



## **ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM**

DATE: APRIL 17, 2023

NEW BUSINESS

SUBJECT: A REQUEST BY RIOS, ON BEHALF OF OLD LAS PALMAS PARTNERS, LLC, FOR THE APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION FOR A PROPOSED 73,812-SQUARE-FOOT MIXED-USE PROJECT, WHICH INCLUDES 24 RESIDENTIAL CONDOMINIUM UNITS AND A 5,411-SQUARE-FOOT COMMERCIAL SPACE WITH A MAXIMUM BUILDING HEIGHT OF 30 FEET/TWO-STORIES ON 2.4-ACRE UNDEVELOPED PARCELS LOCATED AT 575 NORTH PALM CANYON DRIVE, ZONE CBD/R-2, SECTION 10 (CASE 3.4191 MAJ). (NK)

FROM: Department of Planning Services

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### PROJECT DESCRIPTION:

This is a request for approval of a Major Architectural Review application for a proposed mixed-use development at the northwest corner of North Palm Canyon Drive and West Chino Drive. The proposed project includes 24 residential condominium units and a 5,411-square-foot commercial space, and the proposed site design includes four detached buildings with a total floor area of 73,812 square feet with a maximum building height of 30 feet/two-stories, new landscaping, and a parking area.

On February 8, 2023, the Planning Commission approved project-related applications, which included a Major Development Permit application. An excerpt of minutes from the February 8, 2023 Planning Commission meeting and the February 8, 2023 Planning Commission meeting staff report are attached to this memorandum (Attachments 5 & 7). At the meeting, the Planning Commission directed the Architectural Review Committee (ARC) to review the following as a condition of approval:

- 1) North elevation for landscape and architectural enhancements.
- 2) Landscape plan for shade trees.

On March 9, 2023, the City Council approved a Change of Zone application to allow the project.

**RECOMMENDATION:**

That the Architectural Review Committee adopt the resolution and approve the application subject to the following conditions of approval:

- 1) Mechanical Equipment Enclosure Requirement. Ground-mounted or rooftop mechanical equipment shall be appropriately screened in accordance with PSZC Sections 93.01.00(G)(2) & (3) and 93.03.00(B).
- 2) Trash Enclosure Requirement. Trash enclosure shall be designed to accommodate trash, recyclable materials, and organic waste in compliance with State law and shall be satisfactory to the requirements of Palm Springs Disposal Services.
- 3) Outdoor Lighting Requirement. The outdoor lighting plan shall be in full compliance with the outdoor lighting standards of PSZC Section 93.21.00, and the finish of all outdoor lighting fixtures to complement the site and building designs.

**BUSINESS PRINCIPAL DISCLOSURE:**

The project site is owned by Old Las Palmas Partners, LLC. The entity consists of four limited partners named Mark Attanasio, Peter Mahler, Brian Adamson, and Mark Rios. A Public Integrity Disclosure Form is attached to this report (Attachment 3).

**BACKGROUND INFORMATION:**

<i>Related Relevant City Actions</i>	
01/13/2021	Introduction of the proposed project to the Planning Commission (Study Session).
11/10/2022	City Council adopted Resolution No. 25072, which amended the General Plan CBD (Central Business District) land use designation minimum density requirement from the previous 21 dwelling units per acre to 10 dwelling units per acre for new mixed-use projects, provided that at least 75% of the frontage on the major thoroughfares is public serving commercial use.
12/14/2022	Planning Commission reviewed Change of Zone (5.1541 CZ), Tentative Tract Map (TTM 38190), Variance (6.560 VAR), and Major Development Permit (3.4191 MAJ/DEV) applications relating to the project and voted unanimously for continuation to a date uncertain.
02/08/2023	Planning Commission unanimously approved the Tentative Tract Map, Variance, and Major Development Permit applications subject to conditions and recommended approval of the Change of Zone application to the City Council (Resolution No. 6939 – Attachment 6).

<i>Related Relevant City Actions</i>	
03/09/2023	City Council approved the Change of Zone application, which proposed to change the site's current split zone designations of CBD (Central Business District) and R-2 (Limited Multiple-Family Residential) to C-1 (Retail Business) entirely.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	2.4 Acres (104,437 SF)

<i>Conformance to Development Standards</i>	
Conformance to Development Standards	The project was analyzed for conformance to the development standards listed in PSZC Section 92.12.03 as a part of the Major Development Permit application review (3.4191 MAJ/DEV). At the meeting of February 8, 2023, the Planning Commission approved a Variance application (6.560 VAR) for a reduced building setback and increased wall height along the north property line. The Planning Commission found the project to be generally in conformance with the applicable development standards and adopted the findings by Resolution (Resolution No. 6939 – Attachment 6).

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.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>The project proposes consistent architectural treatment on all sides of the development as exemplified by the incorporation of the project's signature perforated decorative screens, application of identical construction materials and color theme, and the retention of rectilinear form and horizontal profile.</p>	Y
2.	<p><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></p> <p>The proposed project includes three freestanding canopies in the courtyard near the pool/spa and outdoor kitchen. The design theme of the main structures is repeated here, as demonstrated by the incorporation of the perforated decorative screens for the roofs and the use of simplistic rectilinear form and color.</p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The proposed project is a mixed-use development, and it includes residential and commercial components. The primary elevations of the residential and commercial uses face West Chino Drive and North Palm Canyon Drive, respectively. While the land uses and functional needs of the two elevations are different, the project proposes architectural treatment that complements both elevations. This is exemplified by the application of the perforated decorative metal screens for visual consistency, a mix of single and two-story constructions to break the building massing while retaining the horizontal profile, and appropriately scaled architectural elements to showcase the simplicity of the design and materials while allowing them to accentuate the building elevations.</p>	Y
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p>The proposed materials include plaster for the exterior of the proposed buildings (walls and breezeblocks), metal for the perforated decorative screens, canopies, and gate, in addition to glazing systems. All of these are appropriate construction materials for the desert environment, and they are compatible with the existing structures located in the vicinity.</p>	Y
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p>A desert-neutral color palette which consists of white and black is proposed. Additionally, earth-toned colors such as light grey, beige, and brown are proposed for the pavers and hardscape. The proposed color palette is appropriate for the surrounding desert environment.</p>	Y
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p> <p>The proposed project incorporates perforated metal screens and breezeblocks throughout the development. The south elevation of Building C along West Chino Drive is designed with canopies over the private courtyards and the second level living areas. Similar architectural treatment is proposed for Buildings A, B, and D. Canopies are proposed for the commercial frontage of the proposed development along North Palm Canyon Drive, and the perforated decorative metal screens will provide solar control on the second floor residential units.</p>	Y



	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
7.	<p><i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i></p> <p>The proposed plant palette consists of plant materials that are included in the Lush and Efficient landscape gardening book. While the project proposes two lawn areas in the community courtyard, there is no size restriction for turf installation at a multi-family residential development (PSZC Section 8.60.060.a). The project proposes the use of drip, bubblers, and sprinklers for irrigation. The landscape and irrigation plans are subject to review and approval by the Riverside County Agricultural Commissioner’s Office and Desert Water Agency (DWA) as conditioned to ensure that the project aligns with the City’s Water Efficient Landscape Ordinance.</p>	Y
8.	<p><i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i></p> <p>The proposed project provides perimeter landscaping on all sides where landscaping is required. The proposed parking lot design meets the minimum shading requirement of 30% by providing 50% coverage (per Sheet L7.02). There is no minimum open space requirement in the C-1 Zone.</p>	Y
9.	<p><i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i></p> <p>Other than the residences along West Chino Drive, which will be provided with a private gate, the site is primarily accessible via the arrival courts facing Belardo Road, North Palm Canyon Drive, and the main driveway. Upon entering the development, the courtyard will provide a shaded traveling path for the residents. The proposed bay parking along Belardo Road will be landscaped with shade trees in selected areas. The frontage along West Chino Drive will be landscaped with Palo Brea and Desert Willow, and their tree canopies will provide shade along West Chino Drive for the pedestrians. As mentioned in section 6 of this table, the commercial frontage is designed with canopies for solar control.</p>	Y
10.	<p><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></p>	Yes, as conditioned

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	<p>The average foot candle indicated on the photometric plan is 3.23 and exceeds the maximum permitted value of 3.0. The submitted outdoor lighting fixture details suggest that two types of path lights are proposed (PATH-L-08L-SQ and MH02), though such fixtures are not differentiated on the photometric plan. The finish of the light fixtures except for the bollards and one of the path lights (PATH-L-08L-SQ) has not been provided. Staff is recommending a condition of approval, which requires the proposed light fixtures to be in full compliance with the outdoor lighting standards of PSZC Section 93.21.00, and the finish of all outdoor lighting fixtures to complement the site and building designs. As conditioned, the project meets this requirement.</p>	
11.	<p><i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i></p> <p>Sign Permit application has not been submitted. However, any signage proposed at the site would be subject to the requirement of a sign permit as stated in the conditions approved by the Planning Commission and City Council for the proposed project.</p>	N/A
12.	<p><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></p> <p>The proposed mechanical equipment location is not indicated on the submitted site plan, floor plan, or roof plan. The project proposes an 8-foot-high trash enclosure near the arrival court, which will be finished with stucco and designed with metal gates which match the building materials. The dimensions of the proposed enclosure comply with the City’s zoning development standards. However, the local waste hauler, Palm Springs Disposal Services, recommends a trash enclosure which is compliant with State law, AB 341 and AB 1826, and able to accommodate trash, recyclable materials, and organic waste. The site plan currently shows two bins only. Hence, staff is recommending a condition of approval which requires the trash enclosure to be designed to accommodate trash, recyclable materials, and organic waste in compliance with State law and to be satisfactory to the requirements of Palm Springs Disposal Services. Additionally, staff is also recommending a condition of approval which requires ground-mounted or roof-mounted mechanical equipment to be appropriately screened in accordance with PSZC Sections 93.01.00(G)(2) &amp; (3) and 93.03.00(B). As conditioned, the proposed project meets this finding.</p>	Yes, as conditioned

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
13.	<p><i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i></p> <p>The project site is not located within a Specific Plan or a Planned Development District. Other than the General Plan, Zoning Code, and Water Efficient Landscape Design Guidelines, there are no regulations or guidelines that would be applicable to the project. The proposed project is consistent with the General Plan, Zoning Code, and Water Efficient Landscape Design Guidelines as conditioned.</p>	Yes, as conditioned

**PLANNING COMMISSION ACTION:**

At its public meeting on February 8, 2023, the Planning Commission unanimously approved a Major Development Permit application, subject to a condition that the ARC further review the two items identified in the table below:

	<b>Comments</b>	<b>Applicant's Response</b>	<b>Staff Comments</b>
1	North elevation for landscape and architectural enhancements	The rendering of the proposed plant materials along the north property line has been added to the elevation drawings (Sheets A3.02). No changes are proposed to the landscape design, plant palette, building, or perimeter wall design.	The north elevation is designed with 8-foot-high walls in selected areas with landscaping. The landscaped areas abutting the adjacent vacant parcel is designed with rows of California Fan Palm and Creosote Bush. Creosote Bush is a native shrub which requires little maintenance, and it is appropriate for the transitional space. A row of Desert Museum Palo Verde will provide canopies over the 8-foot-high wall in the parking lot. Breaking the perimeter wall with recessed landscape areas adds rhythm and reduces visual redundancy along the north elevation. The inclusion of the planting materials in the elevations depicts the intended landscape design more accurately. The areas treated with the 8-foot-high walls are relatively limited. The foliage of the proposed plant materials brings details and softens the stark look of the background white walls along the north elevation.
2	Landscape plan for shade trees.	No changes are proposed to the previous	According to the submitted parking lot shading plan (Sheet L7.02), 50% of the new parking area will be shaded with plant materials. As

	<b>Comments</b>	<b>Applicant's Response</b>	<b>Staff Comments</b>
		landscape design.	demonstrated on the Overall Planting Plan (Sheet L7.01), the courtyard area is adequately landscaped with shade trees, which include but are not limited to, Thornless Chilean Mesquite, Palo Brea, Chinese Flame Tree, and Desert Willow to encourage outdoor activities. Palo Brea and Desert Willow are proposed along the project's south elevation. Their pendulous and wide-spreading form will provide partial shade along the sidewalk.

**ENVIRONMENTAL ANALYSIS:**

This project is considered a project under the definitions of the California Environmental Quality Act (CEQA). The City of Palm Springs has evaluated the project under CEQA Guidelines and a Mitigated Negative Declaration (MND) was prepared. The MND was adopted by the City Council on March 9, 2023, and a Notice of Determination (NOD) was filed with California State Clearinghouse and recorded with Riverside County on March 13, 2023 and March 14, 2023, respectively.

**CONCLUSION:**

As analyzed earlier in this report, the proposed project generally meets the required findings for Architectural Review approval, with the implementation of the recommended conditions of approval. At its meeting on February 8, 2023, the Planning Commission directed the ARC to review the north elevation for landscape and architectural enhancements and the landscape plan for shade trees. The planting materials proposed along the north property line were not depicted in the elevations reviewed by the Planning Commission, and the revised plan shows the proposed landscape design more accurately. Staff has determined that the landscape and wall treatment along the north property line is adequate, and the proposed plant materials are appropriate to provide solar control at the site. While the project requires minor adjustments to be in fully compliance with the applicable regulations such as the outdoor lighting and mechanical equipment and trash enclosures, such design modifications are minor and would not alter the nature or character of the proposed project. Therefore, staff recommends that the ARC approve the proposed project as conditioned.

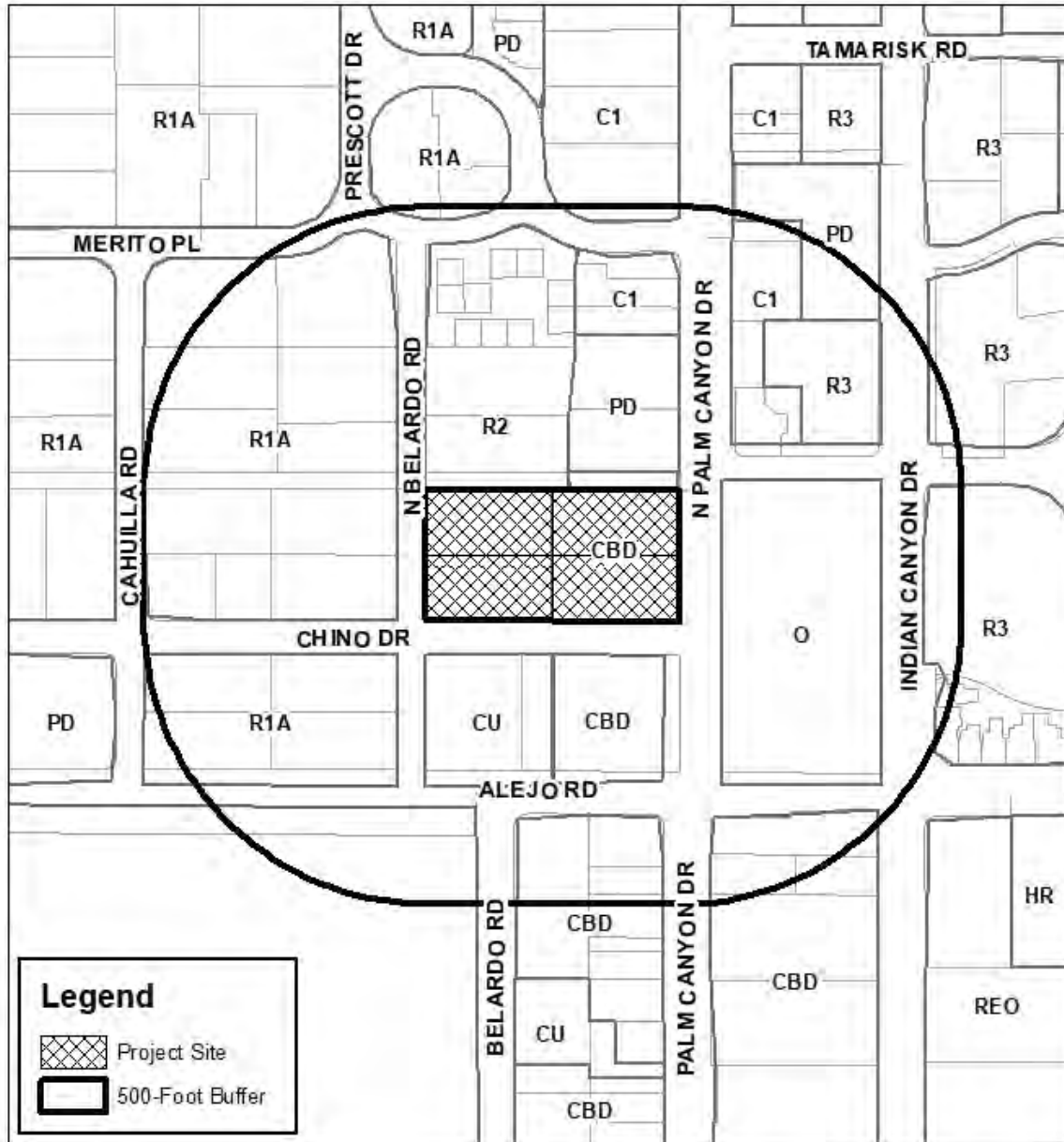
PREPARED BY:	Noriko Kikuchi, AICP, Associate Planner
REVIEWED BY:	Edward Robertson, Principal Planner
REVIEWED BY:	Christopher Hadwin, Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Draft Resolution
3. Public Integrity Disclosure Form
4. Justification Letter
5. Excerpt of Meeting Minutes from the February 8, 2023 Planning Commission Meeting
6. Resolution No. 6939
7. February 8, 2023 Planning Commission Staff Report
8. Outdoor Lighting Fixture Specifications
9. Plans



# Department of Planning Services Vicinity Map



**Legend**

- Project Site
- 500-Foot Buffer

## CITY OF PALM SPRINGS

Case No. 3.4191 MAJ  
 575 North Palm Canyon Drive (APNs: 505-322-002 through 505-322-004)  
 575 North Palm Canyon ("RIOS")

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

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION FOR A PROPOSED 73,812-SQUARE-FOOT MIXED-USE PROJECT WHICH INCLUDES 24 RESIDENTIAL CONDOMINIUM UNITS AND A 5,411-SQUARE-FOOT COMMERCIAL SPACE WITH A MAXIMUM BUILDING HEIGHT OF 30 FEET/TWO-STORIES ON 2.4-ACRE UNDEVELOPED PARCELS LOCATED AT 575 NORTH PALM CANYON DRIVE, ZONE CBD/R-2, SECTION 10 (CASE 3.4191 MAJ).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. Old Las Palmas Partners, LLC, Owner (“Applicant”) filed an application with the City, pursuant to Palm Springs Zoning Code (PSZC) Section 94.04.00 (architectural review) for the development of a 73,812-square-foot mixed-use project. The proposed project includes 24 residential condominium units and a 5,411-square-foot commercial space with a maximum building height of 30 feet/two-stories on 2.4-acre undeveloped parcels located at 575 North Palm Canyon 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.

C. On April 17, 2023, 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 is considered a project pursuant to the California Environmental Quality Act (CEQA). The City of Palm Springs has evaluated the project under CEQA Guidelines and a Mitigated Negative Declaration (MND) was prepared. The MND was adopted by the City Council on March 9, 2023, and a Notice of Determination (NOD) was filed with California State Clearinghouse and recorded with Riverside County on March 13, 2023 and March 14, 2023, respectively.

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Section 94.04.00 (“architectural review”), subject to conditions of approval.

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4191MAJ, for the construction of a 73,812-square-foot mixed-use project which includes 24 residential condominium units and a 5,411-square-foot commercial space with a maximum building height of 30 feet/two-stories on 2.4-acre undeveloped parcels located at

575 North Palm Canyon Drive, subject to the following conditions:

- 1) Mechanical Equipment Enclosure Requirement. Ground-mounted or rooftop mechanical equipment shall be appropriately screened Sections 93.01.00(G)(2) & (3) and 93.03.00(B).
- 2) Trash Enclosure Requirement. Trash enclosure shall be designed to accommodate trash, recyclable materials, and organic waste in compliance with State law and shall be satisfactory to the requirements of Palm Springs Disposal Services.
- 3) Outdoor Lighting Requirement. The outdoor lighting plan shall be in full compliance with the outdoor lighting standards of PSZC Section 93.21.00, and the finish of all outdoor lighting fixtures to complement the site and building designs.

ADOPTED this 17th day of April, 2023.

AYES:  
NOES:  
ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Christopher Hadwin  
Director of Planning Services





## PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

<b>1.</b>	<b>Name of Entity</b>	Old Las Palmas Partners, LLC	
<b>2.</b>	<b>Address of Entity (Principle Place of Business)</b>	250 East Wisconsin Avenue, Suite 1610, Milwaukee, WI 53202	
<b>3.</b>	<b>Local or California Address (if different than #2)</b>		
<b>4.</b>	<b>State where Entity is Registered with Secretary of State</b>	California	
		<i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>5.</b>	<b>Type of Entity</b>	<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)	
<b>6.</b>	<b>Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify)</b>	<i>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</i>	
	Peter Mahler	<input type="checkbox"/> Officer	<input type="checkbox"/> Director
	_____	<input type="checkbox"/> Member	<input type="checkbox"/> Manager
	[name]	<input type="checkbox"/> General Partner	<input checked="" type="checkbox"/> Limited Partner
		<input type="checkbox"/> Other _____	
	Brian Adamson	<input type="checkbox"/> Officer	<input type="checkbox"/> Director
	_____	<input type="checkbox"/> Member	<input type="checkbox"/> Manager
	[name]	<input type="checkbox"/> General Partner	<input checked="" type="checkbox"/> Limited Partner
		<input type="checkbox"/> Other _____	
	Mark Attanasio	<input type="checkbox"/> Officer	<input type="checkbox"/> Director
	_____	<input type="checkbox"/> Member	<input type="checkbox"/> Manager
	[name]	<input type="checkbox"/> General Partner	<input checked="" type="checkbox"/> Limited Partner
		<input type="checkbox"/> Other _____	




## PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1. <b>Name of Entity</b>
Old Las Palmas Partners, LLC
2. <b>Address of Entity (Principle Place of Business)</b>
250 East Wisconsin Avenue, Suite 1610, Milwaukee, WI 53202
3. <b>Local or California Address (if different than #2)</b>
4. <b>State where Entity is Registered with Secretary of State</b>
California
<i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
5. <b>Type of Entity</b>
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6. <b>Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify)</b> <i>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</i>
Mark Rios
_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager
[name] <input type="checkbox"/> General Partner <input checked="" type="checkbox"/> Limited Partner
<input type="checkbox"/> Other _____
_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager
[name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner
<input type="checkbox"/> Other _____
_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager
[name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner
<input type="checkbox"/> Other _____

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
<b>EXAMPLE</b>  <b>JANE DOE</b> <hr/> [name of owner/investor]	50%, ABC COMPANY, Inc. <hr/> [percentage of beneficial interest in entity and name of entity]
A.  Peter Mahler <hr/> [name of owner/investor]	20%, Old Las Palmas Partnership, LLC <hr/> [percentage of beneficial interest in entity and name of entity]
B.  Brian Adamson <hr/> [name of owner/investor]	17.5%, Old Las Palmas Partnership, LLC <hr/> [percentage of beneficial interest in entity and name of entity]
C.  Mark Attanasio <hr/> [name of owner/investor]	50%, Old Las Palmas Partnership, LLC <hr/> [percentage of beneficial interest in entity and name of entity]
D.  Mark Rios <hr/> [name of owner/investor]	12.5%, Old Las Palmas Partnership, LLC <hr/> [percentage of beneficial interest in entity and name of entity]
E.  <hr/> [name of owner/investor]	<hr/> [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  Brian R Adamson Member of Applicant	Date 10/13/2020
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**PENALTIES**

Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

# 575 N Palm Canyon Drive

## JUSTIFICATION LETTER

Major Architectural Application and Variances

*Revised 1/24/23*

### **Project Description**

575 N Palm Canyon Drive will be a 24-unit condominium development consisting of a mix of 1, 2, and 3 bedroom single story units arranged in a two story development and set around a lush desert courtyard with shared amenities/services and active 5,411 sf of retail frontage along Palm Canyon Drive. The approximately 75,201 sf development will provide 56 stalls (exceeding the 41 parking stalls required by the reduced Downtown Parking Combined zone) primarily with enclosed garaged neatly arranged around a drive court (and emergency fire access lane with hammerhead turnaround).

