 8, 2021, the City Council adopted Ordinance No. 2042, amending Section 94.04.00 of the PSZC to reassign review of Major Architectural Review (MAJ) applications from the City’s Planning Commission to the City’s Architectural Review Committee.

B. On January 27, 2022, City staff notified the owners of properties immediately adjacent to the Project site of the scheduling of an Architectural Review Committee meeting to consider the subject application, pursuant to PSZC 93.13.00 (B,1,c).

C. On February 7, 2022, the City’s Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee 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 ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Section 1: The proposed project received a Negative Declaration as part of a Planning Commission action in conjunction with approval of Tract Map 28996 and no circumstances have changed that would nullify the determination that the project would have no negative environmental impacts. The Architectural Review Committee has evaluated the Project pursuant to CEQA and concurs and no further analysis is required.

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Sections 93.13.00 (“hillside development”), 94.04.00 (“architectural review”), and 94.06.01 (“Administrative Minor Modification”);

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4194 MAJ, and 7.1648 AMM for development of four (4) single-family house types on eleven (11) hillside lots and a setback reduction for three (3) lots and increase in building height for four (4) lots a the One Las Palmas subdivision located at Las Palmas Estates Drive, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 7th day of February, 2022.

AYES:

NOES:

ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

David Newell, AICP
Assistant Planning Director

RESOLUTION NO.

EXHIBIT A

Case 3.4194 MAJ & 7.1648 AMM
One Las Palmas Subdivision

February 7, 2022

CONDITIONS OF APPROVAL

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

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

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case (3.4194 MAJ & 7.1648 AMM).
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (January 25, 2022), 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 up to one (1) foot in height of pad elevation for the project per 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 3.4194 MAJ & 7.1648 AMM. 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. Approval of the Major Architectural Approval shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- 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.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Approval of a setback reduction for Lots 14, 15 and 17 allowing for an eighteen (18') foot front yard.
- PLN 2. Approval of an increase in building height to sixteen (16') feet for the east elevation for Plan 1A, 1B, 2A and 2B.
- PLN 3. In order to provide a diverse streetscape, no building plan type or elevation shall be site adjacent to each other.
- PLN 4. 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 5. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.

PLN 6. Provide smart controllers on irrigation system.

PLN 7. Roof surfaces shall be tan, beige, grey, sand or other color that blends with the natural color in the area; no white or off-white roofs.

PLN 8. Solar Policy. All new single-family residential and multi-family residential construction as a condition of approval for a discretionary application shall provide a solar photovoltaic system equivalent to two (2) watts times the total square footage of the residential dwelling unit

Condition imposed by the Architectural Advisory Committee:

PLN 9.

ENGINEERING DEPARTMENT CONDITIONS

STREETS

ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 48-hour inspection notification is required.

LAS PALMAS ESTATES DRIVE (PRIVATE STREET)

ENG 2. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

ENG 3. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

GRADING

ENG 4. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department 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 Services Department 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 Services Department 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 Services Department 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.

ENG 5. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist (a copy of the written approval must be provided to the City). The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aguacaliente.net 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 6. 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 prior to issuance of Grading Permit and commencement of grading operations.
- ENG 7. 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 8. 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 9. Prior to issuance of grading permit, the applicant shall provide verification to the City that the Tribal Habitat Conservation Plan (THCP) fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the THCP.
- ENG 10. For those lots that are shown on the approved Grading Plan for Tract No.28966, which is on file in the Engineering Services Department, the pad elevations of the structures shall be within 2 inches of those elevations indicated, unless otherwise approved by the City Engineer.
- ENG 11. 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 eight hundred dollars (\$800) (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 12. 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 Services Department with the first submittal of a grading plan. (if required)

- ENG 13. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Services Department for review and approval.
- ENG 14. In cooperation with the California 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" (Revised - RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 6819 East Gage Avenue, Commerce, CA 90040 (Phone (760) 782-3271, (562) 505-6415), Sonia.Oran@cdfa.ca.gov.

DRAINAGE

- ENG 15. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).
- ENG 16. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$10,311.99 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 17. 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 18. All proposed utility lines shall be installed underground.
- ENG 19. 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 20. 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 21. 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 Services Department 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 22. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 23. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

TRAFFIC

ENG 24. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

ENG 25. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 26. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS:

FID 1. 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. Conditions are subject to final plan check and review.

FID 2. Fire Department Conditions were based on the 2020 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix "T" Development Requirements. and latest adopted NFPA Standards. Three (3) complete sets of plans for fire sprinkler systems must be submitted prior to a building permit being released.

FID 3. **Materials and Construction Methods for Exterior Wildfires Exposure:** All materials and construction methods shall comply with Chapter 7A of the Building Code of High Fire Areas.

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. **Plans and Permits (CFC 105.1):**
Permits and scaled drawings are required for this project. 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. 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 6. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
- FID 7. **Required access (CFC 504.1):** Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
- FID 8. **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, 2016 Editions, as modified by local ordinance.
- FID 9. **Residential Smoke Alarms Required:** Shall be interconnected so that operation of any smoke alarm or fire sprinkler flow switch causes all smoke alarms within the dwelling & guest house to sound and activate the exterior horn/strobe.

END OF CONDITIONS

**Suzanne DuBarry
Palm Springs, CA 92264**

January 13, 2022

**Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262**

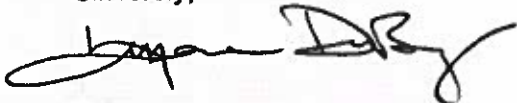
Re: South Camino Monte Road – Extension Project Case 3.4273 MAJ

Dear Chairman and members of the Planning Commission:

I am a Palm Springs resident in the adjacent area to the proposed South Camino Monte Road extension and would like to voice my support of this project. The project will provide the infrastructure to accommodate additional housing which is a positive for our city but will have no negative impact on the adjacent area.

For that reason, I am in favor of the road extension. Thank you for your time.

Sincerely,



Suzanne DuBarry




PUBLIC INTEGRITY DISCLOSURE
APPLICANT DISCLOSURE FORM

1. Name of Entity
Pinnacle Palm Springs, LLC
2. Address of Entity (Principle Place of Business)
PO Box 1573 Rancho Mirage CA 92270
3. Local or California Address (if different than #2)
4. State where Entity is Registered with Secretary of State
California
If other than California, is the Entity also registered in California? [] Yes [] No
5. Type of Entity
[] Corporation [x] Limited Liability Company [] Partnership [] Trust [] Other (please specify)
6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify)
Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity
Alexa Axton
[name] [] Officer [] Director [] Member [x] Manager
[] General Partner [] Limited Partner
[] Other
[name] [] Officer [] Director [] Member [] Manager
[] General Partner [] Limited Partner
[] Other
[name] [] Officer [] Director [] Member [] Manager
[] General Partner [] Limited Partner
[] Other

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE	
JANE DOE	50%, ABC COMPANY, Inc.
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
A.	
Alexa Axton	99%
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
B.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
C.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
D.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
E.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title	Date
 Alexa Axton, Manager	4-1-19

JUSTIFICATION LETTER

SITE DESCRIPTION FOR THE VACANT LOTS 10-20 LOCATED AT LAS PALMAS ESTATES DRIVE KNOWN AS ONE LAS PALMAS - PALM SPRINGS, CALIFORNIA

PURPOSE:

Application for new single-family residences.

LOCATION:

ONE Las Palmas Estates is located in the Old Las Palmas neighborhood where W. Crescent Drive and N. Via Monte Vista meet.

SITE DESCRIPTION:

The lots have flat graded pads at the base of the hillside within a cul-de-sac neighborhood consisting of a total of 20 lots with multiple homes under construction. The subject vacant flat lots are located at the south side of the development against the hillside. The lots have dramatic views to Dry Falls and the surrounding mountains of Palm Springs. The flat graded portion of the lots average approximately 15,000 sf or 0.34 acres configured in rectangular and irregular shapes sitting at the base of the mountainous rocky slopes of the hillside. The infrastructure was developed sometime around 2005 with roads and utilities. Multiple homes are currently under construction on the non-hillside north side of the street.

The geologic characteristics of the south portion of the community are mostly rock hillside with large, scattered boulders. The proposed construction will stabilize the existing pads from wind and rain erosion. Cleaning any discharge from the site and controlling erosion will serve to improve the conditions downstream.

FINDINGS:

Only setback and side yard height relief are being requested which complies with city standards. The proposed designs for the homes are consistent with the surrounding neighborhood. The residential nature of the site is also consistent with the neighborhood and the City's General Plan. The style of the homes is consistent with the general Palm Springs open architecture design with sweeping avant-garde contours with pools and views to the mountains and low impact design philosophies. Approval of this project will allow luxury homes of architectural significance to move forward on lots that have sat unused for more than 16 years.

Sincerely,



Alexa Axton

Member – Pinnacle Palm Springs, LLC

December 13, 2021

City of Palm Springs
Attention Glenn Mlaker
3200 East Tahquitz Way
Palm Springs, CA 92262

RE: ONE Las Palmas

~~Dear Glenn,~~

It is our pleasure to submit this letter of justification to pursue completing the existing project currently known as ONE Las Palmas.

Project Description:

ONE Las Palmas is a 20-lot gated development that was originally started in 2004 and no homes were ever built due to the financial crisis of 2006. There was one large estate home that covered 3 lots which was recently demolished. The property has been sitting since and has been an eyesore to the neighborhood until it was recently revived as ONE Las Palmas.

ONE Las Palmas, LLC has completed the new front entry, gates, walls, and exterior frontage landscape with several homes in the permitting process and/or under construction on the north side of the street where there are 9 lots total. The south lots, which this application applies is comprised of 11 flat graded lots adjacent to the hillside. No construction is proposed into the hillside and the homes will remain on the flat portion of the lots. Our plans call for exciting single family detached, single story homes which are consistent with the original approval plan and in harmony with the neighborhood.

The homes are contemporary & mid-century designed with large yards. The basic building massing, heights, materials, and colors will be consistent with the surrounding neighborhood. All the homes will be single story.

There are 6 floorplans; designated as Plan 1, Plan 2, and Plan 3, Plan 4, Plan 5, and Plan 6. Plans 1 and 2 offer front elevation variations. Buyers will have the opportunity to pick their lot and plan but there will be certain restrictions for duplicity.

Mass and Scale:

As proposed, all floor plans are single story, each with a 2-car garage, pool and spa and private patios.

Plans	Size	Height	Conforms
Plan 1.	2,596 sf 3 bedroom, 3.5 baths, 434 sf garage.	16'	YES
Plan 2.	2,983 sf 3 bedroom, 3.5 baths, 434 sf garage.	16'	YES
Plan 3.	3,480 sf 3 bedroom, 3.5 baths, 491 sf garage.	17'	YES
Plan 4.	3,692 sf 4 bedroom, 4.5 baths, 530 sf garage	17'	YES
Plan 5.	3,345 sf 3 bedroom, 3.5 baths, 539 sf garage	17'	YES
Plan 6.	2,813 sf 3 bedroom, 3.5 baths, 441 sf garage	16'-6"	YES

Colors and materials

The proposed colors are white/off white with earth tone accents, natural concrete, and vibrant color front doors being complementary of the contemporary & mid-century design. Each of the plans will have varying color and material schemes.

Landscape Plans

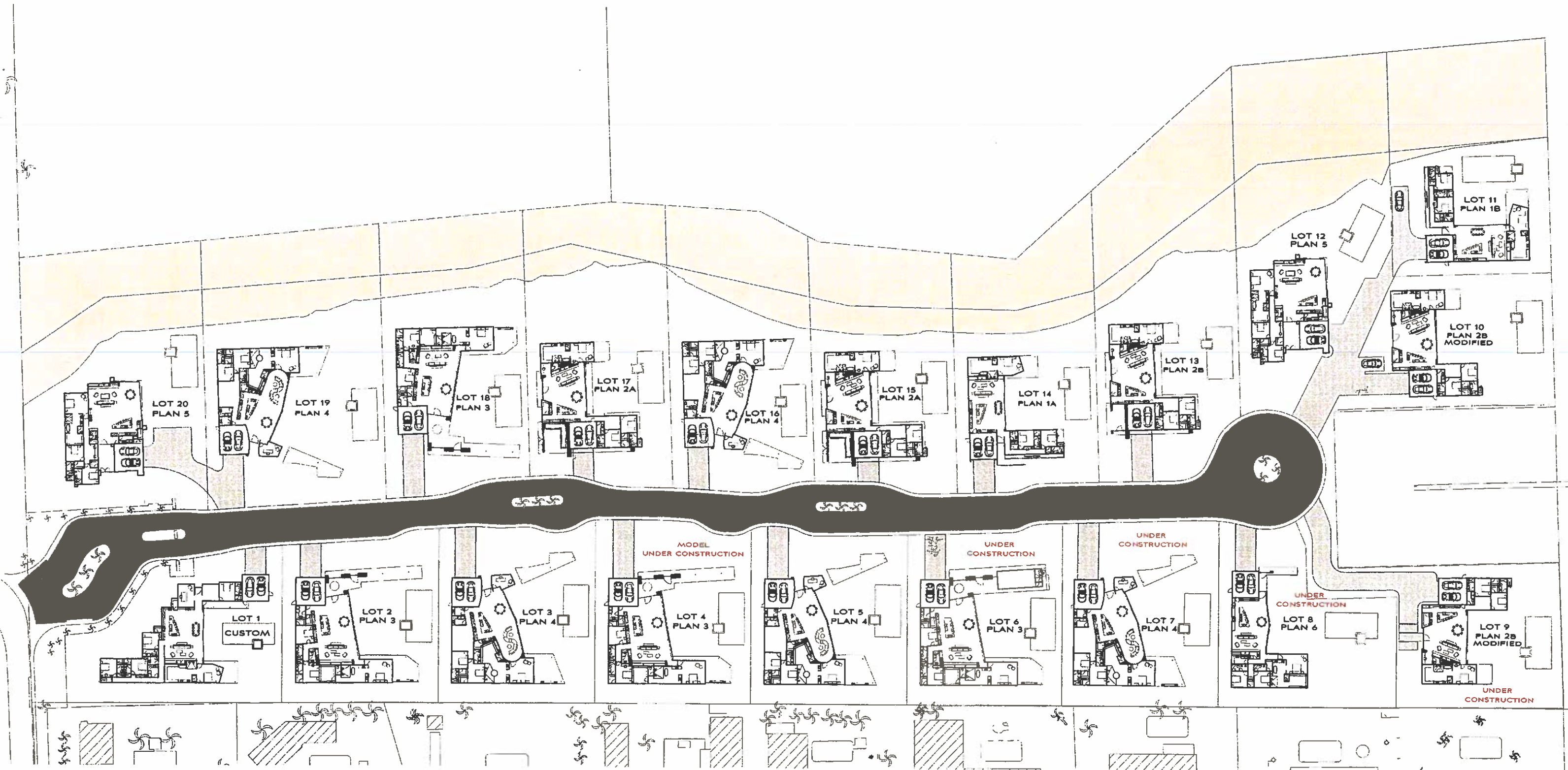
The proposed landscape front and pool yards will be a combination of hardscape and synthetic grass, soft grey/white boulders and gravel accented with a colorful desert specimen palate, palms trees, Ficus and Palo Verde Trees. We have provided typical landscape exhibits showing example placement and hardscape layouts. Landscaping will be drought tolerate and low maintenance.

ONE Las Palmas will be a community comprised of exceptional fine quality luxury homes.

We appreciate your time and attention.

Sincerely,

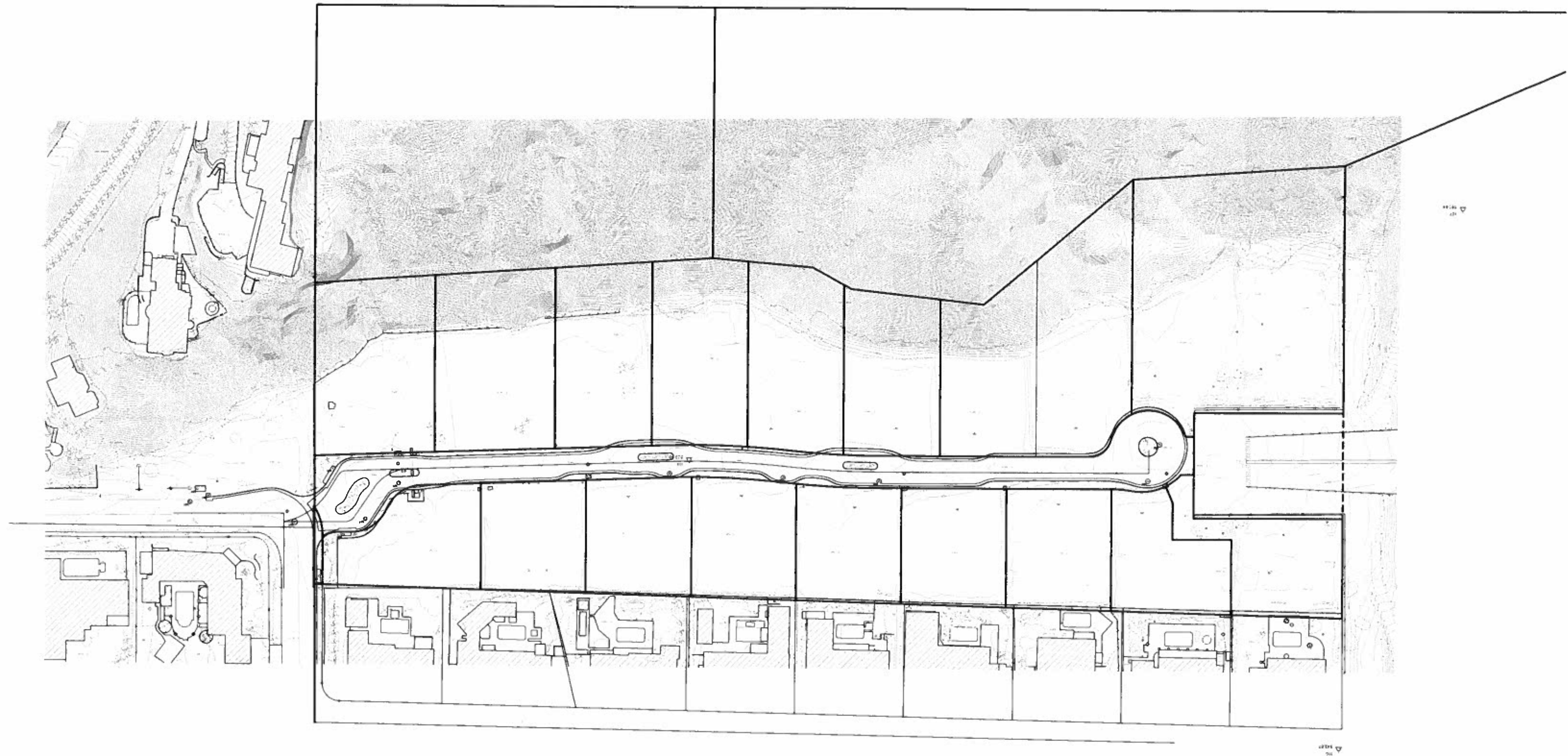
ONE Las Palmas, LLC



RECEIVED

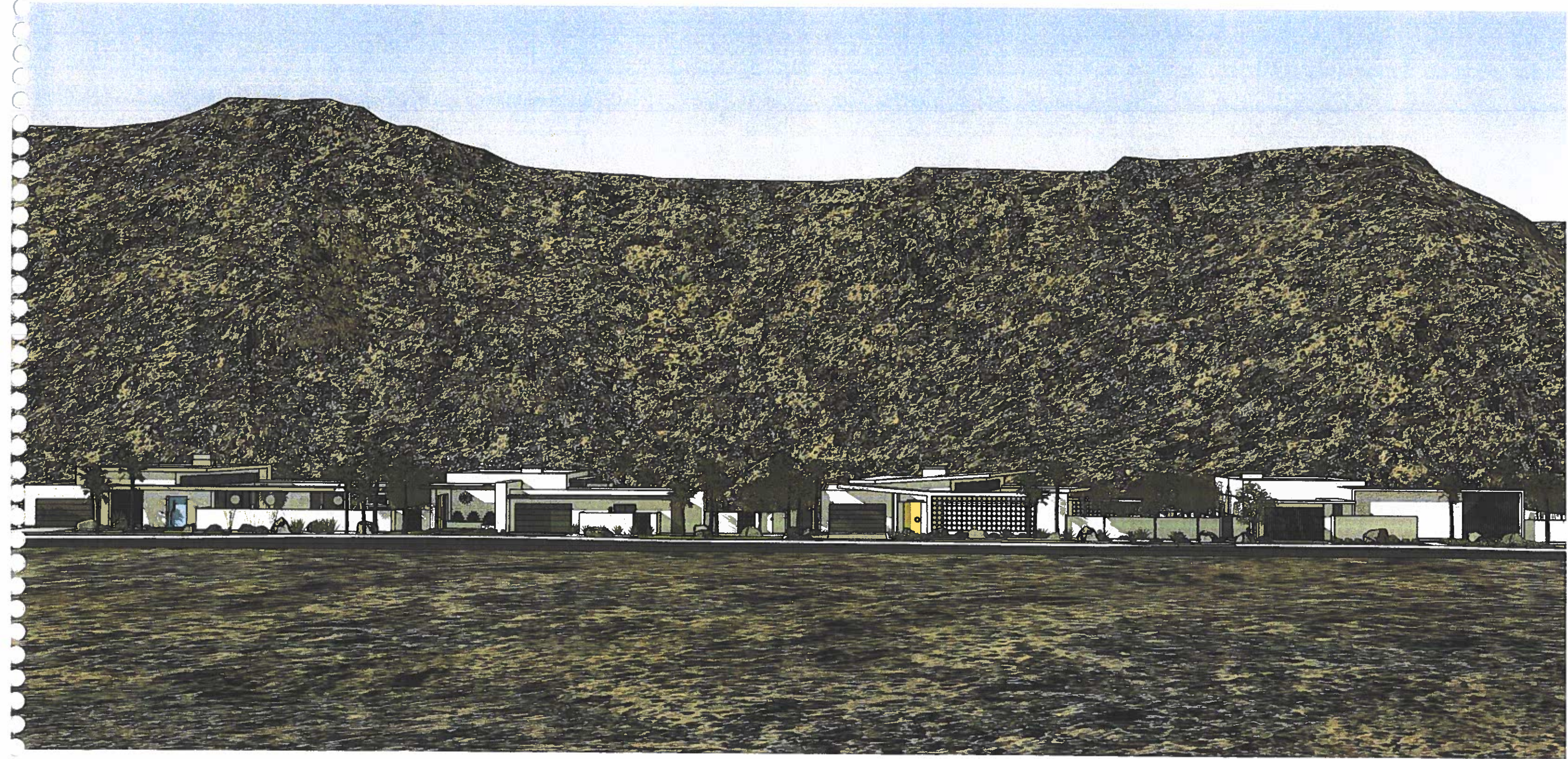
JAN 25 2022

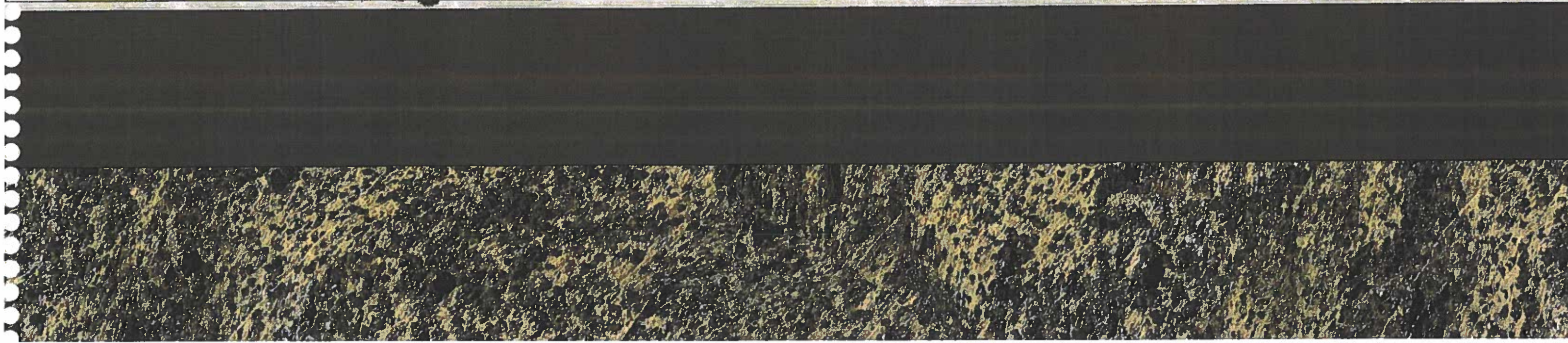
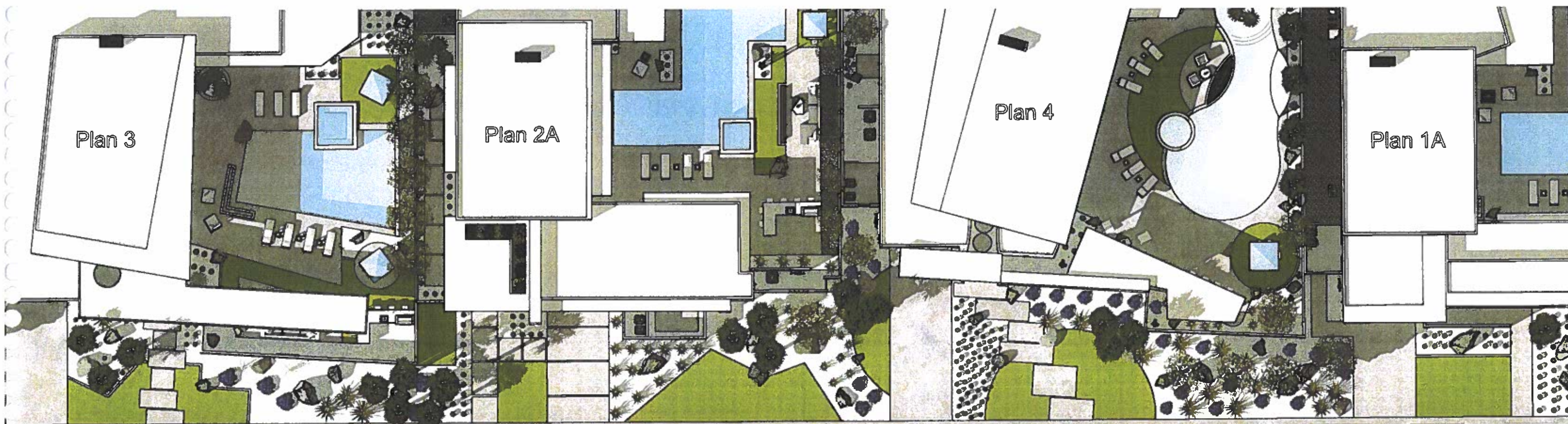
PLANNING SERVICES DEPARTMENT

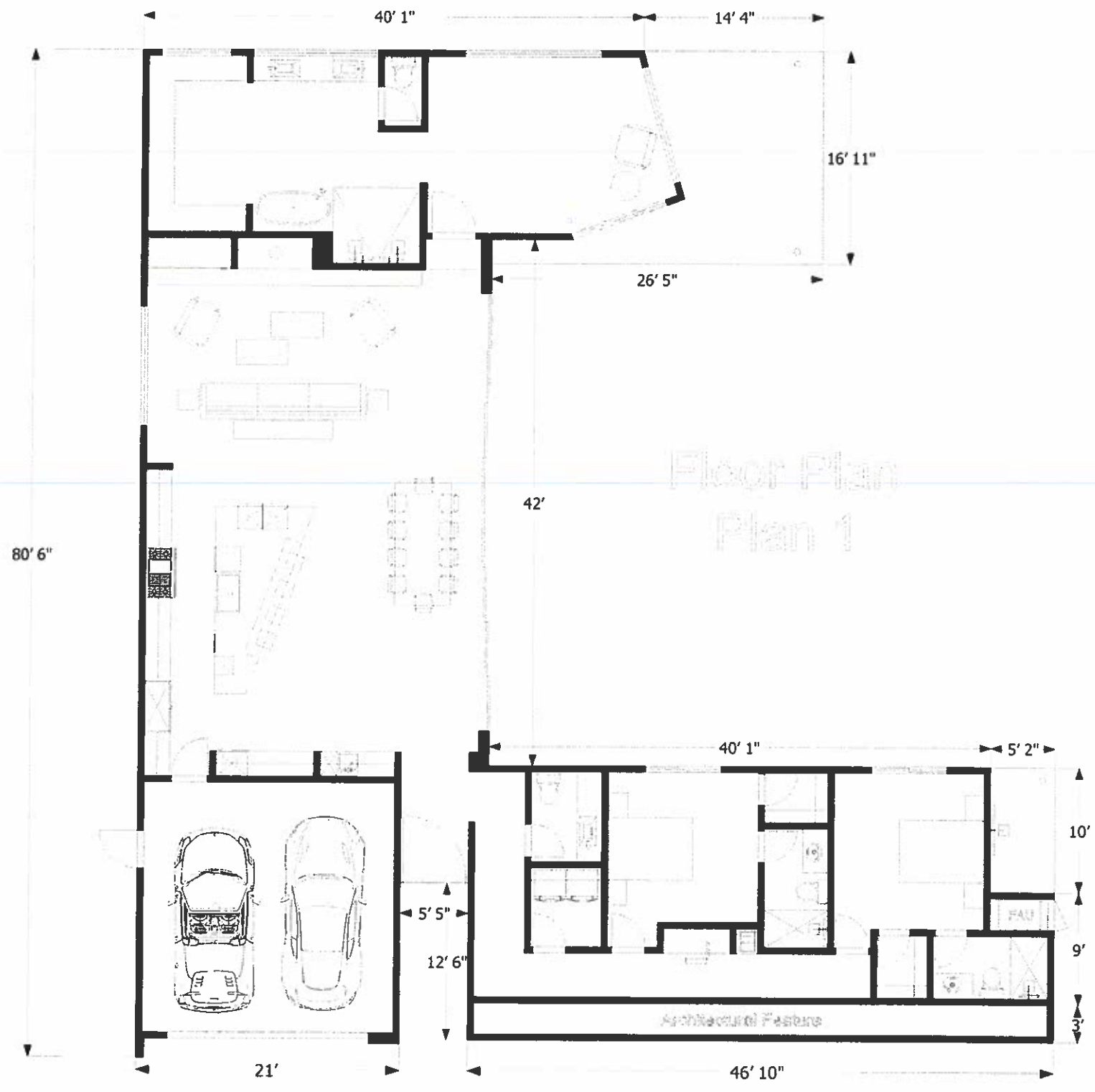


△ 10.00

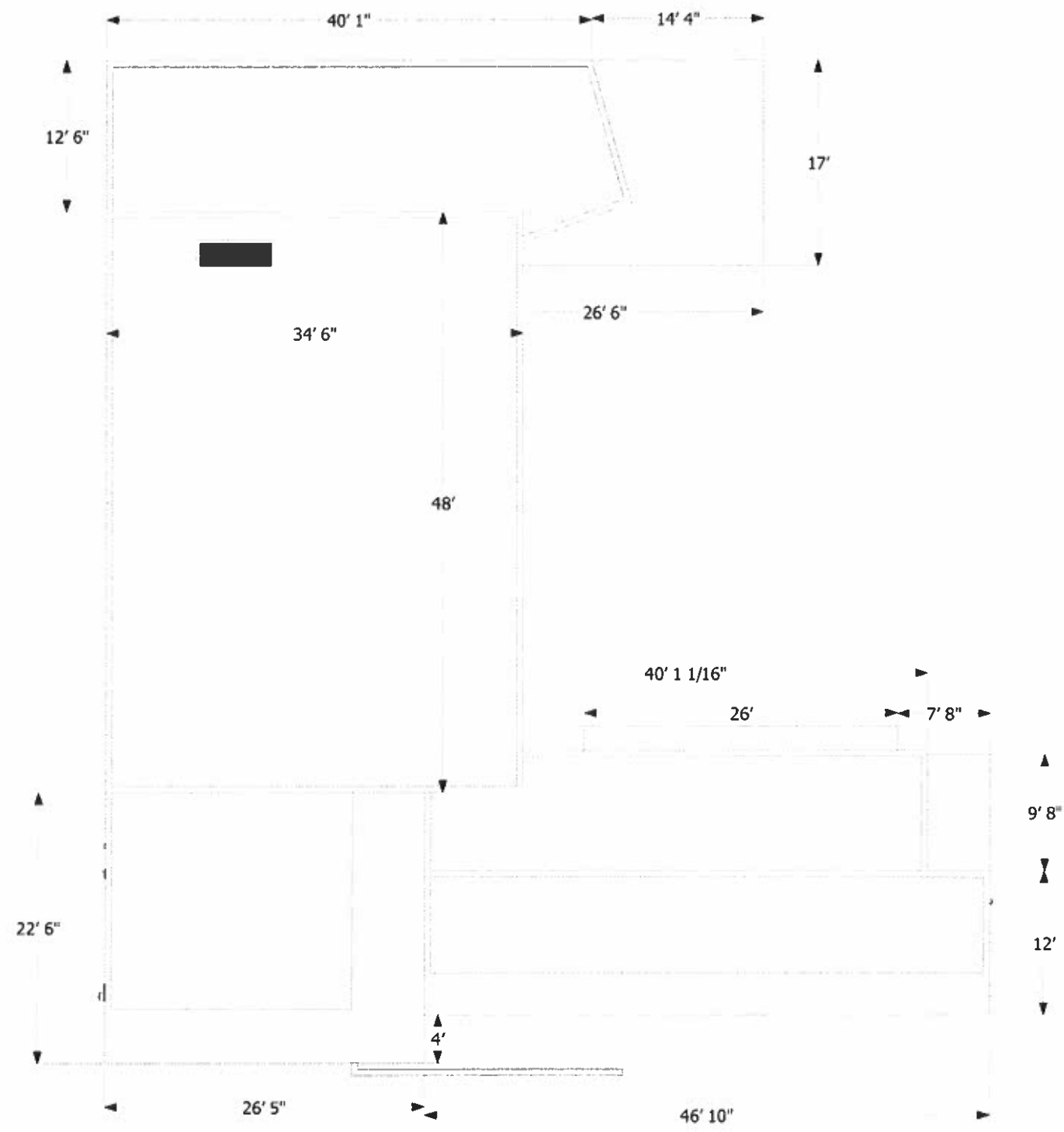
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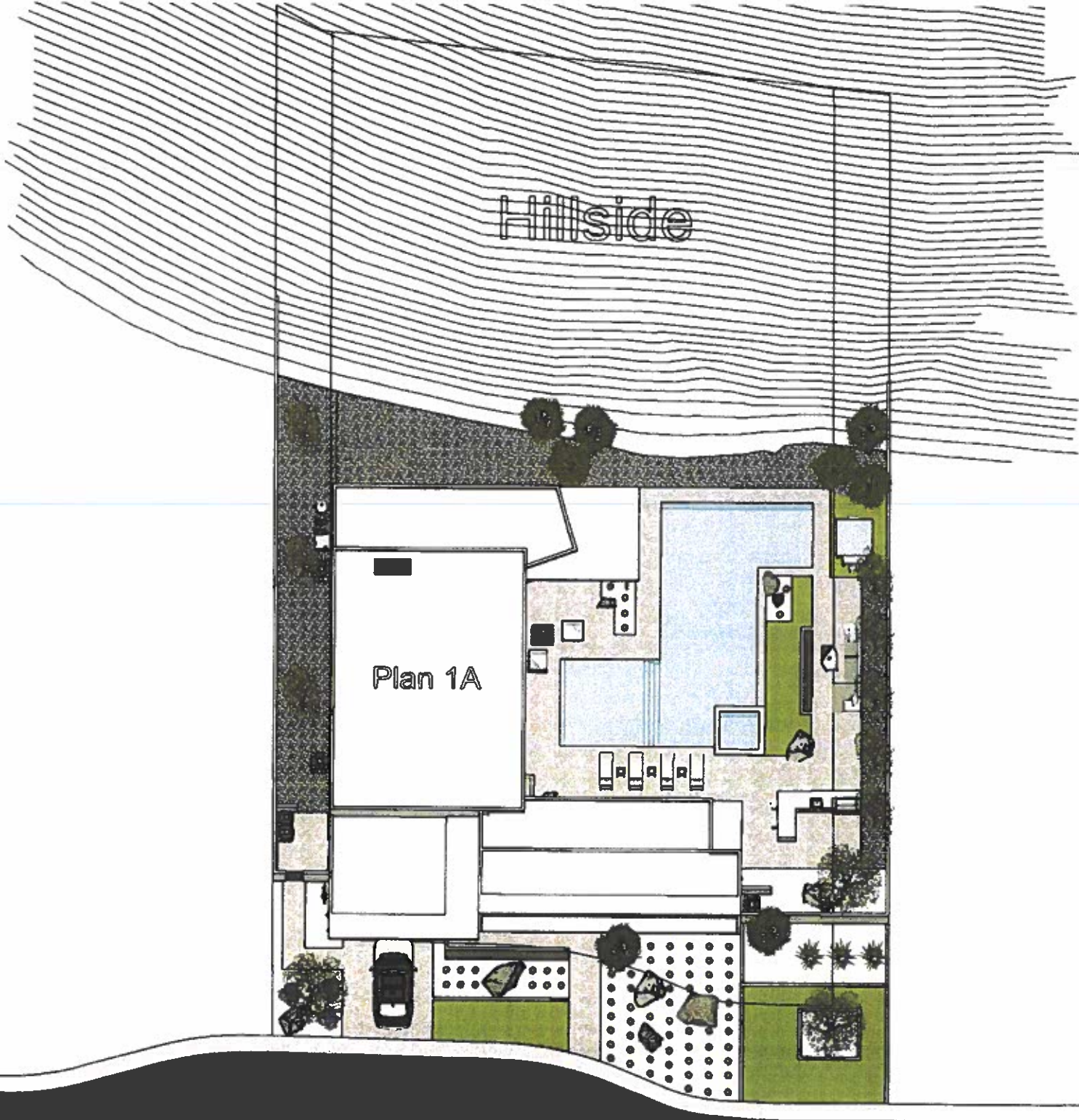