The project requires a zone change. In keeping with the character of the surrounding neighborhood which straddles residential to the west along Belardo and commercial along Palm Canyon, the site consisting of 4 vacant parcels (currently designated R-2 and CBD) will be combined into a single C-1 parcel.

The C-1 site will be developed with a mixed-use development with residential throughout and retail uses at ground level on Palm Canyon. The building massing is arranged to embrace native desert landscaping to form a series of outdoor courts, gardens, and private areas, as well as a layered and porous edge to enrich the public pedestrian experience along the perimeter. The architecture draws on historic Palm Springs inspiration and materiality with contemporary breeze block walls, overhangs, shade areas, and continuous areas of indoor/outdoor living that frame magnificent views. The development will be a great benefit to the surrounding neighborhood and to Palm Springs – converting a long vacant lot into a beautiful, thoughtfully designed and landscaped community.

### **Information**

The project will provide homes to 24 families – a total of 49 bedrooms – and support several full-time and part-time employees: property managers, maintenance crew, household managers, security guards, and landscapers. The commercial retail spaces along North Palm Canyon are flexibly designed to accommodate a wide range of retail tenants with large glass storefronts and contiguous area for flexible demising. The target tenants are boutique retailers who will complement and add to the existing retail ecosystem along Palm Canyon. Members of the applicant team have been active in residential and commercial real estate for over 20 years. Local projects include the redevelopment and current ownership of 800 and 830 N. Palm Canyon

Drive. Additionally, Peter Mahler is a long-time resident of the Old Las Palmas neighborhood and Mark Rios has designed several residential and commercial buildings in the City of Palm Springs.

## **Findings**

Major Architectural 94.04.00(D)

The overall general goals of the development of the site are to keep it consistent with the goals of the City of Palm Springs while providing a beautiful new addition to the community that will house 24 families, bringing an influx of energy and economic activity while being in keeping with the existing character of the community. It will provide a wonderful new addition along Palm Canyon, replacing a long vacant lot. Detail in support of the Architectural Advisory Committee guidelines are outlined below:

*Planning Commission Architectural Advisory Committee Review Guidelines.*

*The planning commission architectural advisory committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:*

- 1. Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas;*
- 2. Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*
- 3. Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;*
- 4. Building design, materials and colors to be sympathetic with desert surroundings;*
- 5. Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;*
- 6. Consistency of composition and treatment;*
- 7. Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*



8. *Signs and graphics, as understood in architectural design including materials and colors;*
9. *The planning architectural advisory committee may develop specific written guidelines to supplement the design criteria and carry out the purposes of this chapter.*

Because the site sits at the boundary of multiple zones, each of the site edges and corners take particular and careful consideration of the character of the adjacent zone and the desired pedestrian experience varying from more vibrant and active on Palm Canyon to more intimate, private, and serene along Chino and Belardo. This responsiveness to context tracks through the site and was the guiding principle for many of the architectural and landscape features.

On Palm Canyon, the massing, expression, and ground floor retail use is intended as a continuation of the commercial nature of adjacent sites that define the CBD zone all along Palm Canyon extending north from the city center. The taller upper level and signature architectural screen capture the corner and present a more active presence on Palm Canyon. The extensive glass storefront will display artisanal and well-crafted wares and exciting retail, enriching the pedestrian experience and energizing Palm Canyon Drive.

In response to feedback from the second Palm Springs Planning Commission study session (in January 2023), the commercial retail was significantly increased in area, frontage length, and retail depth. The emergency fire lane and curb cut at the north end of the site along Palm canyon was removed and replaced with retail, and a vertical break and courtyard for pedestrians and for the retail tenants to display their wares was added. Architecturally, the screen and volumes on the upper levels serve as lanterns to bookend the site.

The design has vertical breaks and a cadence of alternating 1 to 2 story volumes to break down the massing of the building along Chino to achieve a more residential character. Additionally, garden entryways for residents will bring activity to Chino. The massing, in conjunction with regular breaks along the perimeter wall, continuous landscape with public facing garden pockets, and semi-transparent screen/breeze block architectural “lanterns” serve to dissolve the appearance of the perimeter fence and enhance the pedestrian experience without sacrificing security.

An enhanced pedestrian experience is provided at Belardo, with a desert garden marking the corner. A protected sidewalk is provided inboard of additional parking along the street for the neighborhood that is shaded and landscaped with the existing palms and other planted medians.

At the entry court off of Belardo, a full turn-around is provided before the security gate, and a breeze-block feature wall screens the guard house and marks the entry. The gate

has been pushed back much further into the site and shielded with landscaping in response to feedback from the second Palm Springs Planning Commission study session (in January 2023). Entrancing and exiting is off of Belardo, with queueing for 4 cars in both directions (8 total), parking for 8 guests/delivery vans, and a full turnaround. This prevents any back up of traffic on Belardo. The drive court with individual garages for the units doubles as a fire lane and separates traffic from the entrances to the individual apartment units – with a fire access hammerhead midway.

The gated entry is necessary to prevent commercial retail traffic from blocking and occupying resident parking and for the residential tenants' security. The gated entry for vehicles has been carefully considered and designed to meet the goals of the Planning Commission and Planning Department. It is recessed 87 feet into the site, semi-concealed with landscaping, and the fence itself constructed of semi-transparent material. The Entry Court provides for ample parking, off street deliveries, and pedestrian entry locations. All along Belardo and Chino, tenant garden gates and entries with small patios opening onto the sidewalks will bring a lot of activity and porosity along the edges.

This structured organization of arrival elements forms the north band of the site. From the Drive Court, residents and guests will enter through 3 entryways that stretch to the central courtyard, a lushly landscaped desert oasis with reading gardens, bbq areas, fire pit conversation areas, a pool, and recreation areas. Residents then enter their townhomes through private landscaped gardens.

Architecturally, the project looks to its context and derives inspiration from the rich history of Palm Springs forms and materiality. Contemporary breeze block walls, overhangs, shade areas, and continuous areas of indoor/outdoor living frame magnificent views, and present a layered, textured, and beautiful facade to the public. In keeping with the surrounding residential areas, all of the two-story elements are under 30' (as required by C-1) and they alternate with 1 story volumes to keep to the residential scale and allowing mechanical equipment to be concealed. Along Palm Canyon, to emphasize and activate the commercial corridor, the building is also below 30', but volumes on each end extend to the max height for greater presence and to bookend the retail with architectural screened "lantern" volumes. The project complies with all height restrictions as well as all setbacks and yards except in one location that abuts the utility parcel to the north and is described in the following variance requests.

The landscaping is designed as a series of palettes that build upon one another. Along the perimeter, in acknowledgement to the cadence of the stately palms that line Palm Canyon and that stand along the median on Chino Drive, a more formal and structured series of plants and specimen trees wrap the development and lead into the Entry Court and Drive Court. Along the sidewalks, existing trees are preserved and incorporated into the design and enlarged planting areas, patios, and garden gates break up the perimeter wall. In transitioning from the Drive Court to the central courtyard this formality gives way to a lush, vibrant interior landscape of desert plants that form outdoor rooms, contemplative

nooks, and organized circulation. Appropriate plant selection for the desert climate as well as appropriate irrigation will help the landscape flourish for years to come with minimal/efficient water use.

The development will carry minimal signage - at the Entry Court and on Palm Canyon. The intent of the signature breeze block screens is to create a subtle, yet iconic identity for the development through the use of architectural features. Casting patterned shadows upon the ground during the day, or softly lit up at night, the breeze block screens will glow like lanterns and their distinctive pattern will become the signature motif of the place.



### **Gated Entry Permission 93.05.00 (E)**

As part of this application, the development seeks to organize and safely separate commercial retail traffic from residential traffic and parking and provide security to residential tenants. The justification is described below.

The gated entry is necessary to prevent commercial retail traffic from blocking and occupying resident parking and for the residential tenants' security. The gated entry for vehicles has been carefully considered and designed to meet the goals of the Planning Commission and Planning Department. It is recessed 87 feet into the site, semi-concealed with landscaping, and the fence itself constructed of semi-transparent material. The Entry Court provides for ample parking, off street deliveries, and pedestrian entry locations. All along Belardo and Chino, tenant garden gates and entries with small patios opening onto the sidewalks will bring a lot of activity and porosity along the edges.

At the entry court off of Belardo, a full turn-around is provided before the security gate, and a breeze-block feature wall screens the guard house and marks the entry. The gate has been pushed back much further into the site and shielded with landscaping in response to feedback from the second Palm Springs Planning Commission study session (in January 2023). Entrancing and exiting is off of Belardo, with queueing for 4 cars in both directions (8 total), parking for 8 guests/delivery vans, and a full turnaround. This prevents any back up of traffic on Belardo. The drive court with individual garages for the units doubles as a fire lane and separates traffic from the entrances to the individual apartment units – with a fire access hammerhead midway.

### **Variances 94.06.00(B)**

As part of this application, the development seeks the following variances as outlined below. An accompanying Entitlements Exhibit demonstrates each of the below with diagrams.

#### **VARIANCES:**

- A. 5' yard in lieu of 20' along the west half of the north property line
- B. 8' fence along portions of the north property line

#### **VARIANCE Questions**

1. *The special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, and the strict application of the Zoning Ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*
2. *Any Variance granted shall be to conditions that will assure the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitation upon other properties in the vicinity and zone which the subject property is situated.*
3. *The granting of the Variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to the property and improvements in the same vicinity and zone in which the subject property is situated.*
4. *The granting of such Variance will not adversely affect the General Plan for the City.*

## **A. 5' yard in lieu of 20' along the west half of the north property line**

Applicable code sections:

C-1: 92.12.03.D.2.B

1. The C-1 site abuts 1 parcel along Belardo that is designated R2, therefore requiring a 20' yard. However, this parcel is a public utility parcel for power poles and not being used for residential purposes. It provides a permanent buffer of more than 30' between the new development and the nearest development to the north. The east parcel to the north of the site, while still the same utility parcel for power poles is designated CBD and therefore requires a 5' yard, which the design complies with. In this case, the 20' required yard is arbitrary and not linked to the actual permanent use of the utility parcel, while any desired separation from the residential uses is already achieved by the 30' wide vacant utility parcel.
  - C-1 requires a 5' yard except when adjacent to R zones where 20' is required.
  - The adjacent parcel is not actually residential, but a utility parcel with power poles running through it.
  - We are requesting that the 5' required yard at the east end of the site be continued through the whole north edge of the site.
2. The unusual combination of zones and strict reading of 92.12.03D as applied to the R2 lot: "Where the C-1 zone abuts property in a residential zone, there shall be a yard of not less than twenty (20) feet." is complied with through the 30' Easement as an exemption.
3. Considering the adjacency to the 30' utilities easement, no other property is impacted by this request.
4. This does not impact the General Plan.

## **B. 8' fence along portions of the north property line**

Applicable code sections:

93.02.00.E

1. While we are applying 93.02.00.E.1 to place the perimeter fence within 5' of the property line, we are seeking to increase its height to 8' for necessary privacy and safety at portions along the north property line. Due to the adjacency to an empty alleyway/utility parcel, and due to the proximity to the commercial corridor along Palm Canyon and the added foot traffic, the added height is necessary to achieve the privacy and safety that other residential developments enjoy.

Additionally, the majority of the north edge security line will be architecturally defined by the building massing. The few areas that require fences will blend in with the architecture and abut a vacant alley, neither impacting any adjoining property nor the public.

2. The granting of this variance is based upon the adjacency to the utility parcel and the proximity to the CBD corridor, and does not constitute a special privilege.
3. Considering the adjacency to the 30' utilities easement, no other property is impacted by this request.
4. This does not impact the General Plan.

The preceding statements combined with our drawings, renderings, and other exhibits form our justification for the development at 575 N Palm Canyon. We have designed this 24 unit multifamily in keeping with the intents and regulations of Palm Springs and believe it will bring substantial benefits to the surrounding community through the beautiful architectural form, the way the development relates and supports its context, the enhanced pedestrian experience, and the addition of 24 appropriately scaled homes.

Sincerely,

A handwritten signature in black ink, appearing to read "EWendell". The signature is fluid and cursive, with a large initial "E" and "W".

**Elizabeth Wendell**  
Senior Project Designer  
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## EXCERPT OF MINUTES

At the Planning Commission meeting of the City of Palm Springs held on February 8, 2023, the Planning Commission took the following action:

- 2A. RIOS, ON BEHALF OF OLD LAS PALMAS PARTNERS, LLC, FOR THE APPROVAL OF CHANGE OF ZONE, MAJOR DEVELOPMENT PERMIT, TENTATIVE TRACT MAP AND VARIANCE APPLICATIONS FOR A PROPOSED MIXED-USE PROJECT WHICH INCLUDES 24 RESIDENTIAL CONDOMINIUM UNITS AND A 2,214-SQUARE-FOOT COMMERCIAL SPACE AT 2.4-ACRE UNDEVELOPED PARCELS LOCATED AT 575 NORTH PALM CANYON DRIVE, ZONE CBD/R-2, SECTION 10 (CASE NOS. 5.1541 CZ, 3.4191 MAJ/DEV, 38190 TTM, 6.560 VAR). (NK)**

Associate Planner Kikuchi presented the project as outlined in the staff report.

### **SUBCOMMITTEE REPORT:**

Commissioner Aylaian provided an overview of the subcommittee process and the evolution of the proposal since last reviewed by the Commission. She discussed the increased commercial area along North Palm Canyon, which also increased the ceiling height and depth to ensure that it remains viable and flexible commercial space. She also discussed the applicant's parking plan and request for gates, indicating that subcommittee felt that the mixed-use nature of the development and the gate setback from Belardo differentiates this project from other residential projects and justifies the proposed gate.

Commissioner Hirschbein indicated that the subcommittee felt the development would serve as more of a "downtown" experience where you might park in one location and visit multiple spaces along Palm Canyon Drive, and that the proposed parking was appropriate.

### **ENVIROMENTAL CONSULTANT REPORT:**

Chair Weremiuk requested that the environmental consultant provide an overview of the findings, and what, if any, mitigations are required.

ANNA CHODHURY, of the Altium Group and Environmental Consultant, provided an overview of the CEQA analysis and mitigations, which are largely intended to ensure minimize construction impacts.

### **APPLICANT COMMENTS:**

BRIAN ADAMSON of OLPP, Developer, expressed support for the revised project, and indicated that the increased commercial space requested by the Commission would be very complimentary to their vision.

MARK RIOS, Architect, discussed how the RIOS team worked to create a safe, enjoyable, and walkable community build on the legacy of exceptional architecture of the area with a contemporary take.

ELIZABETH WENDALL, Senior Project Designer with RIOS (Architect), discussed the details of the plan, including the requested setback variance. She also highlighted that there will be a mix of unit sizes to cater to different family types and clarified that they intend to maintain the palm trees along Palm Canyon Drive.

**PUBLIC COMMENTS:**

BOB EICHOLZ, adjacent homeowner voiced support for the changes to the project and the thoughtfulness of the transition to the lower heights to the west but expressed disappointment in the lack of Spanish architecture that is present in Las Palmas.

**COMMISSION COMMENTS:**

Chair Weremiuk clarified that Vice Chair Roberts was recused on this item as he owns property within 500 feet.

Commissioner Moruzzi asked for clarification on the ability to landscape the county property adjacent to this site. Adamson responded that they cannot undertake any improvement on County property but that they intend to landscape the northern edge of their property line.

Commissioner Miller asked whether the 5-ft setback along the North side will still allow for windows in the second-story units that are facing the North easement. Adamson replied yes.

Commissioner asked that ARC look at trees for shading when they review the landscape plans.

Commissioner Miller expressed support for the gates, highlighting the differences between this mixed-use project and other recent residential projects where gates have been prohibited.

Director Hadwin requested consideration of the removal of two conditions related to the emergency access from Palm Canyon that are no longer necessary given revisions to the plan.

Hirschbein, seconded by Aylaian to approve the project with conditions that the Architectural Review Committee review the North Wall (or North Façade) for landscaping and architectural enhancements, review a revised landscaping plan to possibly include shade trees, and to remove the two conditions related to emergency access from Palm Canyon Drive.

**ACTION:** Hirschbein, seconded by Aylaian to approve the project with conditions that the Architectural Review Committee review the North Wall (or North Façade) for landscaping and architectural enhancements, review a revised landscaping plan to possibly include shade trees, and to remove the two conditions related to emergency access from Palm Canyon Drive.

I, VANESSA ACOSTA, Planning Staff (Temporary) for the City of Palm Springs, hereby certify that the above action was taken by Planning Commission of the City of Palm Springs on the 8<sup>th</sup> day of February, 2023, by the following vote:

**AYES:** AYLAIAN, ERVIN, HIRSCHBEIN, MILLER, MORUZZI, CHAIR  
WEREMIUK

**NOES:**

**ABSENT:** ROBERTS

**ABSTAIN:**

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Vanessa Acosta  
Planning Staff (Temporary)



RESOLUTION NO. 6939

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASES NO. 3.4191 MAJ/DEV, MAJOR DEVELOPMENT PERMIT, 6.560 VAR, VARIANCE, AND TTM 38190, TENTATIVE TRACT MAP, AND RECOMMENDING APPROVAL OF CASE 5.1541 CZ, CHANGE OF ZONE, TO THE CITY COUNCIL FOR A PROPOSED MIXED-USE PROJECT WHICH INCLUDES 24 CONDOMINIUM UNITS AND A 5,411-SQUARE-FOOT COMMERCIAL SPACE ON 2.4-ACRE UNDEVELOPED PARCELS LOCATED AT 575 NORTH PALM CANYON DRIVE, CBD/R-2 ZONE, SECTION 10.

- A. Old Las Palmas Partners, LLC, (the "Applicant") has filed Case 5.1541 CZ Change of Zone (CZ), Case TTM 38190, Tentative Tract Map, Case 3.4191 MAJ/DEV, Major Development Permit, and Case 6.560 VAR, Variance, in accordance with Sections 94.07.00 (Change of Zone), 94.04.01 (Development Permit), 94.06.00 (Variance), and 9.60 (Subdivision of Land – General Provision) of the Palm Springs Zoning and Municipal Codes for a proposed mixed-use development project, which includes 24 residential condominium units and a 5,411-square-foot commercial space on 2.4-acre undeveloped parcels at 575 North Palm Canyon Drive; and
- B. The current zone designations of the project site are 'Central Business District' (CBD) and 'Limited Multiple-Family Residential' (R-2); and
- C. The applicant has requested a Change of Zone (CZ) from the current 'Central Business District' (CBD) and 'Limited Multiple-Family Residential' (R-2) zone designations to C-1 (Retail Business) entirely; and
- D. The applicant has requested a Tentative Tract Map (TTM) to create 24 residential condominium units; and
- E. The applicant has requested a Variance to provide: 1) a 5-foot side yard setback, instead of the code-required 20-foot-minimum, along the north property line where it abuts the R-2 Zone; and 2) 8-foot-high walls in selected areas along the north property line; and
- F. Notice of a public hearing of the Planning Commission of the City of Palm Springs to consider the above-mentioned applications were given in accordance with applicable law; and

- G. On December 14, 2022, a public hearing on Case 5.1541 CZ, Case TTM 38190, and Case 6.560 VAR were held by the Planning Commission in accordance with applicable law. Case 3.4191 MAJ/DEV is required to be reviewed at a public meeting of the Planning Commission. Subsequently, the Planning Commission voted 5-1-1 (Morruzi, absent, Roberts abstained) to continue the review to a date uncertain with the direction that a sub-committee be formed to assist the applicant with addressing concerns raised by the Planning Commission.
- H. On February 8, 2023, a public hearing on Case 5.1541 CZ, Case TTM 38190, and Case 6.560 VAR were held by the Planning Commission in accordance with applicable law. Case 3.4191 MAJ/DEV is required to be reviewed at a public meeting of the Planning Commission; and
- I. The proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for this project and has been distributed for public review and comment in accordance with CEQA; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing/meeting on the Project, including but not limited to the staff report, all environmental data including the IS/MND prepared for the project and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: A Mitigated Negative Declaration (MND) has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's CEQA Guidelines. The Planning Commission finds that, with the incorporation of mitigation measures, the project will have a less than significant impact on the environment. The Planning Commission has independently reviewed and considered the information contained in the IS/MND prior to its review of this Project and the IS/MND reflects the Planning Commission's independent judgment and analysis.

Section 2: Pursuant to Government Code Section 66474 (Subdivision Map Act), the Planning Commission finds that with the incorporation of the conditions attached in Exhibit A, the following findings are hereby made with respect to the Tentative Tract Map 38190:

- 1. *The proposed Tentative Map is consistent with applicable general and specific plans.*

The project site is located within the CBD General Plan land use designation area in which a mix of high-density/intensity residential and

commercial uses is allowed (Palm Springs 2007 General Plan, page 2-7). The project site is not located within a Specific Plan area.

2. *The design of improvement of the proposed subdivision is consistent with the General Plan and any applicable Specific Plan.*

The proposed project conforms to the applicable development standards except for the proposed yard setback for the portion of the north elevation of Building A which abuts the R-2 Zone and the 8-foot-high walls along the north property line where the code-allowed maximum wall height is 6 feet. The applicant has submitted a Variance application to address these issues. A condition of approval requires the approval of the Tentative Tract Map application (Case TTM 38190) to be contingent upon the approval of the Variance application (6.560 VAR). As conditioned, and with approval of the variance, the proposed project meets this requirement.

3. *The site is physically suitable for the type and density of development contemplated by the proposed subdivision.*

The existing use immediately south of the project site is multi-tenant commercial and professional buildings, and the project site abuts an existing single-family residential use to the west. The existing development on the north side of the adjacent 30-foot-wide undeveloped parcel is a multi-family residential and commercial uses. Since the project proposes a mix of residential and commercial uses, the site is suitable for the proposed project.

4. *The site is physically suited for the proposed density of development.*

The project proposes a mixed-use development with 24 residential condominium units and a 5,411-square-foot commercial space. The density and development intensity of the proposed residential units and commercial space meet the requirements of the General Plan CBD land use designation area and C-1 Zone, which allows a minimum of 24 dwelling units per acre and 1.0 FAR for non-residential uses.

5. *The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.*

The project site is located within an established urban area immediately adjacent to a major throughfare. An Initial Study (IS) was conducted as a

part of this application review, and a Mitigated Negative Declaration (MND) has been prepared. With the implementation of the proposed mitigation measures, any potential significant impacts can be reduced to less than significant. The mitigation measures will ensure the subdivision will not cause environmental damage or substantially and avoidably injure other habitats.

6. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

Upon project approval, the proposed mixed-use development will be constructed subject to the City zoning and development codes, which are designed and intended to prevent serious adverse health impacts on the site and its surroundings. The new buildings will be required to connect to sewer, water, and other utility providers to ensure that public health and safety is protected. Therefore, the project meets this requirement.

7. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.*

There is an existing 5-foot-wide easement along the east property line on the North Palm Canyon Drive frontage for sidewalk, pedestrian access, and incidental purposes. The project proposes one-foot awning projection into the easement, which is allowed subject to the approval of an encroachment license by the City Council. A condition of approval requires the approval of an encroachment license for the proposed awning projection. As conditioned, the project meets this requirement.

### Section 3: Change of Zone Findings.

The Findings for a Change of Zone request are outlined in Section 94.07.00 "Zoning Map Amendment (Change of Zone)" of the Palm Springs Zoning Ordinance (PSZO) as follows:

1. *The proposed change of zone is in conformity with the general plan map and report.*

The General Plan land use designation of the site is CBD (Central Business District). The project proposes to change the site's current split zone designations of CBD (Central Business District) and R-2 (Limited Multiple-Family Residential) to C-1 (Retail Business) entirely. Mixed-use developments are permitted by right in the C-1 Zone per Palm Springs Zoning Code (PSZC) Section 92.12.01(A)(35), and it is consistent with the

intent of the CBD General Plan land use designation area which encourages a mix of commercial and residential uses (Palm Springs 2007 General Plan, page 2-7). The proposed project meets the General Plan density requirement of the CBD land use designation area as well.

2. *The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.*

Mixed-use developments are permitted by right in the C-1 Zone per Palm Springs Zoning Code (PSZC) Section 92.12.01(A)(35), and the C-1 Zone allows a variety of retail uses by right as demonstrated in PSZC Section 92.12.01(A). The 2.4-acre project site area far exceeds the minimum lot size requirement of the C-1 Zone. The proposed residential and commercial uses are compatible with the site's surrounding uses, which include single/multi-family residential and commercial/professional. The primary access to the site is provided on North Belardo Road.

3. *The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents*

The site's zone designation is currently split (CBD & R-2 Zones). The approval of the Change of Zone will allow future development and land uses at the site to be governed under the regulations of one zone entirely, which allows more seamless and consistent development throughout the site. A majority of the properties on both sides of North Palm Canyon Drive between Alejo Road and East Vista Chino are zoned C-1, and only five parcels on the west side of North Palm Canyon Drive are zoned CBD in the section. The approval of the Change of Zone will result in the extension of the C-1 Zone designation along North Palm Canyon Drive, and the proposed uses are compatible with the site's surroundings.

#### Section 4: Variance Findings.

The Findings for a Variance request are outlined in PSZC Section 94.06.00(B) ("*Variance*") of the Palm Springs Zoning Ordinance (PSZO) as follows:

1. *Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical*

*zone classification.*

The project site is immediately adjacent to a 30-foot-wide parcel, which is developed with an underground Riverside County Flood Control stormwater pipe. The 20-foot side yard setback requirement is imposed along the project site's north property line because a portion of the adjacent lot is zoned R-2. However, the possibility of the adjacent site being developed to serve uses that are intended for the R-2 Zone is highly unlikely because of the existing utilities. The split zone designation of the adjacent property prevents the site from implementing a consistent yard setback without comprising the site's full development potential. The project site is one of few properties between Alejo Road and East Vista Chino that are privately owned and currently undeveloped. Since other properties are already in development, the minimum yard setback requirement on such a project would not compromise the development potential in a same fashion that would affect the proposed project. As for the proposed 8-foot-high walls, there will be a narrow open space between the project site and the existing development located on the north side of the neighboring property for which no surveillance or territorial reinforcement will be provided. The installation of walls that are lower in height raises a security concern. Therefore, the strict application of the minimum yard setback and wall height requirements would deprive the privileges enjoyed by other properties in the vicinity.

2. *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.*

As explained in finding 1 above, there are special circumstances that exist due to the location and surroundings of the project site. The City's mapping database indicates that the project site and the adjacent 30-foot-wide lots are the only parcels that are privately owned and currently undeveloped. While there are other parcels along the west side of North Palm Canyon Drive that are split zoned with R-2 and C-1 designations, these properties are already developed or publicly owned. Additionally, these properties do not abut a parcel which is intended to serve public utilities. Hence, the potential hardship caused by strictly adhering to the side yard setback and wall height requirements would be different for the project site and other properties in the neighborhood. Therefore, the approval of the Variance will not grant special privilege to the property owner and the project meets this finding.

3. *The granting of the variance will not be materially detrimental to the public*

*health, safety, convenience or welfare or injurious to property and improvements in the same vicinity and zone in which the subject property is situated.*

The variance for the yard setback reduction and wall height increase will not negatively affect the welfare of the general public because the adjacent property to the north, which future development is highly unlikely due to the existing utilities, will provide an adequate setback from the other existing development.

4. *The granting of such variance will not adversely affect the general plan of the city.*

Granting Variance approval will not alter the nature of the project which proposes a mixed-use development. The proposed project meets the density and development intensity requirements stated in the General Plan CBD land use designation area, and the proposed uses at the site are consistent with the intent of the General Plan as well. The Variance approval will not alter the project in a such a manner as to create adverse impact.

Section 5: Major Development Permit Findings.

The Findings for a Major Development Permit request are outlined in Section 94.04.01(D) ("*Development Permit*") of the Palm Springs Zoning Ordinance (PSZO) as follows:

1. *The proposed project is consistent with the General Plan and any applicable specific plan;*

The project proposes a mixed-use development which includes 24 condominiums and a 5,411-square-foot commercial space on the North Palm Canyon Drive frontage. The City Council adopted Resolution No. 25072 on November 10, 2022, which amended and lowered the General Plan CBD land use designation minimum density requirement. The proposed 24-unit condominium meets the density requirement because it is a new mixed-use project which dedicates at least 75% of its frontage facing a major throughfare to public-serving commercial use. The proposed uses are consistent with the intent of the CBD land use designation area. The project site is not located in a Specific Plan area.

2. *The proposed uses are in conformance to the uses permitted in the*

*zone district where the site is located, and are not detrimental to adjacent properties or residents;*

Pursuant to Palm Springs Zoning Code (PSZC) Section 92.12.01(A)(35), mixed-use development projects are permitted by right in the C-1 Zone. The proposed project includes a 5,411-square-foot commercial space on the ground level in Building C, which faces North Palm Canyon Drive. The commercial space is intended for retail uses. A variety of retail uses are permitted in the C-1 Zone by right per PSZC 92.12.01(A).

3. *The proposed project is in conformance to the property development standards for the zone district where the site is located;*

The proposed project conforms to the applicable development standards except for the proposed yard setback for the portion of the north elevation of Building A which abuts the R-2 Zone and the 8-foot-high walls along the north property line where the code-allowed maximum wall height is 6 feet. The applicant has submitted a Variance application to address these issues. Staff is recommending a condition of approval which requires the approval of the Major Development Permit application to be contingent upon the approval of the Variance application. As conditioned, and with approval of the variance, the proposed project meets this requirement.

4. *The proposed height and massing of the project is consistent with applicable standards and compatible with adjacent development;*

The project proposes the maximum building height of 30 feet, which is consistent with the 30-foot-maximum building height permitted in the C-1 Zone. The project site is adjacent to single-story developments, and the project proposes a mix of single and two-story buildings to control massing and achieve compatibility with the site's surroundings. Building A (two-story) will be located closest to the existing development to the north at a 5-foot setback. The lot immediately north of the project site is a 30-foot-wide vacant parcel, which is developed with an underground stormwater pipe as a part of the Riverside County's stormwater network. Hence, the chance of the undeveloped parcel being developed is very unlikely. The separation distance will minimize the visual impact of the project.

5. *The proposed setbacks and placement of the building are consistent with applicable standards and consistent with setbacks of adjacent buildings;*

The proposed project meets all of the setback requirements except for a



portion of Building A, which is located along the north property line. The minimum yard setback requirement is determined by the zone designation of the adjacent parcel. The zone designation of the neighboring property is split into CBD (east half) and R-2 (west half). Although the proposed 5-foot setback conforms to the yard setback requirement for the east side half, the area immediately adjacent to the R-2 Zone does not meet the 20-foot-minimum yard setback requirement. The applicant has filed a Variance application to address the setback issue. A condition of approval requires the approval of the Major Development Permit application be contingent upon the approval of Case 6.560 VAR. As conditioned, and with approval of the variance, the project meets this requirement.

6. *The site for the proposed project has adequate access to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed uses, and the design for the site plan enhances or continues the city's existing grid in accordance with the Circulation Plan of the General Plan;*

The traffic scoping letter concludes that the proposed project is anticipated to generate a total of 457 trip-ends per day with 22 vehicles per hour during the AM peak hour and 49 vehicles per hour during the PM peak hour. The anticipated number of trips during the peak hour is less than 50, and the traffic impact on the nearest intersections at North Belardo Road/West Chino Drive and North Palm Canyon Drive/West Chino Drive will be minimal. The main access to the site will be located approximately 175 feet away from the intersection of North Belardo Road and West Chino Drive, and it will not affect the existing street network.

7. *On-site circulation conforms to minimum standards, and accommodations are made for safe on-site pedestrian circulation;*

The proposed parking lot and driveway design meet the requirements of Palm Springs Zoning Code Section 93.06.00 ("Off-Street Parking"). Controlled access gates and bay parking may be approved subject to Planning Commission review (PSZC Sections 93.06.00.C.11 and PSZC Section 93.05.00.E).

8. *Landscape areas and open space are in conformance to applicable standards, and the design of stormwater management features are appropriately integrated with other elements of the site design;*

Pursuant to Palm Springs Zoning Code Section 92.12.03(D)(2)(a), a

minimum 50% of the yard setback area needs to be maintained in decorative landscaping and the remainder may be maintained in decorative paving. Additionally, a 5-foot-wide landscape buffer is required along the north elevation of Building A, which abuts a residential zone (PSZC Section 92.12.03.D.2.b). The project site is designed to meet these perimeter landscaping requirements. The main stormwater retention is proposed under the main driveway, and an additional stormwater collection point is proposed near the courtyard. The proposed project includes 8-foot-high walls in selected areas along the north property line for which the applicant is seeking Variance approval. A condition of approval requires the approval of the Major Development Permit application be contingent upon the approval of Case 6.560 VAR. As conditioned, and with approval of the variance, the project meets this requirement.

9. *Public infrastructure, such as water, sewer, and similar utilities, is adequate to serve the proposed project;*

The proposed project site is located in an urban area surrounded by existing developments, public infrastructures are available to serve the proposed project.

10. *Based on environmental review, the proposed project either has no potentially significant environmental impacts, any potentially significant impacts have been reduced to less than significant levels because of mitigation measures incorporated in the project, or a Statement of Overriding Considerations has been adopted to address unmitigated significant environmental impacts;*

An Initial Study (IS) was conducted, and a Mitigated Negative Declaration (MND) has been prepared for the proposed project. With the implementation of the proposed mitigation measures, any potential significant impacts can be reduced to less than significant.

11. *The proposed project has no unacceptable adverse effects on public welfare, health or safety.*

The project proposes a mixed-use project which includes 24 residential condominiums and a 5,411-square-foot commercial space which is intended for retail uses. These uses are compatible with the surrounding developments which are commercial and professional offices, and they do not pose any unacceptable adverse effects on public welfare, health, or

safety.

Section 6: Controlled Access.

The Findings for the Planning Commission to approve controlled access are stated in PSZC Sections 93.06.00.C.11 and PSZC Section 93.05.00.E).

*“Controlled access is discouraged. Controlled access to developments shall only be approved by the Planning Commission where the applicant can establish that the development will be significantly impacted by unauthorized parking from adjacent uses or traffic impacts from adjacent uses beyond the design capacity of the internal streets, and will not negatively impact unauthorized parking, traffic, or public safety at adjacent uses. When considering applications for controlled access, the Planning Commission shall evaluate the use of parking restrictions or traffic calming measures first as an alternative to controlled access. Where controlled access to a development is proposed by the use of guardhouses, gates or other similar controls, the design of such access shall incorporate such features as service and emergency access, on-site turn-around, relevant signing, or other similar features as may be required by the Planning Commission.”*

*“Proposed off-street parking areas designed to control public access shall require planning commission approval upon recommendation from the fire and police departments and traffic engineer. Ingress and egress design should include vehicle maneuvering and “stacking” space to avoid internal and external traffic conflict.”*

The proposed mixed-use development includes a commercial use which will be accessible to the general public. It can be argued that this condition makes the site more susceptible to unauthorized parking compared to a residential-only development where drivers are generally limited to the residents. A lack of controlled access can lead to unauthorized parking within the community which can potentially interfere with the site’s vehicular circulation and public safety (e.g. parking in fire lane, blocking garage doors), and gates would give clear differentiation for the visitors to identify which area is accessible to non-residents and which area is not. The entry on North Belardo Road is designed with a gate house and a turn-around area, which is designed with sufficient space to accommodate traffic congestion.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.4191 MAJ/DEV and Case 6.560 VAR and

recommends approval of Case 5.1541 CZ and Case TTM 38190 to the City Council subject to those conditions set forth in the Exhibit A.

ADOPTED THIS 8th DAY of February, 2023.

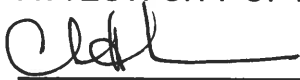
AYES: HIRSCHBEIN, AYLAIAN, MILLER, ERVIN, MORUZZI, WEREMIUK

NOES:

ABSENT:

ABSTAIN: ROBERTS

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA



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Christopher Hadwin  
Director of Planning Services

RESOLUTION NO. 6939

**EXHIBIT A**

Case 5.1541CZ; Case TTM 38190; Case 3.4191 MAJ/DEV; 6.560 VAR  
Old Las Palmas Partners, LLC  
575 North Palm Canyon Drive

February 8, 2023

**CONDITIONS OF APPROVAL**

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, Planning Services Director, Building Official, 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 Nos. 5.1541 CZ, 3.4191 MAJ/DEV, TTM 38190, and 6.560 VAR; except as modified with the approved Mitigation Monitoring Program and the conditions below.
- ADM 2. 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 3. 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 Nos. 5.1541 CZ, 3.4191 MAJ/DEV, TTM 38190, and 6.560 VAR. 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 4. 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, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, 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 5. 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.
- ADM 6. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in-lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
- ADM 7. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. The developer shall provide the most current appraisal prepared by a licensed or qualified appraiser to the Department of Building & Safety prior to the issuance of a building permit. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking

and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

### **CC&R's**

- ADM 1. The applicant prior to issuance of building permits shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning and Zoning for approval in a form to be approved by the City Attorney, to be recorded prior to approval of a final map. The CC&R's shall be enforceable by the City, shall not be amended without City approval, shall require maintenance of all property in a good condition and in accordance with all ordinances.
- ADM 2. At the time of filing of the CC&R's, the applicant shall submit to the City of Palm Springs, a deposit in the amount of \$809 plus \$4,285 (Deposit), for the review of the CC&R's by the City Attorney. An additional filing fee shall also be paid to the City Planning Department for administrative review purposes.

### **RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT:**

- RCFC 1. An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Tachevah Creek-Detention Dam (storm drain outlet). If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.

### **CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE:**

- CDFW-1. ENVIRONMENTAL DATA. CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link:  
<https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link:  
<https://www.wildlife.ca.gov/Data/CNDDDB/Plantsand-Animals>.
- CDFW-2. ENVIRONMENTAL DOCUMENT FILING FEES. The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the

environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal.Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

## ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. The applicant shall pay the THCP (Tribal Habitat Conservation Plan) Valley Floor Planning Area Fee as required by the THCP.
- ENV 2. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at [www.dfg.ca.gov](http://www.dfg.ca.gov) for more information.
- ENV 3. Mitigation Monitoring. The mitigation measures of the environmental assessment shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the Mitigated Negative Declaration will be included in the plans prior to Planning Commission consideration of the environmental assessment.
- ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities.
- a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.
  - b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal



Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

## BIOLOGICAL RESOURCES

- BIO-1. Nesting bird surveys shall be performed by a qualified avian biologist no more than (3) days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the preconstruction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.
- BIO-2. Prior to construction and issuance of any grading permit, the City of Palm Springs shall ensure compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and its associated Implementing Agreement and shall ensure the collection of payment of the CVMSHCP Local Development Mitigation Fee.
- BIO-3. Pre-construction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Pre construction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the pre-construction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and USFWS to conduct an impact assessment to develop avoidance and minimization measures to be approved by CDFW prior to commencing Project activities.

## CULTURAL RESOURCES

- CUL-1. If buried cultural materials are discovered during the earth-moving operations, all work in that area shall be halted or diverted until a qualified

archaeologist can evaluate the nature and significance of the finds and, if necessary, develop a treatment plan in consultation with the City of Palm Springs and the appropriate Native American tribes.

- CUL-2. In the unexpected event human remains are uncovered during construction activities, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The County Coroner must be notified within 24 hours of the discovery of human remains. If the remains discovered are determined by the coroner to be of Native American descent, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would in turn contact the Most Likely Descendant (MLD) who would determine further action to be taken. The MLD would have 48 hours to access the site and make a recommendation regarding disposition of the remains.

#### TRIBAL CULTURAL RESOURCES

- TBL-1. Prior to issuance of a Grading Permit, the applicant shall obtain written approval to proceed with construction from the Los Coyotes Band of Cahuilla and Cupeno Indians and Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring. The applicant shall coordinate scheduling of Agua Caliente Tribal cultural monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- TBL-2. Prior to the commencement of ground disturbing activities, the applicant shall contact the Tribal Historic Preservation Office at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net) to arrange cultural monitoring.

#### PLANNING DEPARTMENT CONDITIONS

- PLN 1. Approval of Case 3.4191 MAJ/DEV, Case TTM 38190, and 6.560 VAR shall be contingent upon approval of Case 5.1541 CZ by the City Council.
- PLN 2. Approval of Case 3.4191 MAJ/DEV shall be contingent upon approval of Case 6.560 VAR by the Planning Commission.
- PLN 3. Approval of Case TTM 38190 shall be contingent upon approval of Case

6.560 VAR by the Planning Commission.

- PLN 4. Construction of any residential unit shall meet minimum soundproofing requirements prescribed pursuant to Section 1092 and related sections of Title 25 of the California Administrative Code. Compliance shall be demonstrated to the satisfaction of the Director of Building and Safety.
- PLN 5. The street address numbering/lettering shall not exceed eight inches in height.
- PLN 6. Tentative Tract Maps shall be valid for a period of two (2) years. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- PLN 7. Prior to issuance of a grading permit, a Fugitive Dust and Erosion Control Plan shall be submitted and approved by the Building Official. Refer to Chapter 8.50 of the Municipal Code for specific requirements.
- PLN 8. The grading plan shall show the disposition of all cut and fill materials. Limits of site disturbance shall be shown and all disturbed areas shall be fully restored or landscaped.
- PLN 9. Prior to the issuance of building permits, locations of all telephone and electrical boxes must be indicated on the building plans and must be completely screened and located in the interior of the building. Electrical transformers must be located toward the interior of the project maintaining a sufficient distance from the frontage(s) of the project. Said transformer(s) must be adequately and decoratively screened.
- PLN 10. Outdoor Lighting Conformance. Outdoor lighting shall fully conform to the requirements of Palm Springs Zoning Code and shall not produce disability glare, discomfort glare, light trespass, and/or light pollution as defined in Palm Springs Zoning Cod Sections 93.21.00(A)(7), (8), (9), and (10).
- PLN 11. 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 12. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00.
- PLN 13. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 14. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 15. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 16. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 17. ARC Review. The proposed project is subject to Architectural Review Committee (ARC) review pursuant to Palm Springs Zoning Code Section 94.04.00. The Major Architectural Review (MAJ) application and materials/plans for review by the ARC shall include any revisions identified in these conditions.
- PLN 18. Commercial Use. The 5,411-square-foot commercial space on the ground floor along North Palm Canyon Drive shall be utilized for retail uses. The commercial space shall not be reduced in size or utilized for other purposes in order for the mixed-use project to be in conformance with the General Plan density requirement of the CBD land use designation.
- PLN 19. Encroach License Required. An encroach license approved by the City Council is required for any architectural feature which projects into the 5-foot sidewalk easement along North Palm Canyon Drive.
- PLN 20. (ADDED) Architectural Review Committee (ARC) shall review the architectural and landscape treatment along the north elevation with increased enhancement.
- PLN 21. (ADDED) Architectural Review Committee (ARC) shall review the landscape design (e.g. possible shade trees in the interior space of the development).
- PLN 22. (ADDED) Staff shall work with the Historic Site Preservation Board (HSPB) to install a plaque on the existing marker.

## ENGINEERING DEPARTMENT CONDITIONS

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

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

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

### GENERAL

- 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 24 to 48 hour inspection notification is required.
- ENG 2. The applicant shall obtain all necessary approvals (Encroachment Permit and/or Cooperative Agreement) from the Riverside County Flood Control and Water Conservation District (RCFC) for all construction required within the RCFC properties identified by Assessor's Parcel Number (APN) 505-302-023. A copy of RCFC required approvals shall be provided to the City Engineer prior to the issuance of any permit.
- ENG 3. Submit street improvement plans prepared by a registered California civil Engineer to the Engineering Services Department. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.

### NORTH PALM CANYON DRIVE

- ENG 4. Dedicate additional right-of-way to provide the ultimate half street right-of-way width of 50 feet along the entire frontage, together with a property line - corner cut-back at the northwest corner of the intersection of North Palm Canyon Drive and Chino Drive, in accordance with City of Palm Springs Standard Drawing No. 105. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A right-of-way plan check fee shall be paid by the applicant in effect at the time that the dedication is submitted.
- ENG 5. ~~(DELETED) Construct a minimum 24 feet wide emergency access driveway approach located 210 feet north of the centerline of Chino Drive in accordance with City of Palm Springs Standard Drawing No.~~

~~201. The access shall be gated and locked; and Knox lock box and key provided to the Fire Department for emergency access.~~

- ENG 6. ~~(DELETED) Remove and/or relocate existing parking spaces located on North Palm Canyon Drive directly adjacent to emergency access driveway approach.~~
- ENG 7. Construct sidewalk from back of curb to property line along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 8. Construct a Type A curb ramp meeting current California State Accessibility standards at the northwest corner of the intersection of North Palm Canyon Drive and Chino Drive in accordance with City of Palm Springs Standard Drawing No. 212.
- ENG 9. Remove and replace the existing curb return and curb ramp at the northwest corner of Chino Drive and North Palm Canyon Drive, historic monument to be protected in place. And replace with a traffic calming curb return "bump-out" to match existing located on the southwest corner of Chino Drive and North Palm Canyon Drive and construct a Type A ramp as field condition require curb ramp meeting current California State Accessibility standards in accordance with City of Palm Springs Standard Drawing No. 212.
- ENG 10. Contact the Director of Facilities to determine if the existing palm trees, irrigation, and street lights along the North Palm Canyon Drive frontage will have to be replaced and/or upgraded in conjunction with this project.
- ENG 11. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.
- ENG 12. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

#### CHINO DRIVE

- ENG 13. Construct a 6 inch curb and gutter, 24 feet north of centerline along the entire frontage, with a 25 feet radius curb return at the northeast corner of the intersection of Chino Drive and Belardo Road in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 14. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.

- ENG 15. Construct a Type B curb ramp meeting current California State Accessibility standards at the northeast corner of the intersection of Chino Drive and Belardo Road in accordance with City of Palm Springs Standard Drawing No. 213.
- ENG 16. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 17. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.
- ENG 18. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

**BELARDO ROAD**

- ENG 19. Dedicate a property line - corner cut-back at the corner of the intersection of Belardo Road and Chino Drive, in accordance with City of Palm Springs Standard Drawing No. 105. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A right-of-way plan check fee shall be paid by the applicant in effect at the time that the dedication is submitted.
- ENG 20. Construct a 6 inch curb and gutter, 18 feet east of centerline along the entire frontage of APN 505-302-023, 505-322-003 and 505-322-004 to match existing improvements in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 21. Construct a driveway approach to accommodate bay parking stalls along a portion of the frontage of Belardo Road in accordance with City of Palm Springs Standard Drawing No. 201. Bay parking stalls shall be located completely on-site, behind sidewalk, and not within public right-of-way.
- ENG 22. Construct a 40 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 205.