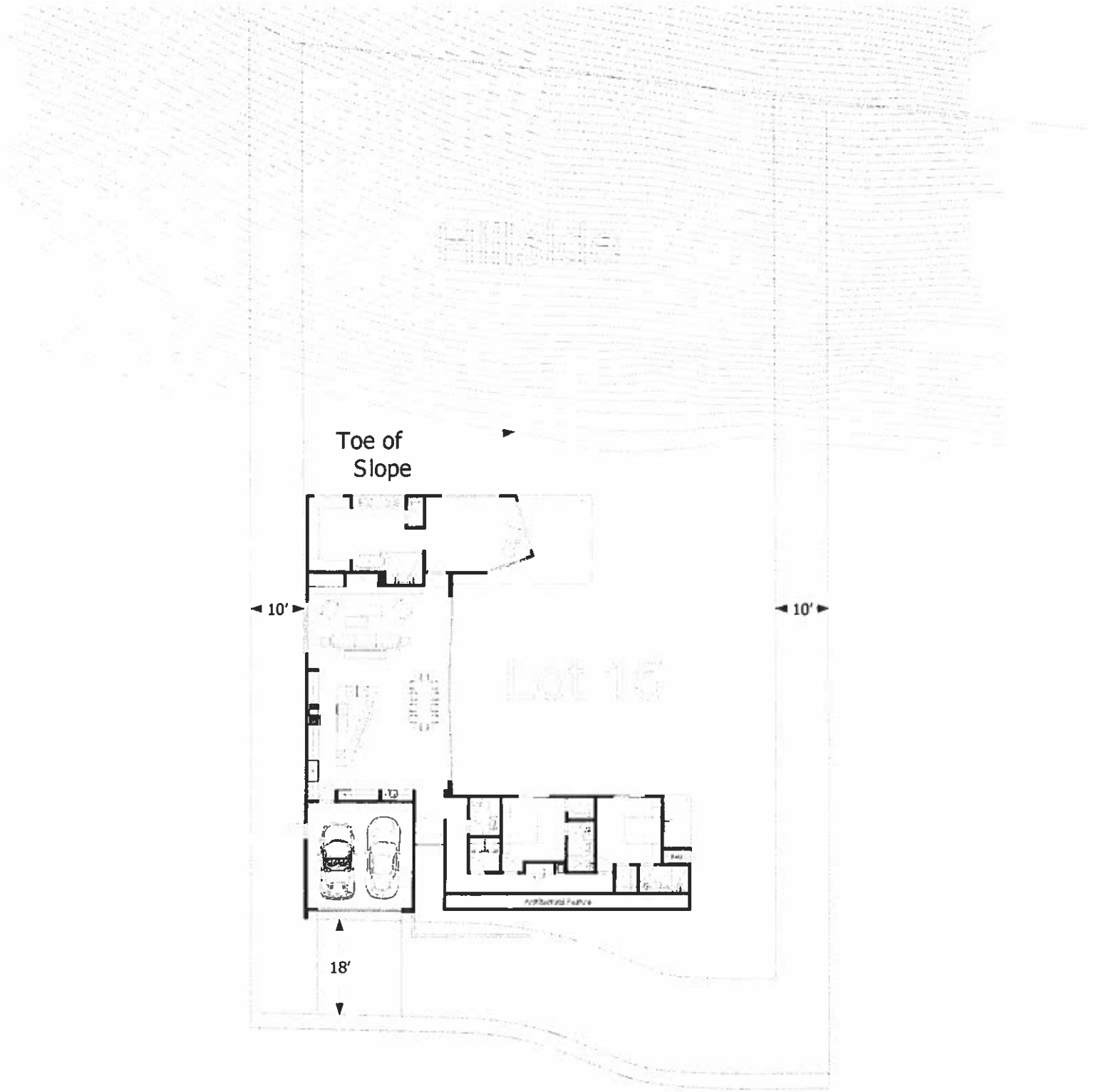




Floor Plan
Plan 1







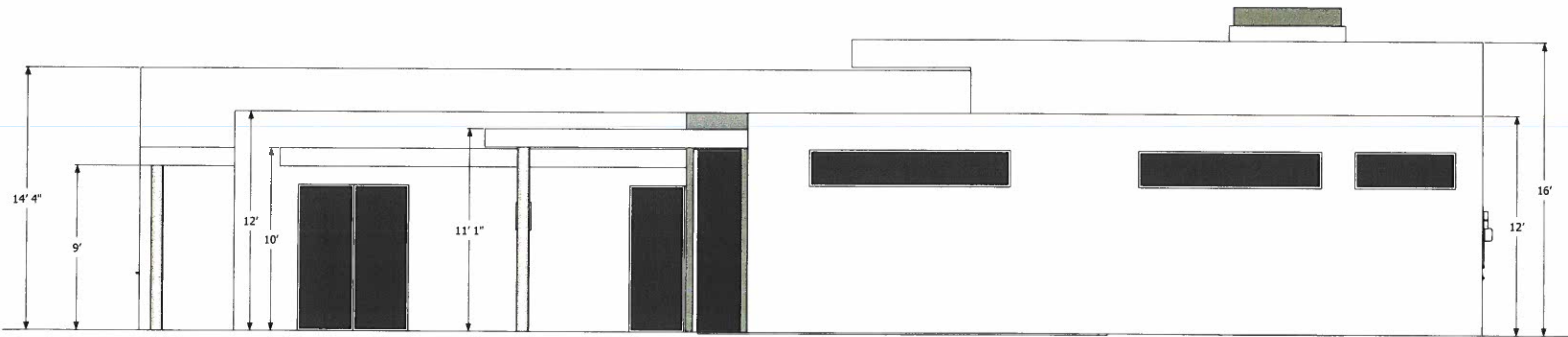
Toe of Slope

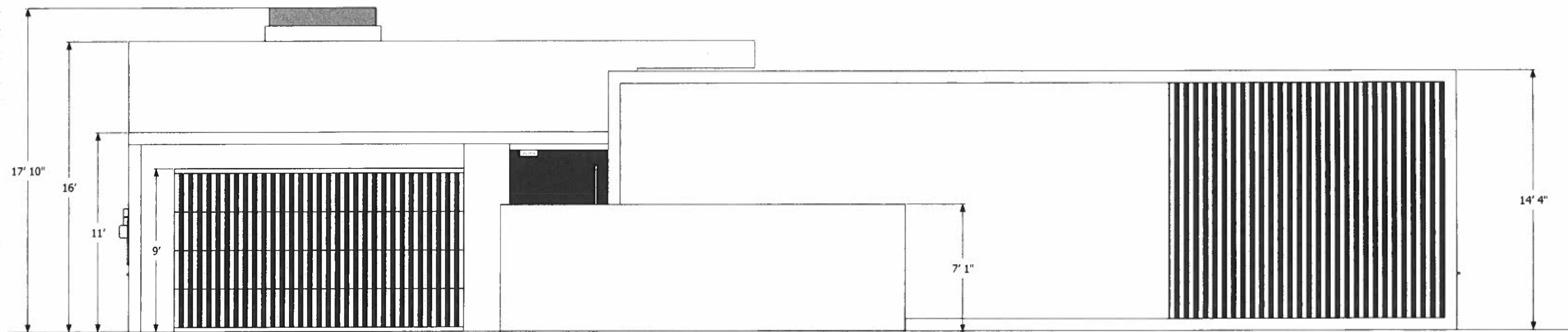
10'

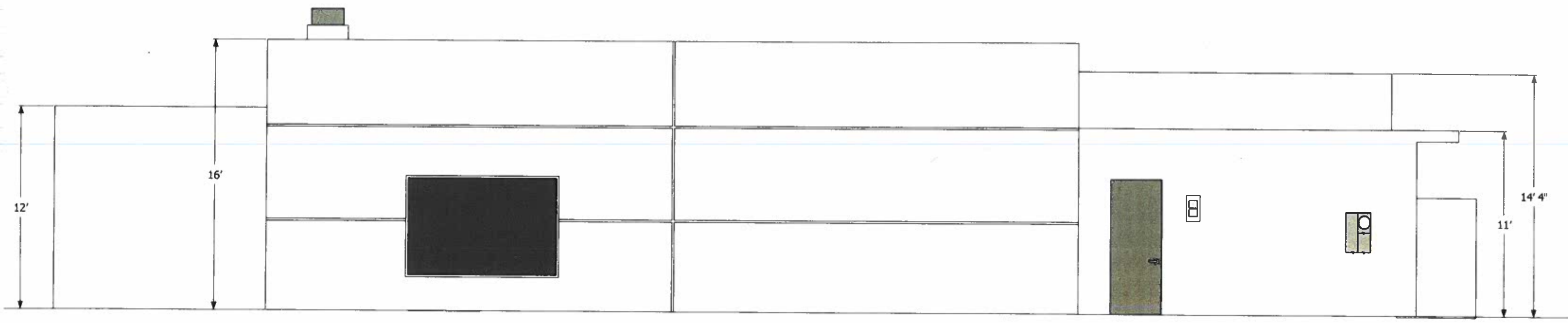
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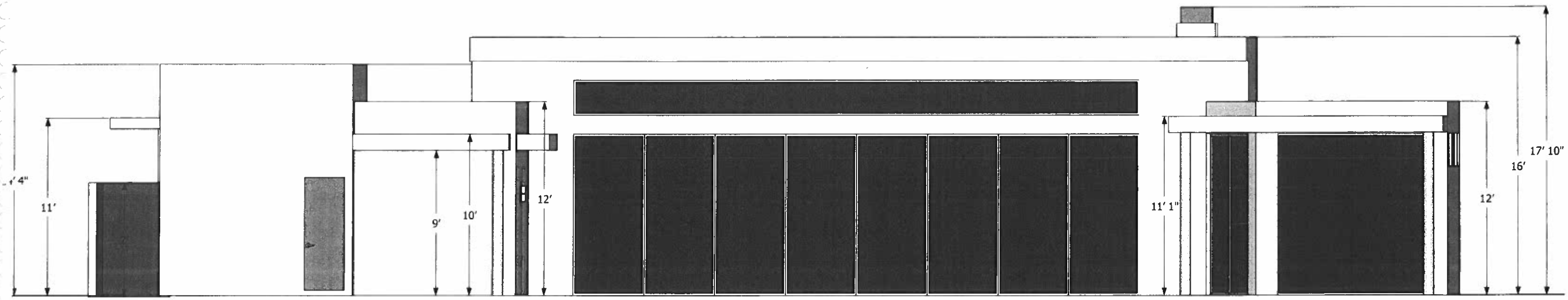
Lot 15

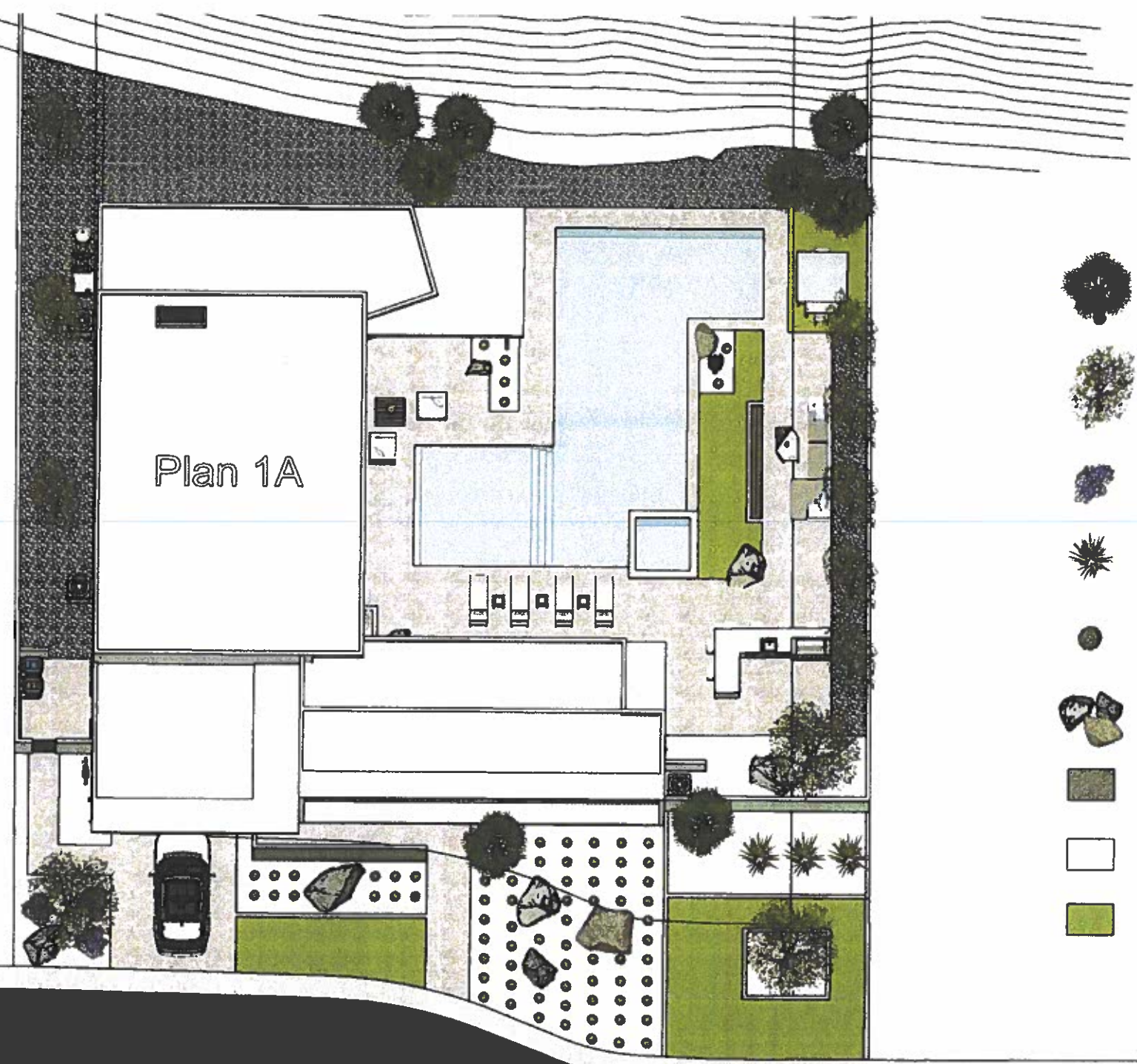
18'
















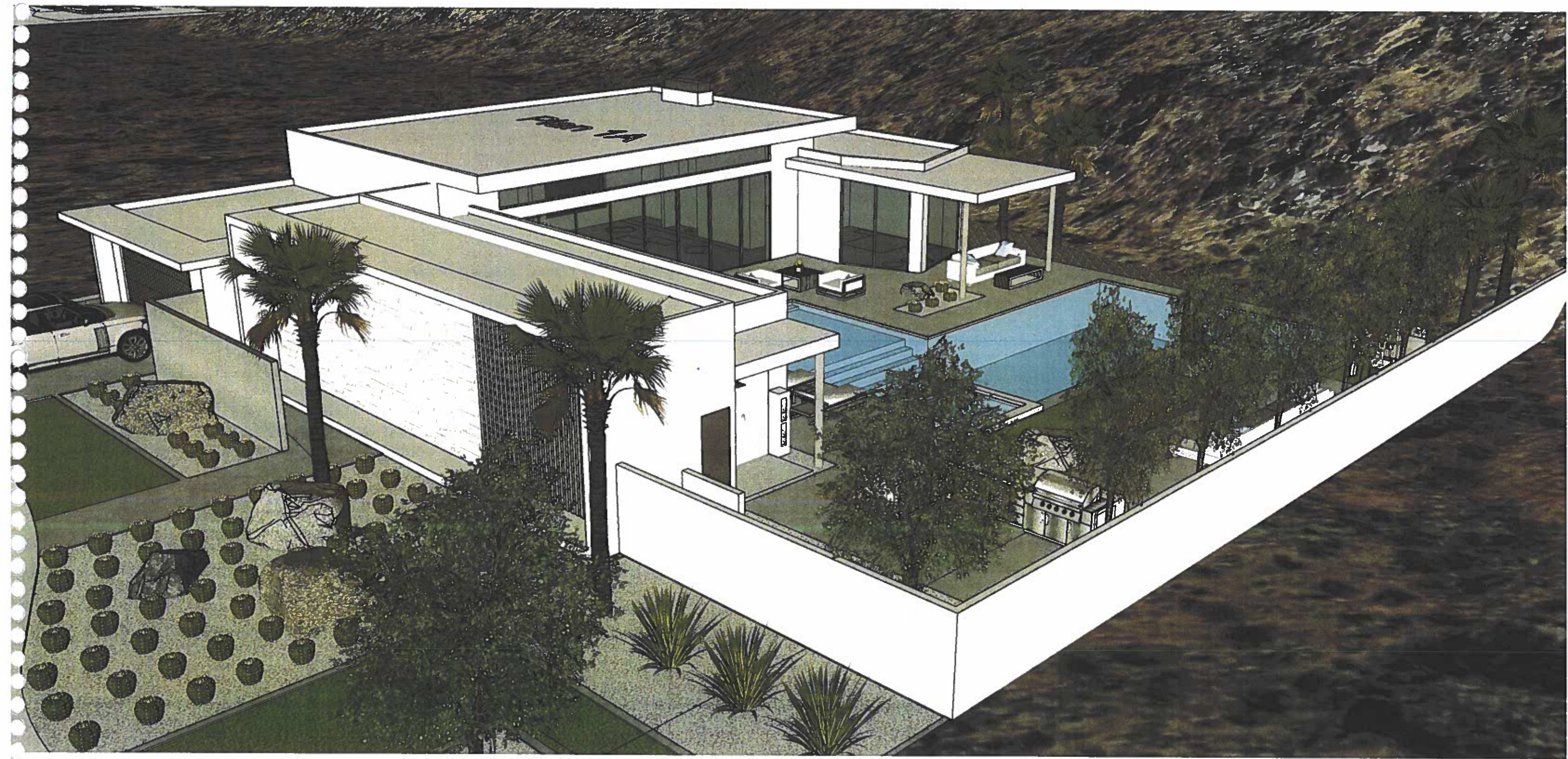


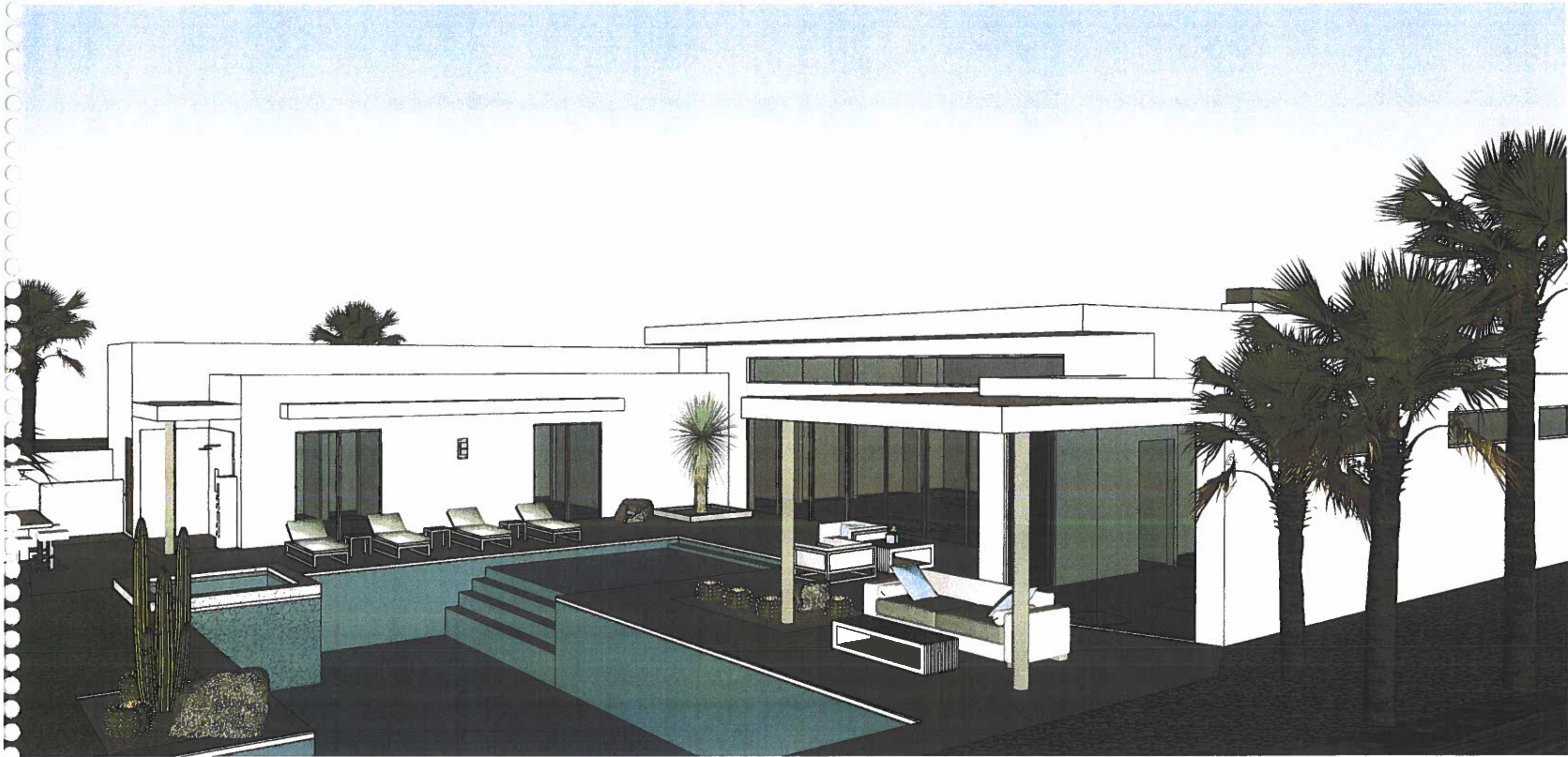


LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf







COLOR & MATERIAL BOARD

ONE LAS PALMAS

PLAN 1A

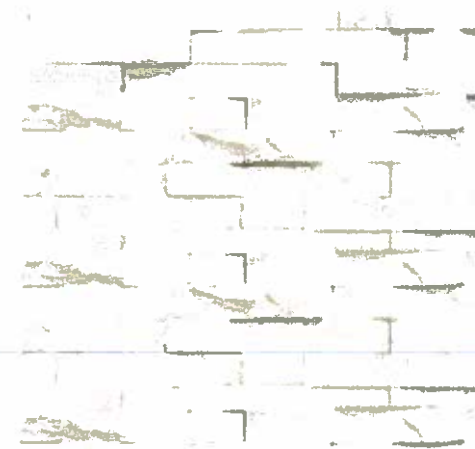
STUCCO

**DUNN EDWARDS
DEW380**



**DUNN EDWARDS
DEC791**

FRONT TEXTURE



**NATURAL WHITE QUARTZ
STACKED STONE**

**MEMBRANE
COLOR WHITE**

METAL ACCENT



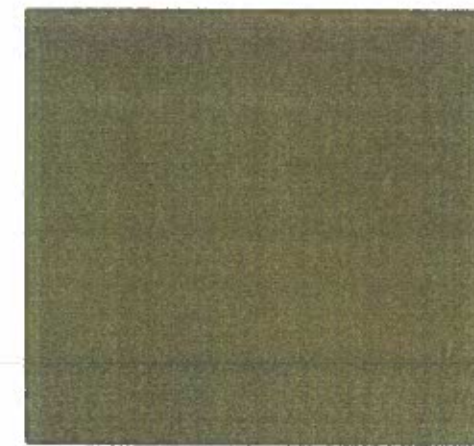
**MODERN MASTERS
SILVER ME-150
NON REFLECTIVE**

WINDOW FRAME



NATURAL ALUMINUM

ACCENT 1



**DUNN EDWARDS
DET626**

ACCENT 2



**DUNN EDWARDS
DEC791**

ROOF

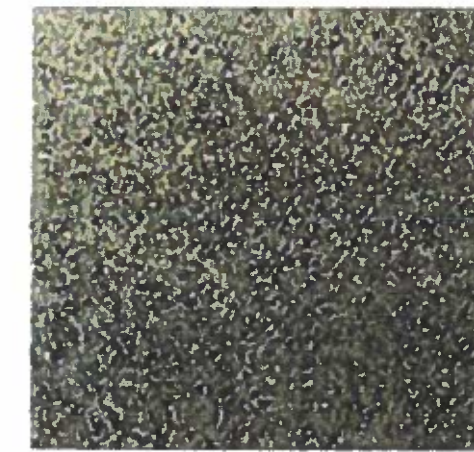
**MEMBRANE
COLOR WHITE**

WINDOW FRAME

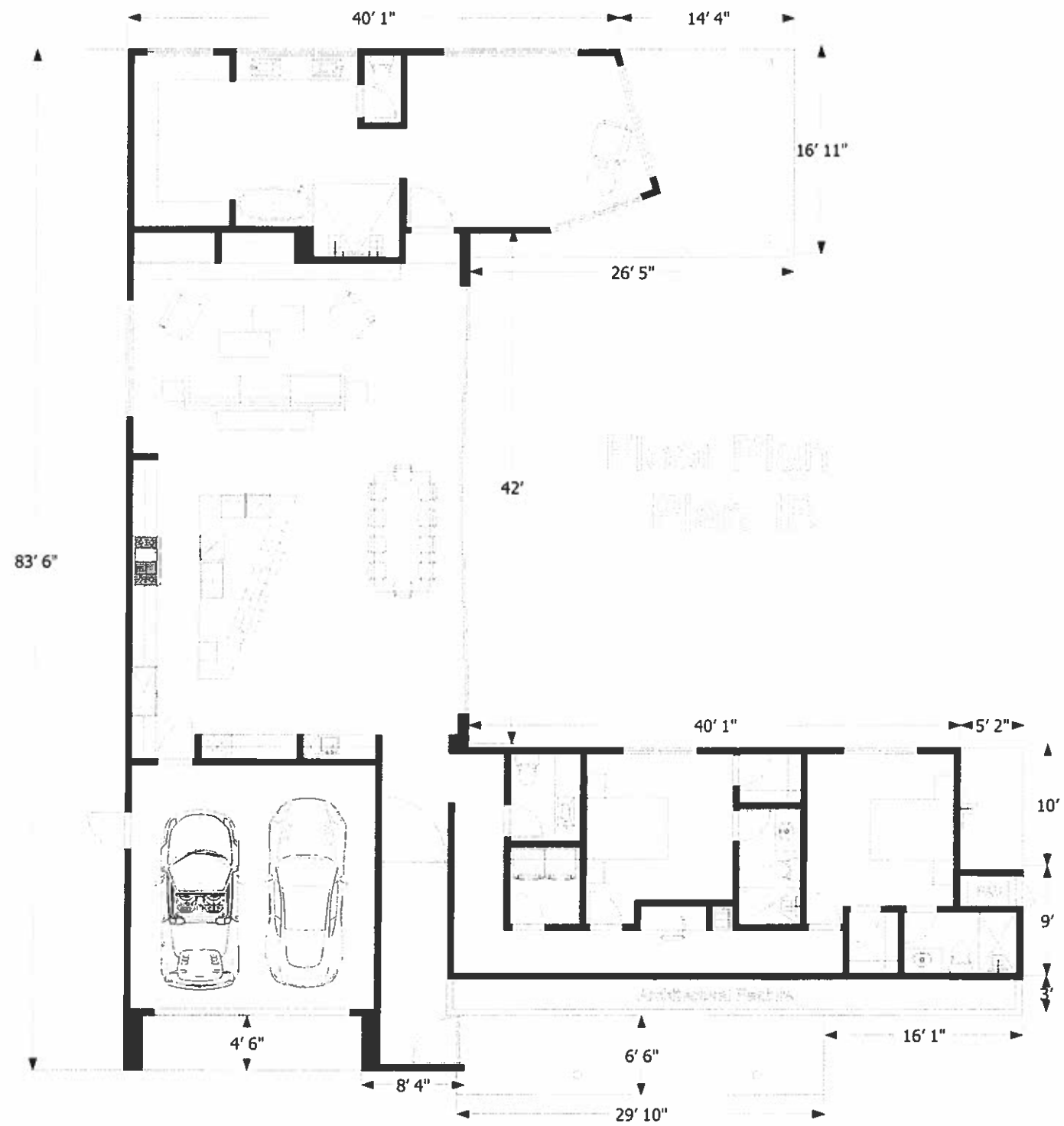


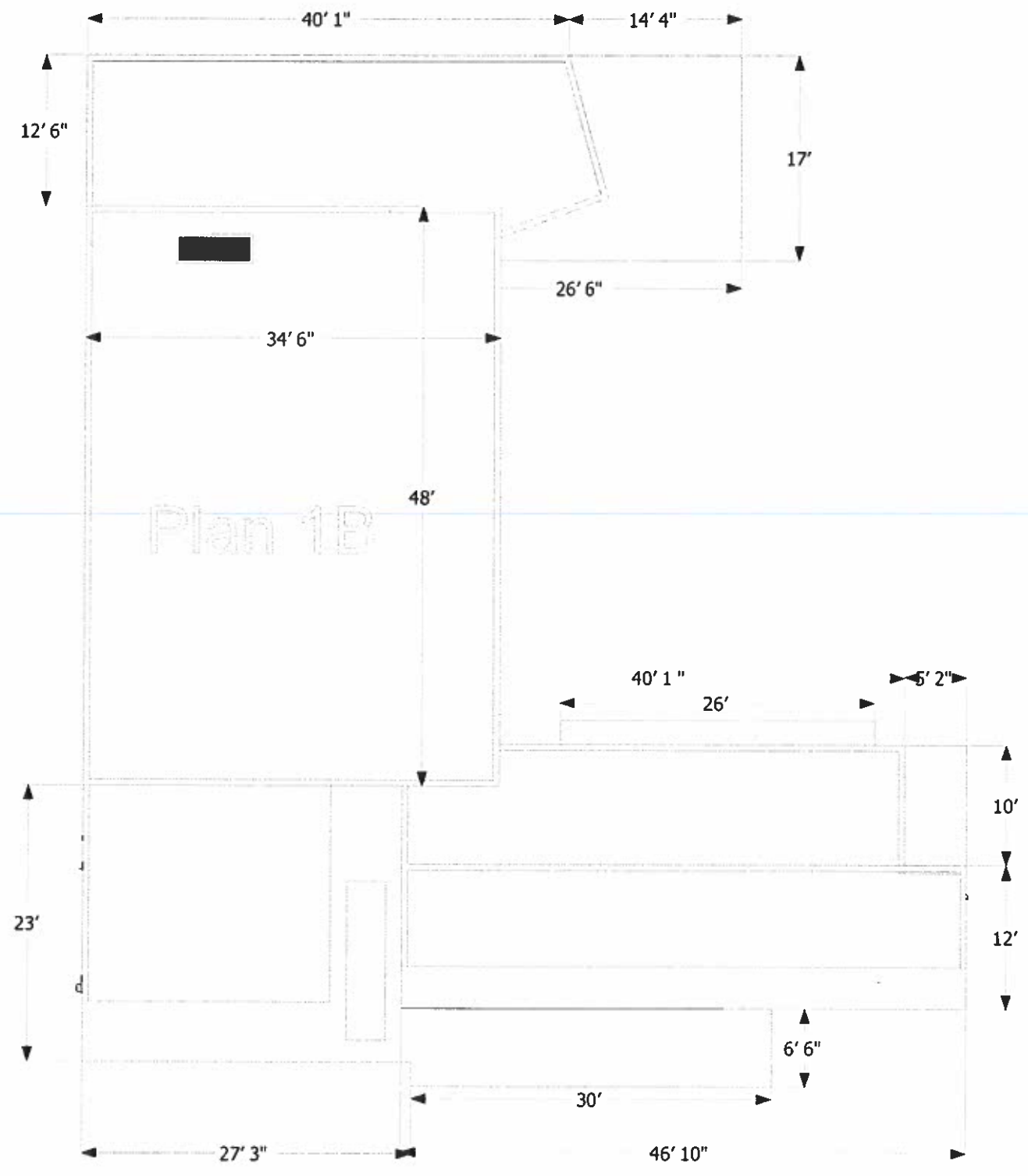
NATURAL ALUMINUM

CONCRETE

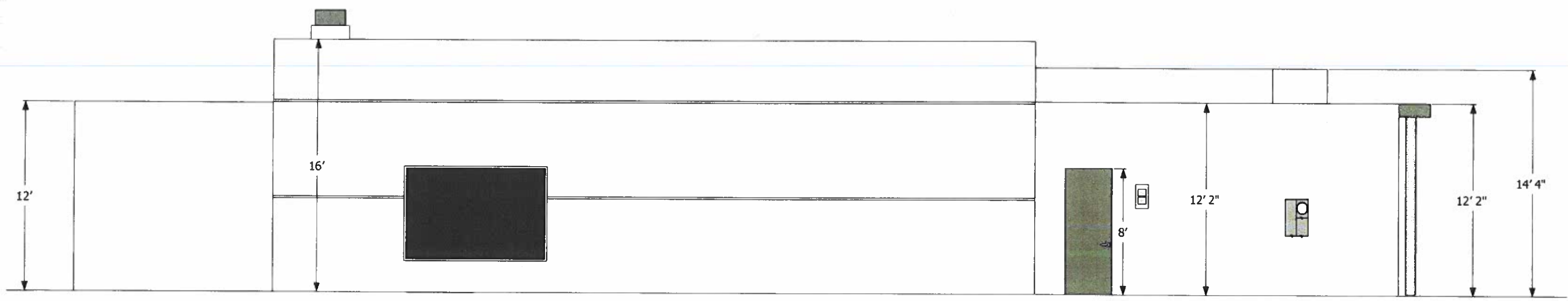


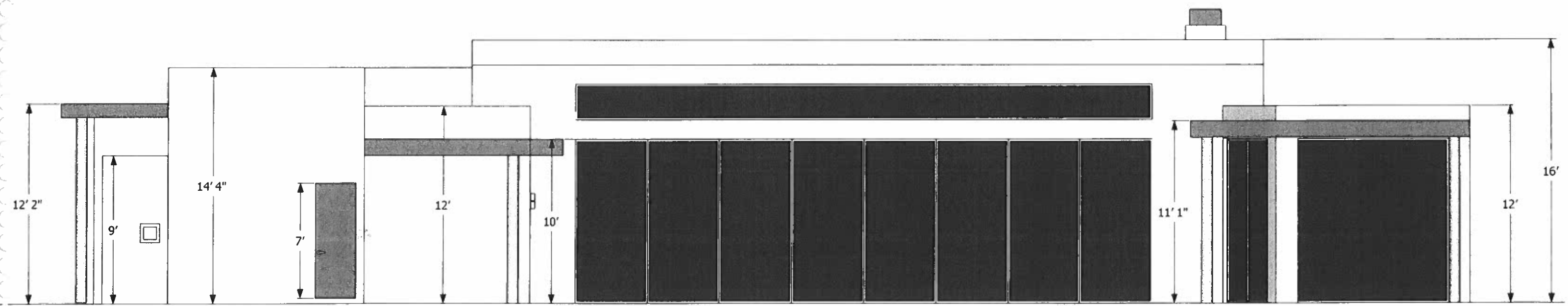
**NATURAL SCORED
WASHED FINISH**

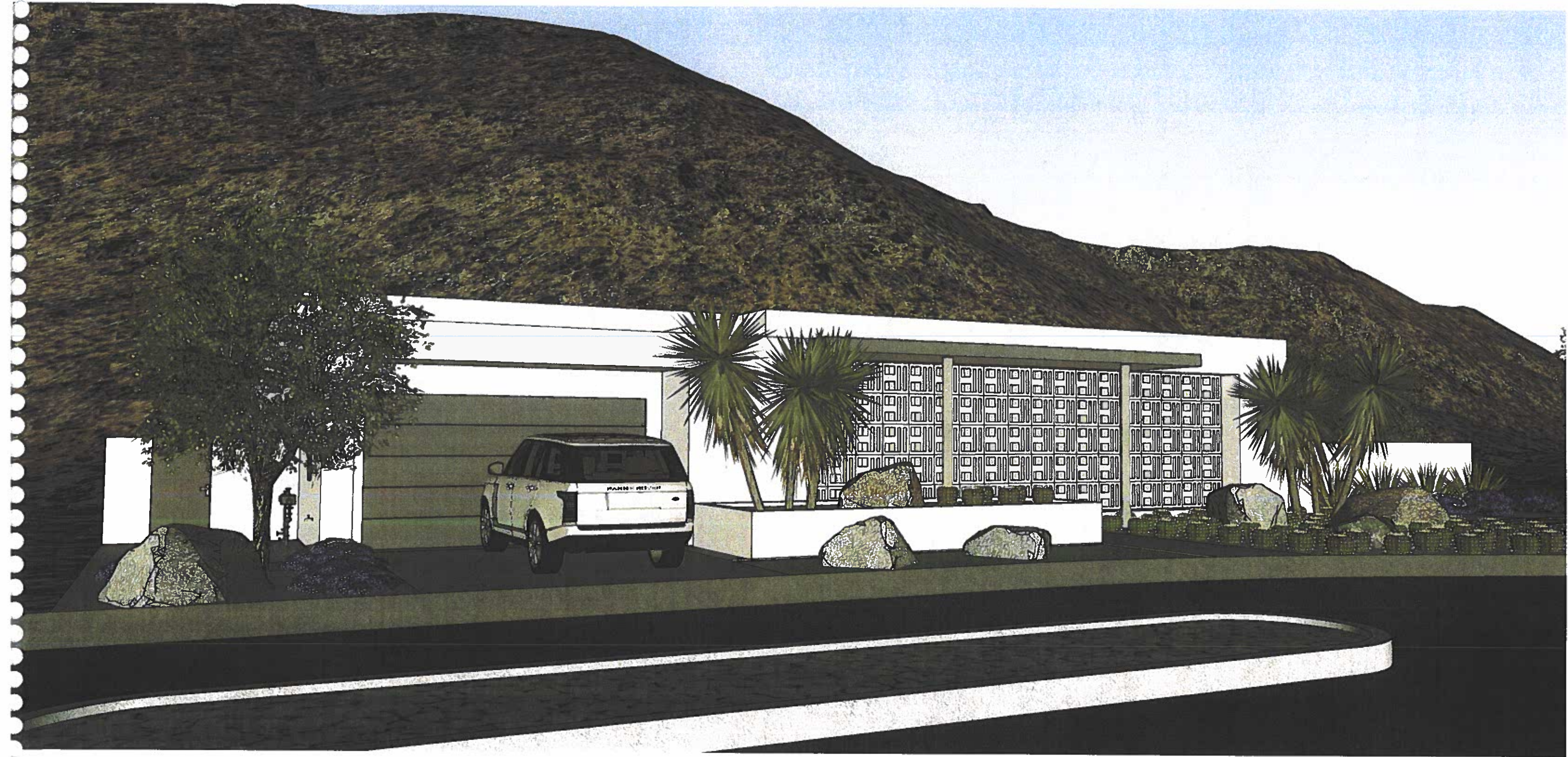














COLOR & MATERIAL BOARD

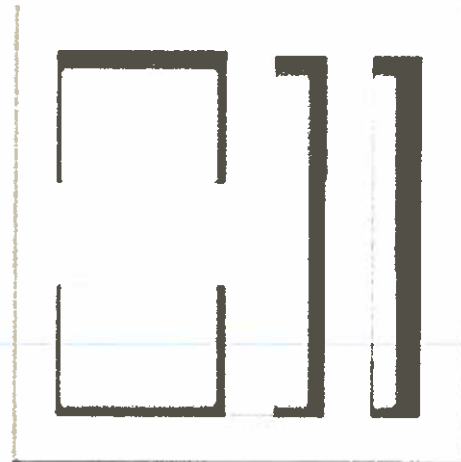
ONE LAS PALMAS

PLAN 1B

STUCCO

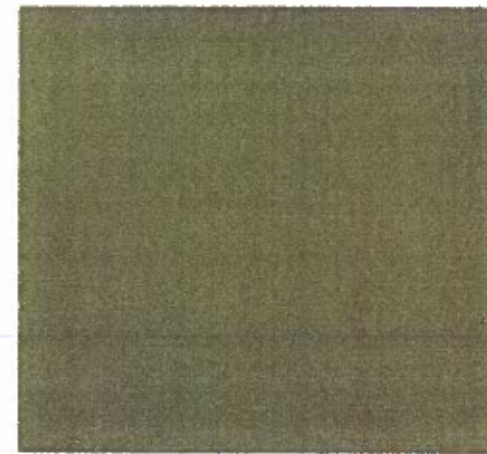
DUNN EDWARDS
DEW380

FRONT TEXTURE



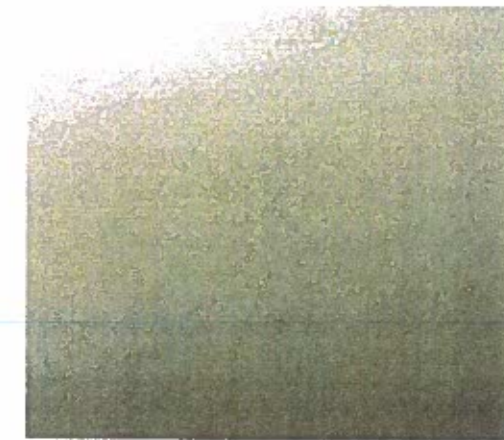
BREEZE BLOCK
PAINTED DEW380

ACCENT



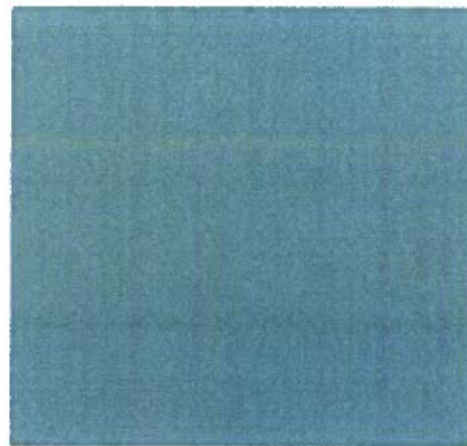
DUNN EDWARDS
DET626

COLUMNS



MODERN MASTERS
SILVER ME-150
NON REFLECTIVE

FRONT GATE



DUNN EDWARDS
DE5753

ROOF

MEMBRANE
COLOR WHITE

WINDOW FRAME

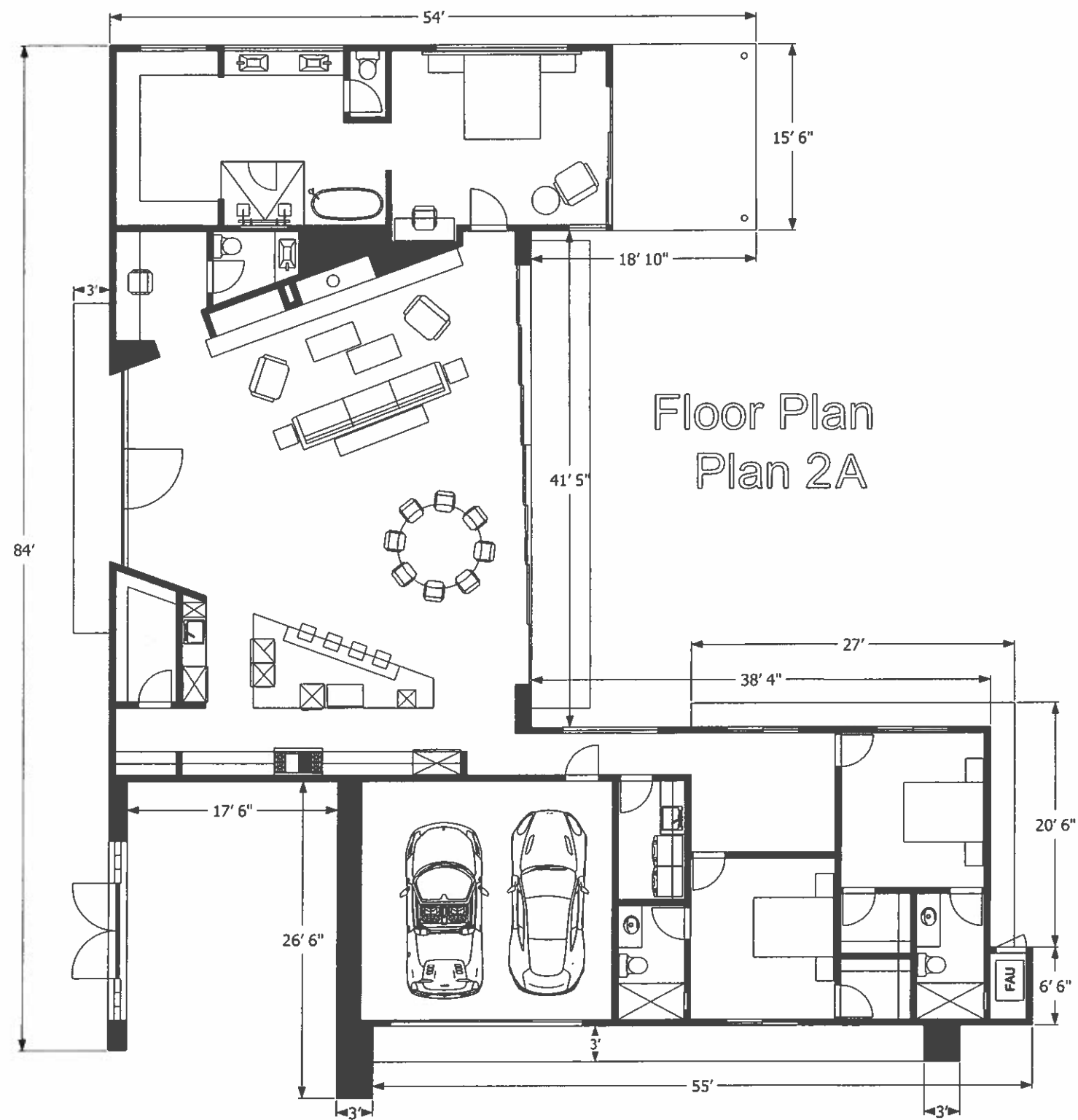


NATURAL ALUMINUM

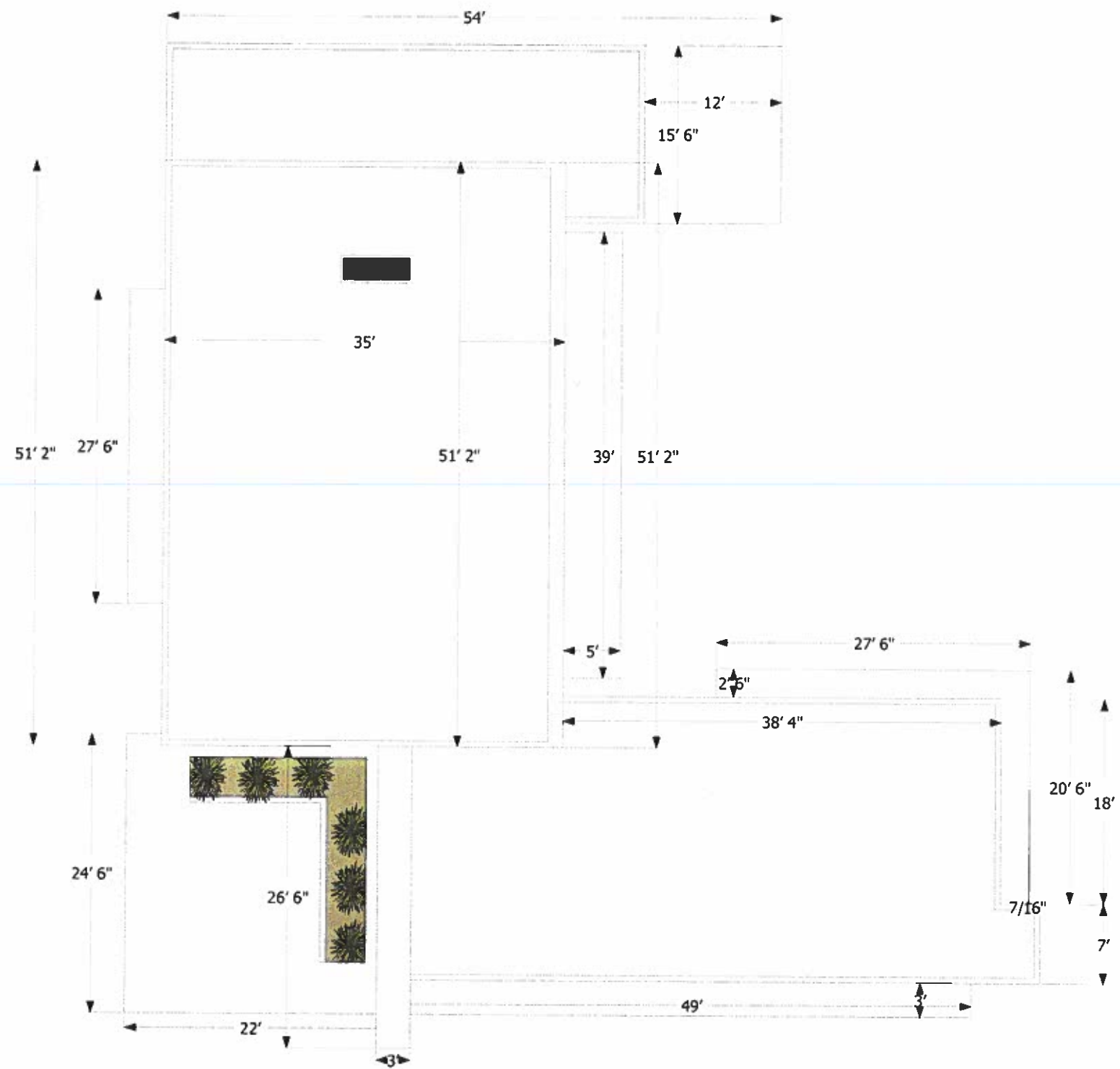
CONCRETE

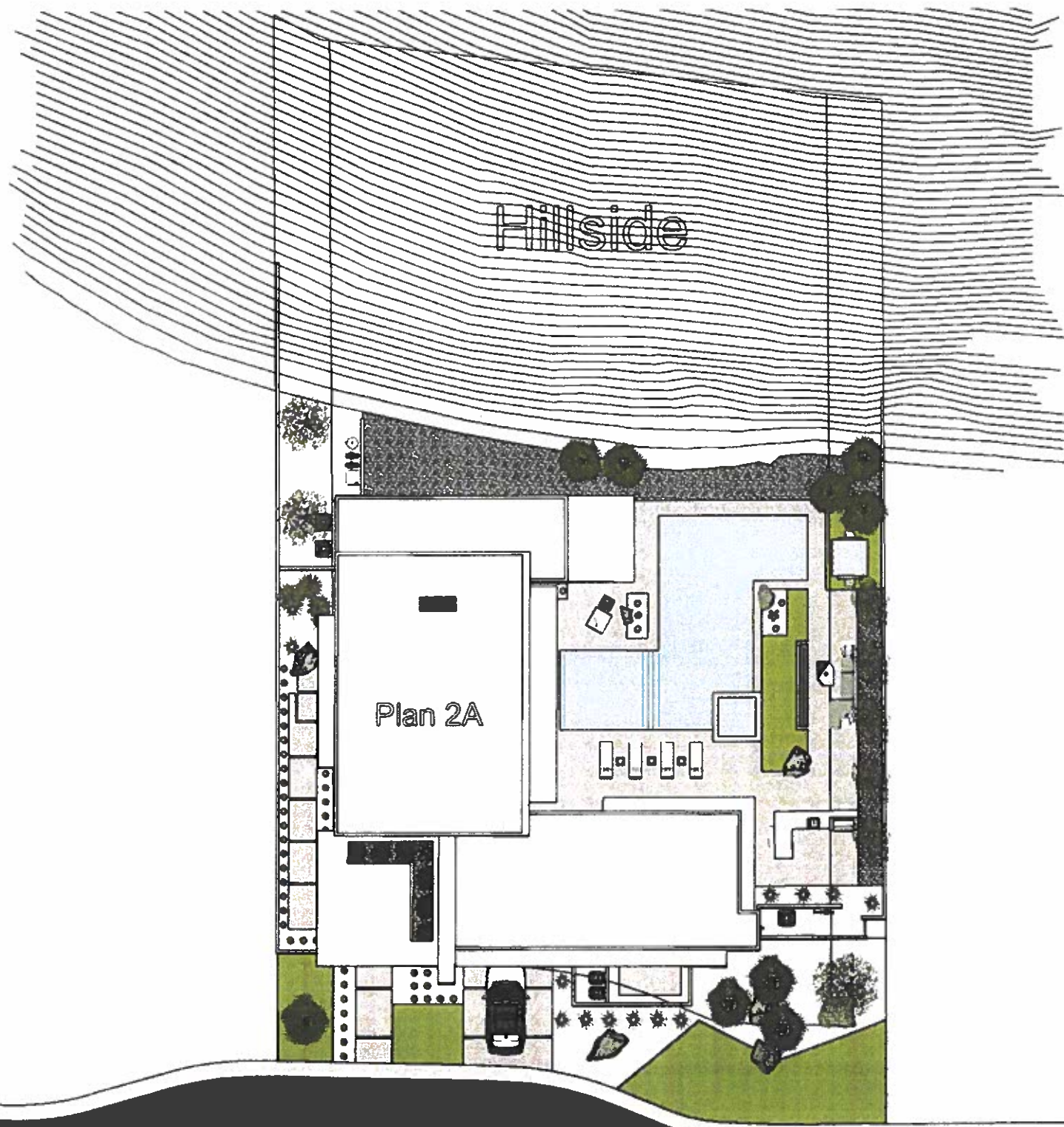


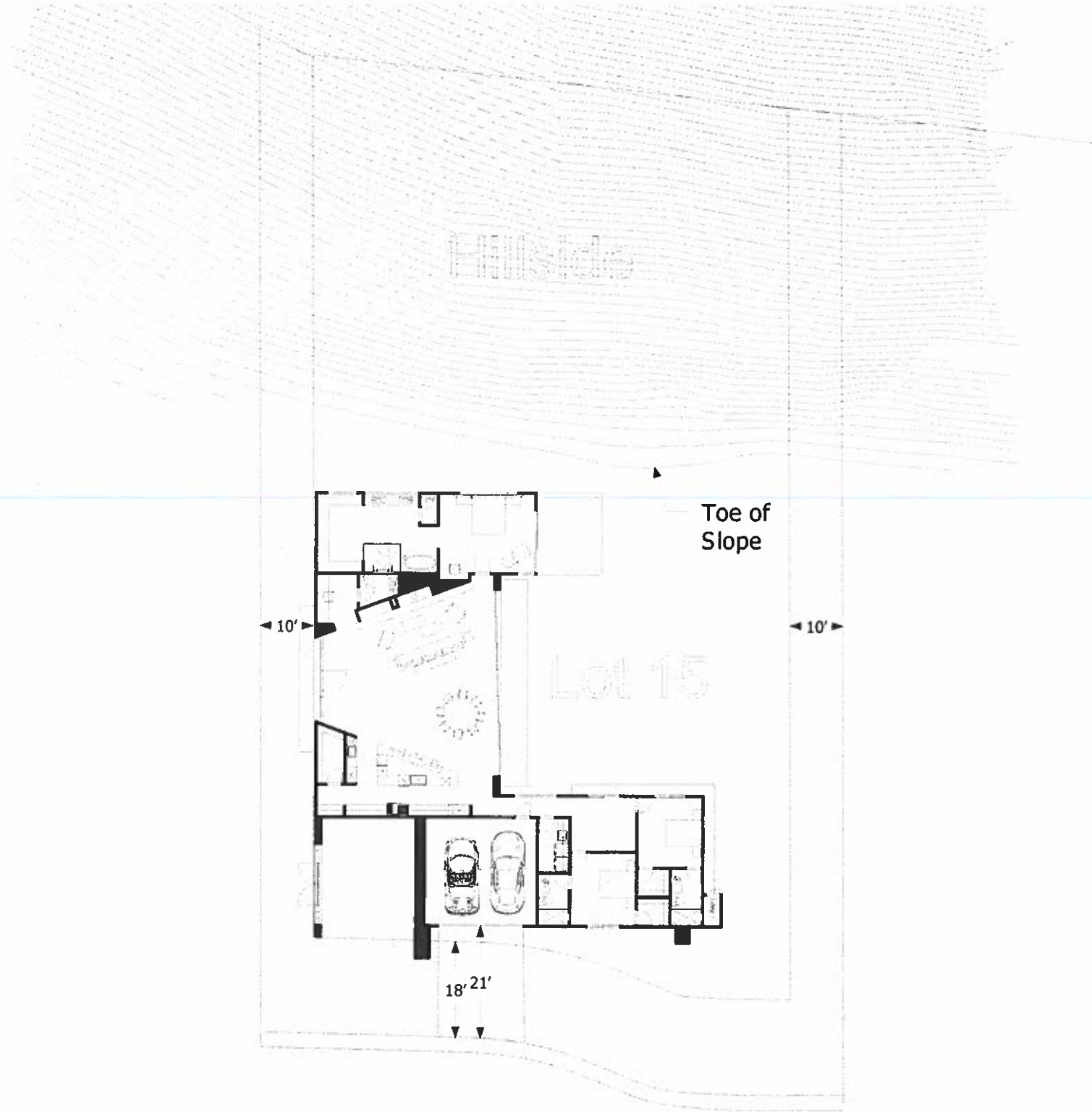
NATURAL SCORED
WASHED FINISH

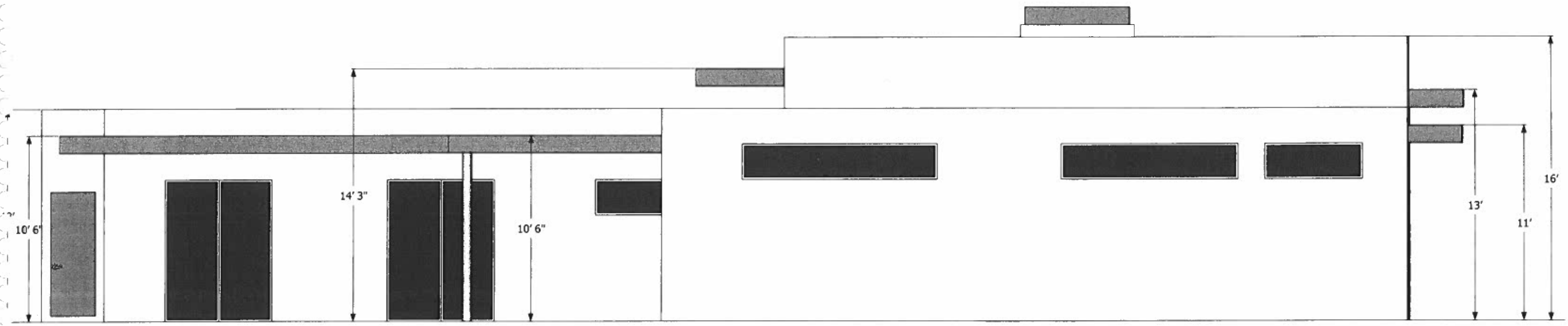


Floor Plan
Plan 2A









10' 6"

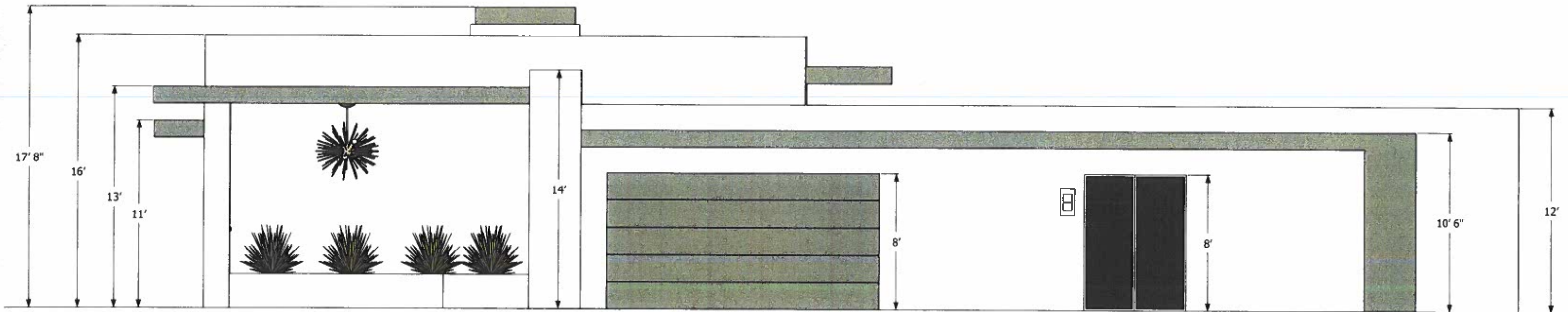
14' 3"