- ENG 23. Construct a 5 feet wide sidewalk behind the curb along the entire frontage of APN 505-302-023, 505-322-003 and 505-322-004 to match existing improvements in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 24. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire frontage of APN 505-302-023, 505-322-003 and 505-322-004 in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 25. All broken or off grade street improvements along the project frontage shall be repaired or replaced.
- ON-SITE
- ENG 26. For on-site bay parking in residential and commercial zones, paving material shall be decorative paving, colored and/or patterned to relate to the overall design in accordance with Zoning Code 93.06.00.C.15.e.
- ENG 27. The minimum pavement section for all on-site pavement (drive aisles, parking spaces ) shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 28. The gated entry is subject to review and approval by the City Engineer and Fire Marshall. The applicant shall provide an exhibit showing truck turning movements around the entry, demonstrating the ability of standard size vehicles to maneuver through the entry (without reversing) if unable to enter the project. A minimum of 50 feet shall be provided between the back of sidewalk on the adjacent street and the gated entry directory/control panel, with an approved maneuvering area provided between the directory/control panel and the entry gates. The ingress and egress lanes shall be a minimum of 20 feet wide, unless otherwise approved by the Fire Marshall. A Knox key operated



switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official. In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

ENG 29. All on-site drive aisles shall be two-way with a minimum 24 feet wide travelway (as measured from face of curb) where no on-street parking is proposed.

ENG 30. On-site drive aisles or parking lots shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system, in accordance with applicable City standards.

#### SANITARY SEWER

ENG 31. All sanitary facilities shall be connected to the public sewer system (via the proposed on-site private sewer system). New laterals shall not be connected at manholes.

#### GRADING

ENG 32. 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; and a copy of the associated Hydrology Study/Report; a copy of the project-specific Final Water Quality Management Plan.

ENG 33. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist ( a copy of the written approval must be provided to the City) . The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net) to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

ENG 34. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

ENG 35. 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 36. 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 37. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- ENG 38. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 39. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 40. 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.
- ENG 41. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan to the Engineering Services Department for review and approval.
- ENG 42. 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.

## WATER QUALITY MANAGEMENT PLAN

- ENG 43. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).
- ENG 44. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property (or public streets) is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 45. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.

## DRAINAGE

ENG 46. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.

ENG 47. 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.

ENG 48. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.

#### GENERAL

ENG 49. 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 50. All proposed utility lines shall be installed underground.

ENG 51. 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 52. 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 2015 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 53. 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 54. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 55. 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.

ENG 56. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

#### MAP

ENG 57. The developer shall apply for an annexation to the City of Palm Springs Community Facilities District established for public safety services and submit required applications, waivers, and consent forms to the annexation prior to approval of a final map. Payment of an annexation fee (\$7,500) and shall be made at the time of the application. The annexation shall be completed by action of the city council in a public hearing, prior to processing a final map for approval.

ENG 58. A Final Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Services Department for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Services Department as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of building permits.

ENG 59. In accordance with Government Code Section 66499, the Tentative Tract Map is subject to construction of all required public improvements. Prior to approval of a Tract Map, all required public improvements shall be secured by a construction agreement and bonds in accordance with Government Code Section 66499.

ENG 60. Acceptance of public improvements required of this development shall be completed by resolution of the City Council to release the faithful performance bond and acceptance of replacement maintenance bond to be held for one year. An inspection will be performed nine months after said acceptance as part of the notice of completion process, a notice of completion will be filed certifying the improvements are complete.

#### TRAFFIC

ENG 61. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement if necessary and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the frontage of the subject property.

ENG 62. 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 63. 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 2019 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 system plans, underground water improvement plans, & fire alarm plans must be submitted prior to a building permit being released.

FID 3. **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 4. **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 5. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 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 6. **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 7. **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.
- Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.
- FID 8. **Key Box Contents (CFC 506.1):** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.
- FID 9. **NFPA 13 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 13, 2016 Editions, as modified by local ordinance.
- FID 10. **Fire Alarm System Required:** An automatic or manual fire alarm system is required. Only a C-10 licensed fire alarm contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 72, 2016 editions, as modified by local ordinance.
- FID 11. **Turning Radius:** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet.
- FID 12. **Dead Ends:** Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus.

- FID 13. **Designated Fire Lanes:** in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side and shall be identified as fire lanes with red curb, stating in white lettering " NO PARKING FIRE LANE", or by approved signage, or by both red curb with lettering and signage.
- FID 14. **Fire Department Access Roads/Driveways:** Shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.
- FID 15. **Private Fire Hydrants:** Additional private hydrants may be required.
- FID 16. **Security Gates:** A Knox key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official.

**BUILDING & SAFETY DEPARTMENT CONDITIONS**

- BLDG 1. Prior to any construction on-site, all appropriate permits shall be secured.
- BLDG 2. Separate permits are required for Site Walls, Trash Enclosures, Signs, PV (Photovoltaic), Construction Trailers.
- BLDG 3. Grading & ROW permits are to be issued by our Engineering Division.
- BLDG 4. Utilities on the utility side of any meter are to be arranged with the respective Utility Company. Any utilities after a meter will be included in the Building Departments scope of work for inspections.

**END OF CONDITIONS**



# CITY OF PALM SPRINGS

## DEPARTMENT OF PLANNING SERVICES

### MEMORANDUM

**Date:** February 8, 2023

**To:** Planning Commission

**From:** Department of Planning Services

**Subject:** A REQUEST BY RIOS, ON BEHALF OF OLD LAS PALMAS PARTNERS, LLC, FOR THE APPROVAL OF CHANGE OF ZONE, MAJOR DEVELOPMENT PERMIT, TENTATIVE TRACT MAP, AND VARIANCE APPLICATIONS FOR A PROPOSED MIXED-USE PROJECT WHICH INCLUDES 24 RESIDENTIAL CONDOMINIUM UNITS AND A 5,411-SQUARE-FOOT COMMERCIAL SPACE ON 2.4-ACRE UNDEVELOPED PARCELS LOCATED AT 575 NORTH PALM CANYON DRIVE, ZONE CBD/R-2, SECTION 10 (CASE NOS: 5.1541 CZ, 3.4191 MAJ/DEV, TTM 38190, 6.560 VAR). (NK)

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On December 14, 2022, the Planning Commission considered the above-referenced applications. At the meeting, the Planning Commission voted unanimously to continue the review of the applications to a date uncertain. The Commission then formed a subcommittee consisting of three Commissioners to assist the applicant with addressing comments and concerns raised by the Planning Commission. An excerpt from the December 14, 2022 Planning Commission meeting is attached to this memorandum (Attachment 6). The main concerns raised by the Planning Commission are as follows:

- 1) A lack of a viable commercial use along the North Palm Canyon Drive frontage; the proposed commercial space is inadequate in terms of size, design, and intended uses.
- 2) Emergency vehicle access/driveway proposed on the primary frontage disrupts the experience of the street and the continuity of pedestrian and commercial activities along North Palm Canyon Drive.

On January 4, 2023, the subcommittee, staff, developers, and the applicant's design team held the first meeting to explore solutions to address Planning Commission's comments. In response to the revised information provided, the subcommittee provided the following comments:

- 1) 20-foot building depth for the commercial portion of the building is inadequate.
- 2) Instead of a corner garden, expand the commercial space towards the southeast corner of the development.
- 3) Agreed with the expansion of the commercial space towards the north and the

activation of the northeast corner of the development for a retail/commercial use.

- 4) Façade along North Palm Canyon Drive needs to be vertically broken off.
- 5) Relocate the proposed vehicular gate on the Belardo Road frontage towards the interior of the development.

On January 11, 2023, the second subcommittee meeting was held. The applicant's team presented a schematic design which reflects the subcommittee's comments from the previous meeting. Subsequently, the subcommittee provided these additional comments below:

- 1) The revised proposal of 30-foot building depth is adequate.
- 2) 20-foot-wide pedestrian entrance on North Palm Canyon Drive needs to be widen.
- 3) Relocation of the vehicular gate at 86.5 feet away from the street is adequate since it would minimize the visibility of the gate from the street, and it does not visually appear as a barrier.
- 4) Agreed with the expansion of the commercial space to the area where the corner garden was previously proposed.

**RECOMMENDATION:**

That the Planning Commission adopt a Mitigated Negative Declaration (MND) and approve Case 6.560 VAR (Variance), Case 3.4191 MAJ/DEV (Major Development Permit), and Case TTM 38190 (Tentative Tract Map), and recommend the following actions to the City Council, subject to conditions:

1. Adopt the Mitigated Negative Declaration as an adequate environmental document for the proposed project and associated impacts; and
2. Approve Case 5.1541 CZ to change the zone designations of the project site from 'Central Business District' (CBD) and 'Limited Multiple-Family Residential' (R-2) to 'Retail Business' (C-1) entirely.

**BACKGROUND INFORMATION:**

<i>Related Relevant City Actions</i>	
01/13/2021	Introduction of the proposed project to the Planning Commission (Study Session).
11/10/2022	City Council adopted Resolution No. 25072, which amended the General Plan CBD (Central Business District) land use designation minimum density requirement from the previous 21 dwelling units per acre to 10 dwelling units per acre for new mixed-use projects, provided that at least 75% of the frontage on the major thoroughfares is public serving commercial use.

<i>Related Relevant City Actions</i>	
12/14/2022	Planning Commission voted 5-1-1 (Moruzzi, absent, Roberts, abstained) to continue the project to a date uncertain with the direction that a subcommittee be formed to address Planning Commission's comments and concerns; the subcommittee to include Commissioners Miller, Aylaian, and Hirschbein.

**DEVELOPMENT STANDARDS:**

The applicant is requesting the approval of a Change of Zone (CZ) to amend the current CBD/R-2 zone designation to C-1 (Retail Business) entirely. Pursuant to PSZC Section 92.12.03 (C-1 Zone Development Standards), the following standards apply to the proposed project. The analysis below was conducted based on the latest revision the Department of Planning Services received on January 24, 2023.

<b>Table 1.1. Development Standards Analysis</b>			
<b>Standard</b>	<b>Required/ Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	20,000 SF	104,437 SF	Y
Min. Lot Width	100 Feet	232 Feet	Y
Min. Lot Depth	150 Feet	451.5 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> <li>• Front (East)</li> <li>• Front (West)</li> <li>• Side (South)</li> <li>• Side (North)</li> </ul>	5 Feet 20 Feet 5 Feet 20 Feet*  <i>*Applicable to the area that abuts to the R-2 Zone only. Otherwise, zero setback is required.</i>	7.8 Feet* 25 Feet 7 Feet 5 Feet**  <i>*Excludes architectural projection.                      **Area abuts the R-2 Zone.</i>	Y Y Y Yes, with Variance approval
Max. Lot Coverage	None	40.9 %	N/A
Min. Open Space	None	54 %	N/A
Max. Building Height	30 Feet	30 Feet	Y

<b>Table 1.1. Development Standards Analysis</b>			
<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Perimeter Wall Height <ul style="list-style-type: none"> <li>• North (Side)</li>   <li>• South (Side)</li> <li>• East (Front)</li> <li>• West (Front)</li> </ul>	Max. 6 Feet  Max. 6 Feet Max. 4.5 Feet Max. 4.5 Feet	8 Feet  8 Feet 8 Feet 8 Feet	Yes, with Variance approval Y* Y* Y*  <i>*Located out of the yard setback area.</i>
Trash Enclosure	Screened Min. 6' High	Screened 8' High	Y
Mechanical Equipment	Screened	None shown on the plans	N/A
Architectural Projection	Max. 4 Feet	1 Foot (Awning)	Y*  <i>*Awning projects into the 5-foot sidewalk easement, which requires an encroachment license approved by the City Council.</i>

Pursuant to PSZC Section 93.26.00 ("D" Downtown Parking Combining Zone), the following parking standards apply:

<b>Table 1.2. Off-Street Parking Analysis</b>							
<b>Parking Requirement</b>							
<i>Use</i>	<i>SF or # of Units</i>	<i>Parking Ratio</i>	<i>Space Required</i>		<i>Provided</i>		<i>Comp.</i>
			<i>Reg.</i>	<i>Handi-cap</i>	<i>Reg.</i>	<i>Handi-cap</i>	
<u>Residential:</u> 24-unit condominium	5 Units	0.5 space/1 BDR	2.5				
	13 Units	1 space/2 BDR	13		38		

	6 Units	1 space/3 BDR	6			
<u>Non-Residential: Retail/Commercial</u>	5,411 SF	1 space /375 SF	14.4		16*	
TOTAL SPACES			35.9 ≈ 36		54*	Y
Regular and Handicap Spaces Req.			35	1**	52	2 Y

\*Including guest and handicapped parking spaces.

\*\*Based on the amount of parking spaces accessible to non-residents/public.

ANALYSIS:

In response to the comments provided by the Planning Commission and subcommittee, the applicant has made the following changes:

<b>Development Attributes</b>	<b>Previous Proposal</b>	<b>Revised Proposal</b>	<b>Staff Comments</b>
Controlled access	Rolling gate on the Belardo Road frontage at 50 feet away from the west property line.	Rolling gate located at 87'-4" away from the west property line.	Gate installation location is moved further towards the center of the development. With the proposed 87'-4"-setback, the visibility of the gate is substantially reduced from the street. The proposed setback is adequate, and it avoids the appearance of a gated community characterized by a barrier that surrounds the entire development. The gate will function as a medium to control vehicular activities associated with commercial uses.
Emergency service vehicle access/driveway	Ingress and egress via North Palm Canyon Drive.	Removed.	All vehicular access to be provided via Belardo Road. Turnaround area for emergency service vehicles is proposed in the area between Building

<b>Table 1.3. Summary of Changes</b>			
<b>Development Attributes</b>	<b>Previous Proposal</b>	<b>Revised Proposal</b>	<b>Staff Comments</b>
			A, B, and D.
Size of commercial space	2,214 SF for a health fitness studio (gym & yoga studio), which is accessible to both residents and general public.	5,411 SF commercial space along the North Palm Canyon Drive frontage. Space is intended for retail uses.	Size of the commercial space has been more than doubled for retail uses instead of the previously proposed health fitness studio. Amenity space for the residents is now located within Building D.
Building depth (Commercial portion)	20 feet	30 feet	Building depth has been increased by 10 feet to provide a more viable commercial space.
Lineal length of building (Commercial portion)	Approximately 123 Feet	Approximately 185 Feet (excludes 24-foot-wide entrance).	Lineal length of the retail/commercial portion of the building along North Palm Canyon Drive has increased from the previously proposed 53% to 79.8%* to meet the intent of the recent amendment to the General Plan CBD land use designation minimum density requirements.  <i>*Measurement is based on the width of the lot.</i>
Primary building access on North Palm Canyon Drive	Access through the yoga studio lobby.	24-foot-wide shared entry for residents and the patrons of the retail/commercial space.	More clear and defined entrance is proposed, which is effective to break the massing of the building, showcase the southeast corner building, and direct pedestrians to North Palm Canyon Drive for a more activated street.
Building design - Southeast	Corner garden was proposed.	Corner garden is removed, and the	With the omission of the corner garden and the



<b>Development Attributes</b>	<b>Previous Proposal</b>	<b>Revised Proposal</b>	<b>Staff Comments</b>
Corner	South elevation of the commercial space to be located at 24 feet from the south property line.	retail/commercial space is further extended towards Chino Drive (south elevation is located at 16 feet from the south property line).	expansion of the retail/commercial space towards the street, the commercial component of the mixed-use project is further emphasized.
Building design – Northeast Corner	Wall and emergency service vehicle access gate.	Retail/commercial building designed with expansive glazing and a decorative second-level screen matching the rest of the development. Maximum building height is set at 30 feet for consistency with the southeast corner of the building.	The area, which was previously proposed to serve utilitarian purposes, is activated for commercial and pedestrian activities. The activation of the area allows the site to function as a transition area which seamlessly connects downtown and uptown.

**CONCLUSION:**

The applicant is seeking the approval of Change of Zone, Major Development Permit, Tentative Tract Map, and Variance applications for the proposed mix-use project which includes 24 residential condominium units and a 5,411-square-foot commercial space. As demonstrated earlier in this report, the applicant has revised the development plan to incorporate the comments and design suggestions provided by the Planning Commission and subcommittee. Therefore, staff recommends that the Planning Commission approve Case 6.560 VAR (Variance), Case 3.4191 MAJ/DEV (Major Development Permit), and TTM 38190 (Tentative Tract Map), and recommend the following actions to the City Council subject to conditions in Attachment 4:

1. Adopt the Mitigated Negative Declaration as an adequate environmental document for the proposed project and associated impacts; and
2. Approve Case 5.1541 CZ to change the zone designations of the project site from 'Central Business District' (CBD) and 'Limited Multiple-Family Residential' (R-2) to 'Retail Business' (C-1) entirely.

PREPARED BY:	Noriko Kikuchi, AICP, Associate Planner
REVIEWED BY:	Edward Robertson, Principal Planner
REVIEWED BY:	Christopher Hadwin, Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Aerial Map
3. General Plan/Zoning Maps
4. Draft Resolution & Exhibit A
5. Justification Letter (REVISED)
6. December 14, 2022 Planning Commission Excerpt of Minutes (DRAFT)
7. December 14, 2022 Planning Commission Staff Report (excludes attachments)
8. Traffic Scoping Letter (REVISED)
9. Plans (REVISED)
10. Plans (SUPERSEDED)

**PALM CANYON MULIFAMILY - Preliminary Lighting Fixture Schedule**

05 January 2020

*notes:*

1. Provide lighting fixtures complete with all necessary components, as required for each type of mounting. Fixture catalog numbers do not necessarily denote specific mounting accessories. Contractor to acquire all necessary accessories to successfully complete installation.
2. The Contractor shall determined locations for remote transformers and ballasts as required for even load distribution, service access, and ventilation. Confirm locations with Owner in field.
3. Contractor to verify ceiling and wall types and thicknesses in field prior to ordering all fixtures.
4. If fixtures are being ordered 6 months past date of current Lighting Fixture Schedule, all LED products will be reviewed and updated as required to the most current and efficient products available at time of purchase.
5. Contractor shall determine wiring methods and required control wiring for a fully functioning lighting system.
6. Fixture type legend:  

<u>First letter is the lamp type</u>	<u>Second letter is mounting</u>
L: LED	C: Concealed
X: Exterior	P: Pendant/ Pole
	R: Recessed
	S: Surface
	T: Track/Tree mount
	W: Wall
	U: Uplight

<i>type</i>	<i>description</i>	<i>dimensions</i>	<i>finish</i>	<i>electrical</i>	<i>locations</i>	<i>manufacturer</i>	<i>catalog number</i>	<i>lamp specification</i>	<i>watts</i>
XB1	Exterior LED bollard with hidden mount anchor bolts in concrete pour base	DIA: 4.5" H: 43.3"	Natural paint aluminum	Electrical Engineer to determine based on Title 24 Energy Code requirements	Common Area Walking Paths	LOUIS POULSEN	10000139074	LEDs (included with fixture), 3000K 80 CRI 50,000hrs L70	15

**PALM CANYON MULIFAMILY - Preliminary Lighting Fixture Schedule**

05 January 2020

<i>type</i>	<i>description</i>	<i>dimensions</i>	<i>finish</i>	<i>electrical</i>	<i>locations</i>	<i>manufacturer</i>	<i>catalog number</i>	<i>lamp specification</i>	<i>watts</i>
XB2	Exterior LED pathlight with aluminum powder coat finish, 3-prong stake mount, and remote transformer	W: 4.42" H: 30" L STAKE: 12" DIA STAKE: 5"	TBD (stake bronze finish)	Electrical Engineer to determine based on Title 24 Energy Code requirements	Residential Entry Paths	HK LIGHTING GROUP	PATH-L-08L-SQ-_-12V-30-(finish)-30"-MH02-12-BZ-(transformer)	LEDs (included with fixture), 3000K 80 CRI 50,000hrs L70	3
XP1	Exterior LED pole light with pole and concrete mounting base	DIA: 16.4" HEAD H: 7.5" POLE H: 11.5'	TBD	Electrical Engineer to determine based on Title 24 Energy Code requirements	Parking & Drive Aisles	LOUIS POULSEN	5747912100	LEDs (included with fixture), 3000K 80 CRI 50,000hrs L70	30
XW1	Exterior LED wall mounted accent sconce	DIA: 11.8" D: 3.3"	TBD	Electrical Engineer to determine based on Title 24 Energy Code requirements	Property Entries	LOUIS POULSEN	5747912838	LEDs (included with fixture), 3000K 80 CRI 50,000hrs L70	30
XW2	Exterior LED wall mounted downlight sconce	W: 4" H: 4" D: 3.95"	TBD	Electrical Engineer to determine based on Title 24 Energy Code requirements	Residential Entries	LINDSLEY	LLWS.CB-04-30-WT-(finish)	LEDs (included with fixture), 3000K 80 CRI 50,000hrs L70	10

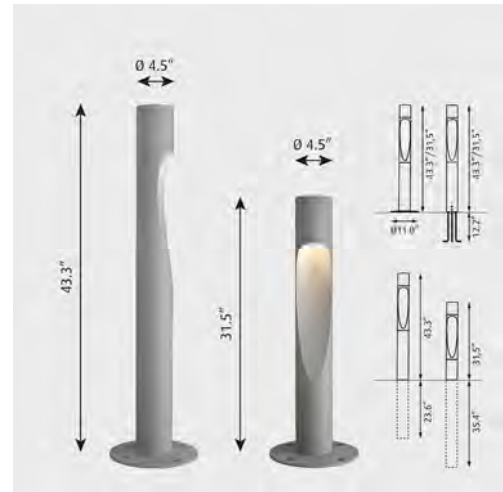


# Flindt Bollard

Project name:

Project type:

Notes:



## Design

Christian Flindt

## Product description

Beautifully crafted slender post with a carved surface that is gently illuminated. Top section conceals downward facing LEDs that are positioned for wide distribution. Two horizontal connection lines underline the three parts of the bollard. A facet increases the visibility of the connection lines. Available in two heights, 43.3 IN and 31.5 IN. Available in three different mounting methods: with an 11 inch base plate and visible anchor bolts, with internally hidden anchor bolts, or direct burial in soil or gravel. Part of a family.

## Variant options

Dimension	Color	Mounting	Light source	Voltage frequency
31.5 IN	Corten color	POST W/ANCHORAGE UNIT	15W LED/3000K	120-277V/60HZ
43.3 IN	Natural paint aluminum	POST W/BASE PLATE POST W/DIRECT BURIAL	15W LED/4000K	



Specification sheet

2/3  
Flindt Bollard

### Light description

The luminaire provides a non-glaring wide characteristic asymmetrical and functional illumination. The design of the cut-out creates a reflector part which is gradually illuminated to emphasize the depth in the luminaire. The cut-out reflector and precise location of the LED's provides an wing-shaped light pattern on the ground. A white highly reflective material around the LED's ensure a wide distribution of light and high efficacy. The cut-out reflector part can be adjusted  $\pm 10^\circ$  after installation to fine tune alignment of several luminaires and light distribution. Standard CCT in 3000K or 4000K, controlled by electronic dimmable driver.

### Material

Top and reflector part: Cast aluminum. Post: Extruded aluminum 0.14" thick. Diffuser: Injection molded U. V. stabilized clear polycarbonate. Internal structure bolts: Galvanized steel 0.23" thick. Internal rotational plate: Cast aluminum 0.23" thick. Anchor bolts: Hot-dipped galvanized steel anchor bolts 1/2" dia. X15". Standard finish are matte, textured surface powder coat with minimum 2 mils thickness in corten color or natural painted aluminum.

### Mounting

Top section housing holds driver and LED's connected with quick-disconnect plug for easy servicing. Terminal block is located in the reflector section. Thru wiring approved. Supplied with IP68 (water-tight) glands to seal mid-section for pass thru wiring. Mounted to a concrete base with (4) anchor bolts on a bolt circle of 8.9 inches.

### Weight

Min: 0 lbs Max: 23.001 lbs

### Dimensions

31.5 IN, 43.3 IN

### Information

Electrical:  
System Wattage: 15W  
LED Wattage: 14W  
Delivered lumens: 536-591 lm  
Efficacy: 35.7-39.4 lm/W  
Certifications:  
cULus, Wet Location  
Protection class IP65  
IK class 10  
BUG Rating: B0-U2-G1  
Controllability: 0-10V Dimming  
Min.-Max. Ambient Temp: -40°C to +70°C  
Color Rendering: Ra>80

### Finish

Corten color, Natural paint aluminum

### Other functions

Alternative mounting options include an 11" base plate, a hidden anchor base or for direct burial. LED in 2700K or 3500K. Amber LED available for sea turtle nesting areas. Custom finishes. Custom pole heights. Alternative dimming controls, including wireless systems.