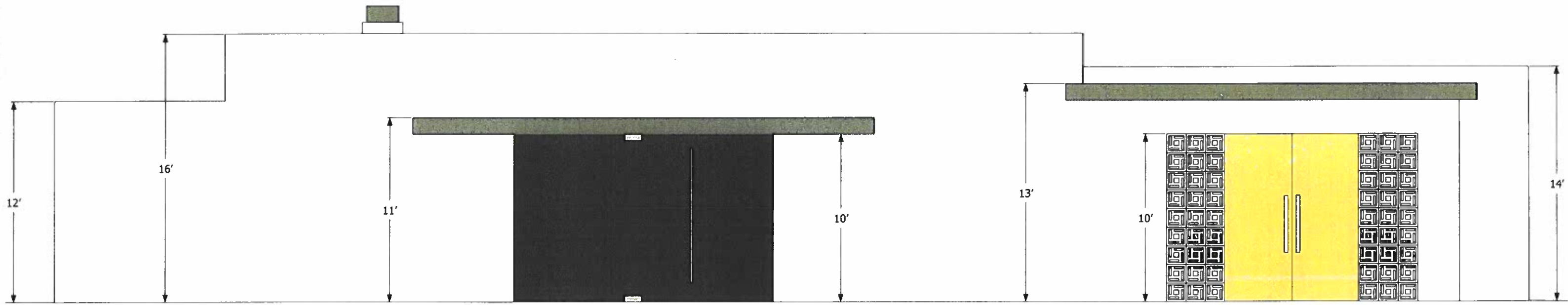
10' 6"

13'

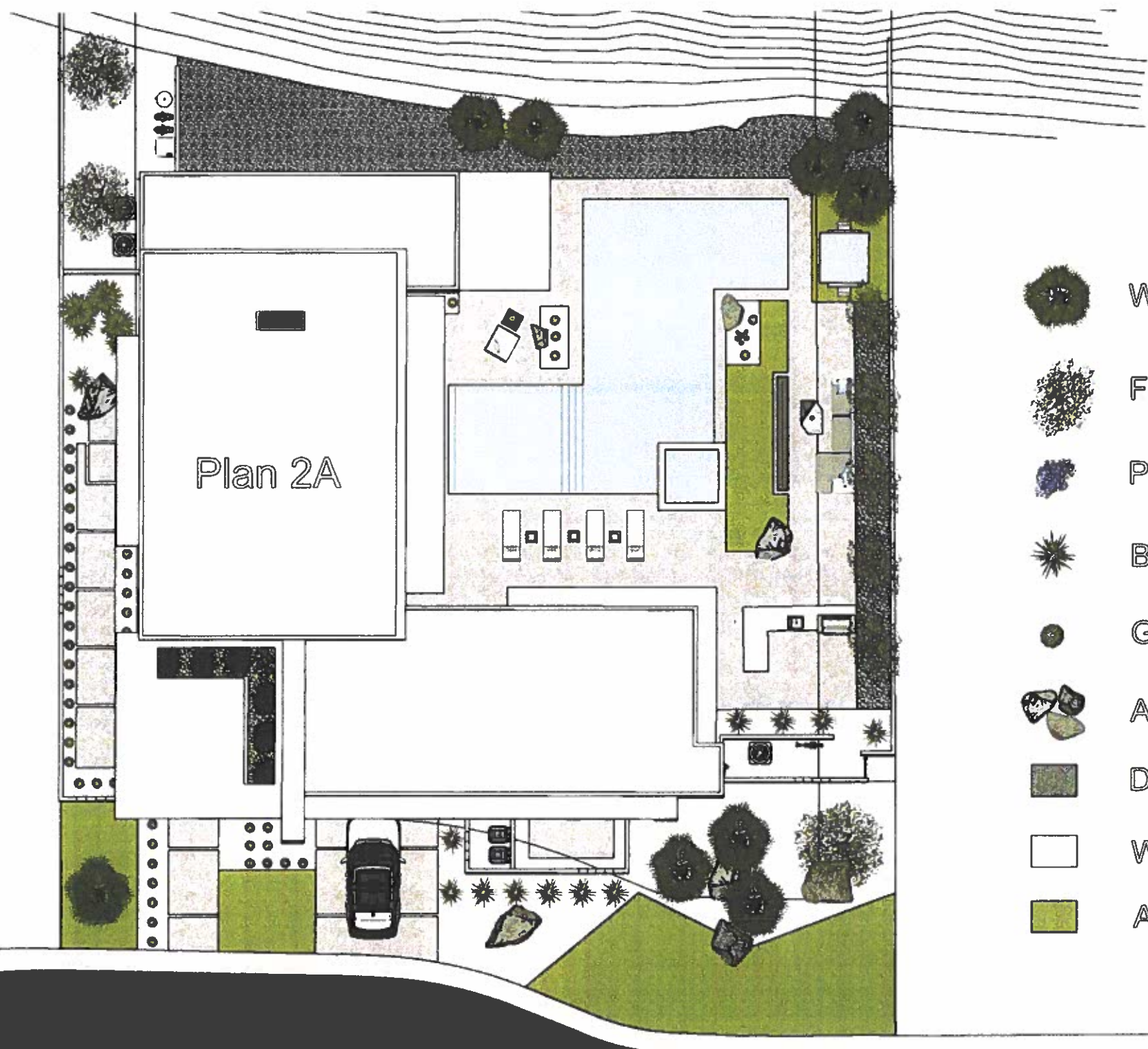
11'

16'














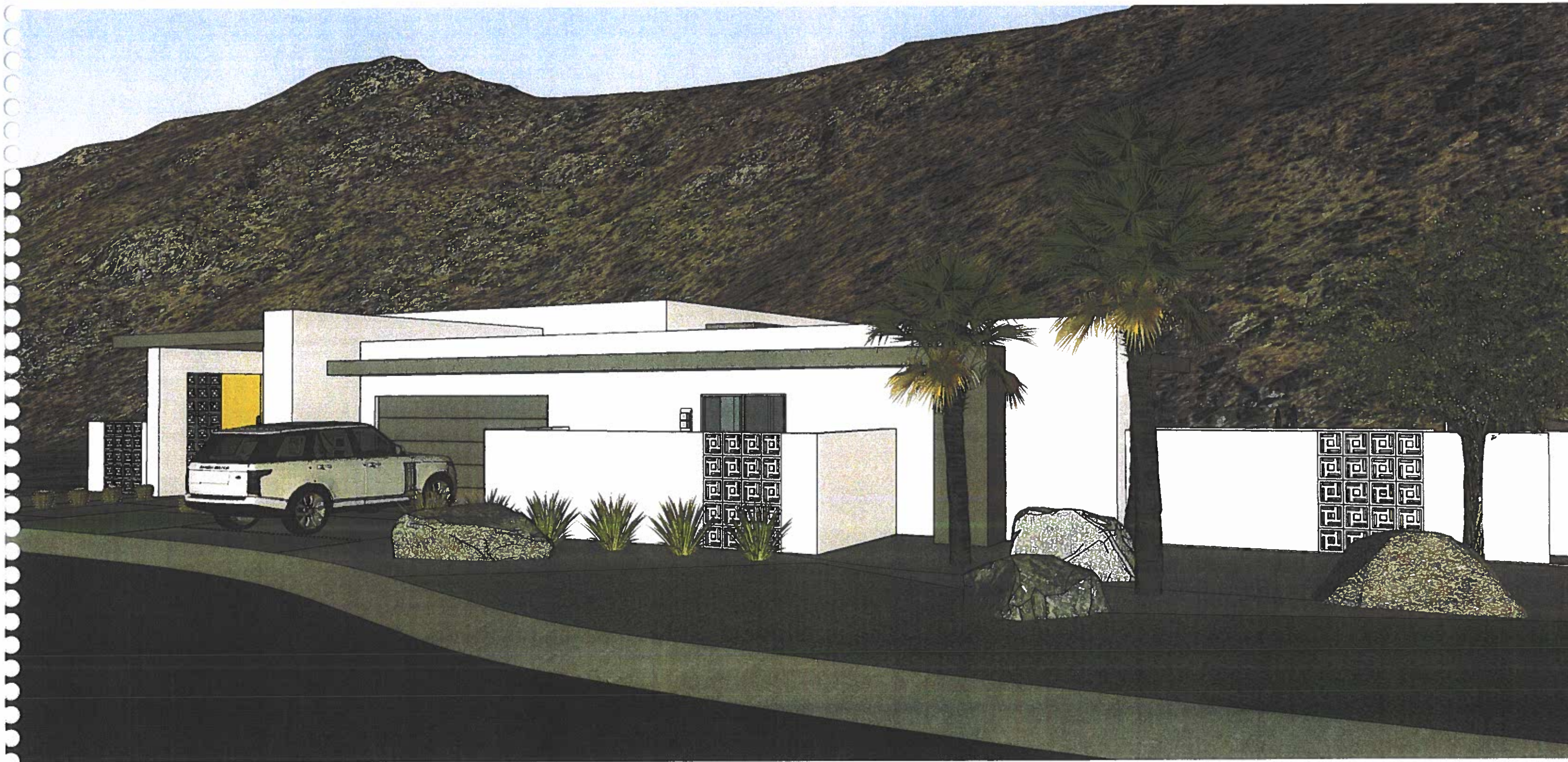




LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf







COLOR & MATERIAL BOARD

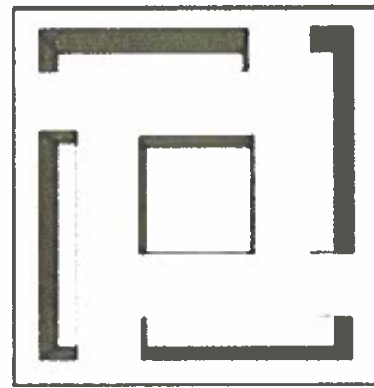
ONE LAS PALMAS

PLAN 2A

STUCCO

**DUNN EDWARDS
DEW380**

FRONT TEXTURE



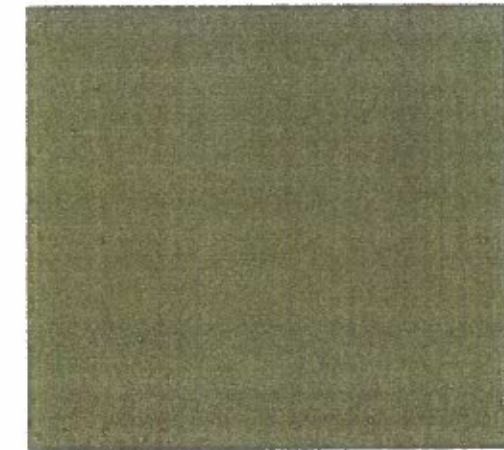
**BREEZE BLOCK
PAINTED DEW380**

TEXTURE 2



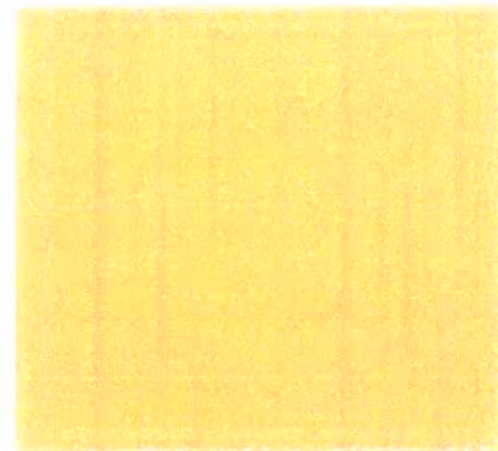
**MASONRY STACK STONE
NITTERHOUSE WHITE**