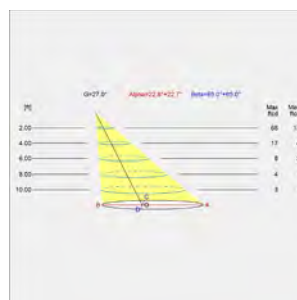
### Voltage

120-277V/60HZ

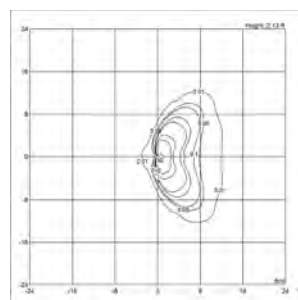
## Light distribution diagrams

For the full data set on all variants, see [louispoulsen.com](http://louispoulsen.com).

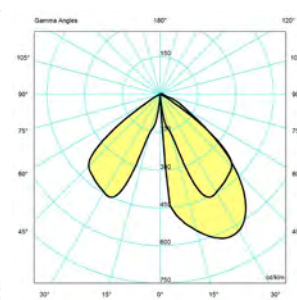
Cartesian



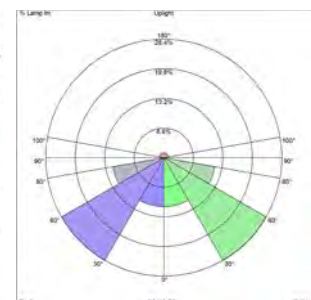
Isolux



Polar



Bug





Specification sheet

3/3  
Flindt Bollard

## Variant options

Dimension	Color	Mounting	Light source	Voltage frequency	Variant number
43.3 IN	Natural paint aluminum	POST W/ANCHORAGE UNIT	15W LED/3000K	120-277V/60HZ	10000139074
43.3 IN	Natural paint aluminum	POST W/BASE PLATE	15W LED/3000K	120-277V/60HZ	10000126945
43.3 IN	Natural paint aluminum	POST W/BASE PLATE	15W LED/4000K	120-277V/60HZ	10000126946
43.3 IN	Natural paint aluminum	POST W/DIRECT BURIAL	15W LED/3000K	120-277V/60HZ	10000126947
43.3 IN	Natural paint aluminum	POST W/DIRECT BURIAL	15W LED/4000K	120-277V/60HZ	10000126948
43.3 IN	Corten color	POST W/BASE PLATE	15W LED/3000K	120-277V/60HZ	10000135834
43.3 IN	Corten color	POST W/DIRECT BURIAL	15W LED/3000K	120-277V/60HZ	10000135835
43.3 IN	Corten color	POST W/BASE PLATE	15W LED/4000K	120-277V/60HZ	10000135836
43.3 IN	Corten color	POST W/DIRECT BURIAL	15W LED/4000K	120-277V/60HZ	10000135837
31.5 IN	Corten color	POST W/BASE PLATE	15W LED/3000K	120-277V/60HZ	10000139024
31.5 IN	Natural paint aluminum	POST W/BASE PLATE	15W LED/3000K	120-277V/60HZ	10000139067
31.5 IN	Corten color	POST W/ANCHORAGE UNIT	15W LED/3000K	120-277V/60HZ	10000139066
31.5 IN	Natural paint aluminum	POST W/ANCHORAGE UNIT	15W LED/3000K	120-277V/60HZ	10000139068
31.5 IN	Corten color	POST W/BASE PLATE	15W LED/4000K	120-277V/60HZ	10000139069
31.5 IN	Natural paint aluminum	POST W/BASE PLATE	15W LED/4000K	120-277V/60HZ	10000139071
31.5 IN	Corten color	POST W/ANCHORAGE UNIT	15W LED/4000K	120-277V/60HZ	10000139070
31.5 IN	Natural paint aluminum	POST W/ANCHORAGE UNIT	15W LED/4000K	120-277V/60HZ	10000139072
43.3 IN	Corten color	POST W/ANCHORAGE UNIT	15W LED/3000K	120-277V/60HZ	10000139073
43.3 IN	Corten color	POST W/ANCHORAGE UNIT	15W LED/4000K	120-277V/60HZ	10000139075
43.3 IN	Natural paint aluminum	POST W/ANCHORAGE UNIT	15W LED/4000K	120-277V/60HZ	10000139076



Project Name \_\_\_\_\_  
Fixture Type \_\_\_\_\_

### PATH-L-08L-SQ

LED Path Light . 08 Series



#### Product Features

- 3W LED architectural square profile path light.
- ETL outdoor wet location listed. IP67 standard.
- Provides subtle flood distribution light.
- Machined from solid billet 6061-T6 corrosion resistant aluminum.

#### Specification

**Materials:** Machined from billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

**Light Source:** CRI 83. Available in CRI95 upon request. The chromaticity range is within a 3-step MacAdam Ellipse. Standard CCT options are 2700K, 3000K, 4000K.

**Finish:** Polyester powder coat on all aluminum materials with RoHS compliant procedures. Anodized finish is available. Stainless steel and brass models are provided with brushed surface.

**Voltage:** 12V AC/DC. Requires remote step down transformer.

**Dimmability:** MLV or ELV.

**Wattage:** 3W HK LED.

#### Ordering Guide

EXAMPLE: PATH-L-08L-SQ - 12V - 3 - 27 - BK - 12"

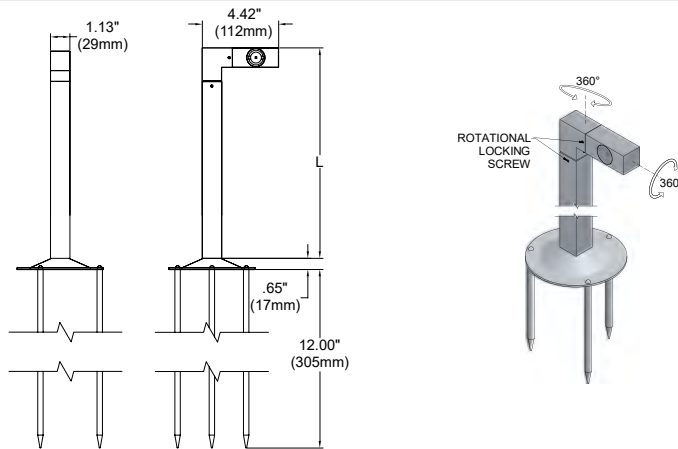
SERIES	MATERIAL	VOLTAGE	WATTAGE	CCT	FINISH	EXTENSION SIZE(L)
PATH-L-08L-SQ	BLANK Aluminum(standard)	12V	3 3W	27 2700K	Standard	12"
	NBR Natural Brass			30 3000K	BK Black Powder Coat	24"
	NSS Natural Stainless Steel			40 4000K	BZ Bronze Powder Coat	30"
	CU Natural Copper				WT White Powder Coat	
					Premium	
					ABK Anodized Black	
					ACL Anodized Clear	
					CC Custom Powder Coat	

Remote Step Down Transformer for 12V fixture(Optional).  
See ["Accessories"](#) link for detailed specification.

Model	Wattage(VA)	Primary Voltage(VAC)	Secondary Volt(VAC)	Dimming Method	Characters
TXM	20 40 50 60 100 150 300	120 or 277	12	MLV	Outdoor, Wall Mount, Compact
TXS	150 300 600	120	Multi-tap of 12, 13, 14, 15 VAC	MLV	Outdoor, Wall mount, Stainless Steel Case
IGT	50 100 300 600	120	12	MLV	In grade
TXE	60	120, 230, or 277	12	ELV	Needs Enclosure, 6ft working distance

#### Product Drawings

NOTE: Specification and dimensions subject to change without notice.







Project Name \_\_\_\_\_

Fixture Type \_\_\_\_\_

## MH02

Accessory . Spike MH Series

### Product Features

- Round-table-shape Stainless steel 3-prong stake.
- 6" or 12" prong length.
- Provides great stability.
- Easy to move around.
- For 12V installation.



### Specification

**Materials:** Spike assembly - 304 stainless steel, 304 stainless steel hardware.

**Mounting:** Accepts 1/2"-14 NPS male fitting.

**Finish:** Polyester powder coat with RoHS compliant procedures.

**Application:** For low voltage installation.

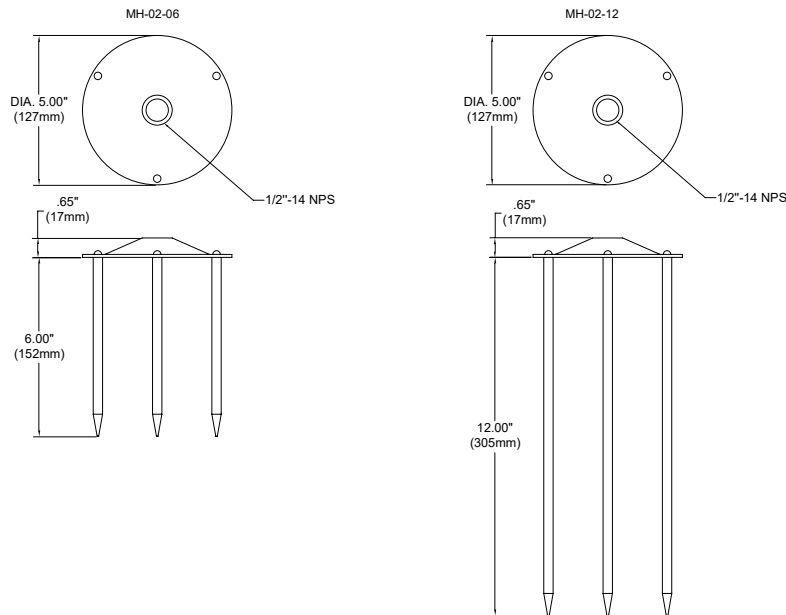
### Ordering Guide

EXAMPLE: MH - 02 - 06 - BZ

SERIES	TYPE	PRONG LENGTH	FINISH
MH	02	06 12	BZ BRONZE POWDER COAT BK BLACK POWDER COAT NSS NATURAL STAINLESS STEEL

### Product Drawings

NOTE: Specification and dimensions subject to change without notice.





# LP NYX 330

Project name:

Project type:

Notes:



## Design

Vilhelm Lauritzen

## Product description

The fixture emits light directed mainly downwards. The fixture has an upward tilt with a compact, single-cast housing. The design and the LED optics provide a wide T3 light distribution.

## Variant options

Color	Light source	Voltage frequency	Distribution/Trim	Reflector/Optics
● Black	19W LED/3000K	120-277V/60HZ	T3	DIFFUSER/ALUM REFL
● Graphite grey	19W LED/4000K		T4	WHITE REFL
● Silver grey	29W LED/3000K			
	29W LED/4000K			



Specification sheet

2/3  
LP NYX 330

### Light description

Industry leading Advance FastFlex LED boards present LEDs in a wide illuminating panel that is more comfortable than the glare of a single high-powered LED. Individual LED lenses provide downward directed light with the choice of either Type III or Type V distribution. Features functional light with high performance. LEDs are recessed in the solid aluminum housing to reduce glare at wide viewing angles. Optional aluminum shroud can be added after installation for a full cutoff (BUG U=0) rating. Standard CCT in 3000K or 4000K, controlled by electronic dimmable driver.

### Mounting

Mounts onto either dual round aluminum (DRA-5IN-3IN) with provided tenon or directly on tapered aluminum (TAPER-5IN-2.4IN) pole. Slip fits directly onto pole top of 2.4 inch diameter by 3.0 inch depth.

### Information

Electrical:  
System Wattage: 19W or 29W  
LED Wattage: 18 W or 28 W  
Delivered lumens: 1,429-3,141  
Efficacy: 75.2 lm/W - 108.3 lm/W  
Certifications:  
cULus, Wet Location  
Protection class IP65  
IK class 10  
BUG Rating: B1-U2-G1  
Controllability: 0-10V Dimming  
Min.-Max. Ambient Temp: -40°C to +55°C  
Color Rendering: Ra≥80  
Wind Load EPA: 0.9 sq ft

### Finish

Black, Graphite grey, Silver grey

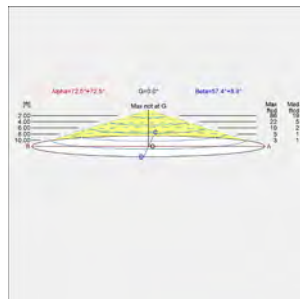
### Voltage

120-277V/60HZ

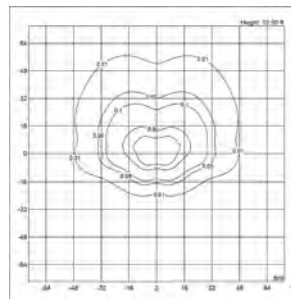
## Light distribution diagrams

For the full data set on all variants, see [louispoulsen.com](http://louispoulsen.com).

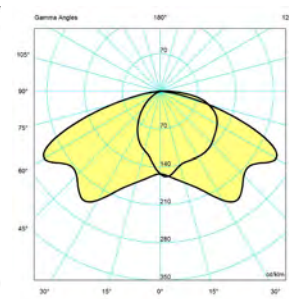
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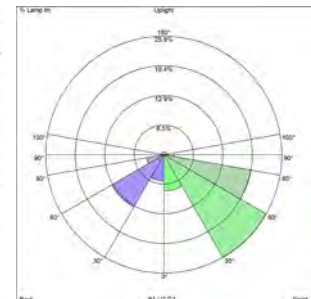
Isolux



Polar



Bug



### Material

Housing is die-cast aluminum. Reflector and top cover are injection molded, UV stabilized opal acrylic, 0.12 inch thick. Bottom lens is clear, UV stabilized polycarbonate, 0.12 inch thick. Hardware is high quality stainless steel.

Standard finish are matte, textured surface powder coat with minimum 2 mils thickness in black, graphite grey, or silver grey.

### Weight

Min: 0 lbs Max: 15.653 lbs

### Other functions

LED CCT in 2700K, 3500K, or 5000K. Amber LED available for sea turtle nesting areas. Surge protector with 10,000 Amp current rating. Mounting onto other pole diameters. Custom finishes. Alternative dimming controls, including wireless systems.

### Specification notes

- a. DIFFUSER/ALUMINUM REFLECTOR only available with T4 distribution.
- b. WHITE REFLECTOR only available with T3 distribution.



Specification sheet

3/3  
LP NYX 330

## Variant options

Color	Light source	Voltage frequency	Distribution/Trim	Reflector/Optics	Variant number
● Graphite grey	19W LED/3000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912016
● Black	19W LED/3000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912003
● Silver grey	19W LED/3000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912029
● Black	19W LED/4000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912032
● Graphite grey	19W LED/4000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912045
● Silver grey	19W LED/4000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912058
● Black	29W LED/3000K	120-277V/60HZ	T3	WHITE REFL	5747912061
● Black	29W LED/3000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912074
● Graphite grey	29W LED/3000K	120-277V/60HZ	T3	WHITE REFL	5747912087
● Graphite grey	29W LED/3000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912090
● Silver grey	29W LED/3000K	120-277V/60HZ	T3	WHITE REFL	5747912100
● Silver grey	29W LED/3000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912113
● Black	29W LED/4000K	120-277V/60HZ	T3	WHITE REFL	5747912126
● Black	29W LED/4000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912139
● Graphite grey	29W LED/4000K	120-277V/60HZ	T3	WHITE REFL	5747912142
● Graphite grey	29W LED/4000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912155
● Silver grey	29W LED/4000K	120-277V/60HZ	T3	WHITE REFL	5747912168
● Silver grey	29W LED/4000K	120-277V/60HZ	T4	DIFFUSER/ALUM REFL	5747912171

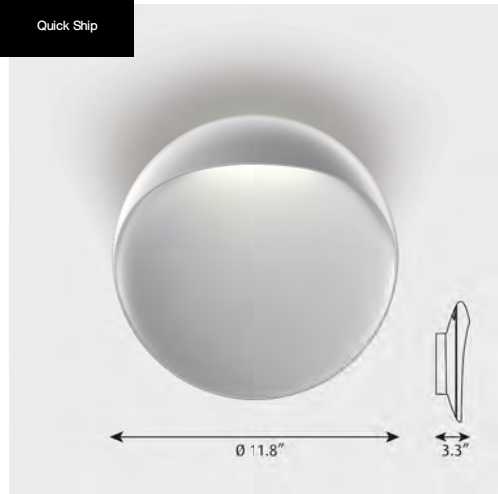


# Flindt Wall

**Project name:**

**Project type:**

**Notes:**



## Design

Christian Flindt

## Product description

Beautifully sculpted circular wall-mounted fixture that provides carefully crafted illumination for outdoor and indoor spaces. The gentle direct light illuminates the lunar like glowing disk with a gentle (top) back light which adds a layered depth. The Flindt Wall is complimented by the Flindt Bollard which provide a widely spaced pathway illumination.

## Variant options

Dimension	Color	Light source	Voltage frequency	Lighting control
11.8 IN	<input type="radio"/> Corten color	10W LED/2700K	120-277V/60HZ	Dim 0-10v Phase dimming (mains dimm)
15.7 IN	<input type="radio"/> Natural paint aluminum	10W LED/3000K		
7.9 IN	<input type="radio"/> White texture	30W LED/2700K		
		30W LED/3000K		

## Specification notes

a. 7.9 IN only available with 10W LED/DIM PHASE+0-10V. (Phase dimming only with 120V supply). b. 11.8 IN and 15.7 IN only available with 30W LED/120-277V/DIM 0-10V.



Specification sheet

2/3  
Flindt Wall

### Light description

The luminaire emits glare-free light. Concealed direct light reflects off of the front surface as well as upwards onto the wall surface. Available in 2700K or 3000K, additional CCT may be available. 7.9 in., 11.9 in. and 15.7 in. diameter fixtures available with 0-10V dimming (7.9in is also available with phase dimming at 120V).

### Material

Front and back housing: Die cast aluminum, minimum 0.1" thick. Lens: Injection molded U. V. and weather resistant clear acrylic, 0.12" thick. Standard finish are matte, textured surface powder coat with minimum 2 mils thickness in corten color, natural painted aluminum, or white.

### Mounting

Mounted directly to finished surface over a recessed junction box. Mounting hardware by others. Location of junction box is offset from center of fixture. Anchor locations differ by fixture size. Refer to mounting instructions for further information.

### Weight

Min: 14.808 lbs Max: 8.488 lbs

### Information

Electrical:  
System Wattage: 10 - 30 W  
LED Wattage: 9 - 28 W  
Delivered lumens: 336 lm - 1,052 lm  
Efficacy: 33.6 - 35.1 lm/W  
Certifications:  
cULus, Wet Location  
Protection class IP65  
IK class 08 (7.9IN); 09 (11.8IN & 15.7IN)  
BUG Rating: B0-U3-G1  
Controllability: 0-10V Dimming  
Min.-Max. Ambient Temp: -20°C to +40°C  
Color Rendering: Ra≥90

### Dimensions

11.8 IN, 15.7 IN, 7.9 IN

### Finish

Corten color, Natural paint aluminum, White texture

### Voltage

120-277V/60HZ

### Other functions

LED in 2700K, 3500K, 4000K, 5000K, or 5700K. Amber LED available for sea turtle nesting areas. Custom finishes. Alternative dimming controls.

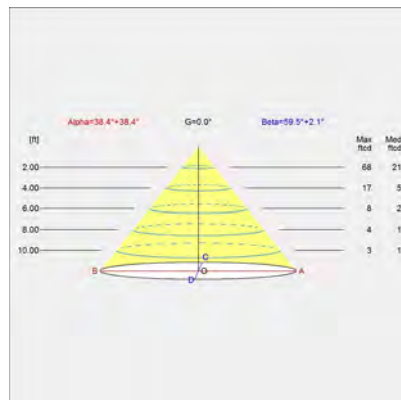
### Specification notes

- a. 7.9 IN only available with DIM PHASE+0-10V.
- b. 11.8 IN and 15.7 IN only available with DIM 0-10V.

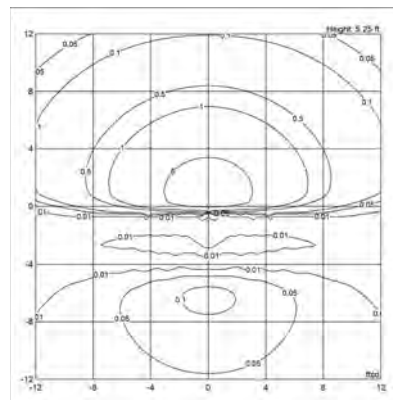
## Light distribution diagrams

For the full data set on all variants, see [louispoulsen.com](http://louispoulsen.com).

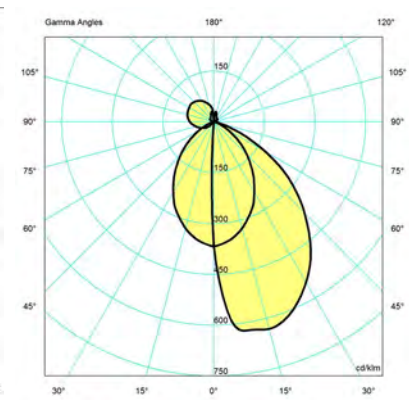
Cartesian



Isolux



Polar





Specification sheet

3/3  
Flindt Wall

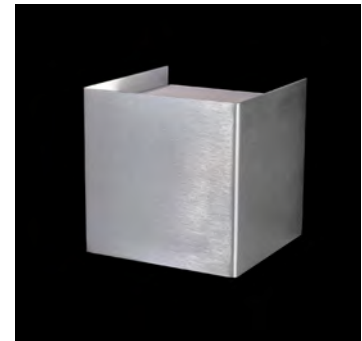
## Variant options

Dimension	Color	Light source	Voltage frequency	Lighting control	Variant number
11.8 IN	Natural paint aluminum	30W LED/3000K	120-277V/60HZ	Dim 0-10v	5747912757
7.9 IN	Natural paint aluminum	10W LED/2700K	120-277V/60HZ	Phase dimming (mains dimm)	5747912621
7.9 IN	Natural paint aluminum	10W LED/3000K	120-277V/60HZ	Phase dimming (mains dimm)	5747912634
7.9 IN	Corten color	10W LED/2700K	120-277V/60HZ	Phase dimming (mains dimm)	5747912663
7.9 IN	Corten color	10W LED/3000K	120-277V/60HZ	Phase dimming (mains dimm)	5747912676
7.9 IN	White texture	10W LED/2700K	120-277V/60HZ	Phase dimming (mains dimm)	5747912702
7.9 IN	White texture	10W LED/3000K	120-277V/60HZ	Phase dimming (mains dimm)	5747912715
11.8 IN	Natural paint aluminum	30W LED/2700K	120-277V/60HZ	Dim 0-10v	5747912744
11.8 IN	Corten color	30W LED/2700K	120-277V/60HZ	Dim 0-10v	5747912786
11.8 IN	Corten color	30W LED/3000K	120-277V/60HZ	Dim 0-10v	5747912799
11.8 IN	White texture	30W LED/2700K	120-277V/60HZ	Dim 0-10v	5747912825
11.8 IN	White texture	30W LED/3000K	120-277V/60HZ	Dim 0-10v	5747912838
15.7 IN	Natural paint aluminum	30W LED/2700K	120-277V/60HZ	Dim 0-10v	5747912867
15.7 IN	Natural paint aluminum	30W LED/3000K	120-277V/60HZ	Dim 0-10v	5747912870
15.7 IN	Corten color	30W LED/2700K	120-277V/60HZ	Dim 0-10v	5747912906
15.7 IN	Corten color	30W LED/3000K	120-277V/60HZ	Dim 0-10v	5747912919
15.7 IN	White texture	30W LED/2700K	120-277V/60HZ	Dim 0-10v	5747912948
15.7 IN	White texture	30W LED/3000K	120-277V/60HZ	Dim 0-10v	5747912951



# Cubed Wall Sconce

The Cubed wall sconce is a small, but mighty lighting tool. The simple shape provides 400 lumens of warm LED light up and 400 lumens down. The compact form is under 4" in all directions, a perfect solution for ADA compliance. Best of all, the broad variety of standard and custom finishes enable this fixture to either blend with a wall color or provide pops of color or interest. It can be used inside or outdoors, standing alone or in series across a wall. Available as a 400 or 800 lumen downlight as well as in taller versions.

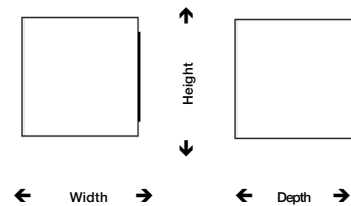


Made in USA.

## SPECIFICATIONS

<b>LEDs</b>	2700K, 3000K or 3500K; 92+ CRI CREE XP-E2 800 lumens (400 up/ 400 down), 400 lumen downlight or 800 lumen downlight
<b>Optics</b>	Standard diffuse or Narrow beam 10°
<b>Power Requirements</b>	120-277 vac; 700mA Constant Current
<b>Dimming</b>	0-10V, ELV, 1%, DMX or DALI with certified power supplies
<b>Construction</b>	RoHS compliant materials and manufacturing anodized aluminum, stainless steel, polycarbonate
<b>Finish</b>	Brushed anodized and powder coat paint. Custom colors and finishes available
<b>Installation</b>	Fits horizontal deep switch box OR standard j-box with horizontal single gang trim
<b>Certifications</b>	ETL for wet and dry locations; LM-79 available
<b>Warranty</b>	Five year limited warranty; other warranties may also apply

MODEL	Lumens	Watts	Dimensions
	827	20 up/down	4"w x 4"h x 3.95"d
	413	10 downlight or uplight	4"w x 4"h x 3.95"d
			See below for other sizes meets ADA requirements



## ORDER INFO

model	size	light color	usage	finish	optics [optional]
<b>LLWS.CB.</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	04 = 04"w x 4"h x 4"d 04-18T = 04"w x 18"h x 4"d 04-24T = 04"w x 24"h x 4"d 04CST-XX = 4"w x XX"h x 4"d	27 = 2700K 30 = 3000K 35 = 3500K 27D = 2700K down 30D = 3000K down 35D = 3500K down	IN = Interior, dry rated WT = Outdoor, wet rated	SL = Silver anodized brushed SLS = Silver polished anodized BR = Bronze anodized brushed -IN BRP = Bronze powder coat -WT WHG= White, or SB = Snowberry BKG = Black Gloss BKS = Black Satin BL = Lagoon RD = Red Pepper OR = Tangerine MS = Mustard Seed CST+RAL = Custom RAL color	Blank= Standard Lens N10 = Narrow Beam 10° DBL=800 lms down DBL.N10 = 800 lms down with Narrow Beam 10°

Lindsley Lighting, LLC  
925.254.1860 P  
888.695.3699 F

lindsleylighting.com  
sales@lindsleylighting.com

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.





# Cubed Sconce

## ORDER GUIDE

Cubed Sconce [ LLWS.CB ]

### Size

- 4" w [ .04 ]                       4" w x 18"h [ .04-18T ]
- 4" w x 24"h [ .04-24T ]            4" w x Custom height [ .04CST-XX ]

### LED Color Temperature & Downlight designation

- 2700°K up & down [ .27 ]            3000°K up & down [ .30 ]            3500°K up & down [ .35 ]
- 2700°K downlight only [ .27D ]    3000°K downlight only [ .30D ]    3500°K downlight only [ .35D ]

### Usage

- Interior [ .IN ]                       Exterior [ .WT ]

### Faceplate Finish

- Silver anodized-brushed [ .SL ]                       Deep Bronze anodized-brushed [ .BR ] *interior only*
- Silver anodized-polished (additional cost) [ .SLS ]
- Deep Bronze powder coat [ .BRP ] *suitable for exterior or interior*
- White Gloss [ .WHG ]            Black Gloss [ .BKG ]            Black Satin [ .BKS ]            White Satin [ .WHS ]
- Red Pepper [ .RD ]            Lagoon [ .BL ]            Tangerine [ .OR ]            Mustard Seed [ .MS ]
- Snowberry [ .SB ]            Custom RAL Powdercoat (additional cost) [ .CST+RAL# ]

### Optics / Specialty

- Standard lens                       Narrow beam 10° [ .N10 ]
- 800 lm down [DBL]            800 lm down, with 10° narrow beam [ .DBLN10 ]

### PRODUCT NUMBER INFO

model	size	light color	usage	finish	optics [optional]
LLWS.CB.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	04 = 04"w x 4"h x 4"d 04-18T = 04"w x 18"h x 4"d 04-24T = 04"w x 24"h x 4"d 04CST-XX = 4"w x XX"h x 4"d	27 = 2700K 30 = 3000K 35 = 3500K 27D = 2700K down 30D = 3000K down 35D = 3500K down	IN = Interior, dry rated WT = Outdoor, wet rated	SL = Silver anodized brushed BRP = Bronze powder coat -WT WHG = White Gloss WHS = White Satin BKS = Black Satin BKG = Black Gloss See above for more	Blank = Standard N10 = Narrow 10° DBL = 800 lumens down DBLN10 = 800 lumens down with 10° beam

### Driver Options (additional cost) **REQUIRED**

- 0-10V 10% Dimming            Hatch LC25-0700Z-UNV-Q; 120-277V fits in a standard j-box
  - ELV 10% Phase Dimming       Hatch LC25-0700P-120-Q, 120V fits in a standard j-box
  - 1% Dimming 0-10V            EldoLED ECODrive 30W remote only
  - 0% Dimming 0-10V            EldoLED SOLODrive 30W remote only
  - 1% Dimming ELV            Lutron Hi Lume Series A remote only
  - DMX or DALI Dimming        EldoLED [call for spec] remote only
- call for other options

Issued 1.01.19 p 31

# Palm Canyon Residences

575 N PALM CANYON DR.  
PALM SPRINGS, CA 92262

NOT FOR CONSTRUCTION

## PROJECT TEAM

**CLIENT**  
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250 East Wisconsin Avenue, Suite 1610  
Milwaukee, WI 53202  
Contact: Peter Mahler  
email: pmahler@mahlerent.com

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F: (323) 785-1801  
Contact:  
email:

**PROJECT MANAGEMENT**  
NAME  
Address  
Address Line 2  
T:  
Contacts:  
e-mail:

**GENERAL CONTRACTOR**  
NAME  
Address  
Address Line 2  
T:  
Contacts:  
e-mail:

**EXPEDITOR**  
NAME  
Address  
Address Line 2  
T:  
Contact:  
e-mail:

**STRUCTURAL**  
NAME  
Address  
Address Line 2  
T:  
Contacts:  
e-mail:

**CIVIL ENGINEER**  
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Contacts: Rodney Reed  
e-mail: RReed@msaconsultinginc.com

**IRRIGATION CONSULTANT**  
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F: (951) 461-6850  
Contacts: Daniel ZumMallen  
e-mail: dzummallen@sweeneyassoc.com

**GEOTECHNICAL ENGINEER**  
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Address  
Address Line 2  
T:  
Contacts:  
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**SURVEYOR**  
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Rancho Mirage, CA 92270  
T: (760) 320-9811  
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**LIGHTING CONSULTANT**  
eSQUARED  
2316 Ralston Ln  
Redondo Beach, CA 90278  
T: (310) 374-5316  
F:  
Contacts: Erin Erdman  
email: Erin@esquaredlighting.com

**TITLE 24 ENERGY CONSULTANT**  
NAME  
Address  
Address  
T :  
F:  
Contacts:  
email:

## PROJECT DATA

**PROJECT DESCRIPTION:** THE DEVELOPMENT OF (4) EMPTY LOTS INTO 24 MULTI-FAMILY CONDOMINIUMS.

**ADDRESS:** 575 N PALM CANYON DRIVE

**LEGAL INFORMATION**  
APN: 505-322-001-6; 505-322-002-7; 505-322-003-8; 505-322-004-9  
26,189 SF + 26,215 SF + 26,100 SF + 26,100 SF = 104,604 SF  
LOT AREA AFTER CORNER R/W REDUCTION = 104,437 SF  
XXX  
VISTA ACRES  
6  
**1, 2, 3, 4**

**GENERAL PLAN:** CENTRAL BUSINESS DISTRICT  
**ZONING:** C-1

**MAX HEIGHT LIMITS:** 30'-0"

**BUILDING HEIGHTS:** BUILDING 'A' = 24'-0"  
BUILDING 'B' = 24'-0"  
BUILDING 'C' = 26'-0"

**APPLICABLE CODE:** 2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA GREEN BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA FIRE CODE  
ALL w/ PALM SPRINGS AMENDMENTS

**SETBACKS:** 5'-0" AT STREET

**OCCUPANCY:** R-2

**CONSTRUCTION TYPE:** TYPE VA

**BUILDABLE FLOOR AREA:** BUILDING 'A' = 5,506 SF  
BUILDING 'B' = 11,909 SF  
BUILDING 'C' = 30,362 SF  
BUILDING 'D' = 24,843 SF  
OUTDOOR CANOPIES = 1,193 SF  
TOTAL 73,812 SF

**STORIES:** 2 STORIES

**LOT COVERAGE:** BUILDING FOOTPRINT 42,737 SF 41%  
OPEN SPACE: 56,803 SF 54%

**DENSITY:** TOTAL FAR 0.71

**PARKING:** REFER TO SHEET A1.01 SITE PLAN

**SPRINKLERS:** FULLY SPRINKLERED PER 903.3.1.1

**FLOOR AREA CALCULATION:** REFER TO SHEET A1.01 SITE PLAN

## SHEET INDEX

SHEET LIST - CIVIL				
SHEET NO.	SHEET NAME	ISSUE 1	ISSUE 2	
C	SURVEY	•	•	
C1	PRELIMINARY GRADING EXHIBIT	•	•	
C2	SITE CROSS SECTIONS	•	•	
C3	SITE PHOTOS	•	•	
C4	PRELIMINARY WATER & SEWER EXHIBIT	•	•	

SHEET LIST - ARCHITECTURE				
SHEET NO.	SHEET NAME	ISSUE 1	ISSUE 2	
G0.01	TITLE SHEET	•	•	
A1.01	SITE PLAN	•	•	
A2.01	FLOOR PLAN - LEVEL 1	•	•	
A2.02	FLOOR PLAN - LEVEL 2	•	•	
A2.03	ROOF PLAN	•	•	
A3.01	EXTERIOR ELEVATIONS	•	•	
A3.02	EXTERIOR ELEVATIONS	•	•	
A3.03	EXTERIOR ELEVATIONS	•	•	
A3.04	EXTERIOR ELEVATIONS	•	•	

SHEET LIST - LANDSCAPE				
SHEET NO.	SHEET NAME	ISSUE 1	ISSUE 2	
L0.20	OVERALL SITE PLAN	•	•	
L0.21	ILLUSTRATIVE SITE PLAN - GROUND FLOOR	•	•	
L0.22	ILLUSTRATIVE SITE PLAN - SECOND FLOOR	•	•	
L0.30	ILLUSTRATIVE PLAN - ENLARGEMENT A	•	•	
L0.31	ILLUSTRATIVE PLAN - ENLARGEMENT B	•	•	
L0.32	ILLUSTRATIVE PLAN - ENLARGEMENT C	•	•	
L0.33	ILLUSTRATIVE PLAN - ENLARGEMENT D	•	•	
L6.00	IRRIGATION LEGEND & NOTES		•	
L6.01	OVERALL IRRIGATION PLAN		•	
L6.10	IRRIGATION PLAN A		•	
L6.11	IRRIGATION PLAN B		•	
L6.12	IRRIGATION PLAN C		•	
L6.13	IRRIGATION PLAC D		•	
L6.20	IRRIGATION DETAILS		•	
L6.21	IRRIGATION DETAILS		•	
L6.22	IRRIGATION DETAILS		•	
L7.00	PLANTING NOTES & SCHEDULE	•	•	
L7.01	OVERALL PLANTING PLAN	•	•	
L7.02	PARKING LOT SHADING EXHIBIT	•	•	
L7.10	TREE PLAN A	•	•	
L7.11	TREE PLAN B	•	•	
L7.12	TREE PLAN C	•	•	
L7.13	TREE PLAN D	•	•	
L7.20	PLANTING PLAN A	•	•	
L7.21	PLANTING PLAN B	•	•	
L7.22	PLANTING PLAN C	•	•	
L7.23	PLANTING PLAN D	•	•	
LT2.01	EXTERIOR LIGHTING PLAN	•	•	

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Palm Canyon Residences

575 N PALM CANYON DR.  
PALM SPRINGS, CA 92262

10.09.20 ENTITLEMENTS  
08.04.21 ENTITLEMENTS  
11.29.22 ENTITLEMENTS

TITLE SHEET

DATE 1/25/2023 4:13:10 PM

SCALE 1/8" = 1'-0" (WHEN PRINTED ON 11X17 SHEET)

DRAWING NO. **G0.01**

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CONSTRUCTION

## Palm Canyon Residences

575 N PALM CANYON DR.  
PALM SPRINGS, CA 92262

10.09.20 ENTITLEMENTS  
08.04.21 ENTITLEMENTS  
11.29.22 ENTITLEMENTS  
01.24.23 ENTITLEMENTS

### SITE PLAN

DATE 1/25/2023 4:12:36 PM

SCALE 1" = 30'-0" (WHEN PRINTED ON 11x17 SHEET)

# A1.01

#### PARKING REQUIRED PER 92.26.00 'D' DOWNTOWN PARKING COMBINED ZONE

(5) 1 BEDROOM UNITS x .5 STALLS PER UNIT	=	2.5 STALLS
(13) 2 BEDROOM UNITS x 1 STALLS PER UNIT	=	13 STALLS
(6) 3 BEDROOM UNITS x 1 STALLS PER UNIT	=	6 STALLS
<b>TOTAL RESIDENTIAL STALLS</b>	=	<b>26 STALLS</b>
		(3) EV READY
RETAIL 1/375 SF (5,411 SF) = 15	=	<b>15 STALLS</b>
		(1) EV CHARGING
<b>TOTAL</b>	=	<b>41 STALLS REQUIRED</b>
		1 ADA ACCESSIBLE
		1 VAN ACCESSIBLE
		4 EV CHARGING

#### PARKING PROVIDED

(38) 1 CAR GARAGES	=	38 STALLS
<b>TOTAL ASSIGNED RESIDENTIAL STALLS</b>	=	<b>38 STALLS</b>
(14) STANDARD GUEST/RETAIL STALLS	=	16 GUEST STALLS
(1) STANDARD ACCESSIBLE	=	1 STALL
(1) VAN ACCESSIBLE	=	1 STALL
<b>TOTAL</b>	=	<b>54 TOTAL STALLS</b>

#### EV STALLS

PER 93.06.00(B)(12)(c) 10% OF PROVIDED PARKING SHALL BE WIRED TO SUPPORT FUTURE ELECTRIC VEHICLE CHARGING.

#### FLOOR AREA CALCULATIONS

LOT AREA = 104,437 SF

BUILDING	SPACE	LEVEL 1	LEVEL 2
A	PARKING	2,310 SF	
	RESIDENTIAL		2,265 SF
	COVERED EXTERIOR	705 SF	225 SF
B	PARKING	2,414 SF	
	RESIDENTIAL	3,503 SF	4,091 SF
	COVERED EXTERIOR	667 SF	1,235 SF
C	RETAIL	1,200 SF	
	GATEHOUSE	819 SF	
	RESIDENTIAL	15,774 SF	7,080 SF
	COVERED EXTERIOR	3,746 SF	1,743 SF
D	PARKING	4,242 SF	
	RETAIL	4,211 SF	
	AMENITY	1,822 SF	
	RESIDENTIAL	1,691 SF	9,092 SF
	COVERED EXTERIOR	1,489 SF	2,295 SF
MISC.	CANOPIES	1,193 SF	
<b>TOTALS</b>	ENCLOSED BLDG	<b>37,986 SF</b>	<b>22,528 SF</b>
	COVERED EXTERIOR	<b>7,800 SF</b>	<b>5,498 SF</b>
<b>TOTAL:</b>	ENCLOSED BLDG	<b>60,514 SF</b>	
	COVERED	<b>13,298 SF</b>	
	<b>BUILDABLE AREA</b>	<b>73,812 SF</b>	

FAR = 0.71

#### OPEN SPACE CALCULATION

REQUIRED:  
C-1: N/A

DEFINITION PER PSZC 91.00.10:  
'OPEN SPACE' MEANS ANY PARCEL OR AREA OF LAND OR WATER WHICH IS SET ASIDE, DEDICATED, DESIGNATED, OR RESERVED FOR PUBLIC USE OR FOR PRIVATE USE AND ENJOYMENT OF OWNERS AND OCCUPANTS OF LAND ADJOINING OR NEIGHBORING SUCH OPEN SPACE. OPEN SPACE MAY INCLUDE NATURAL AREAS, PARKS, TRAILS, SIDEWALKS, LANDSCAPED MEDIANS, SWIMMING POOLS, RECREATIONAL FACILITIES, WATER FEATURES, DRAINAGE FACILITIES, AND SIMILAR FEATURES AND AMENITIES, BUT SHALL NOT INCLUDE STREETS, DRIVEWAYS, PARKING LOTS, OR HABITABLE BUILDINGS.

PROVIDED:	
COMMON OPEN SPACE:	35,139 SF
PRIVATE OPEN SPACE*:	21,664 SF
TOTAL OPEN SPACE:	56,803 SF
<b>% OF LOT AREA:</b>	<b>54%</b>

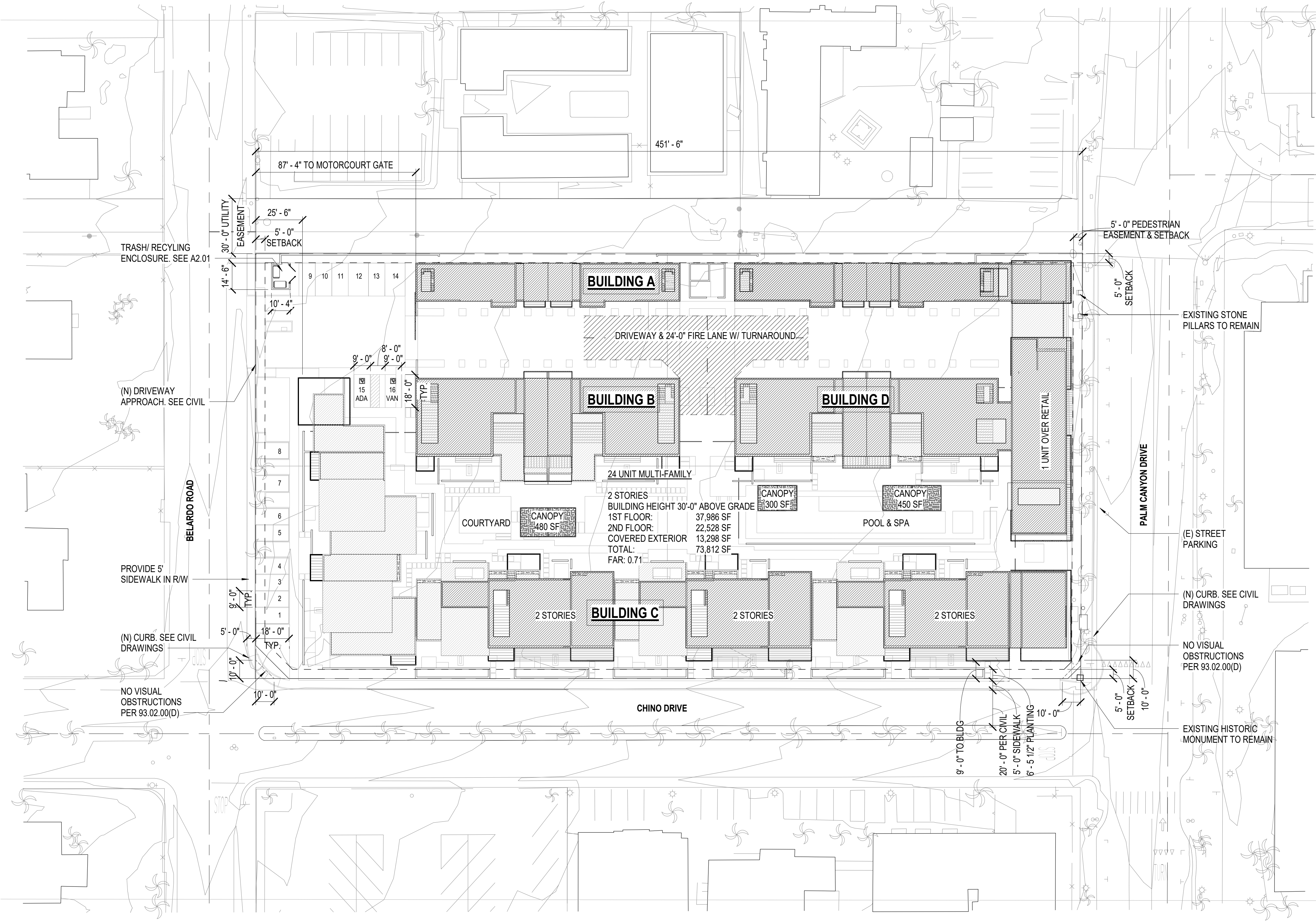
\*INCLUDES SECOND FLOOR EXTERIOR SPACE AND COVERED SPACE INCLUDED IN TOTAL FLOOR AREA ABOVE

#### BUILDING PROGRAM & UNIT COUNT

<b>BUILDING A</b>	
LEVEL 1 - (10) ASSIGNED PARKING STALLS	2,310 SF
LEVEL 2 - (2) RESIDENTIAL UNITS	2,265 SF
COVERED EXTERIOR	930 SF
<b>TOTAL</b>	<b>5,506 SF</b>
<b>BUILDING B</b>	
LEVEL 1 - (10) ASSIGNED PARKING STALLS	2,414 SF
(2) RESIDENTIAL UNITS	3,503 SF
LEVEL 2 - (2) RESIDENTIAL UNITS	4,091 SF
COVERED EXTERIOR	1,902 SF
<b>TOTAL</b>	<b>11,909 SF</b>

<b>BUILDING C</b>	
LEVEL 1 - RETAIL	1,200 SF
GATEHOUSE	819 SF
(8) RESIDENTIAL UNITS	15,774 SF
LEVEL 2 - (3) RESIDENTIAL UNIT	7,080 SF
COVERED EXTERIOR	5,489 SF
<b>TOTAL</b>	<b>30,362 SF</b>