ACCENT



**DUNN EDWARDS
DET626**

FRONT GATE



**DUNN EDWARDS
DE5290**

ROOF

**MEMBRANE
COLOR WHITE**

WINDOW FRAME

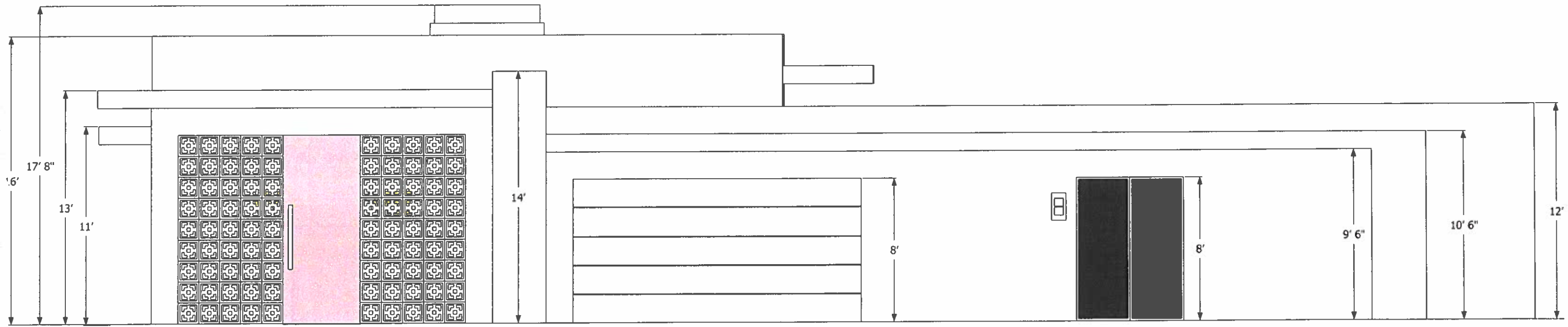


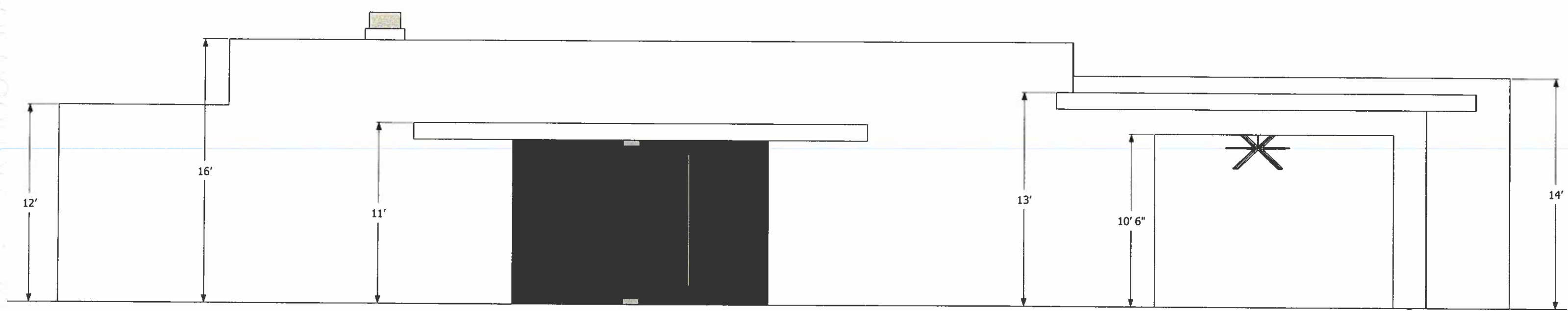
NATURAL ALUMINUM

CONCRETE

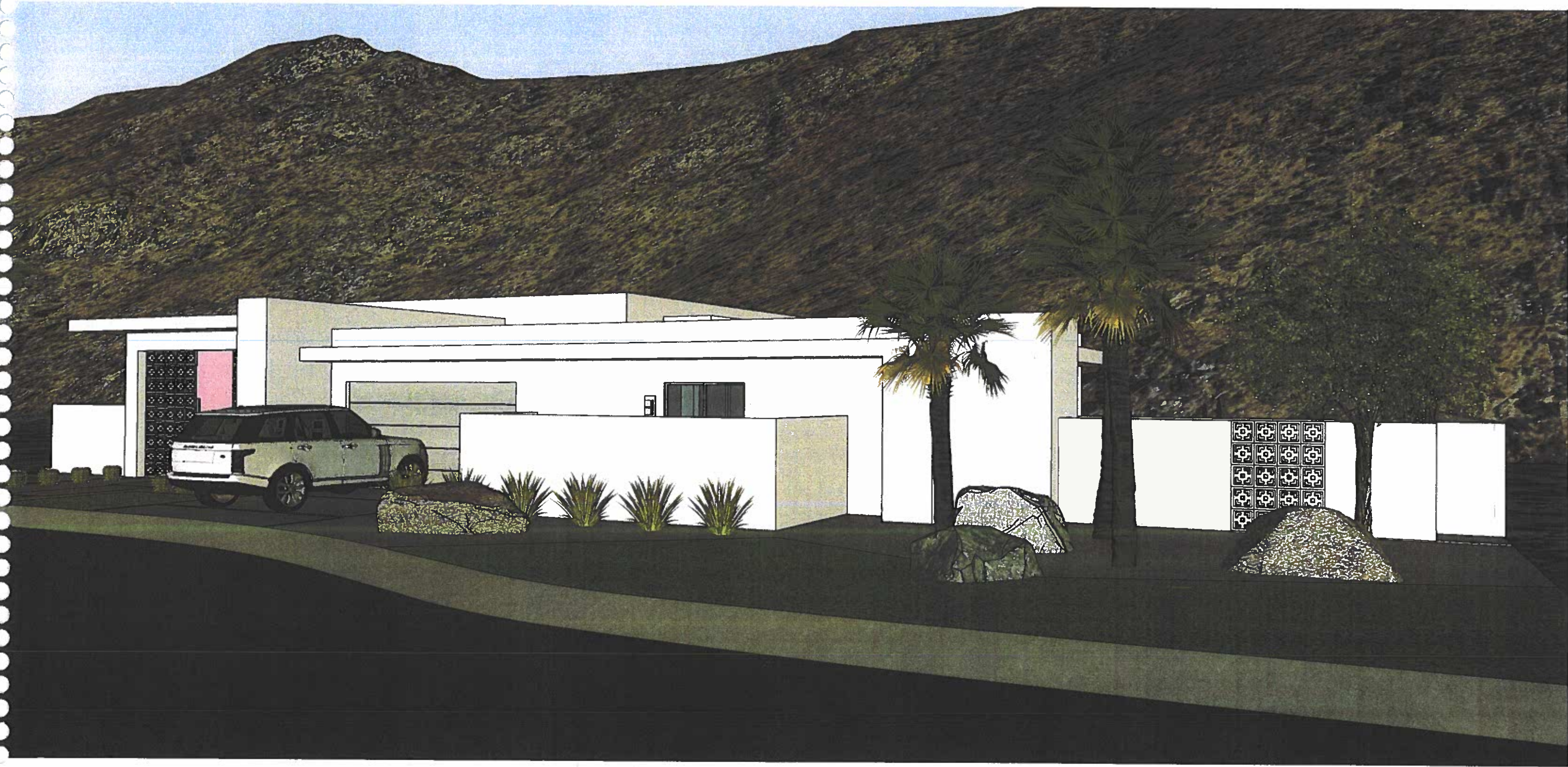


**NATURAL SCORED
WASHED FINISH**









COLOR & MATERIAL BOARD

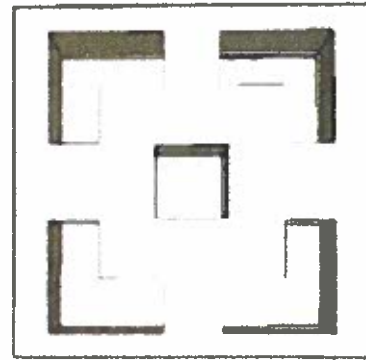
ONE LAS PALMAS

PLAN 2B

STUCCO

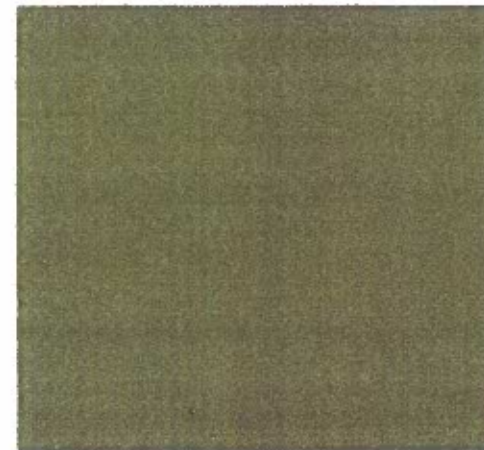
DUNN EDWARDS
DEW380

FRONT TEXTURE



BREEZE BLOCK
PAINTED DEW380

ACCENT



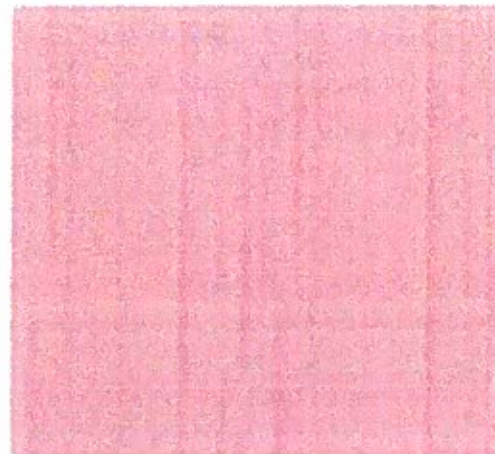
DUNN EDWARDS
DET626

GARAGE DOOR



MODERN MASTERS
SILVER ME-150
NON REFLECTIVE

FRONT GATE



DUNN EDWARDS
DE5025

ROOF

MEMBRANE
COLOR WHITE

WINDOW FRAME

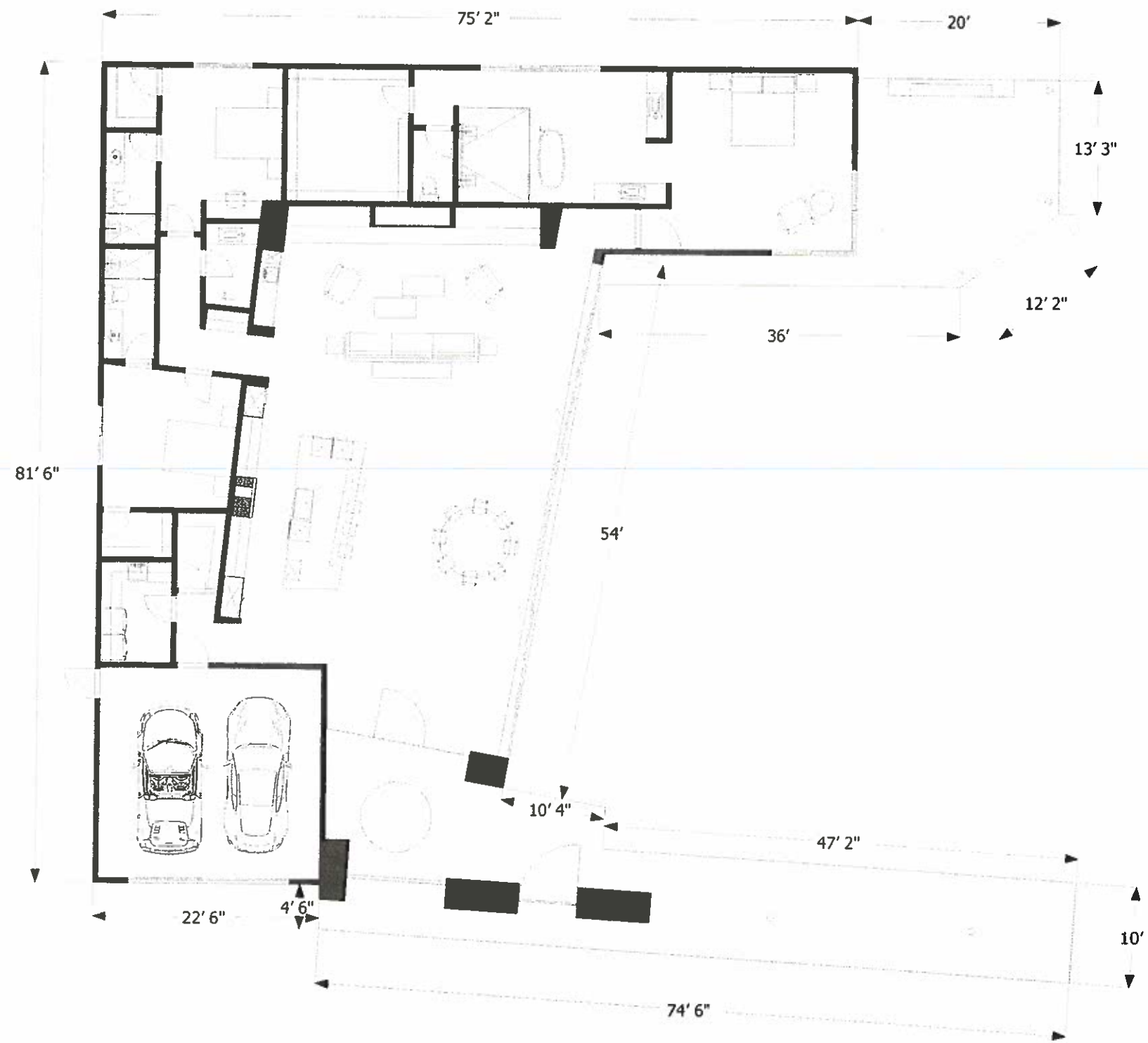


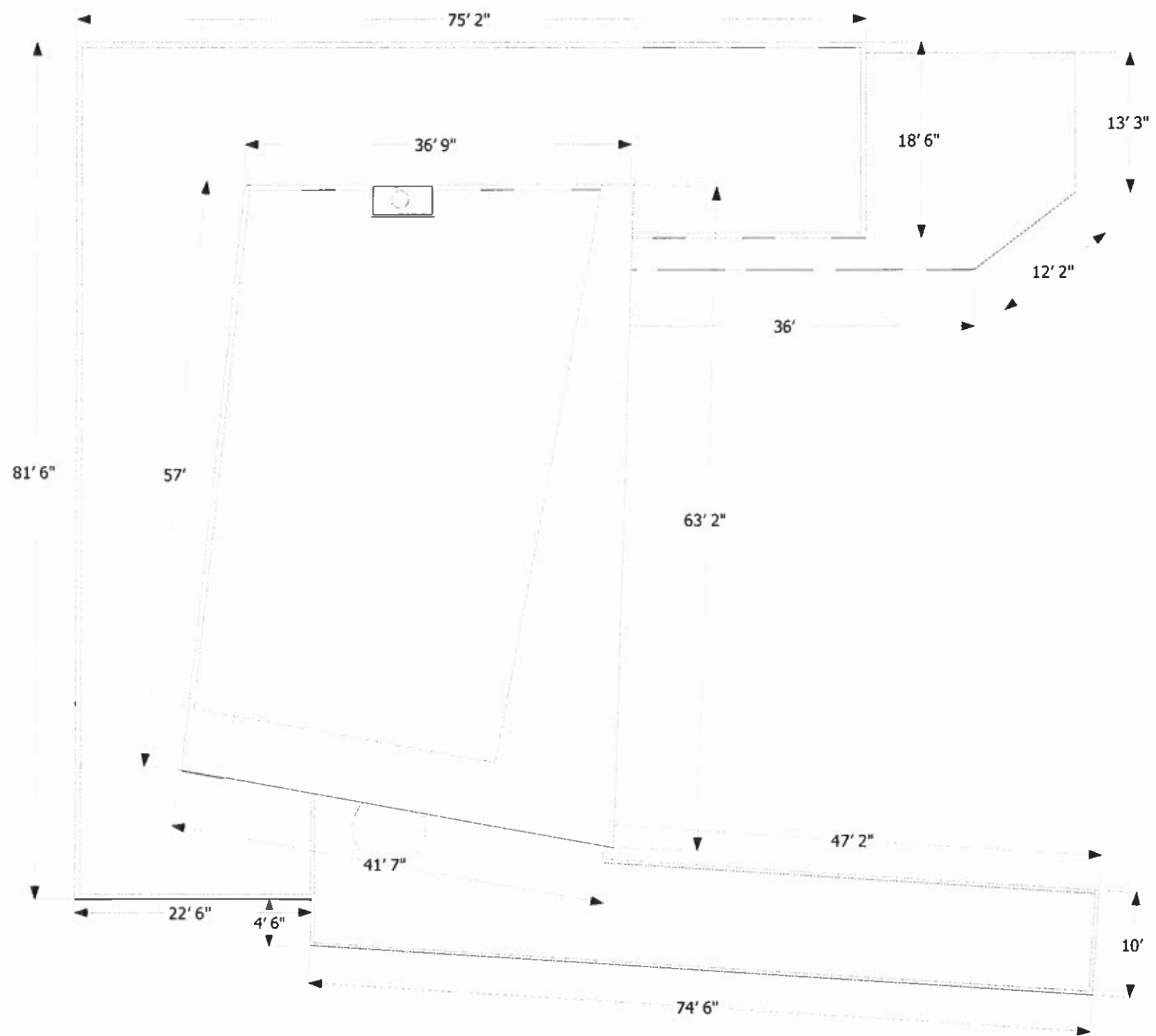
NATURAL ALUMINUM

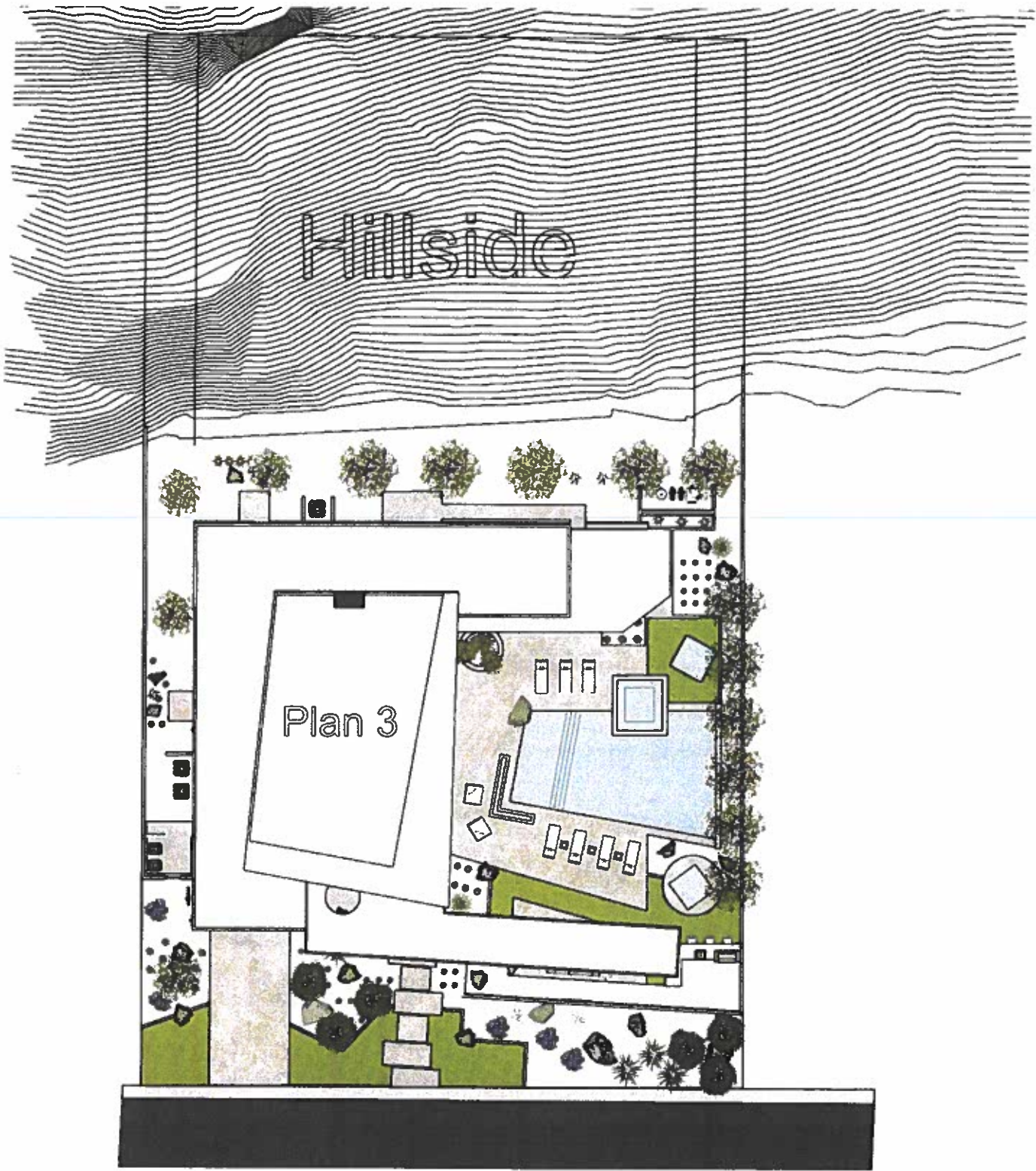
CONCRETE

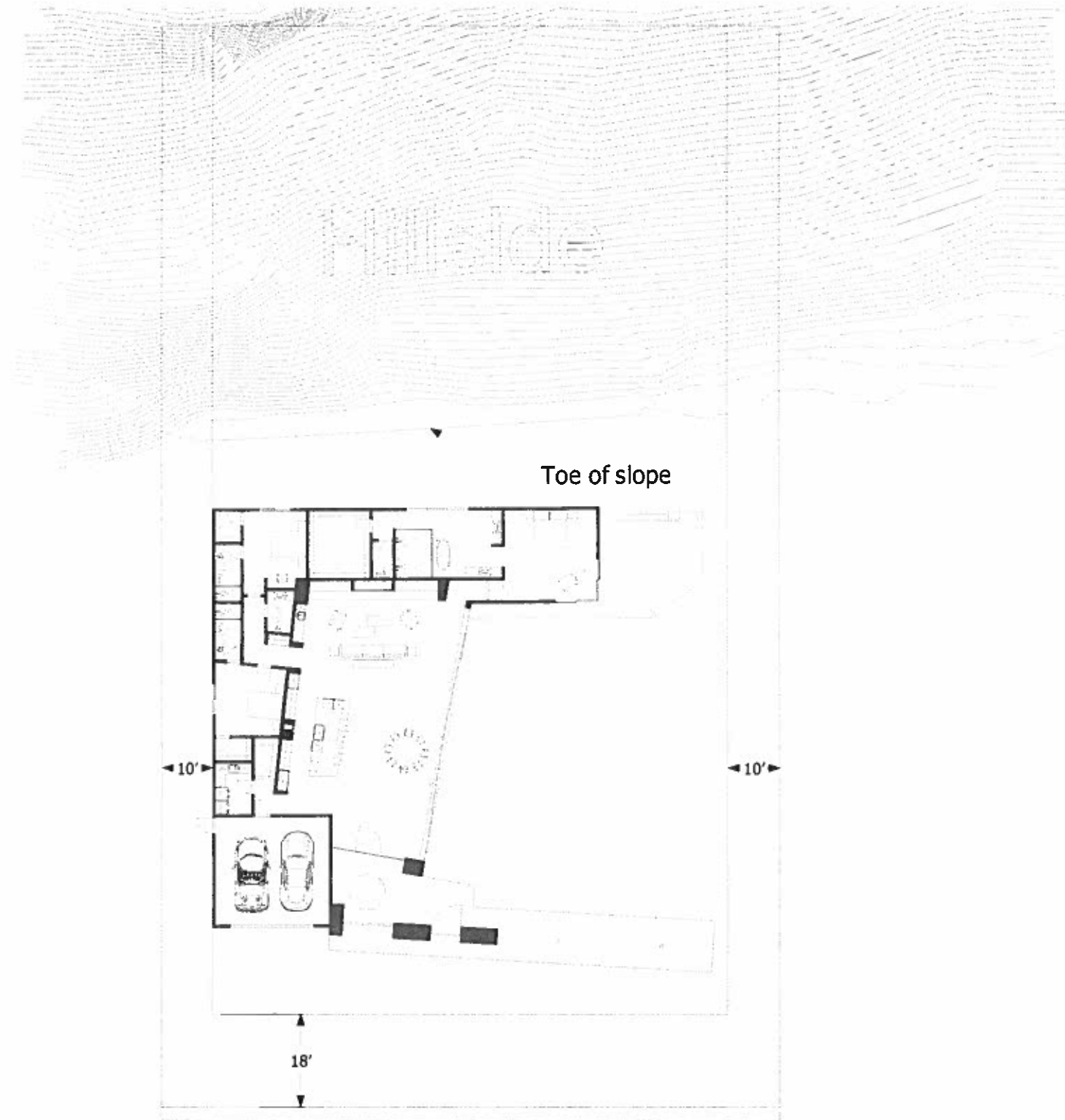


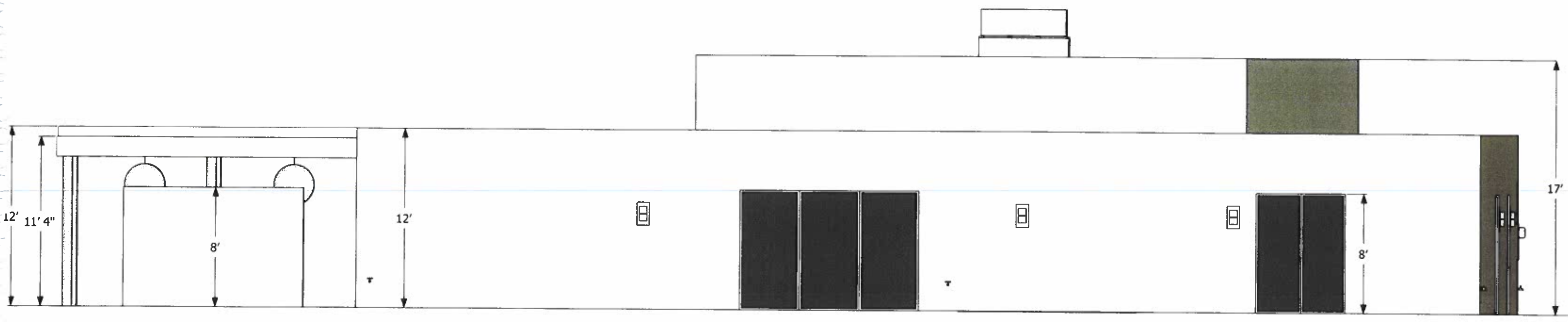
NATURAL SCORED
WASHED FINISH

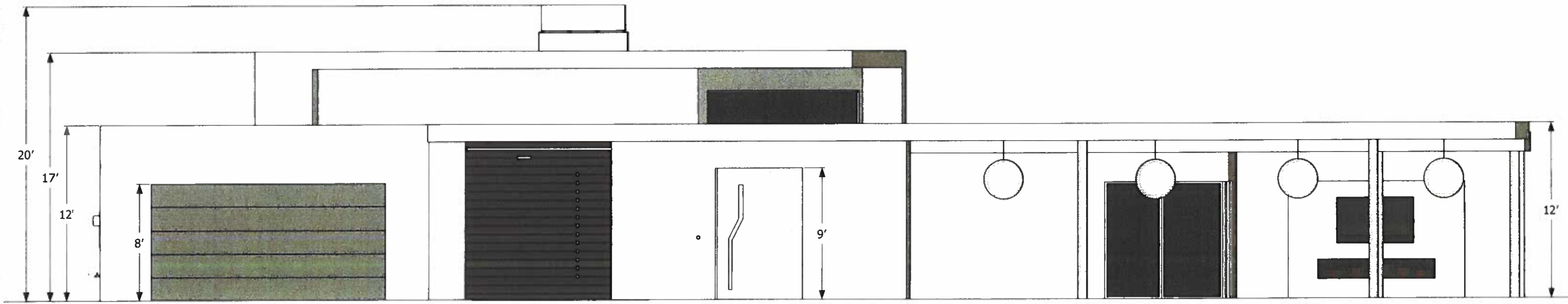


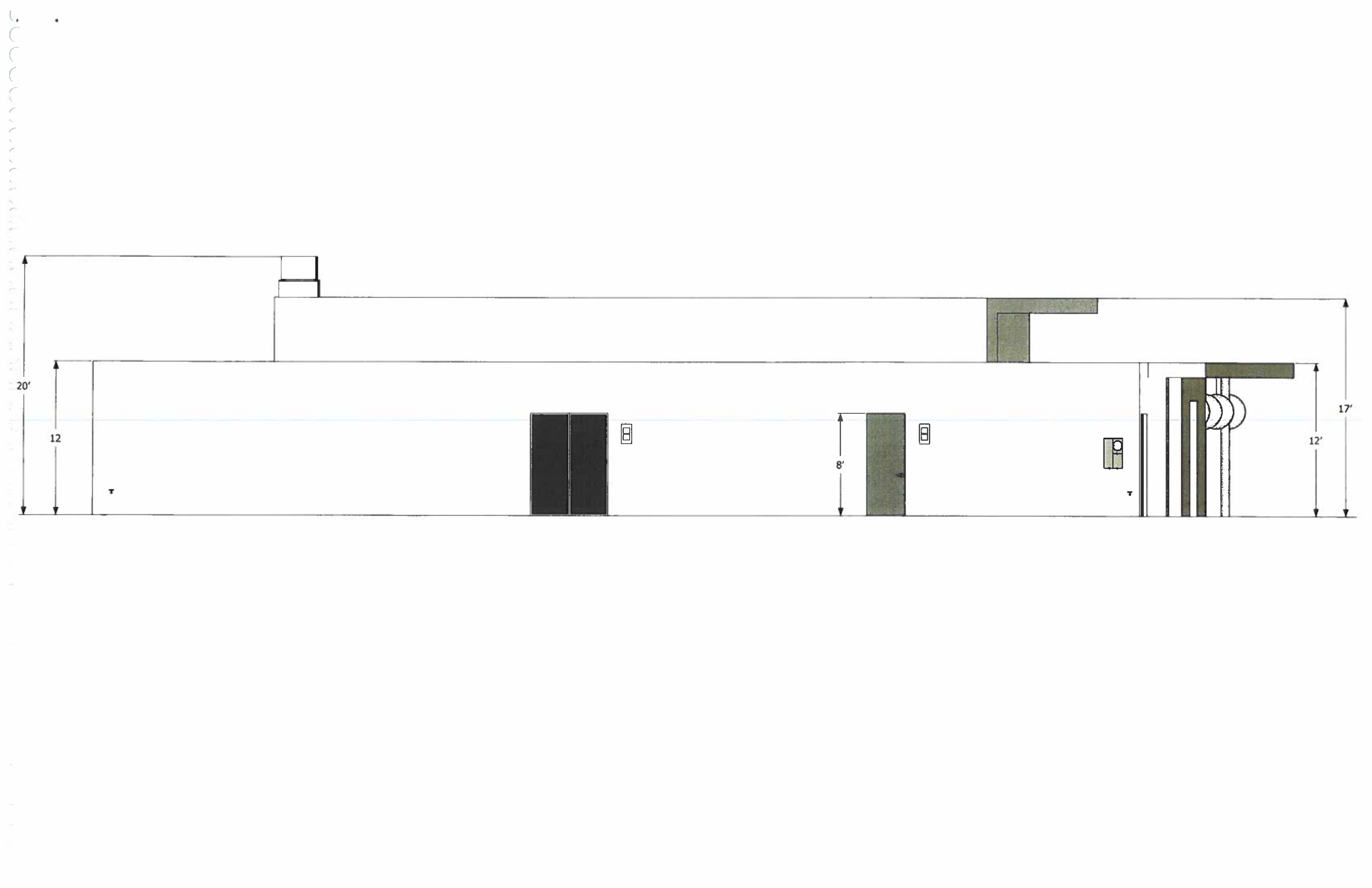


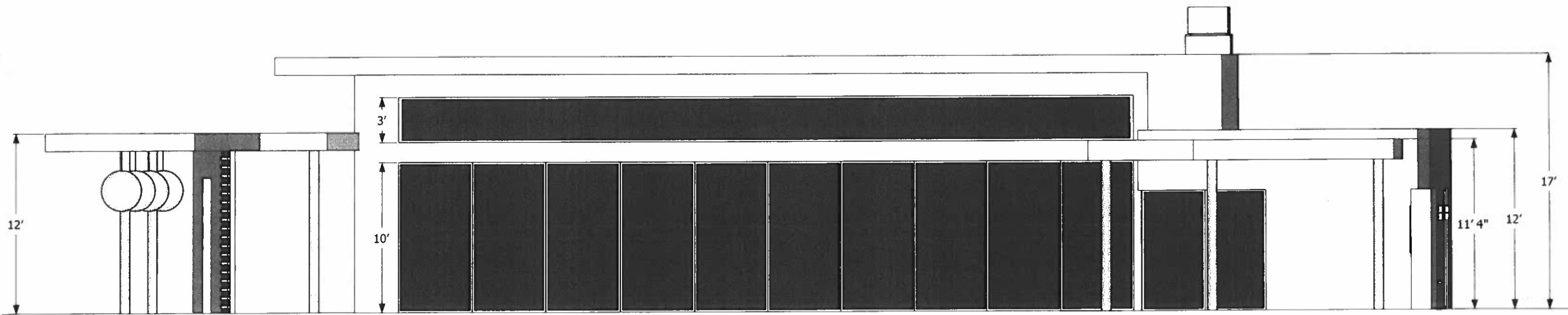


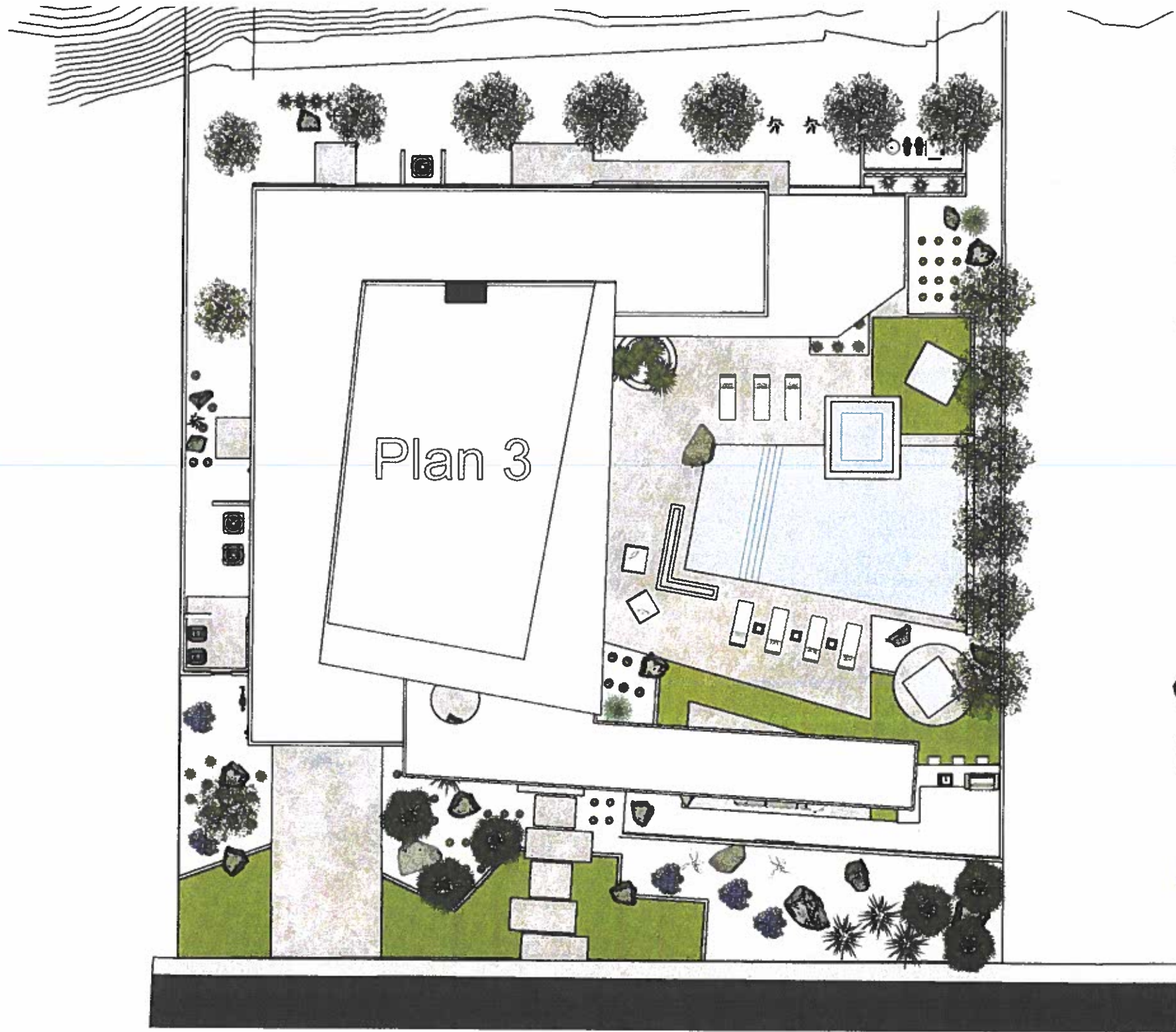


















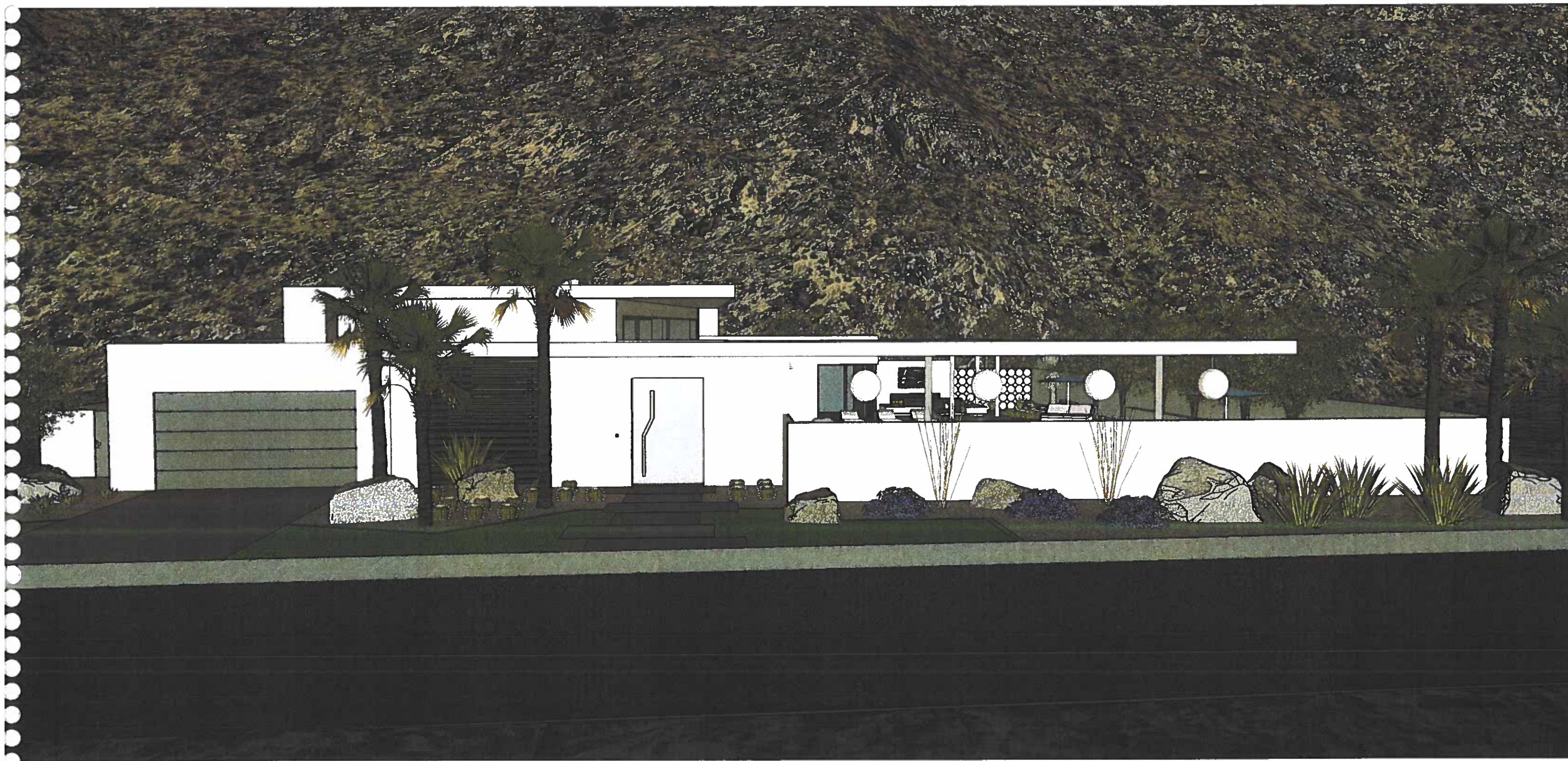


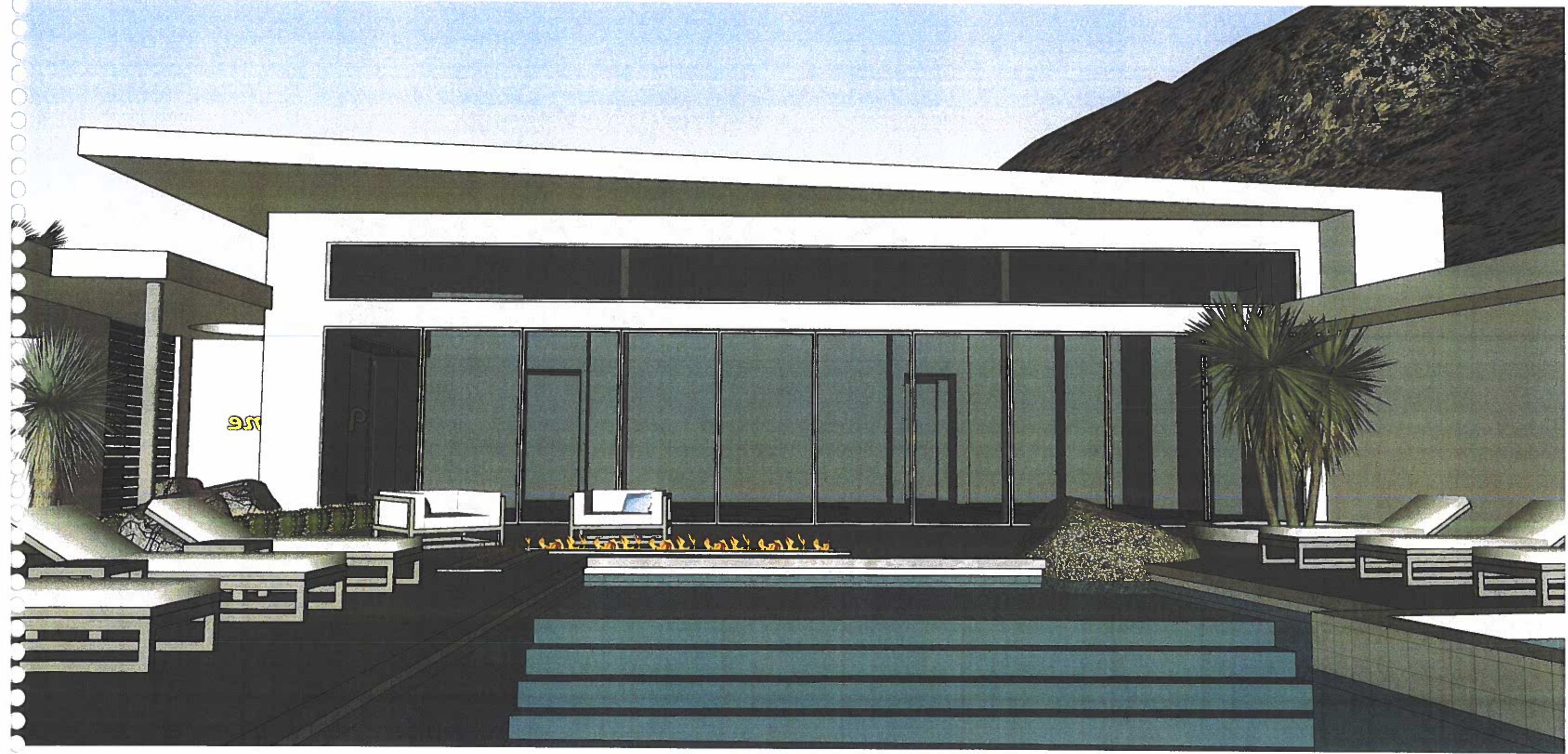


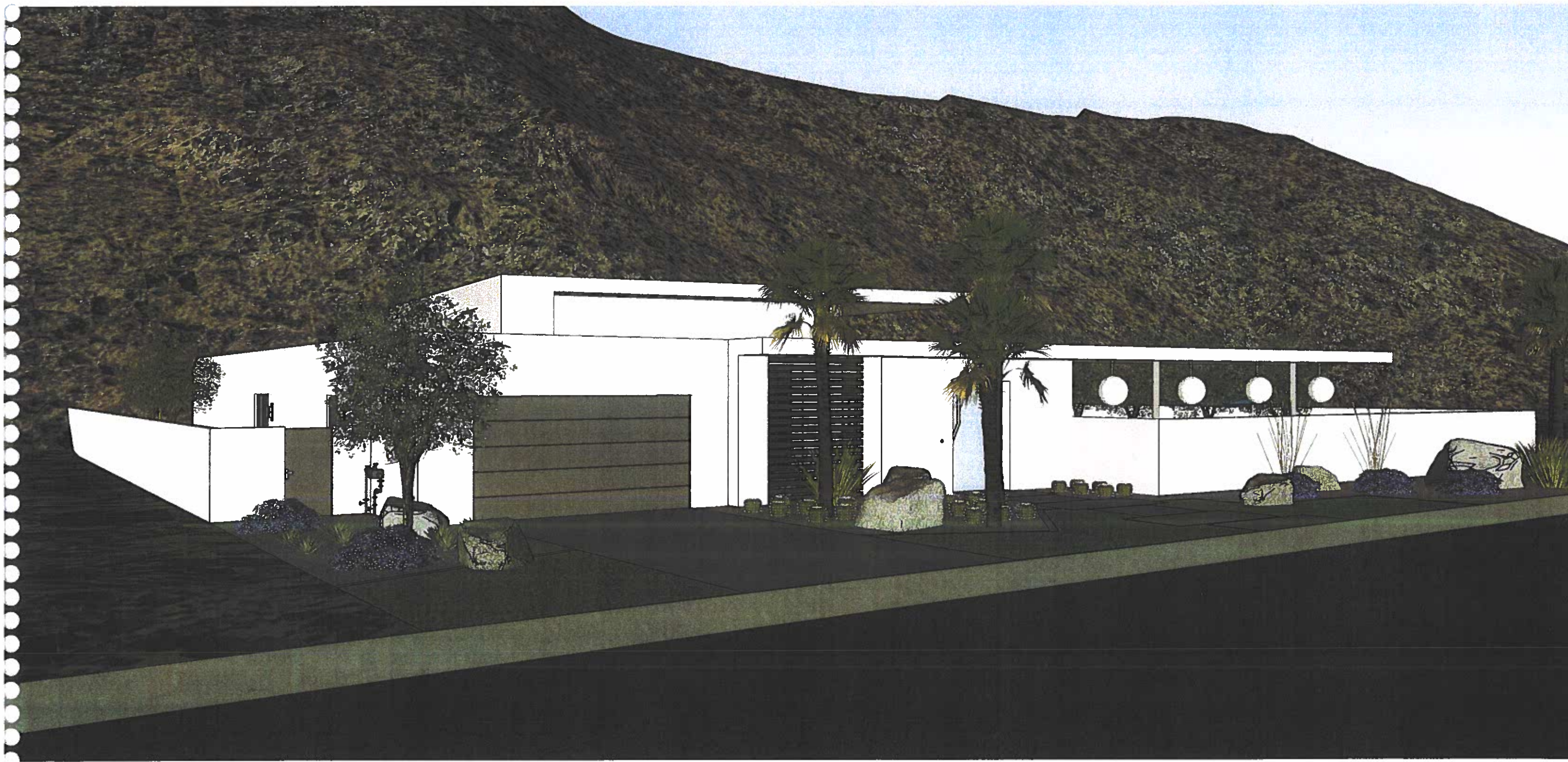


LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Yucca Tree
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Organ Pipe Cactus
-  Ocotillo
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf







COLOR & MATERIAL BOARD

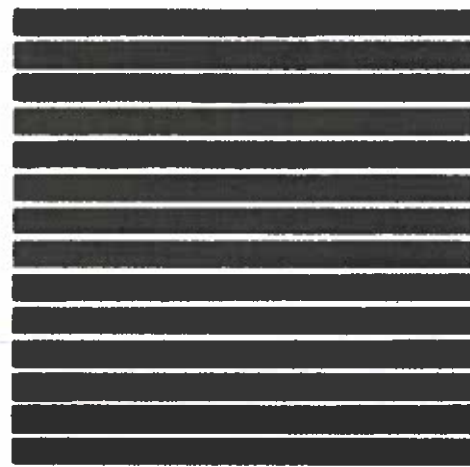
ONE LAS PALMAS

PLAN 3

STUCCO

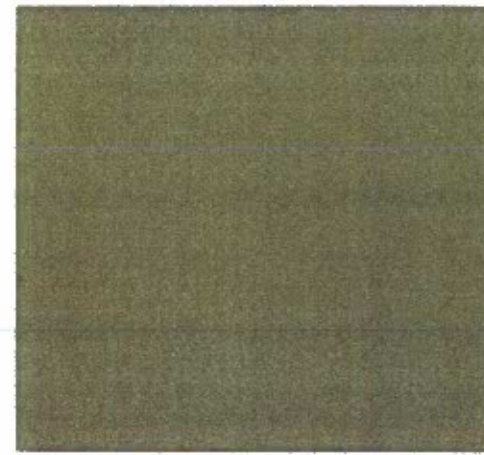
**DUNN EDWARDS
DEW380**

FRONT TEXTURE



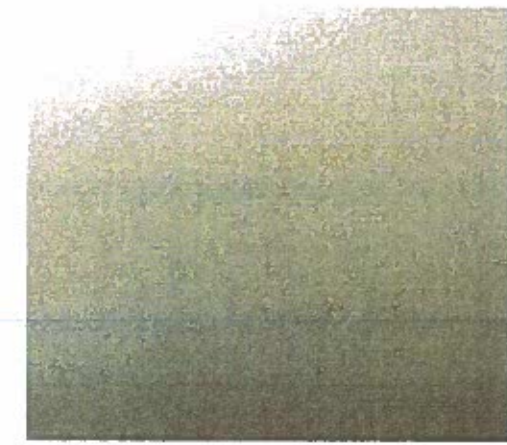
**WOOD LOOK
COMPOSITE SLATS**

ACCENT



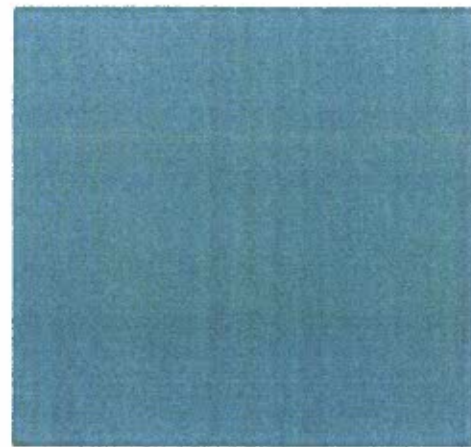
**DUNN EDWARDS
DET626**

COLUMNS



**MODERN MASTERS
SILVER ME-150
NON REFLECTIVE**

FRONT GATE



**DUNN EDWARDS
DE5753**

ROOF

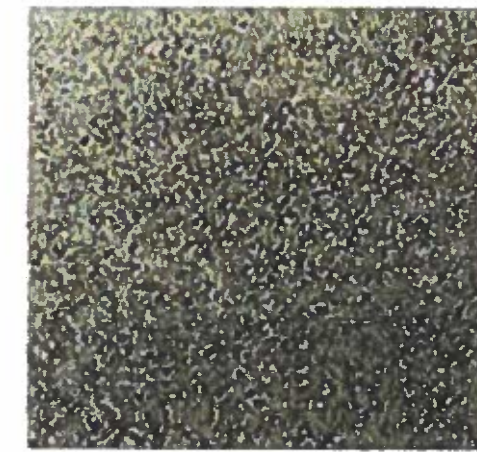
**MEMBRANE
COLOR WHITE**

WINDOW FRAME

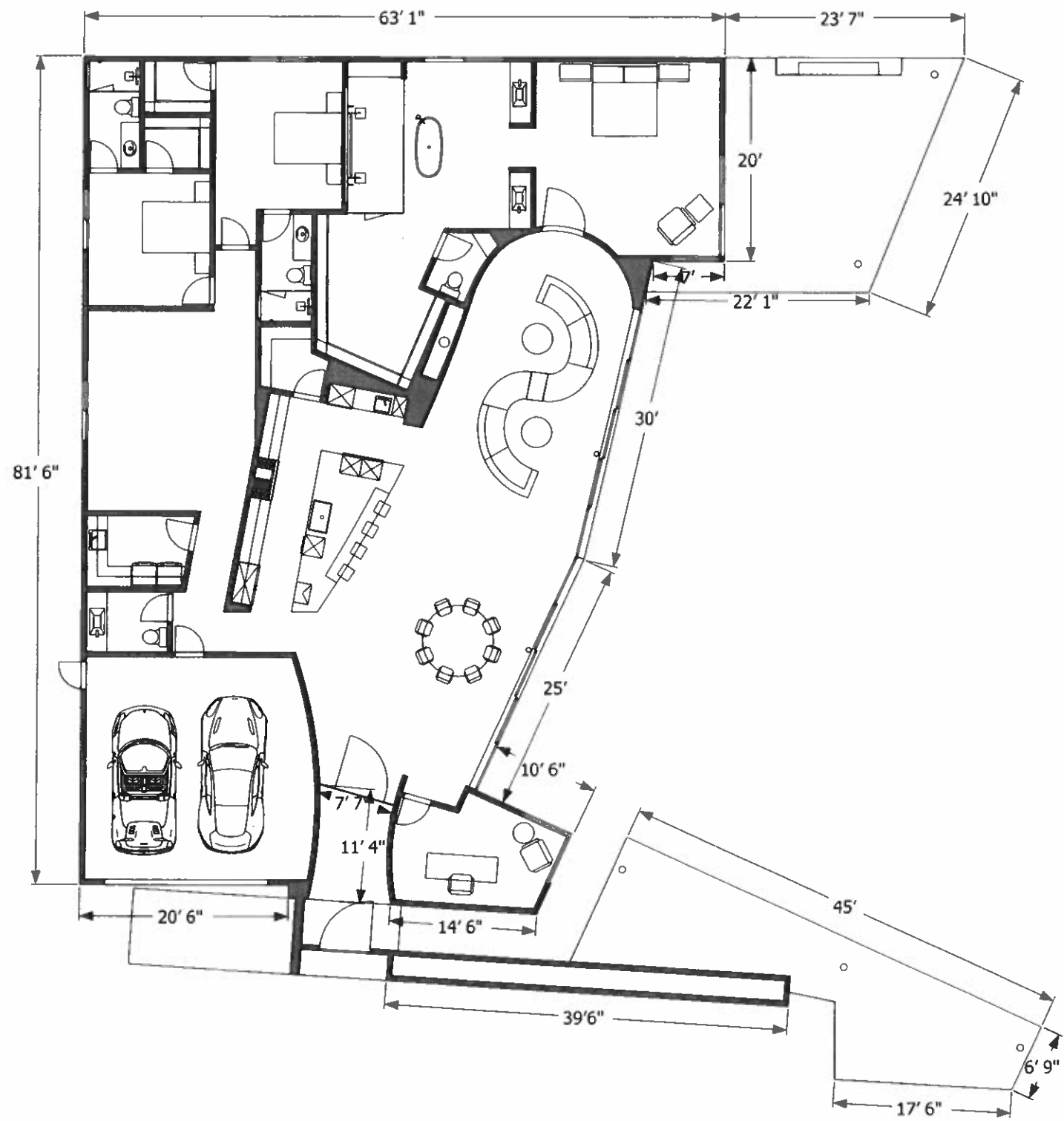


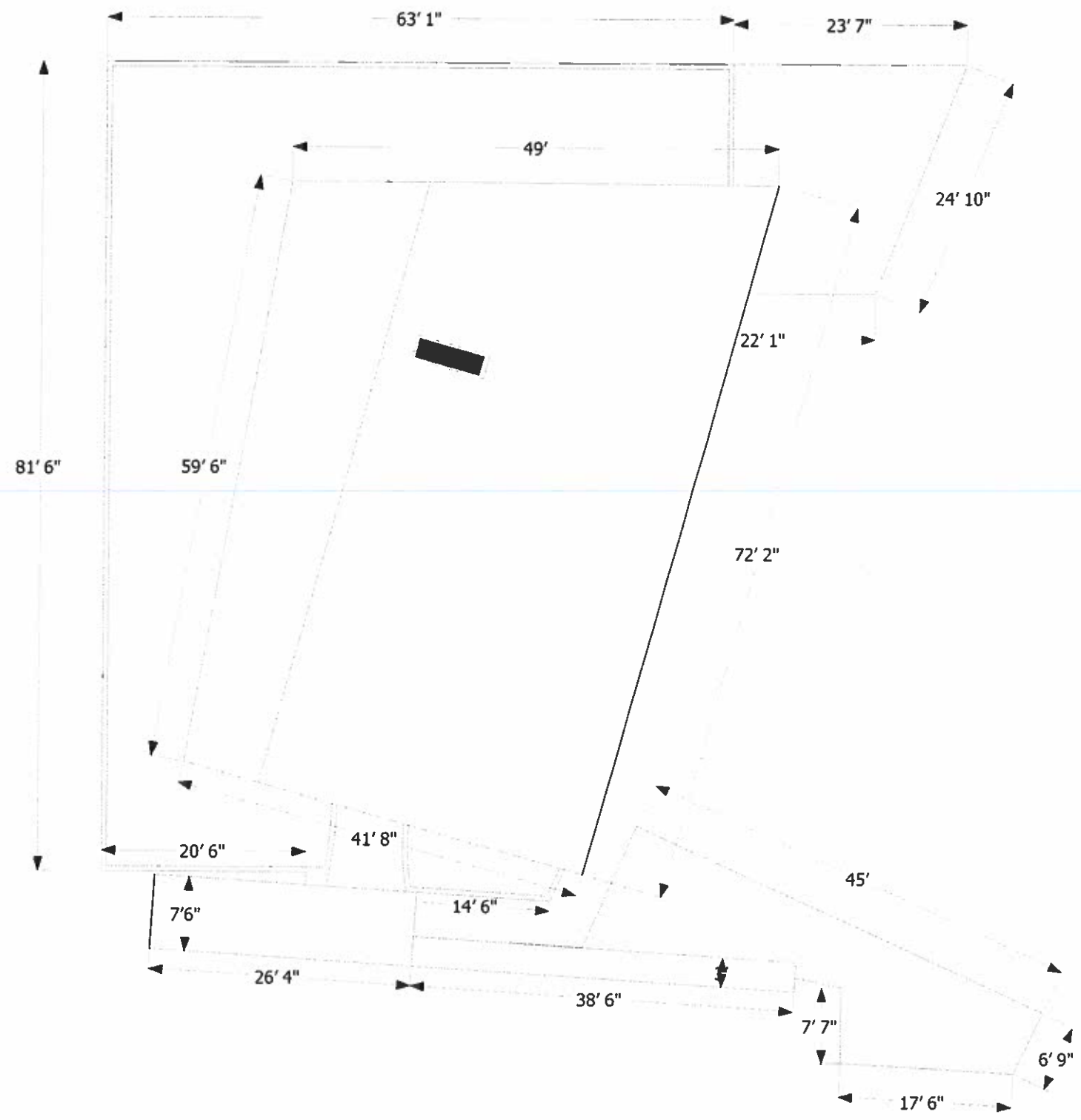
NATURAL ALUMINUM

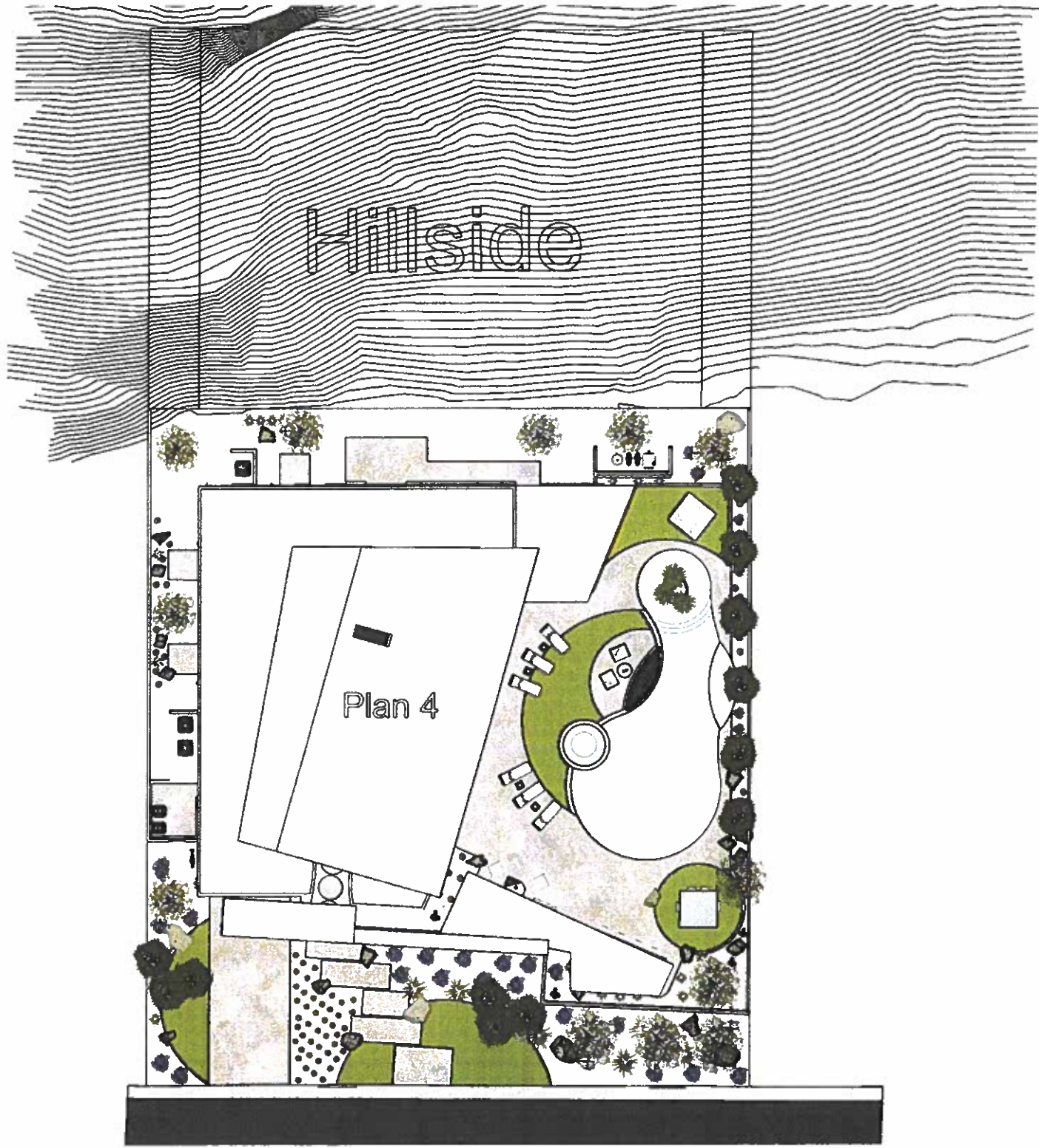
CONCRETE

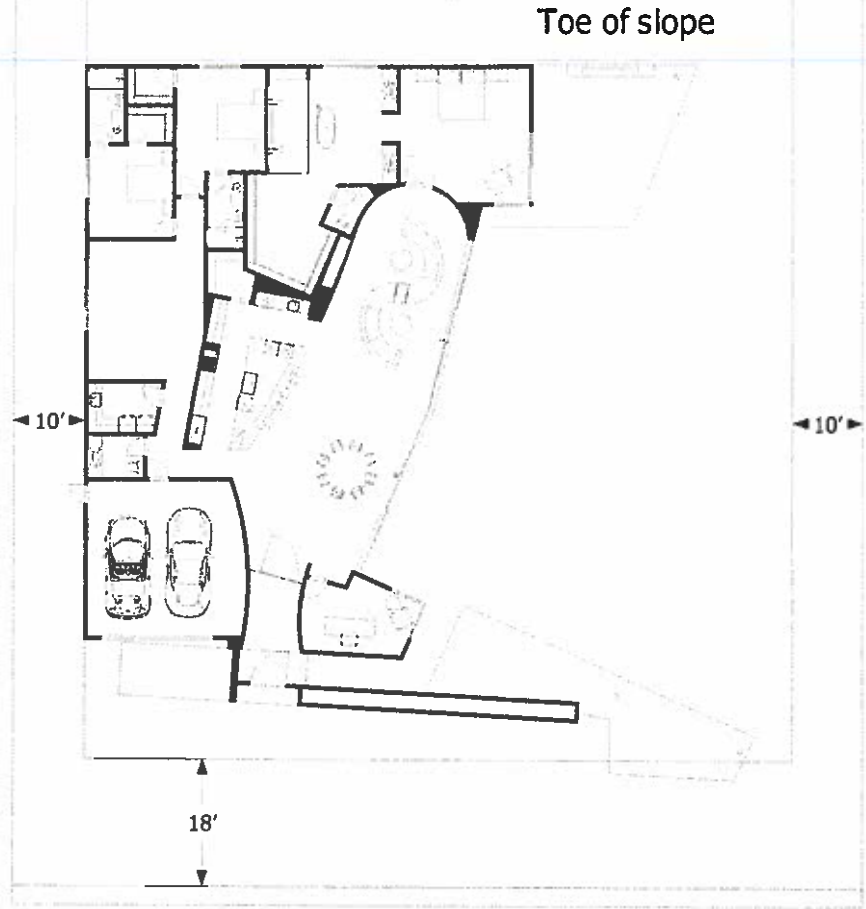
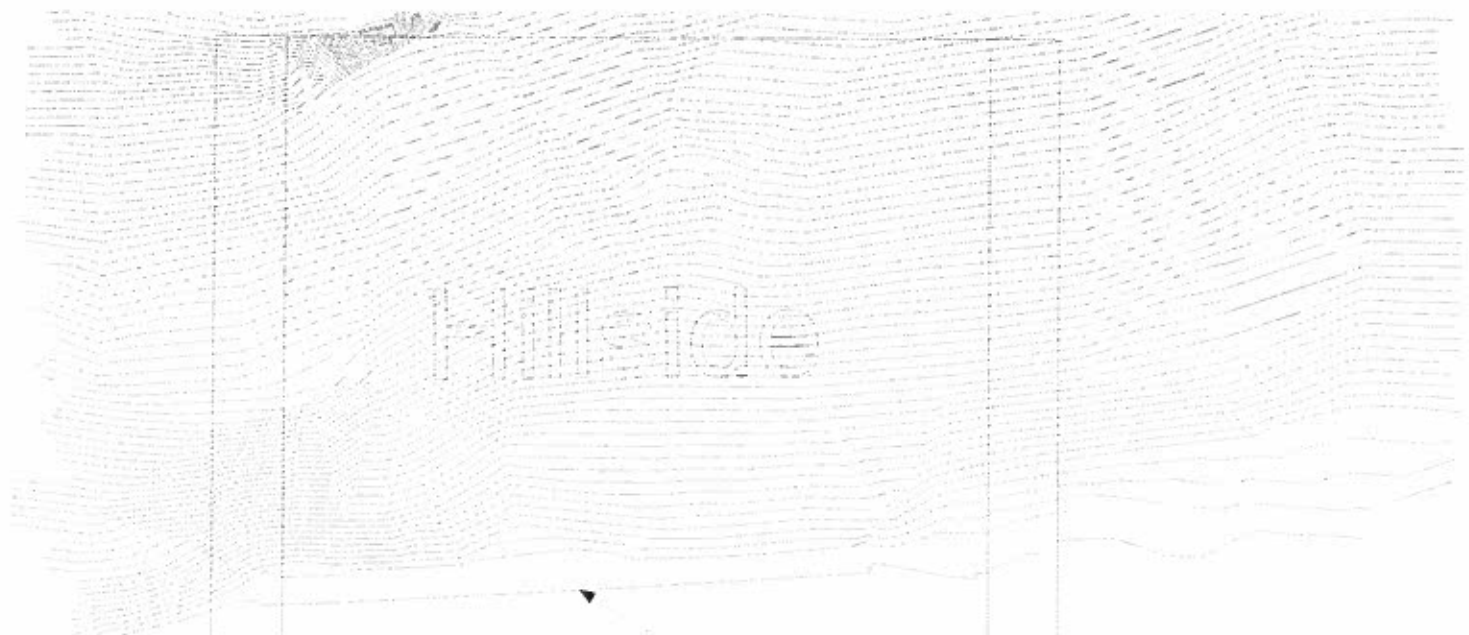


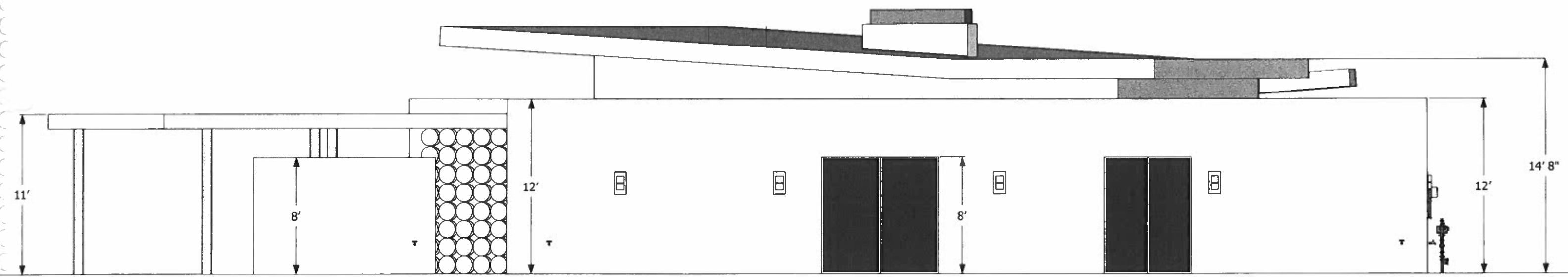
**NATURAL SCORED
WASHED FINISH**

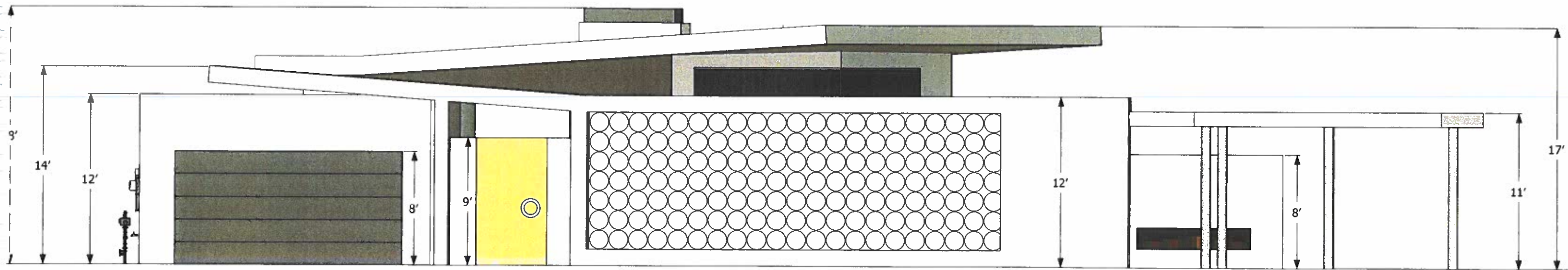


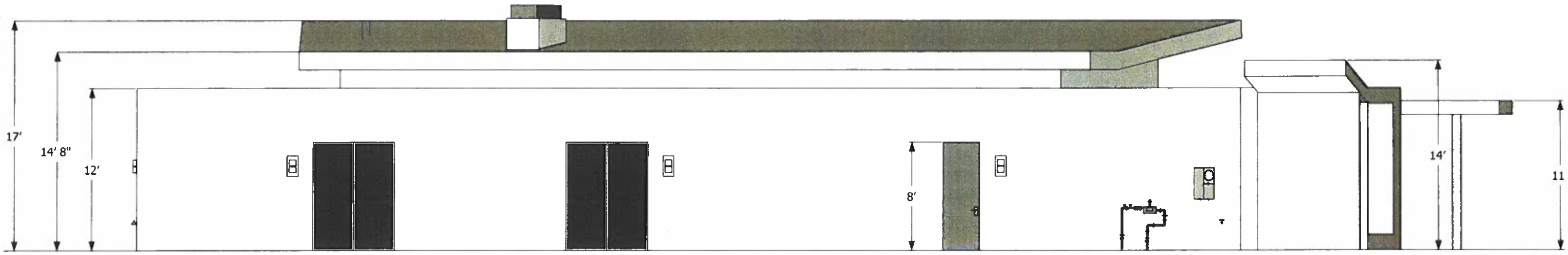


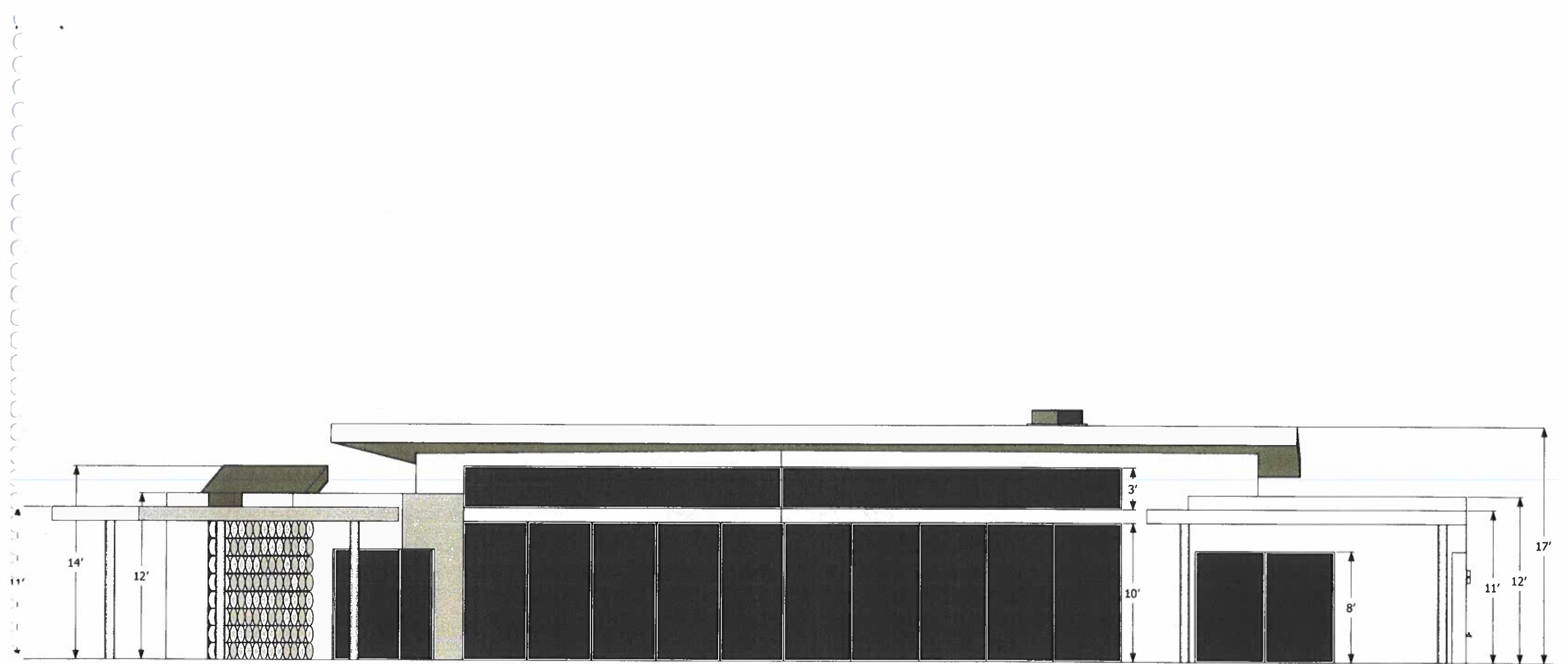


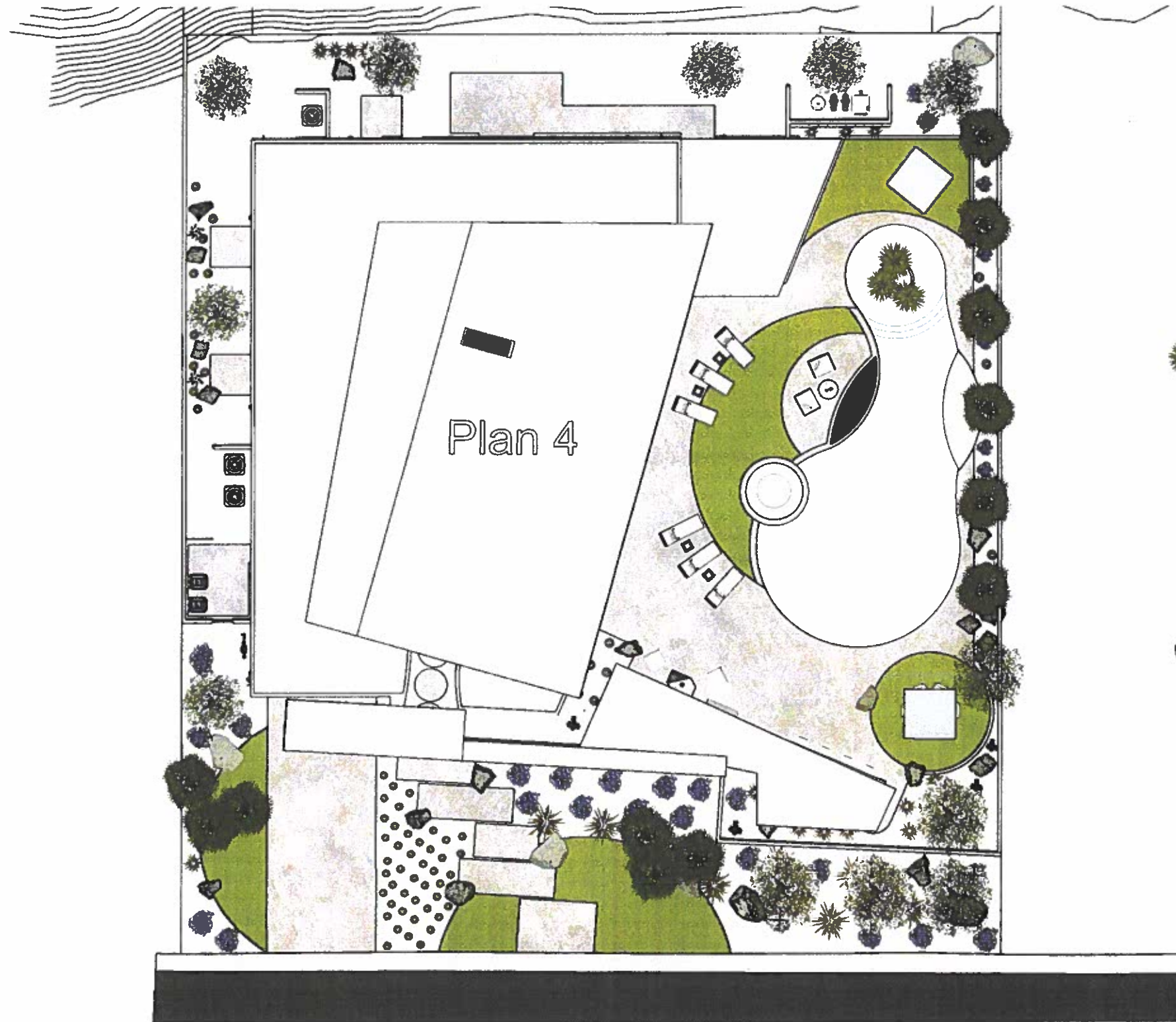

















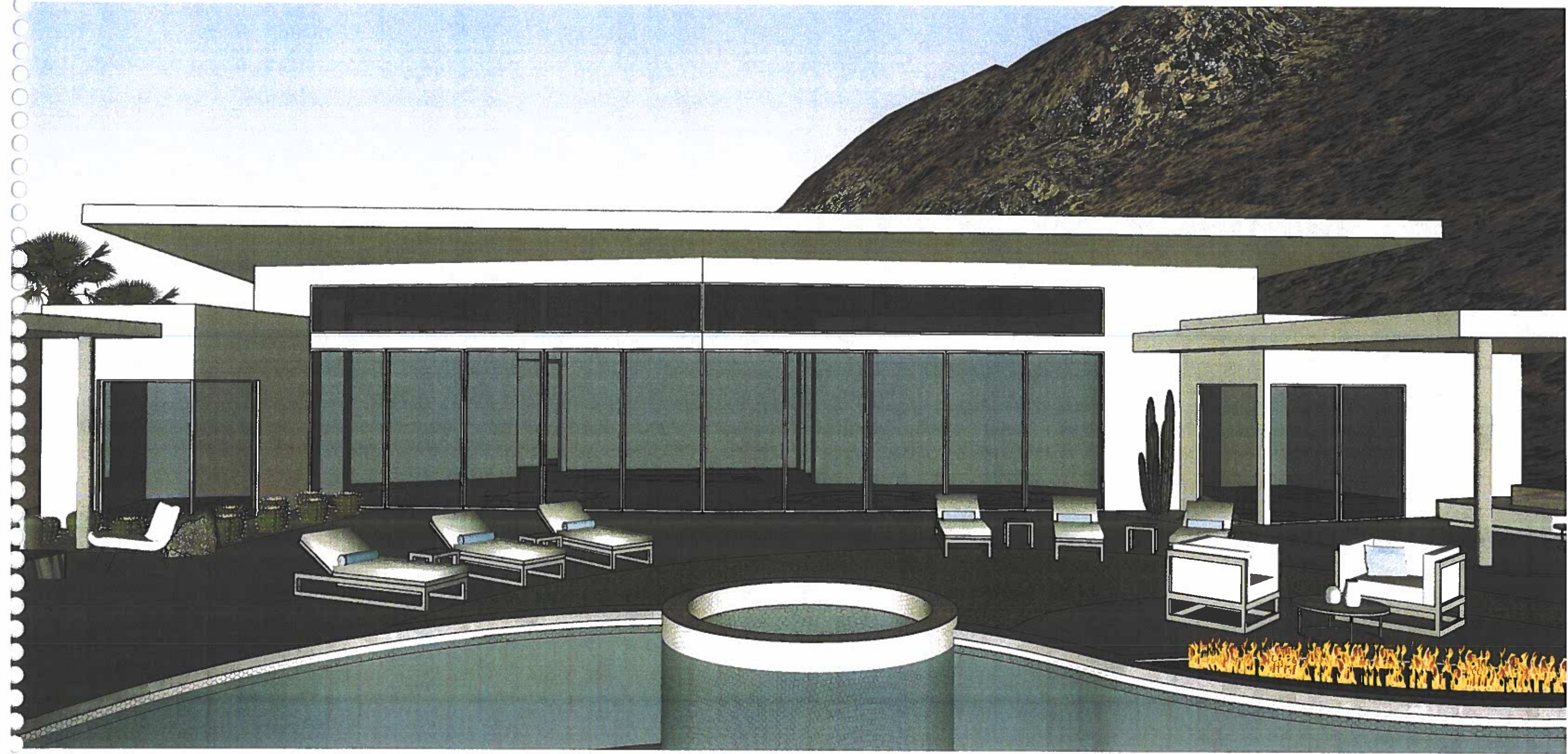


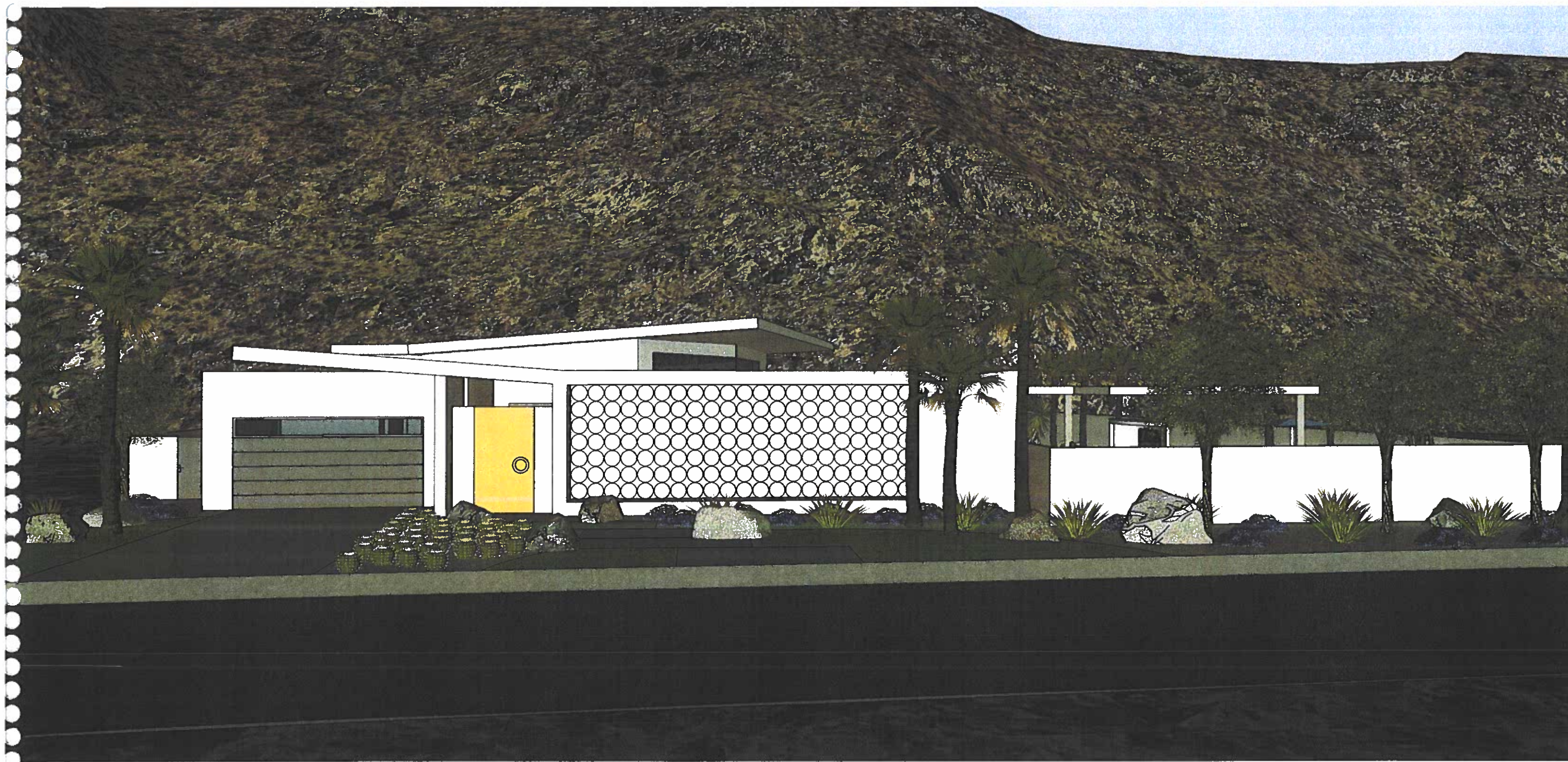




LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Multi Trunk Fan Palm
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Organ Pipe Cactus
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf