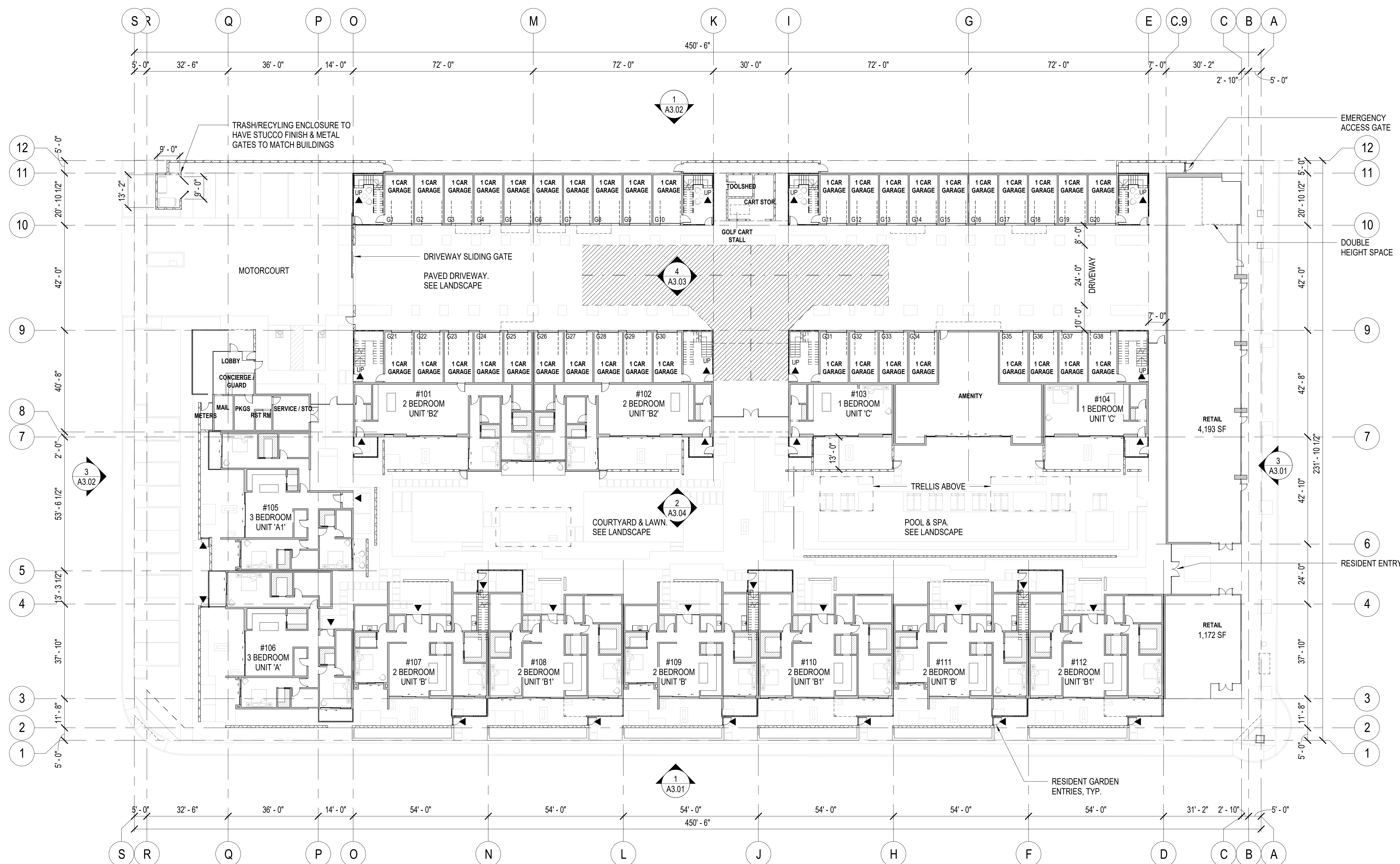
<b>BUILDING D</b>	
LEVEL 1 - (18) ASSIGNED PARKING STALLS	4,243 SF
RETAIL	4,211 SF
AMENITY	1,822 SF
(2) RESIDENTIAL UNITS	1,691 SF
LEVEL 2 - (5) RESIDENTIAL UNIT	9,092 SF
COVERED EXTERIOR	3,784 SF
<b>TOTAL</b>	<b>24,843 SF</b>



### SITE PLAN

1" = 30'-0"

1



LEVEL 01  
1" = 20'-0" **1**



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 CONSTRUCTION

## Palm Canyon Residences

575 N PALM CANYON DR.  
 PALM SPRINGS, CA 92262

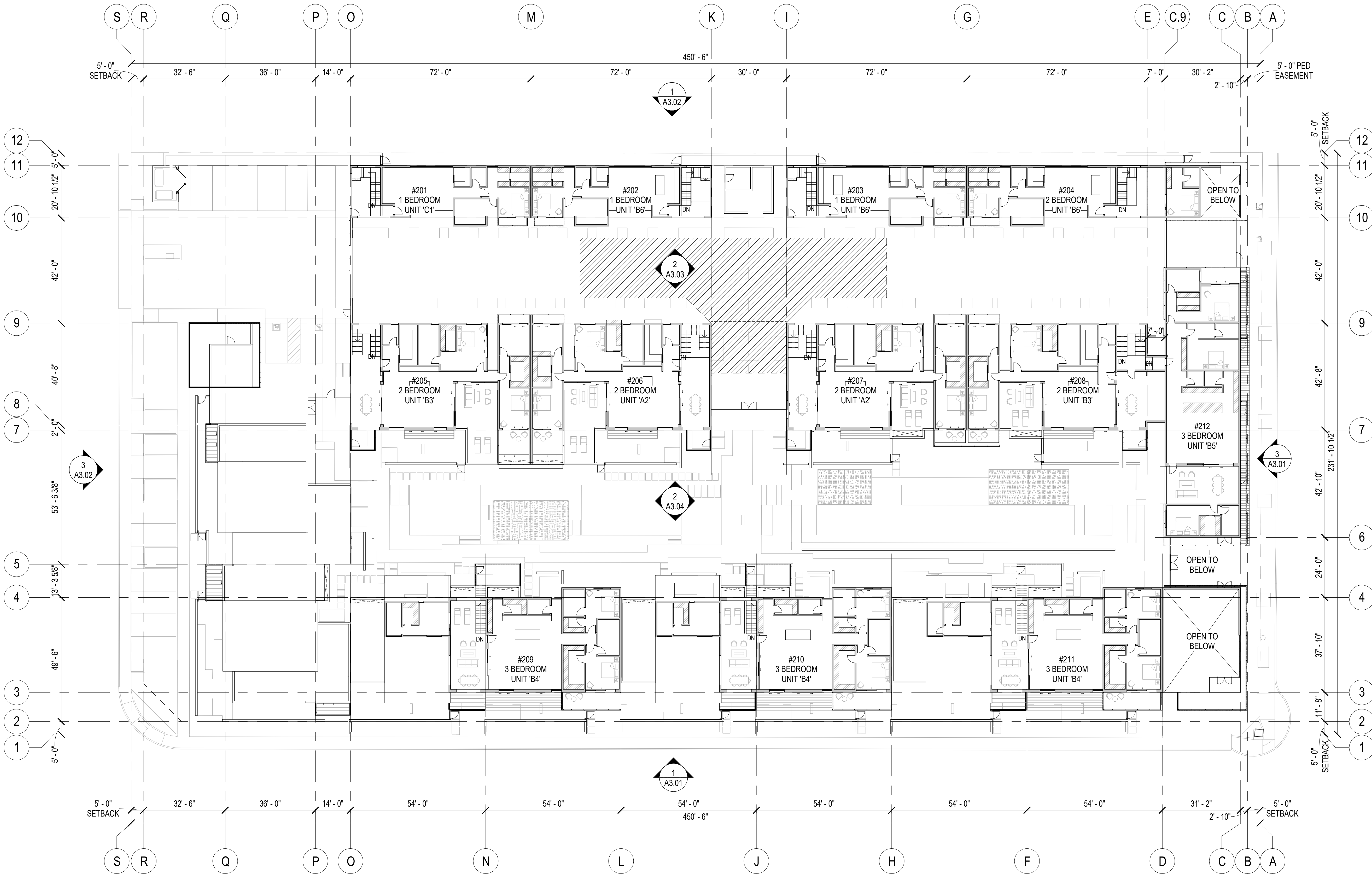
ISSUES  
 10.09.20 ENTITLEMENTS  
 08.04.21 ENTITLEMENTS  
 11.29.22 ENTITLEMENTS  
 01.24.23 ENTITLEMENTS

FLOOR PLAN - LEVEL 2

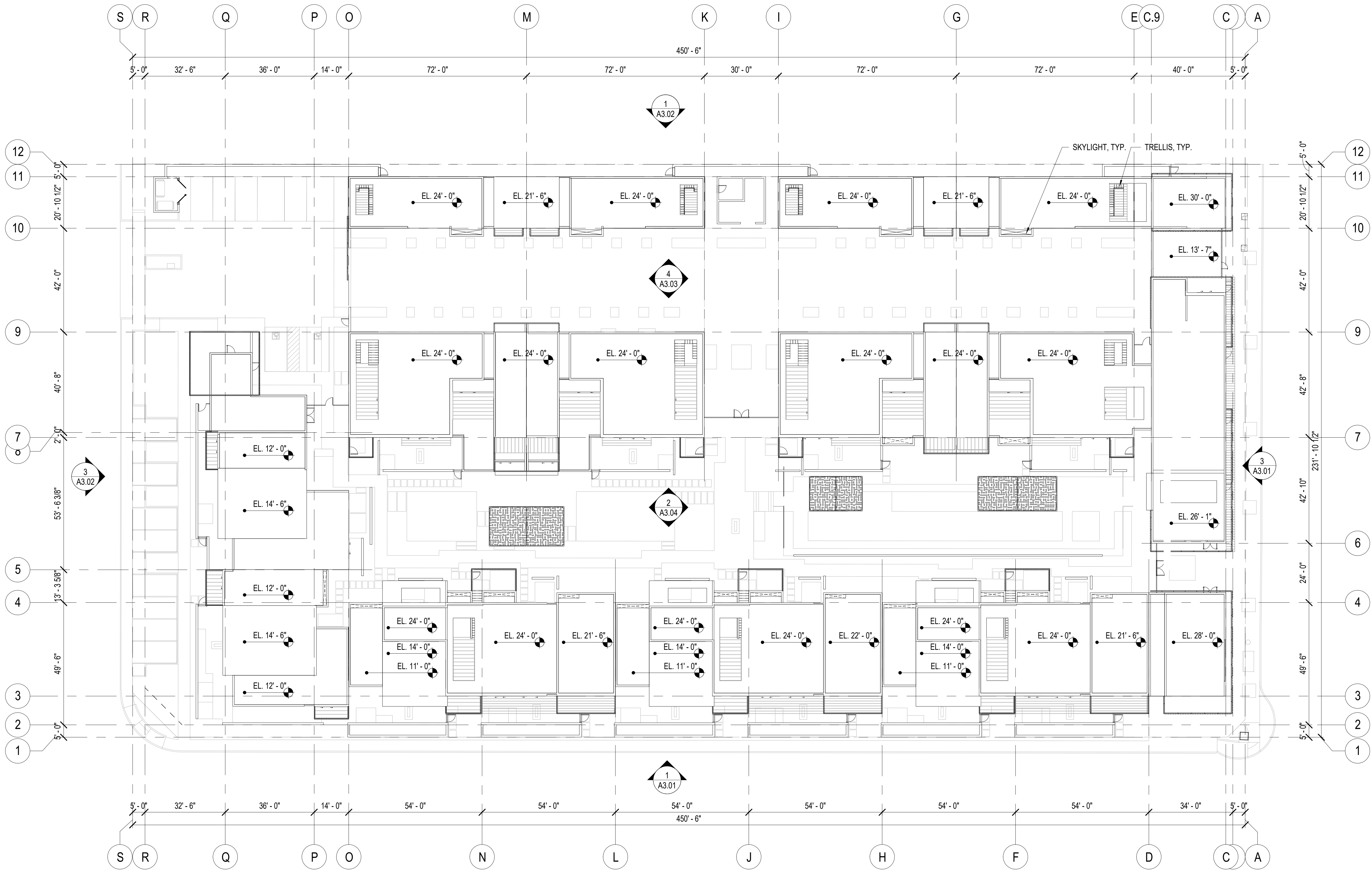
DATE 1/25/2023 4:12:41 PM

SCALE 1" = 20'-0" (WHEN PRINTED ON 11X17 SHEET)

DRAWING NO. **A2.02**



LEVEL 02  
 1" = 20'-0" **1**



NOT FOR  
 CONSTRUCTION

## Palm Canyon Residences

575 N PALM CANYON DR.  
 PALM SPRINGS, CA 92262

- ISSUES
- 10.09.20 ENTITLEMENTS
  - 08.04.21 ENTITLEMENTS
  - 11.29.22 ENTITLEMENTS
  - 01.24.23 ENTITLEMENTS

### ROOF PLAN

ROOF PLAN

1

1" = 20'-0"

# A2.03



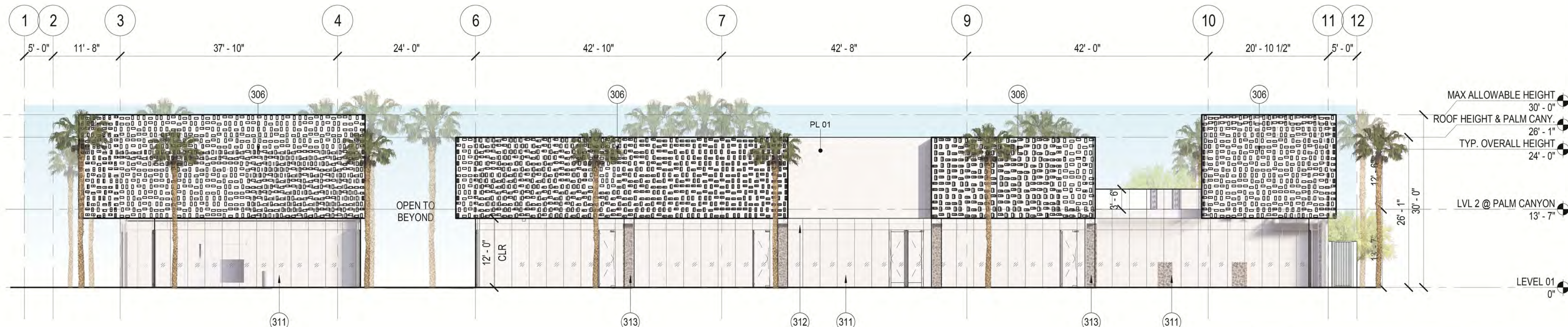
# RIOS

3101 W EXPOSITION PLACE  
LOS ANGELES, CA 90018  
PH: 323.785.1800  
FAX: 323.785.1801  
rios.com

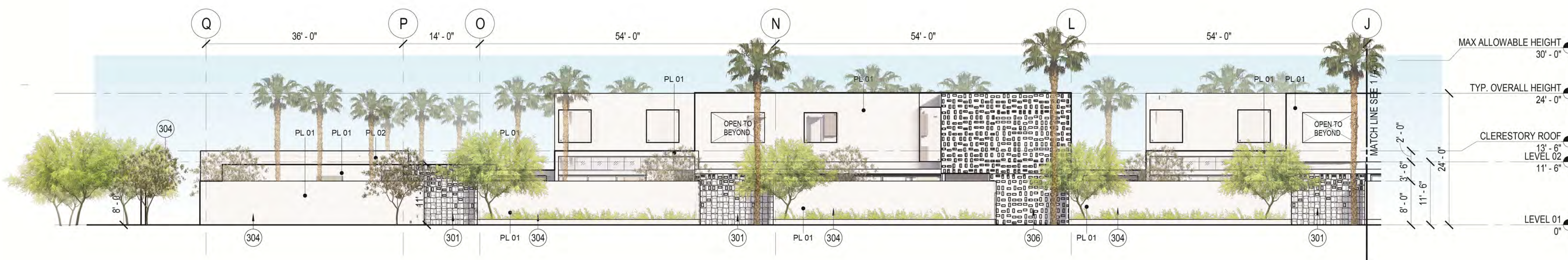
PROJECT ID

**20155**

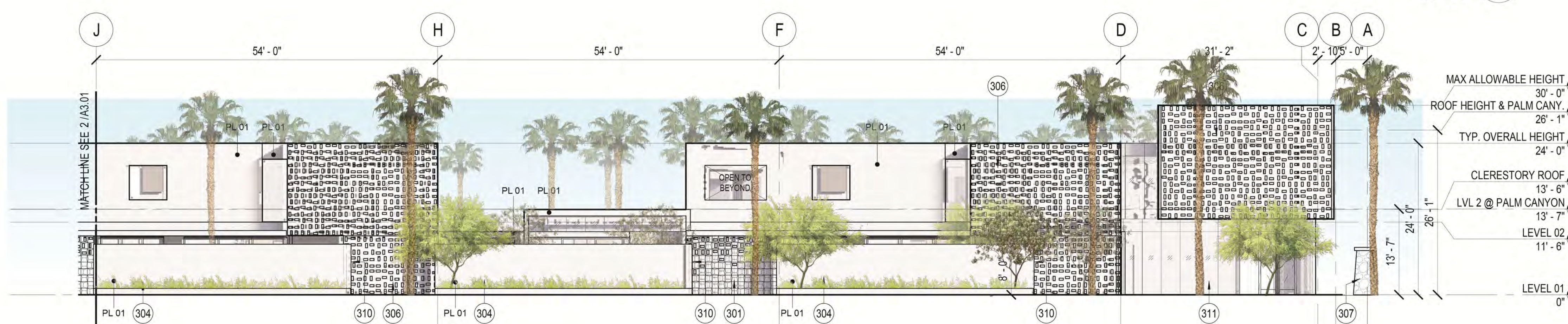
KEYNOTE LEGEND	
Key Value	Keynote Text
301	BREEZE BLOCK SCREENING WALL
304	CMU PRIVACY WALL W/ PLASTER FINISH
306	CUSTOM METAL SCREEN
307	EXISTING HISTORIC MONUMENT TO REMAIN
310	GARDEN ENTRY
311	GLASS STOREFRONT
312	SPANDREL GLASS FOR SIGNAGE
313	STONE WALL



EAST ELEVATION @ N PALM CANYON DRIVE **3**  
3/32" = 1'-0"



SOUTH ELEVATION @ CHINO DRIVE B **2**  
3/32" = 1'-0"



SOUTH ELEVATION @ CHINO DRIVE A **1**  
3/32" = 1'-0"

NOT FOR CONSTRUCTION

## Palm Canyon Residences

575 N PALM CANYON DR.  
PALM SPRINGS, CA 92262

ISSUES  
10.09.20 ENTITLEMENTS  
08.04.21 ENTITLEMENTS  
11.29.22 ENTITLEMENTS  
01.24.23 ENTITLEMENTS

EXTERIOR ELEVATIONS

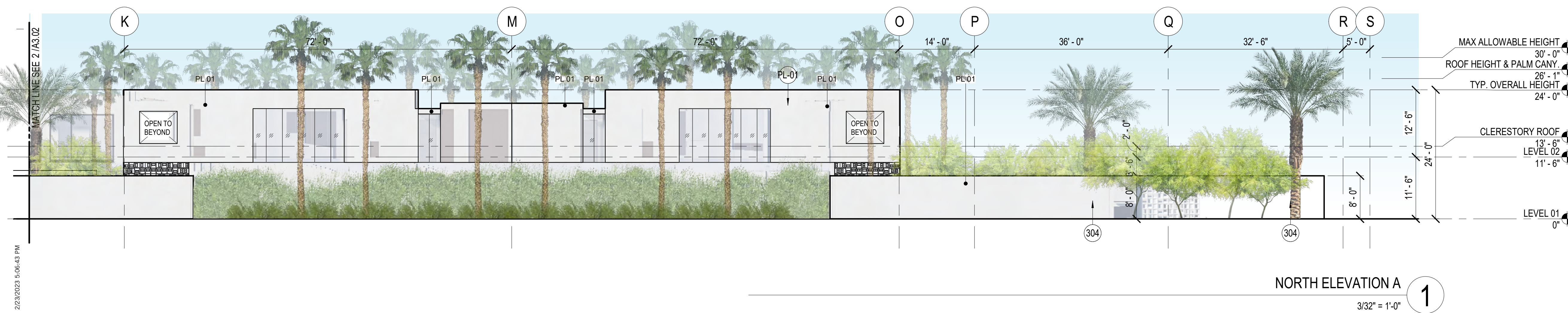
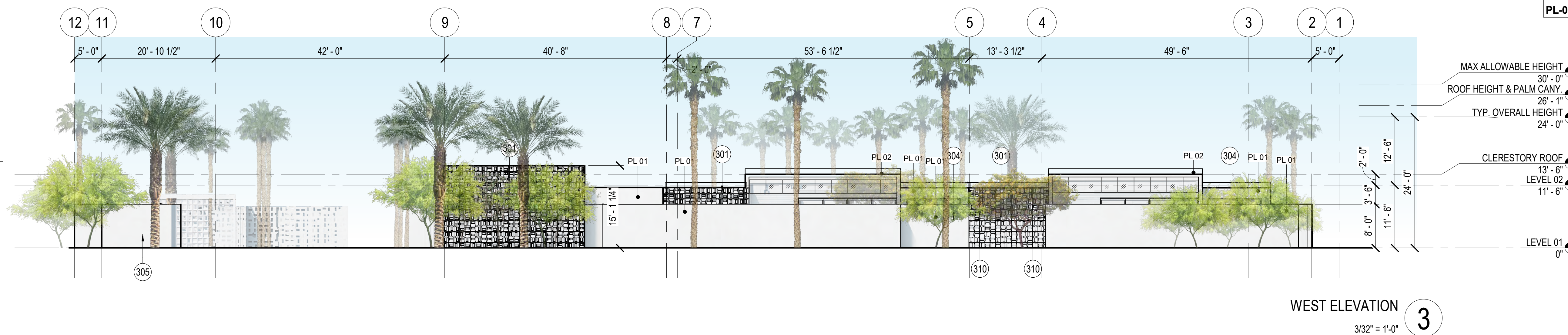
DATE 1/24/2023 10:03:44 AM

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**A3.01**

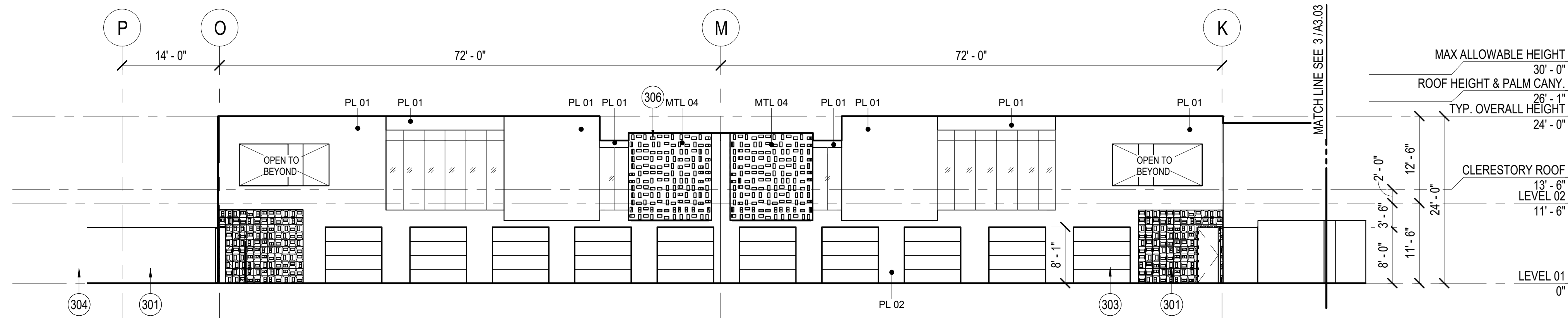


KEYNOTE LEGEND	
Key Value	Keynote Text
301	BREEZE BLOCK SCREENING WALL
304	CMU PRIVACY WALL W/ PLASTER FINISH
305	CMU TRASH ENCLOSURE W/ PLASTER FINISH
308	EXISTING STONE PILLAR TO REMAIN
310	GARDEN ENTRY
PL-01	SMOOTH PLASTER EXTERIOR FINISH