COLOR & MATERIAL BOARD

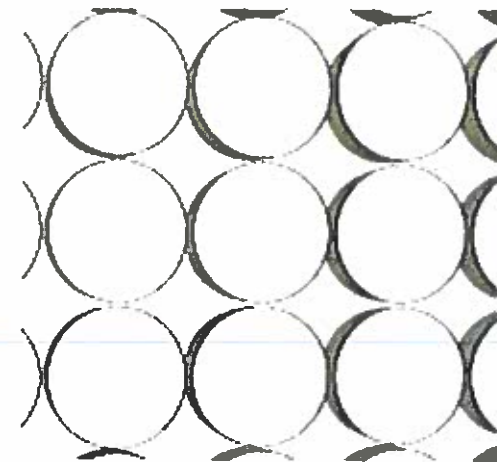
ONE LAS PALMAS

PLAN 4

STUCCO

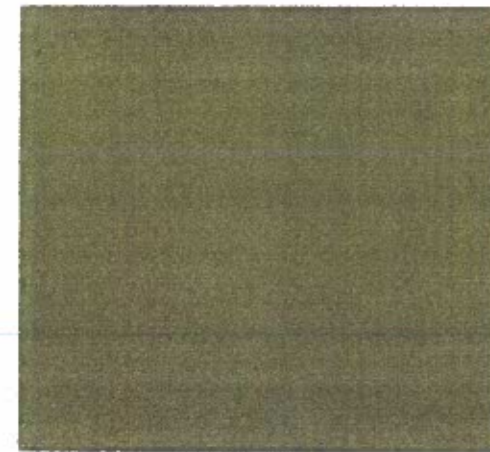
DUNN EDWARDS
DEW380

FRONT TEXTURE



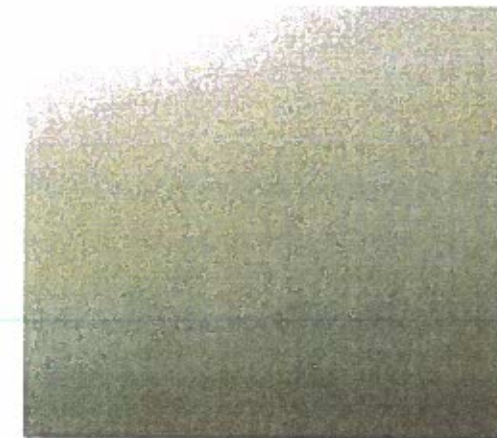
FOAM & CONCRETE
PAINTED DEW380

ACCENT



DUNN EDWARDS
DET626

COLUMNS



MODERN MASTERS
SILVER ME-150
NON REFLECTIVE

FRONT GATE



DUNN EDWARDS
DE5290

ROOF

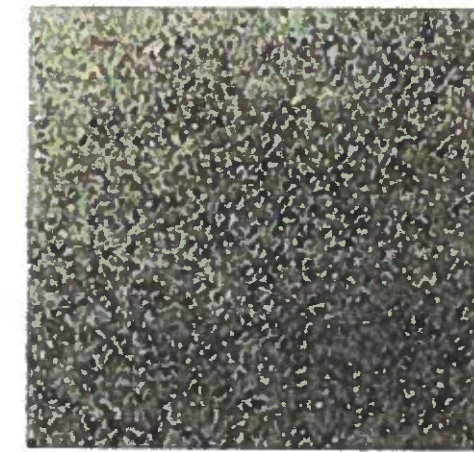
MEMBRANE
COLOR WHITE

WINDOW FRAME

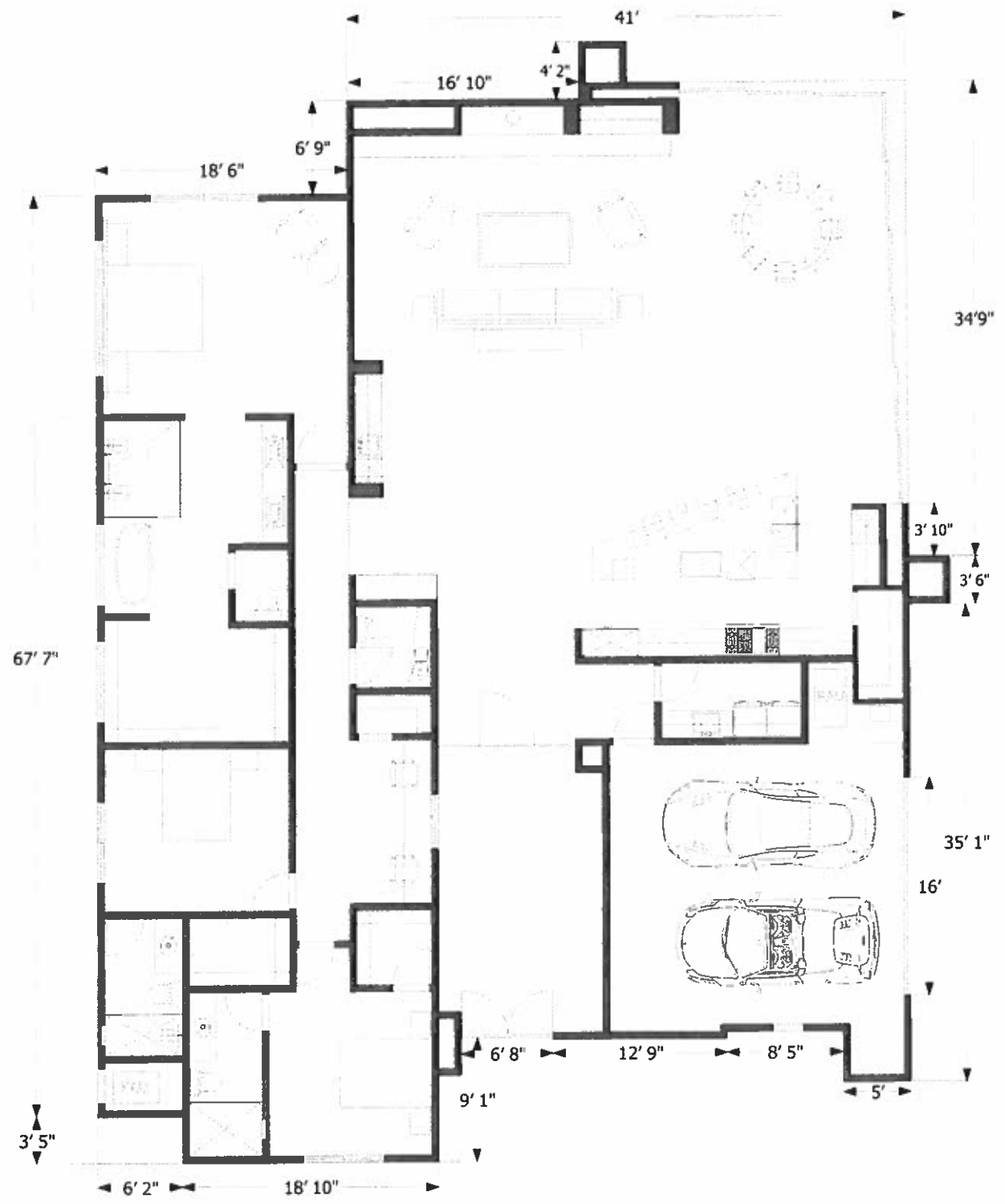


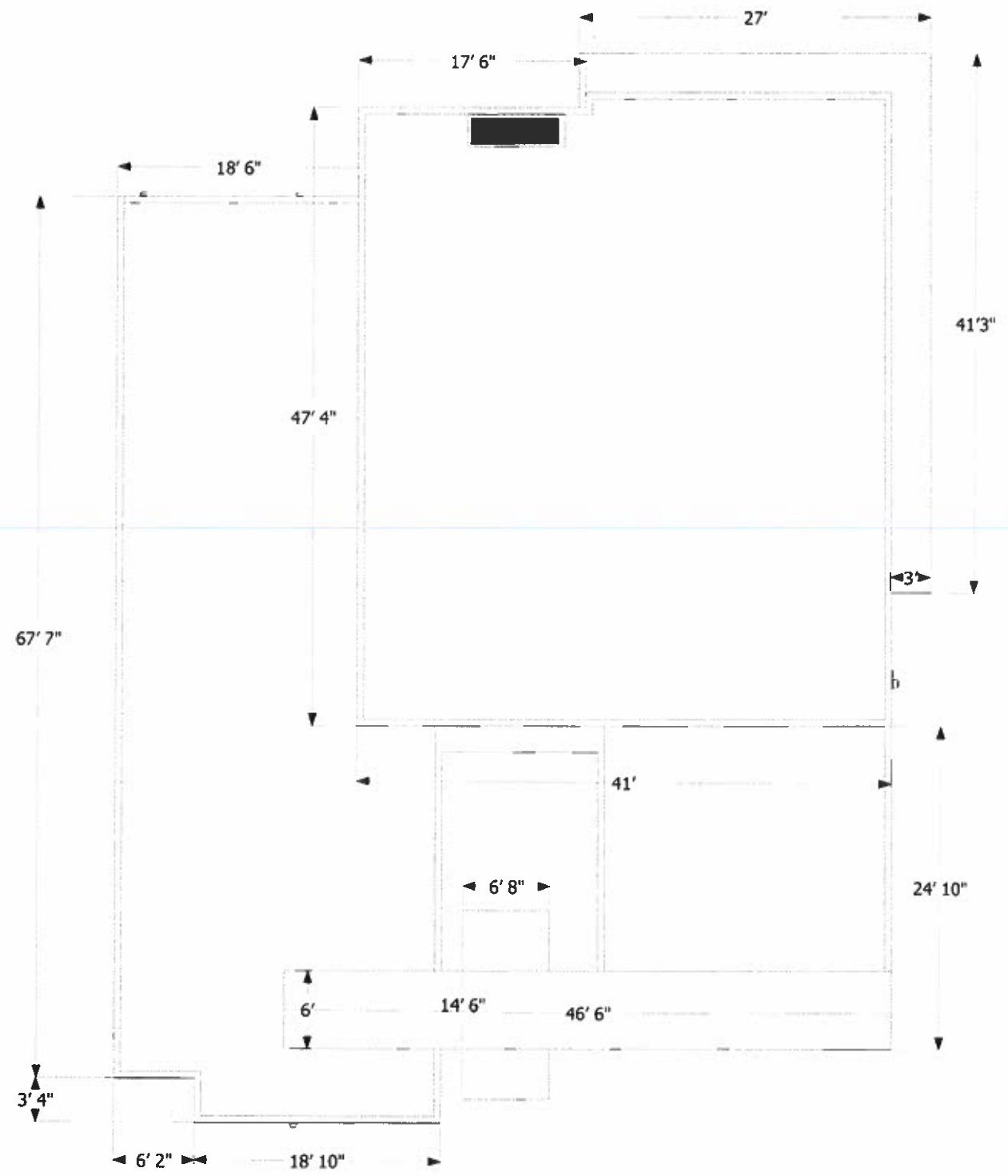
NATURAL ALUMINUM

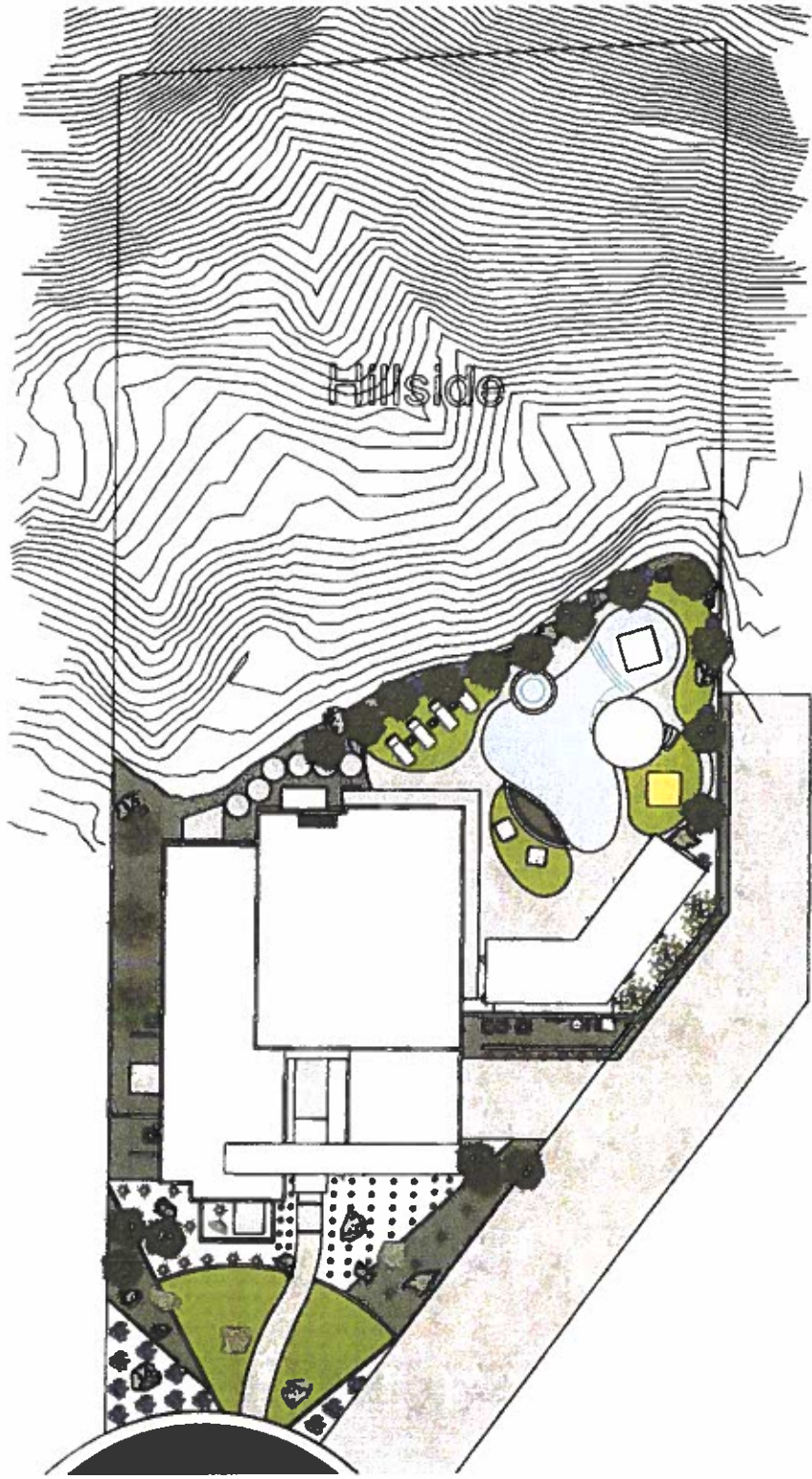
CONCRETE

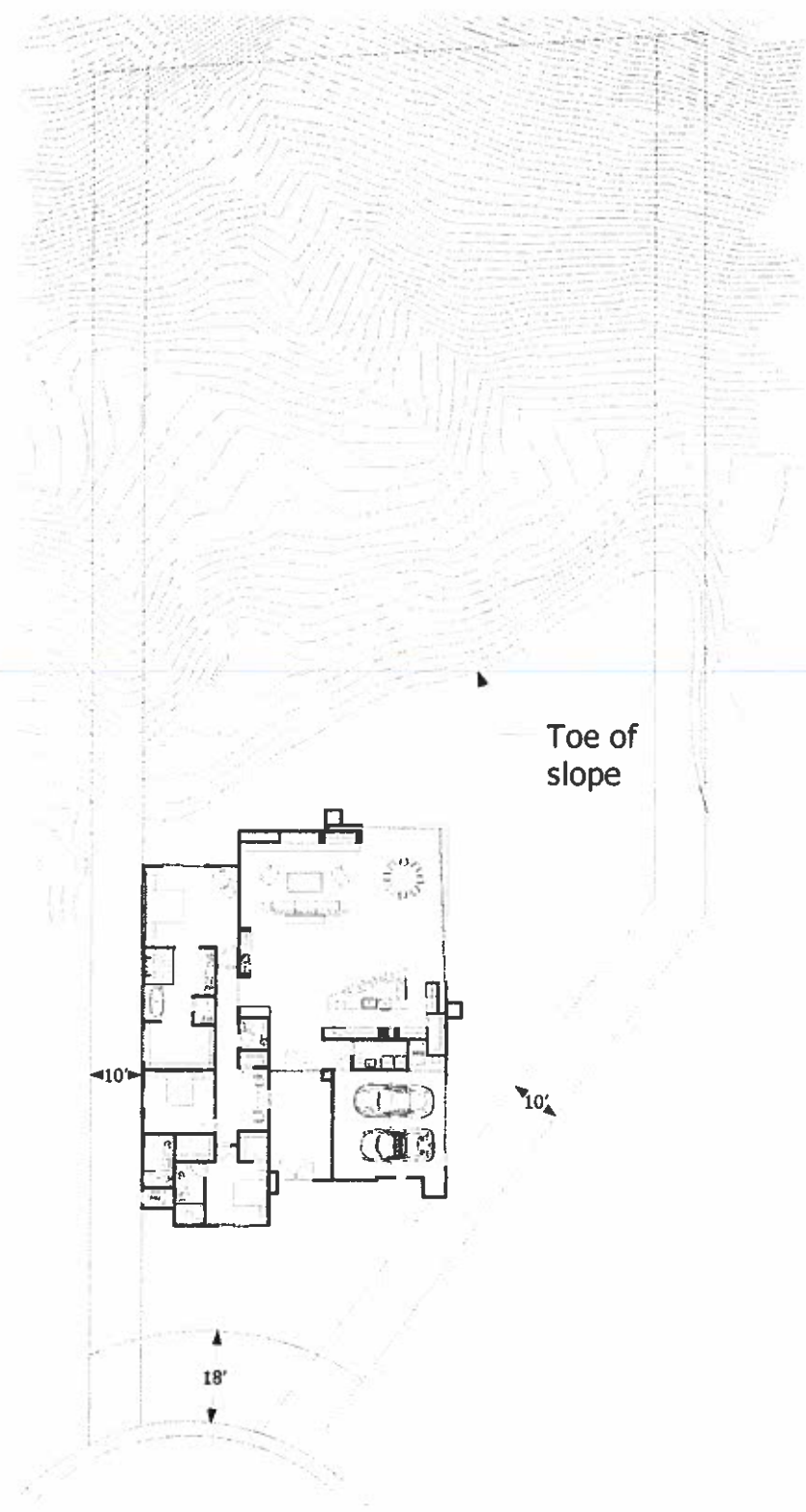


NATURAL SCORED
WASHED FINISH







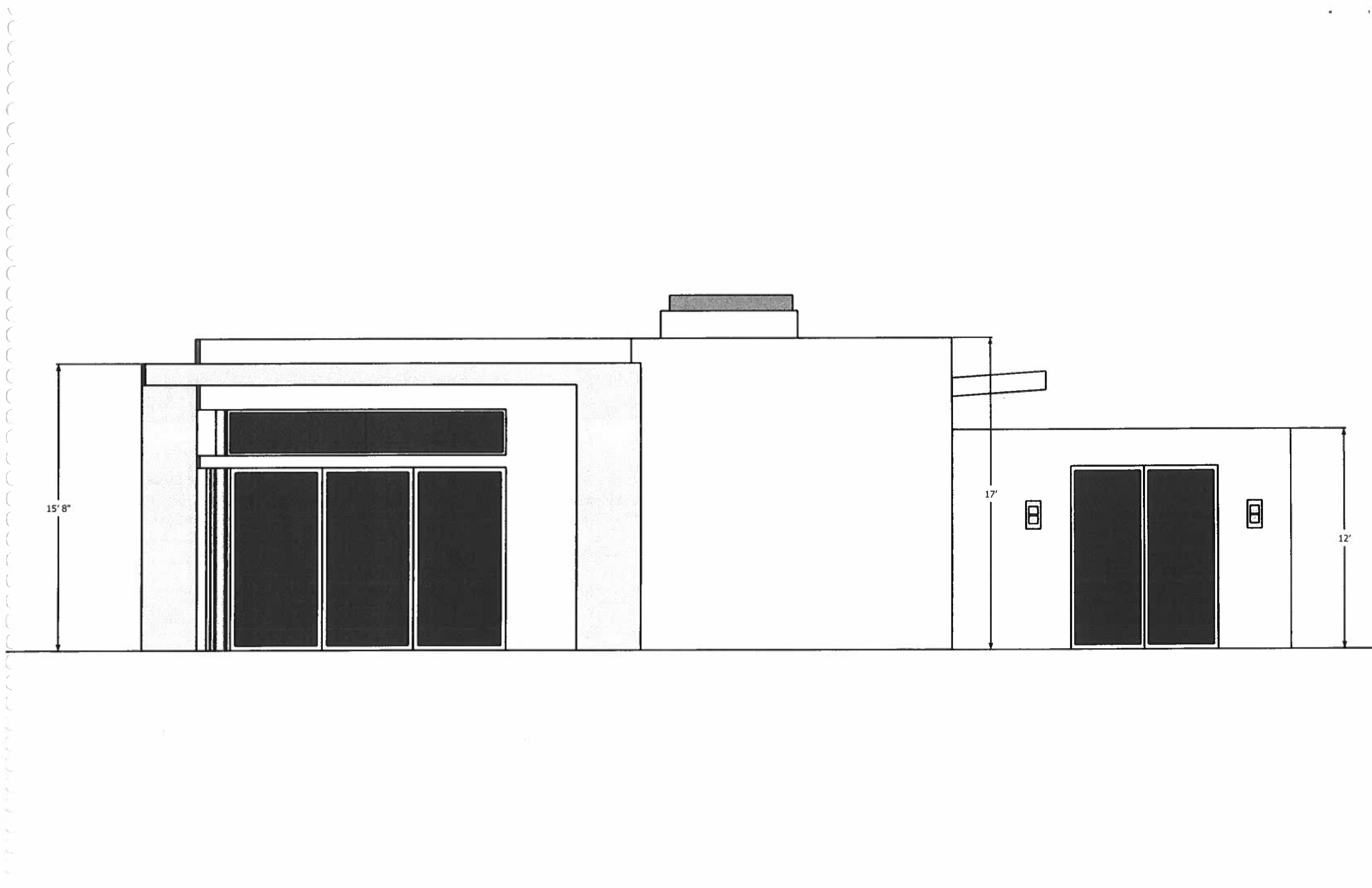


Toe of slope

10'

18'

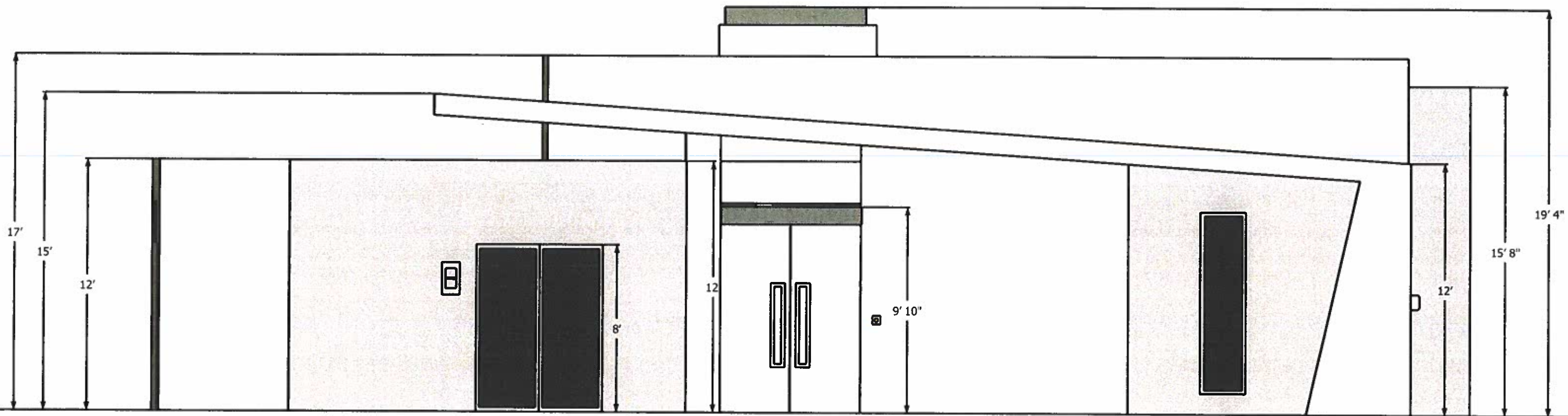
10'

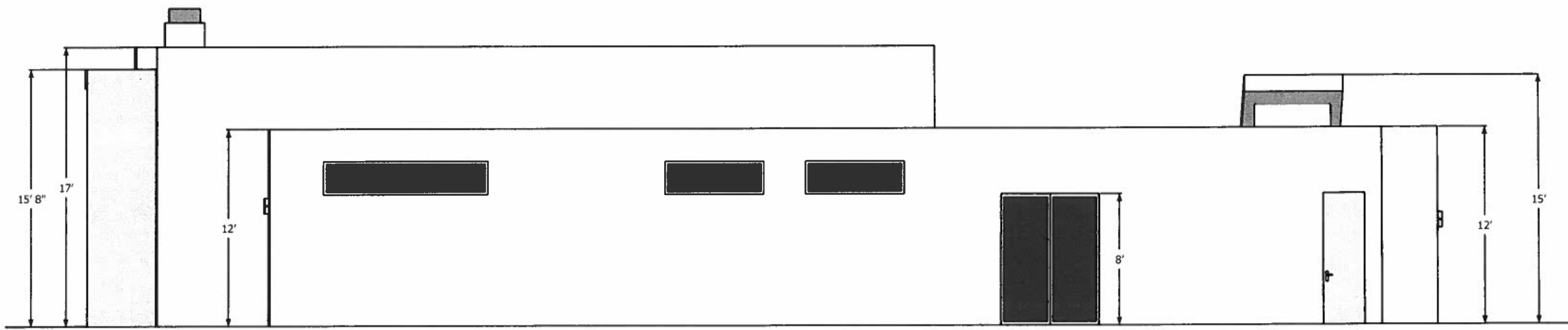


15' 8"

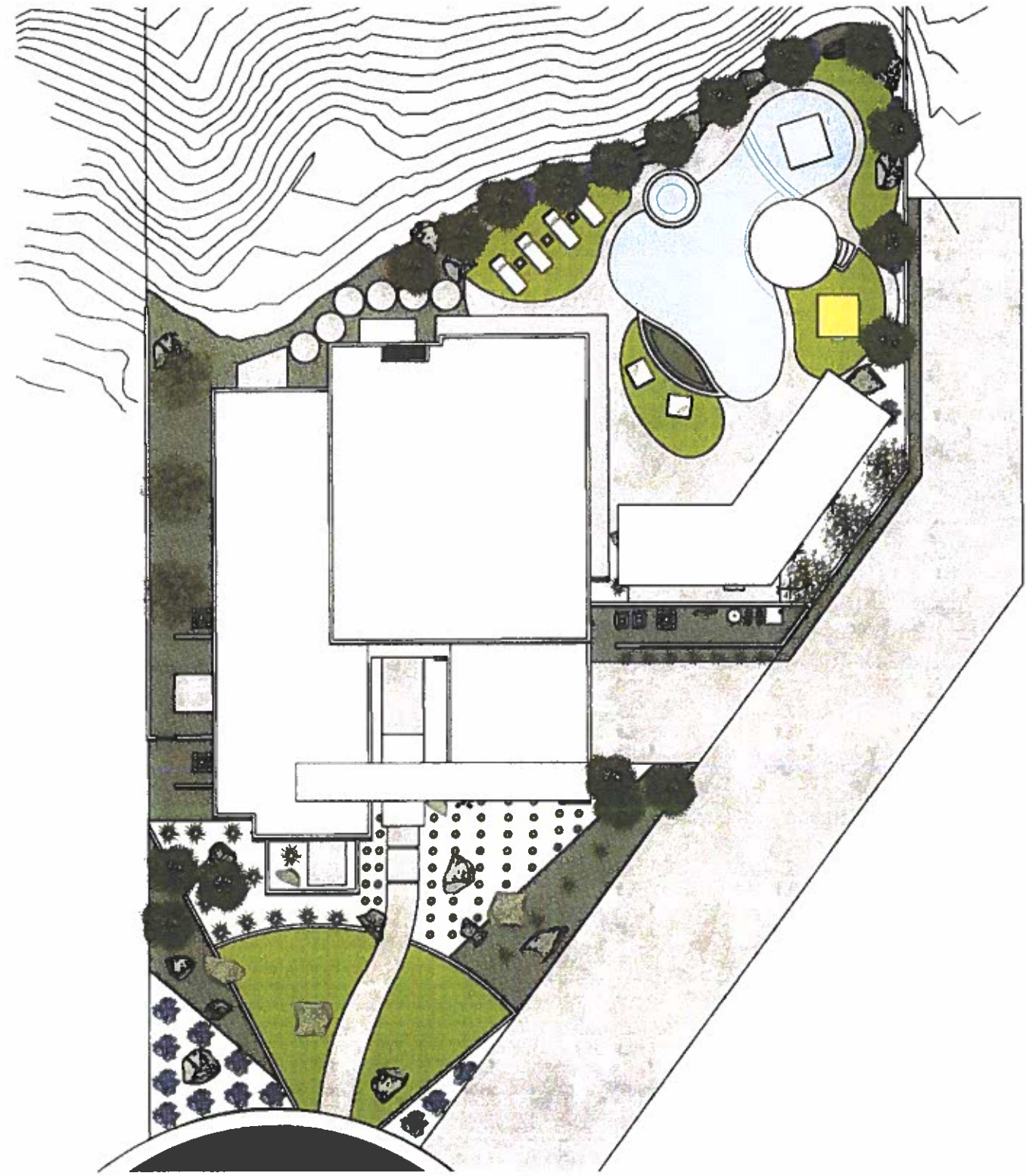
17'

12'











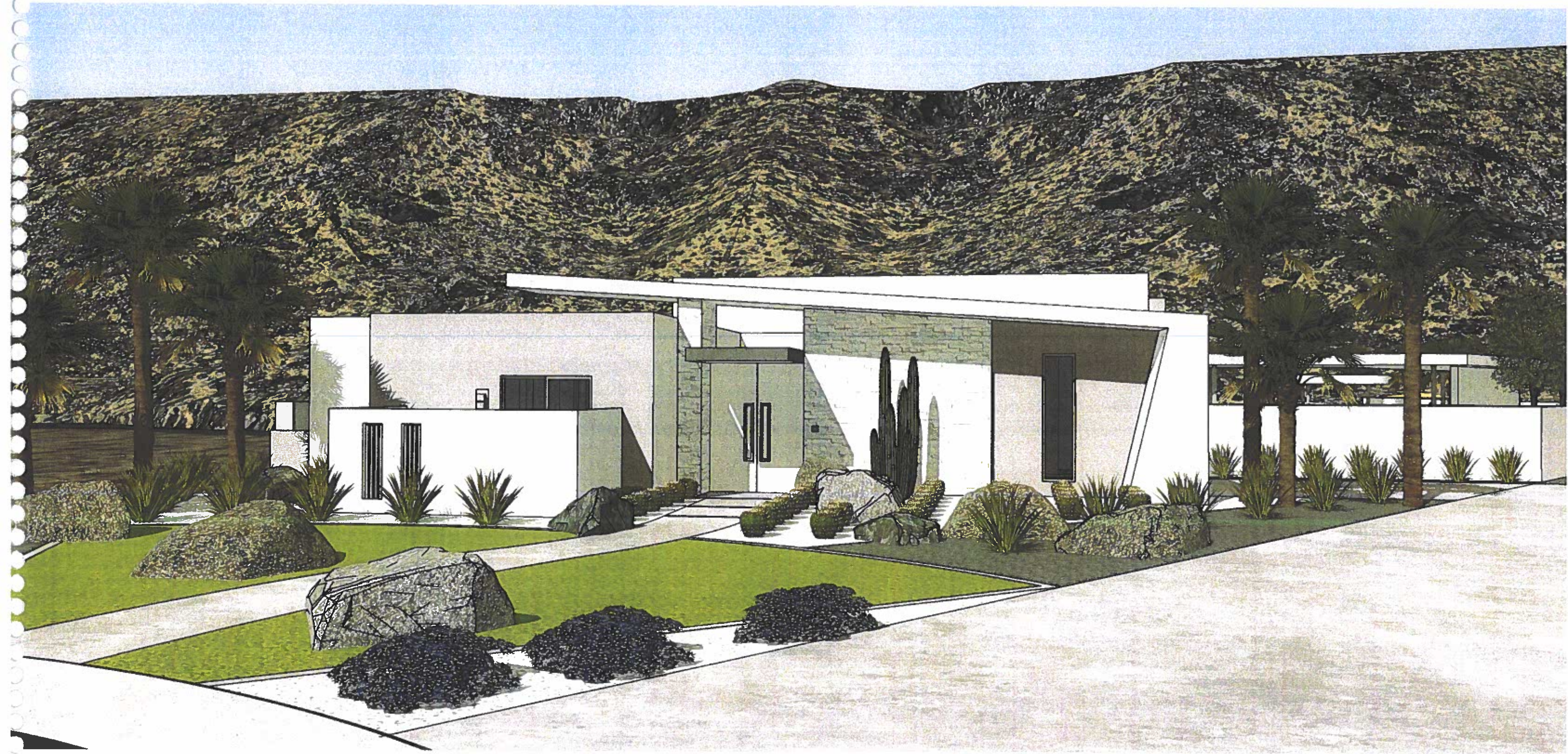


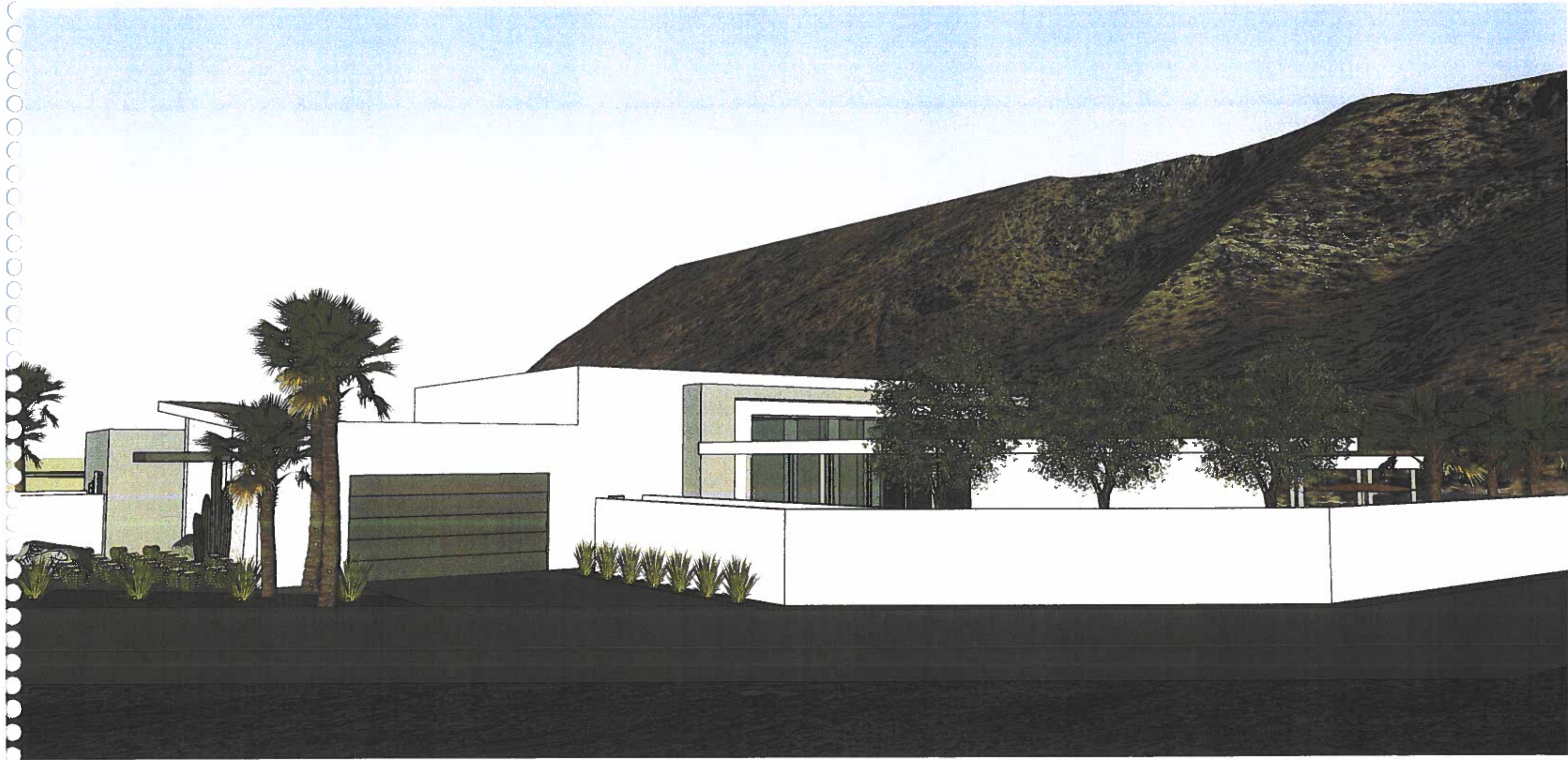


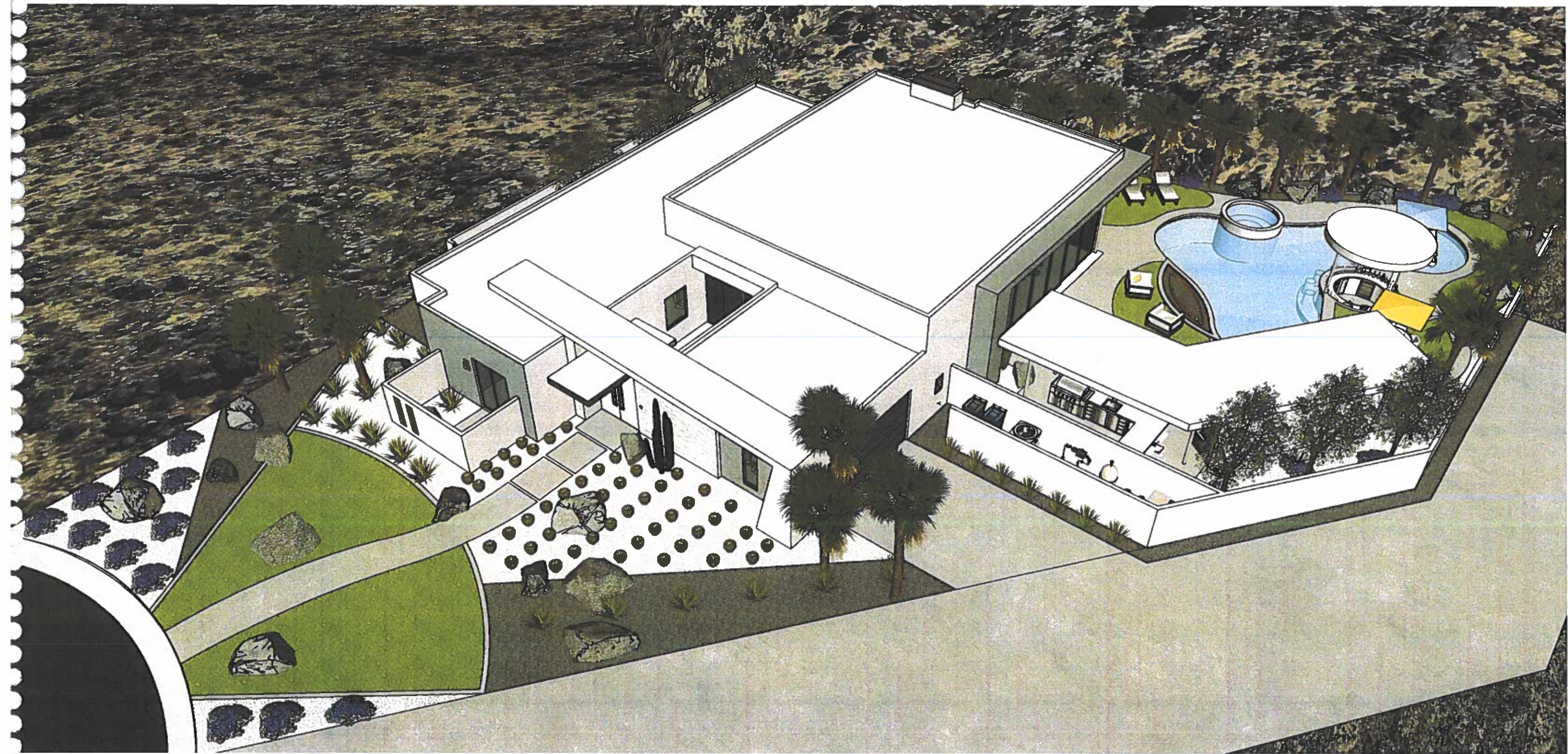


LEGEND

-  **Washingtonia Robusta Palm - 14' To 18'**
-  **Ficus Nitida - 24" To 48" Box**
-  **Purple Lantana - 15 Gallon**
-  **Blue Agave & Agave Americana - 15 Gallon**
-  **Golden Barrel Cactus - 10 Gallon**
-  **Assorted Native Rock - 2' And Larger**
-  **Desert Blend Gravel**
-  **White Ice Gravel**
-  **Artificial Turf**







COLOR & MATERIAL BOARD

ONE LAS PALMAS

PLAN 5

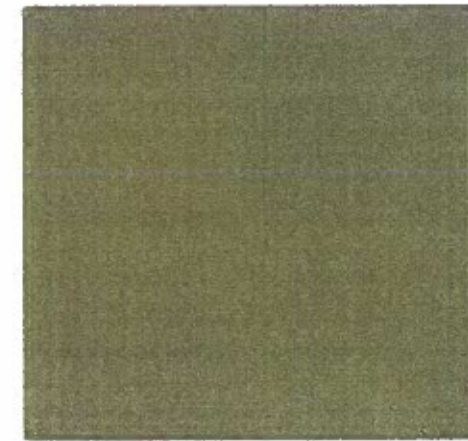
STUCCO

DUNN EDWARDS
DEW380

ACCENT 1

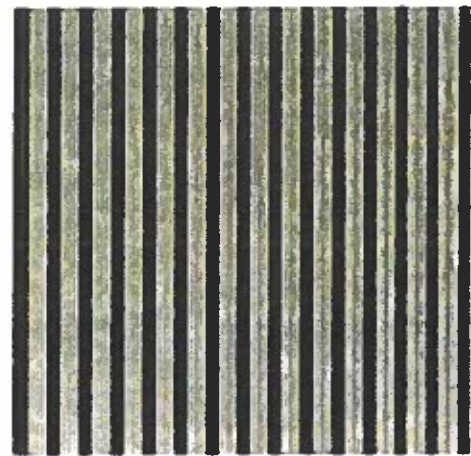
DUNN EDWARDS
DEC791

ACCENT 2



DUNN EDWARDS
DET626

METAL ACCENT



MODERN MASTERS
SILVER ME-150
NON REFLECTIVE

ROOF

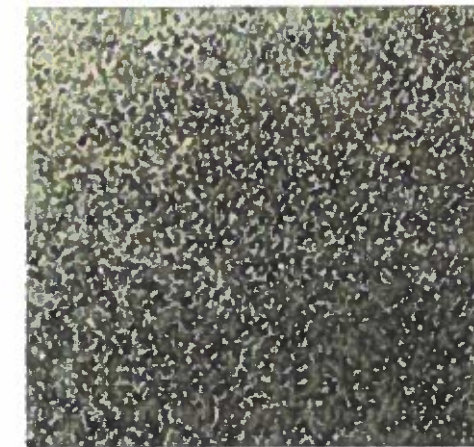
MEMBRANE
COLOR WHITE

WINDOW FRAME

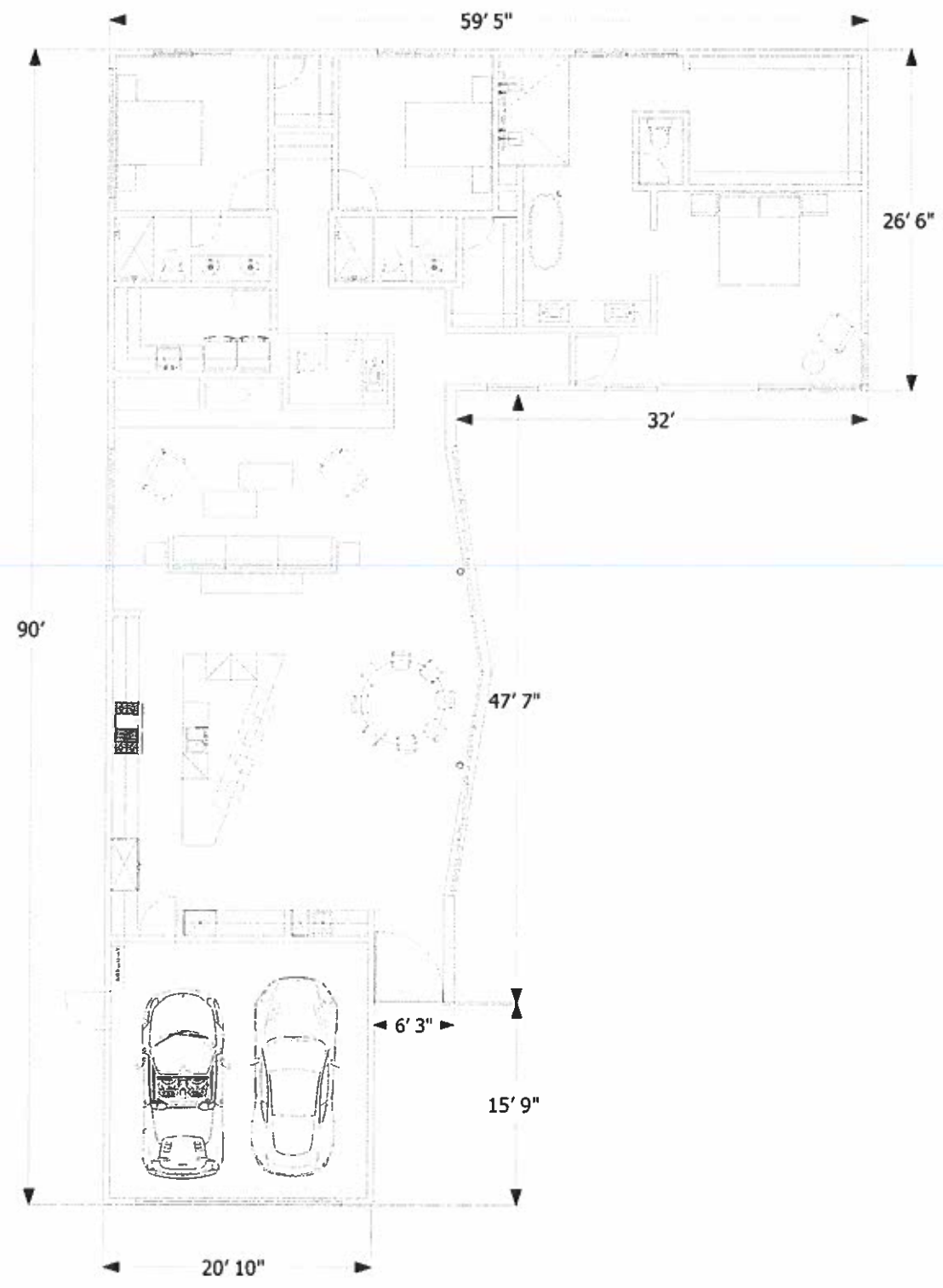


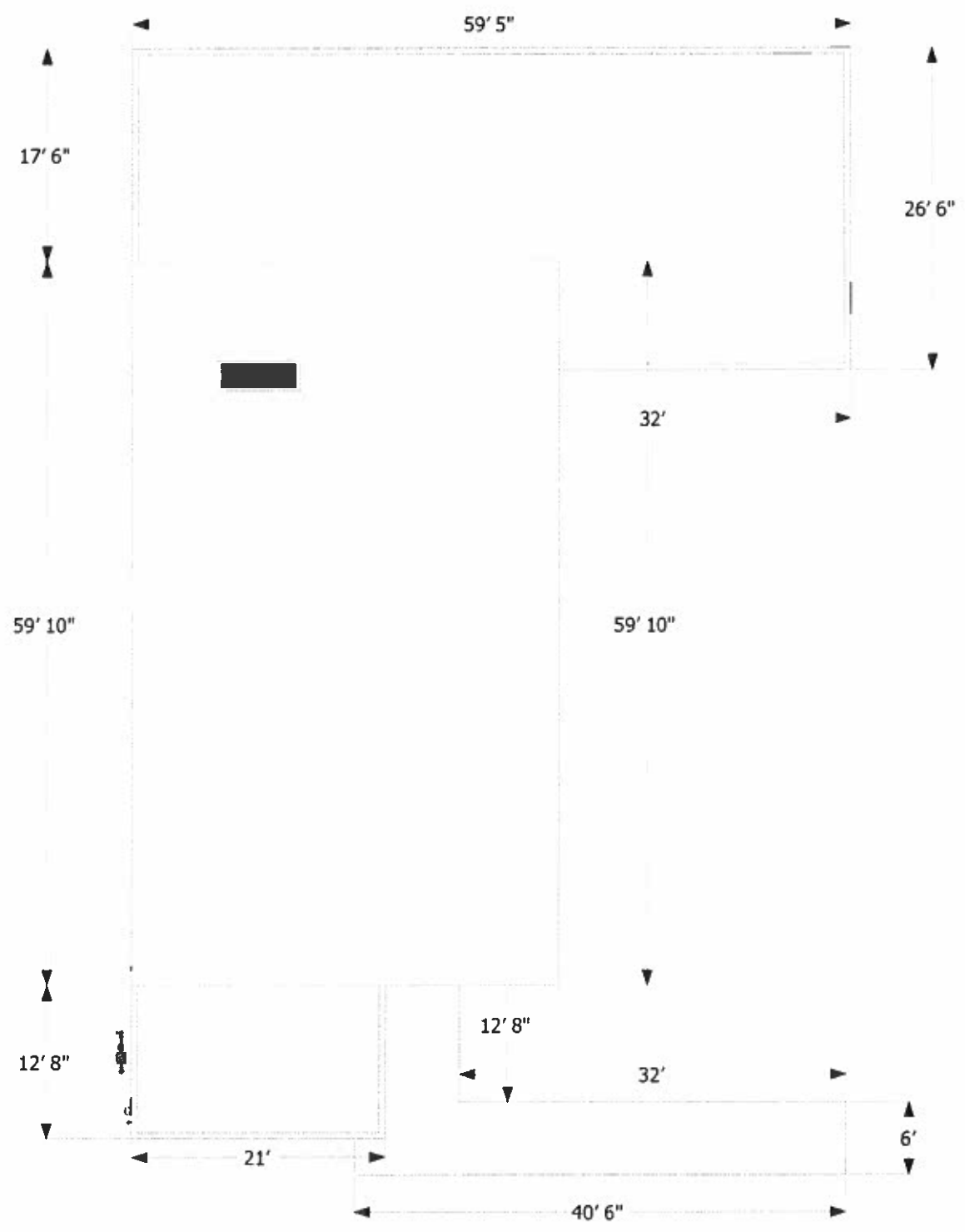
NATURAL ALUMINUM

CONCRETE

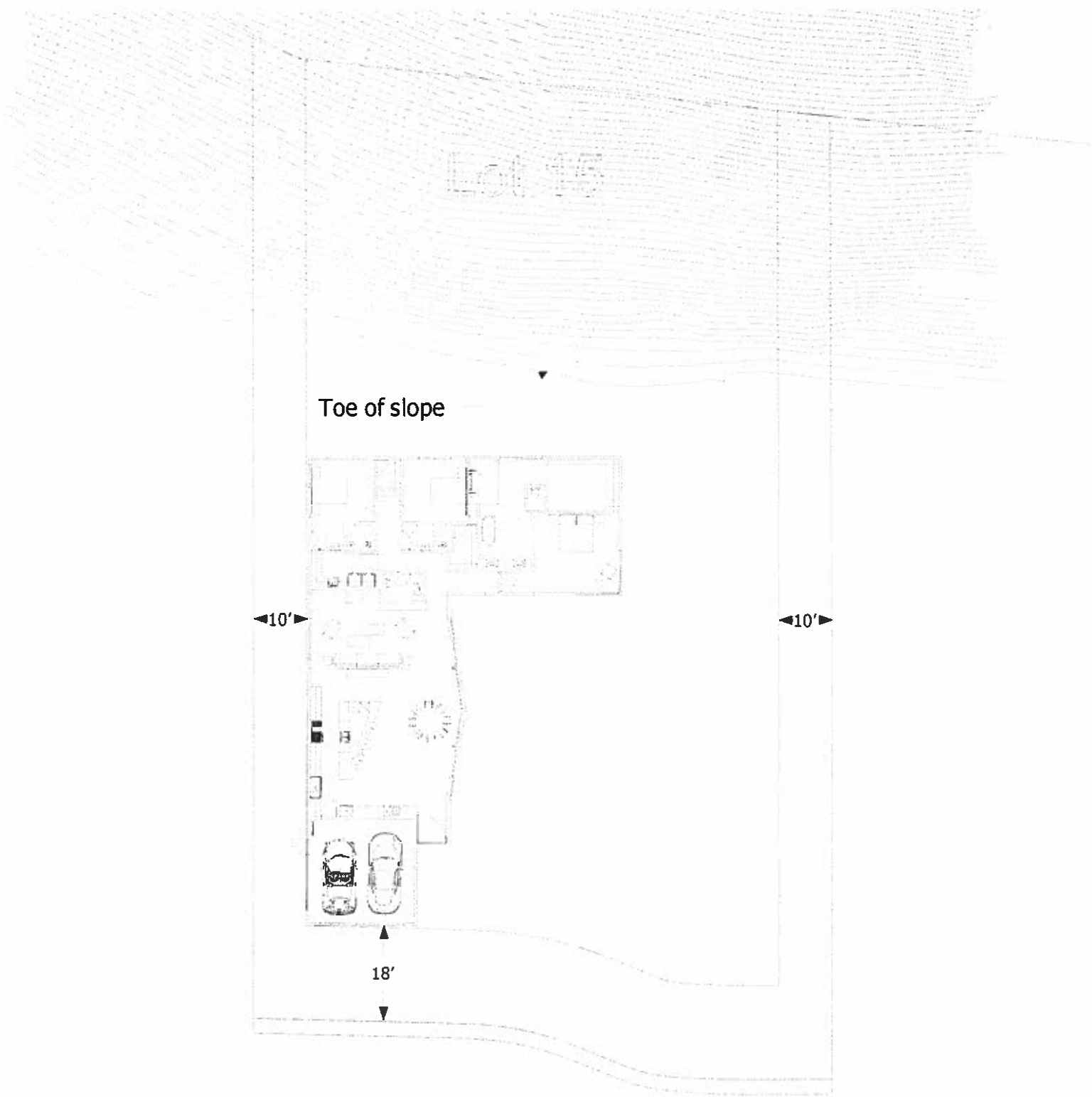


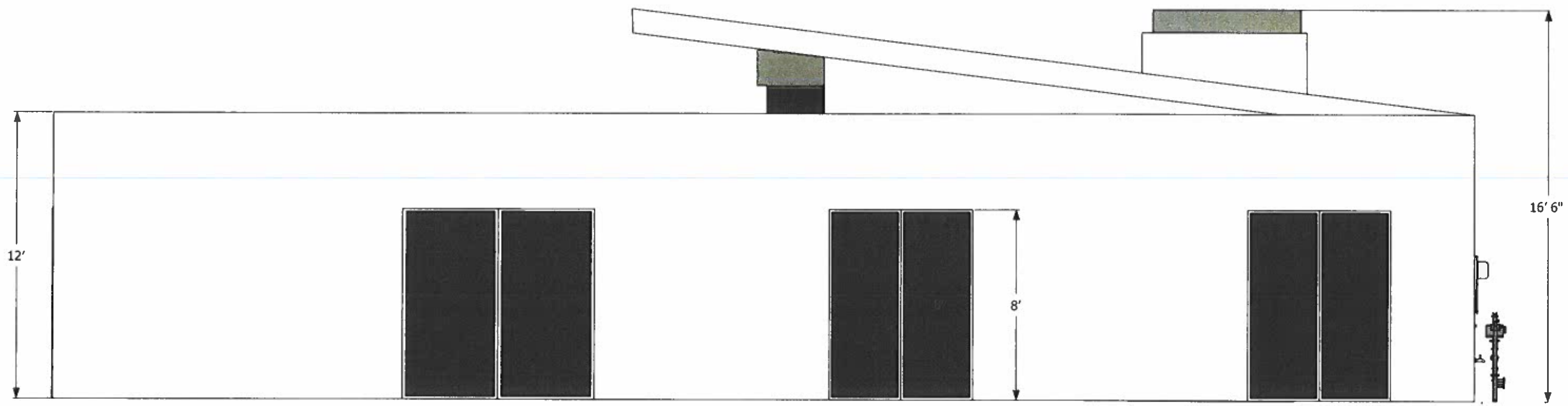
NATURAL SCORED
WASHED FINISH

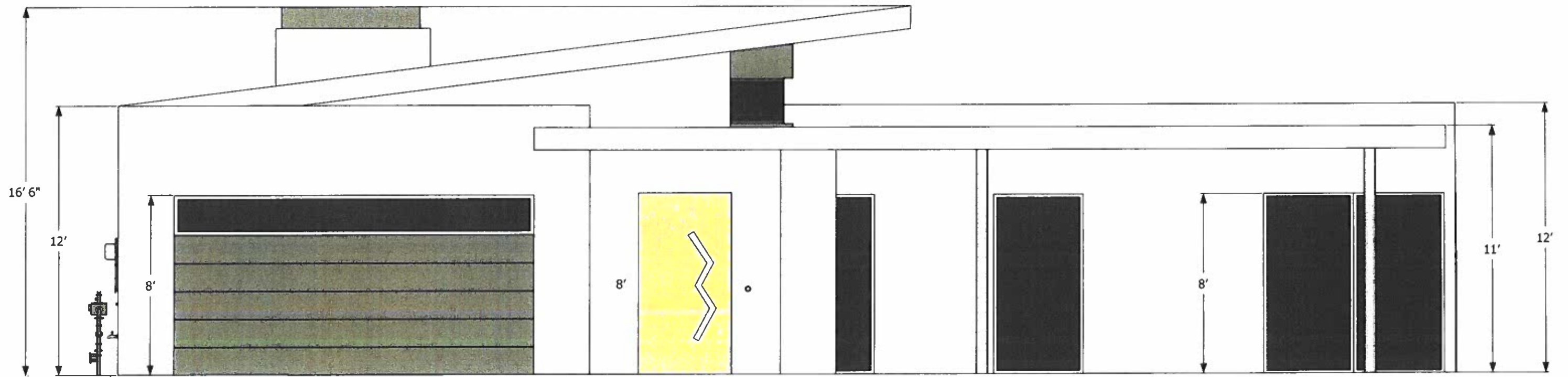


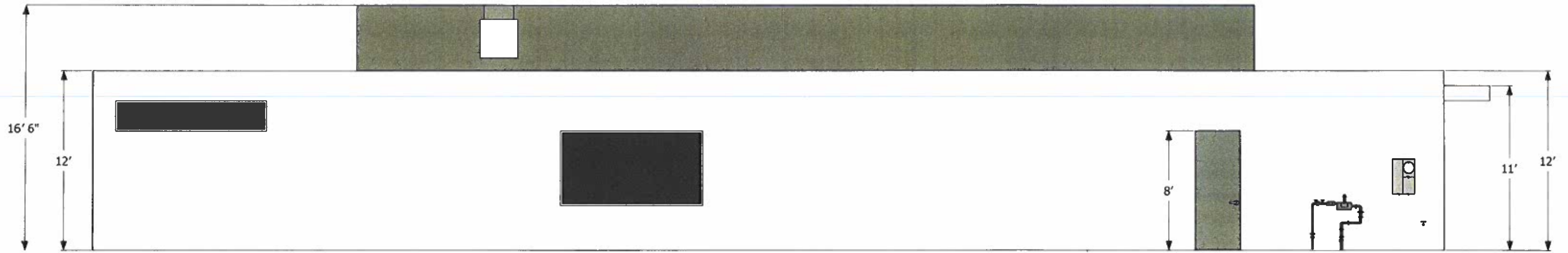


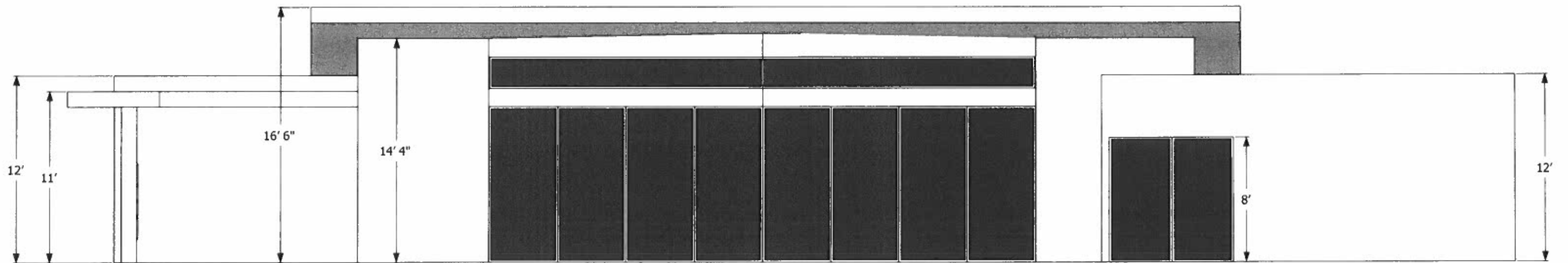



















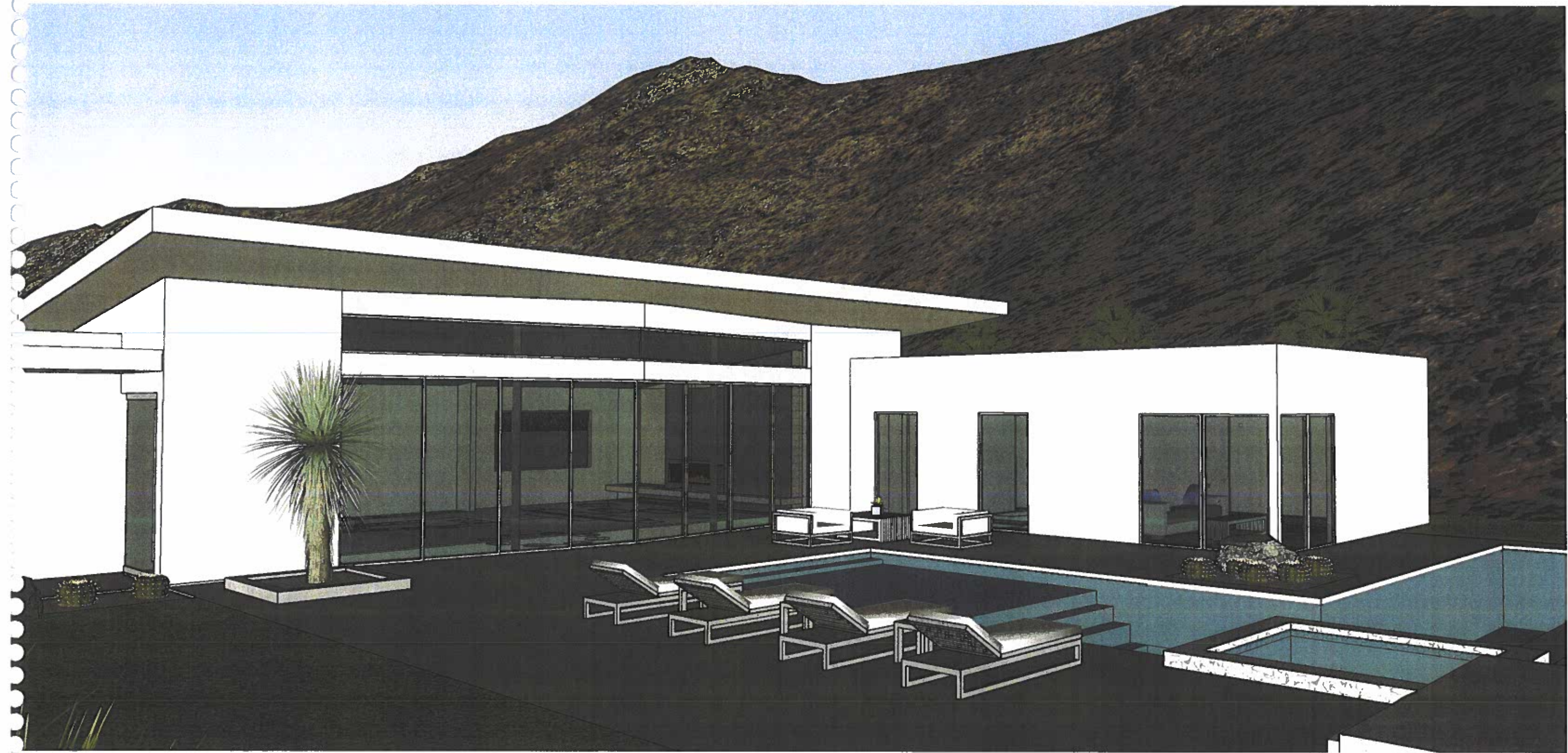




LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf





COLOR & MATERIAL BOARD

ONE LAS PALMAS

PLAN 6

STUCCO

**DUNN EDWARDS
DEW380**

ACCENT



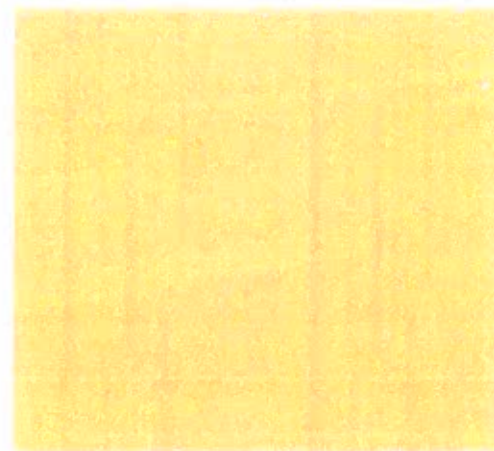
**DUNN EDWARDS
DET626**

COLUMNS



**MODERN MASTERS
SILVER ME-150
NON REFLECTIVE**

ENTRY GATE



**DUNN EDWARDS
DE5290**

ROOF

**MEMBRANE
COLOR WHITE**

WINDOW FRAME



NATURAL ALUMINUM

CONCRETE



**NATURAL SCORED
WASHED FINISH**