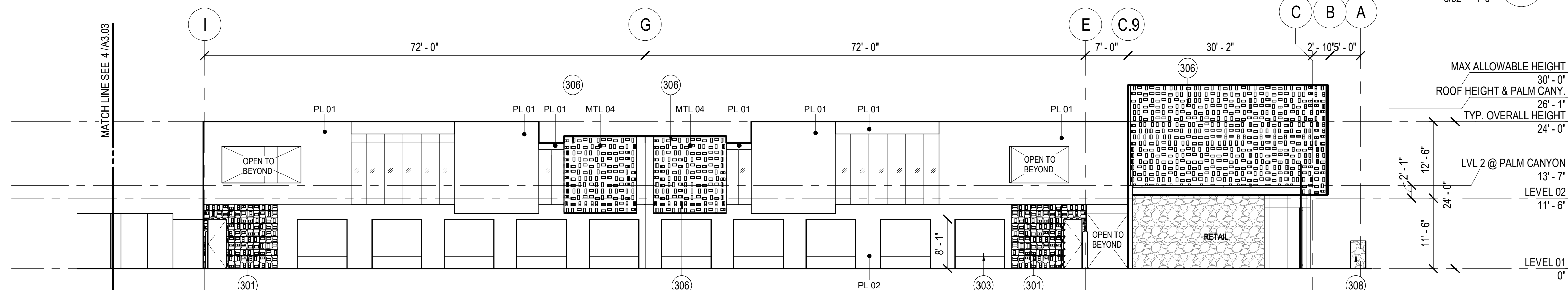




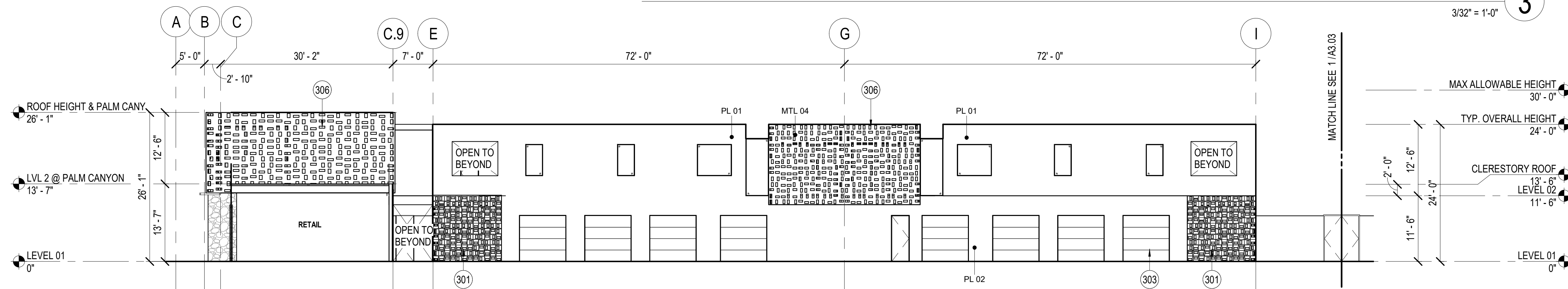
KEYNOTE LEGEND	
Key Value	Keynote Text
301	BREEZE BLOCK SCREENING WALL
303	GARAGE DOOR PER SPEC, TYP.
304	CMU PRIVACY WALL W/ PLASTER FINISH
306	CUSTOM METAL SCREEN
308	EXISTING STONE PILLAR TO REMAIN



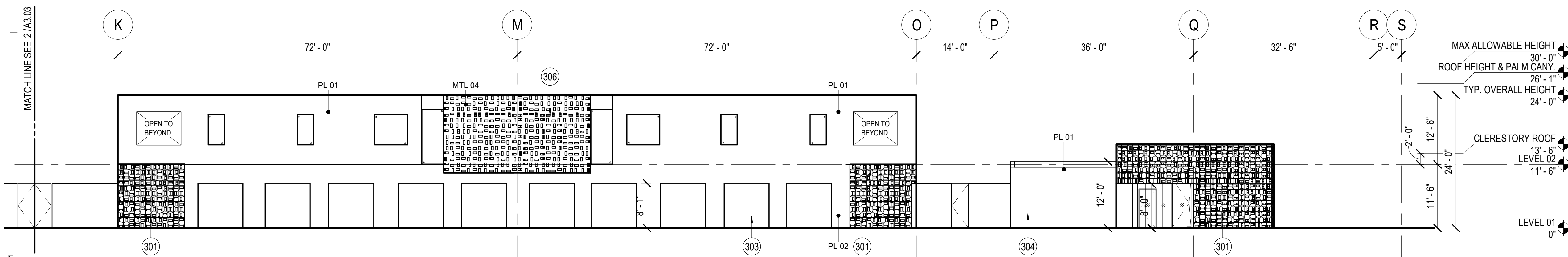
**SOUTH ELEVATION @ DRIVEWAY COURT B** 4



**SOUTH ELEVATION @ DRIVEWAY COURT A** 3



**NORTH ELEVATION @ DRIVEWAY COURT B** 2



**NORTH ELEVATION @ DRIVEWAY COURT A** 1

NOT FOR CONSTRUCTION

## Palm Canyon Residences

575 N PALM CANYON DR.  
PALM SPRINGS, CA 92262

ISSUE	DATE	DESCRIPTION
10.09.20	ENTITLEMENTS	
08.04.21	ENTITLEMENTS	
11.29.22	ENTITLEMENTS	
01.24.23	ENTITLEMENTS	

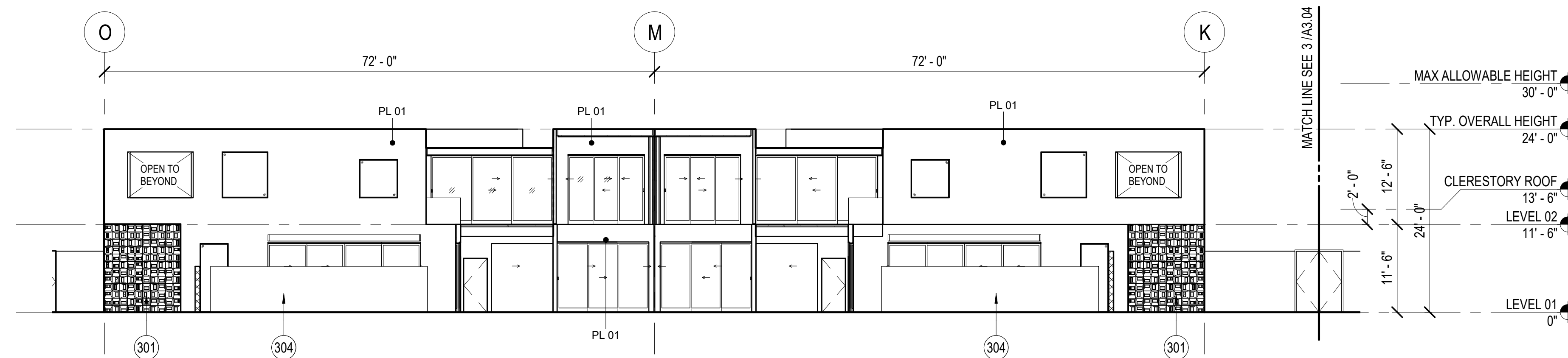
EXTERIOR ELEVATIONS

DATE 1/25/2023 4:13:03 PM

SCALE 3/32" = 1'-0" (WHEN PRINTED ON 11X17 SHEET)

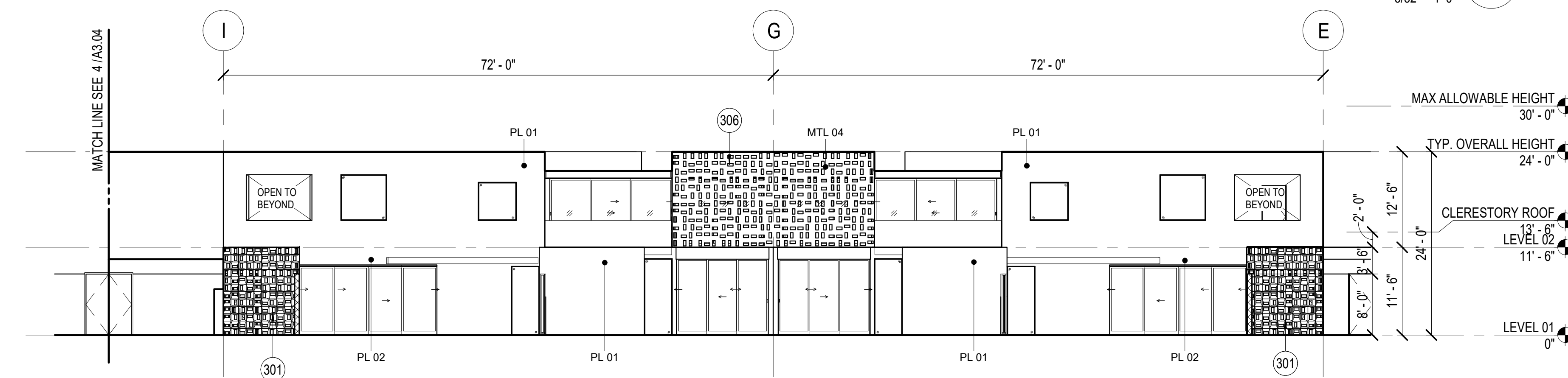
DRAWING NO. **A3.03**

KEYNOTE LEGEND	
Key Value	Keynote Text
301	BREEZE BLOCK SCREENING WALL
304	CMU PRIVACY WALL W/ PLASTER FINISH
306	CUSTOM METAL SCREEN
307	EXISTING HISTORIC MONUMENT TO REMAIN



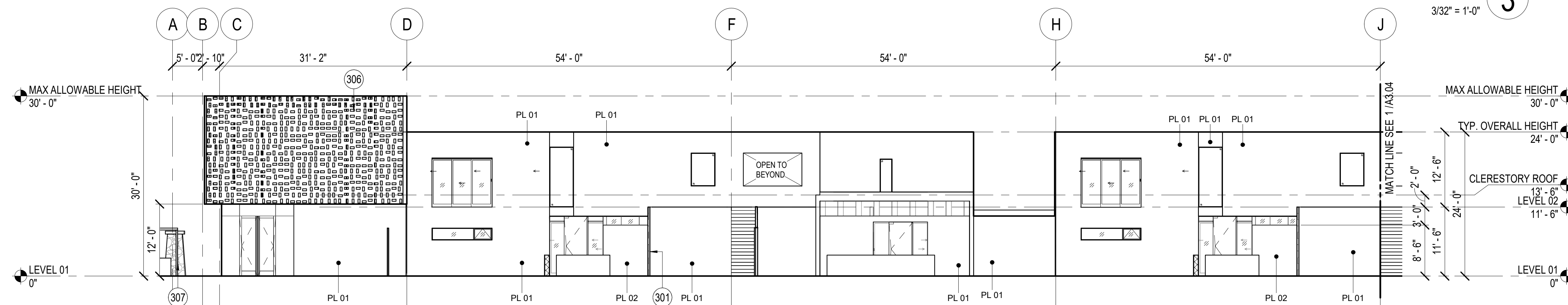
SOUTH ELEVATION @ COURTYARD B

3/32" = 1'-0" **4**



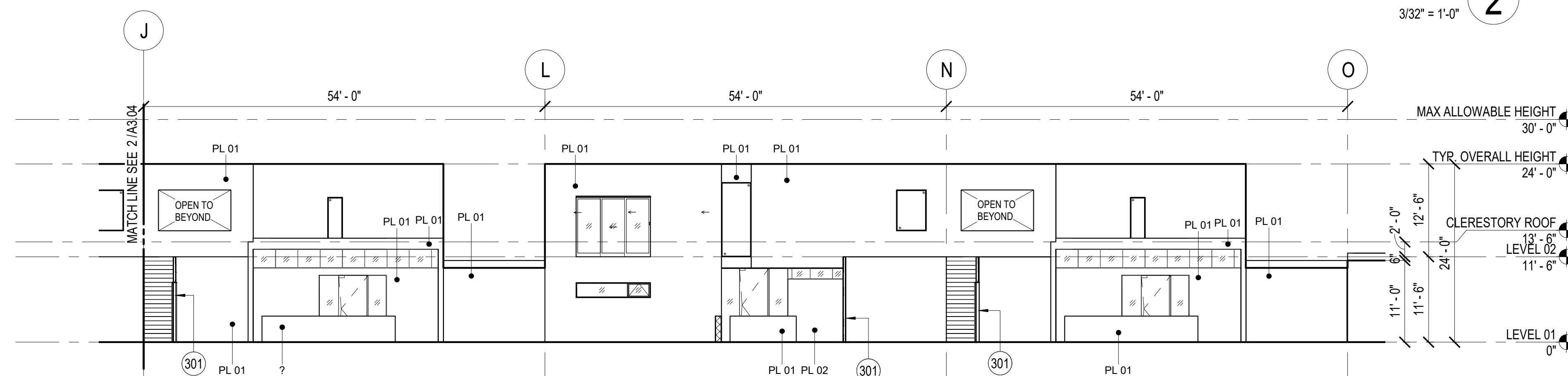
SOUTH ELEVATION @ COURTYARD A

3/32" = 1'-0" **3**



NORTH ELEVATION @ COURTYARD B

3/32" = 1'-0" **2**



NORTH ELEVATION @ COURTYARD A

3/32" = 1'-0" **1**

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CONSTRUCTION

## Palm Canyon Residences

575 N PALM CANYON DR.  
PALM SPRINGS, CA 92262

ISSUES  
10.09.20 ENTITLEMENTS  
08.04.21 ENTITLEMENTS  
11.29.22 ENTITLEMENTS  
01.24.23 ENTITLEMENTS

EXTERIOR ELEVATIONS

DATE 1/25/2023 4:13:10 PM

SCALE 3/32" = 1'-0" (WHEN PRINTED ON 36"X48" SHEET)

DRAWING NO. **A3.04**



## Metal Screen

Custom pattern, powdercoated to match plaster exterior



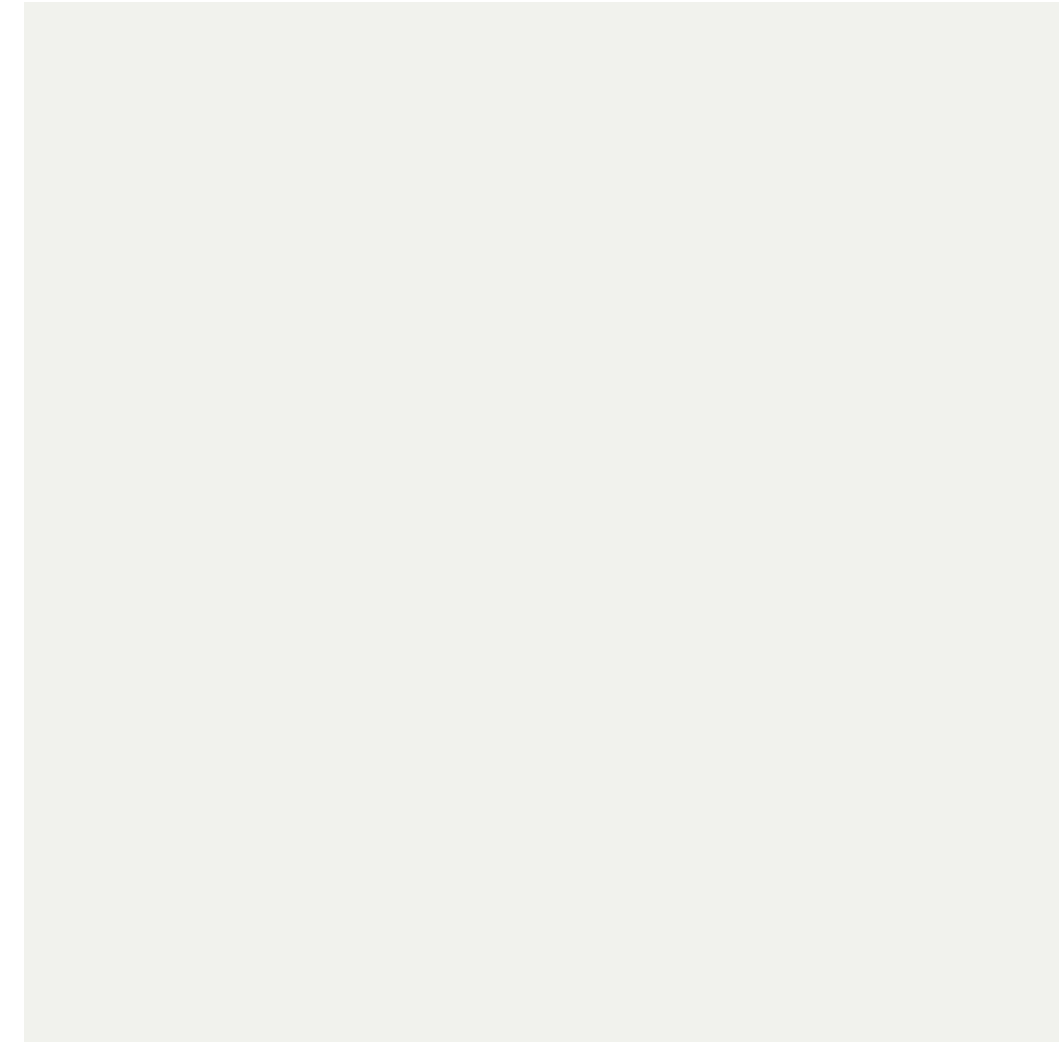
## Breezeblock

Custom pattern and finish to match plaster exterior.



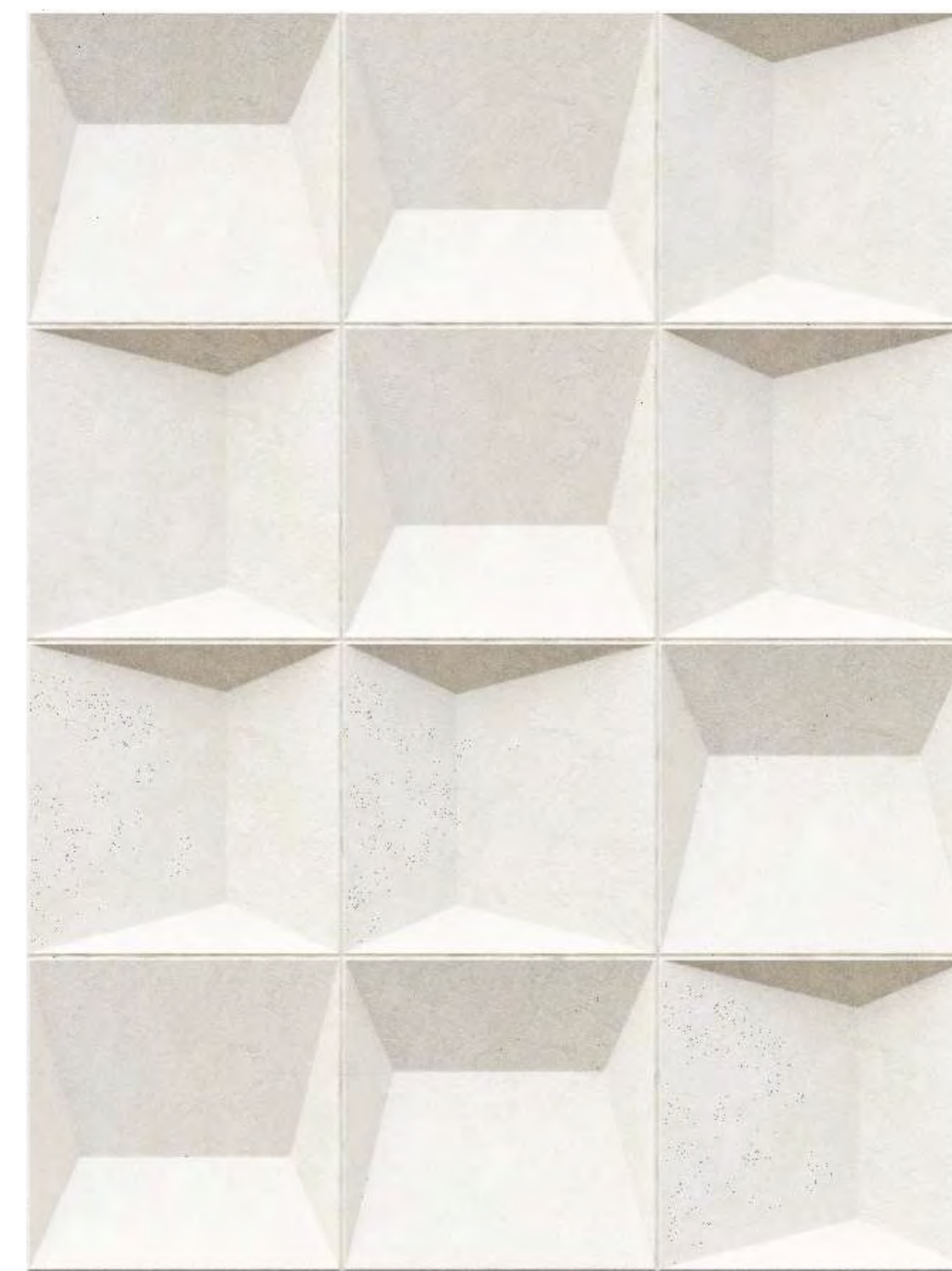
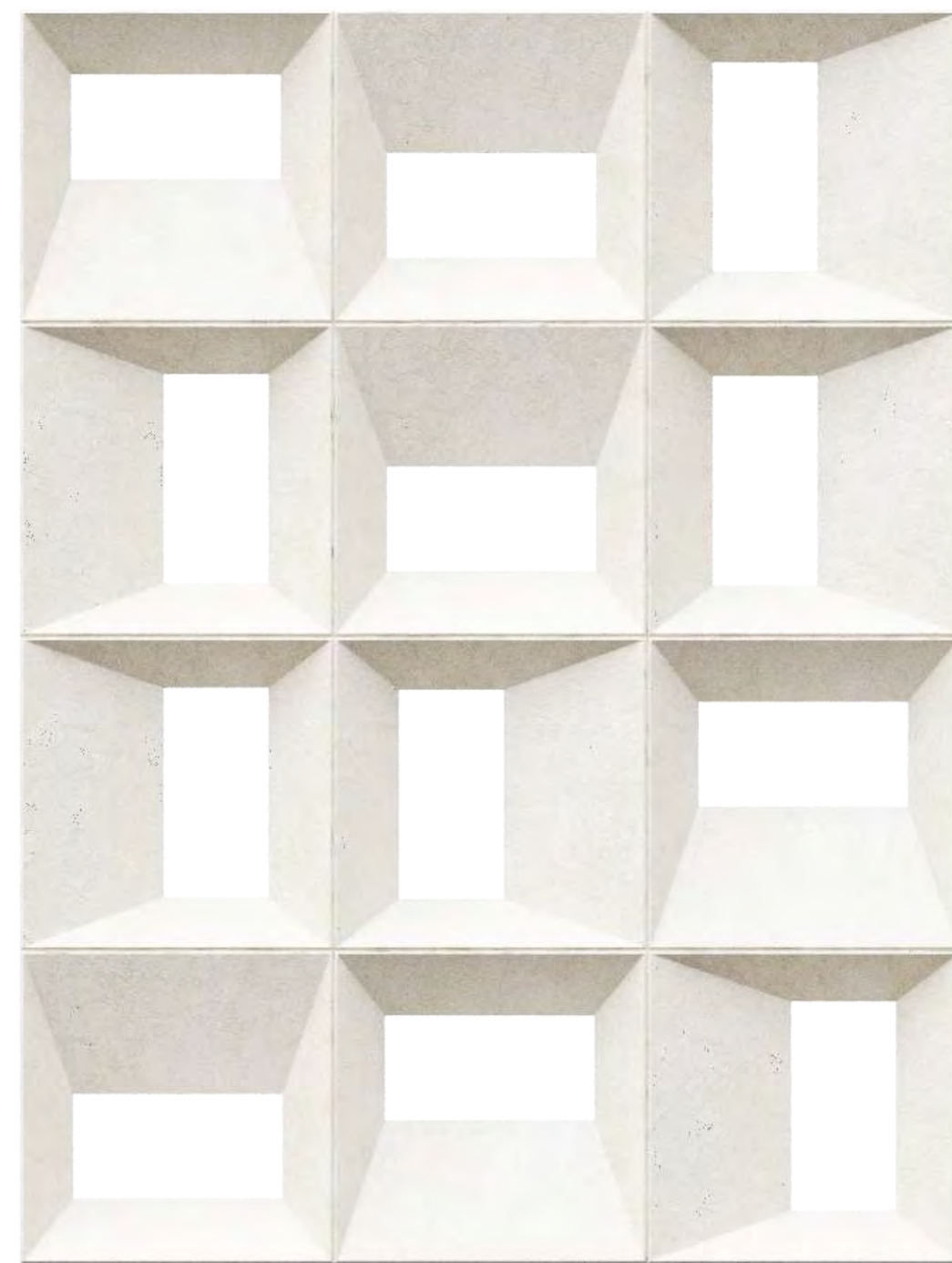
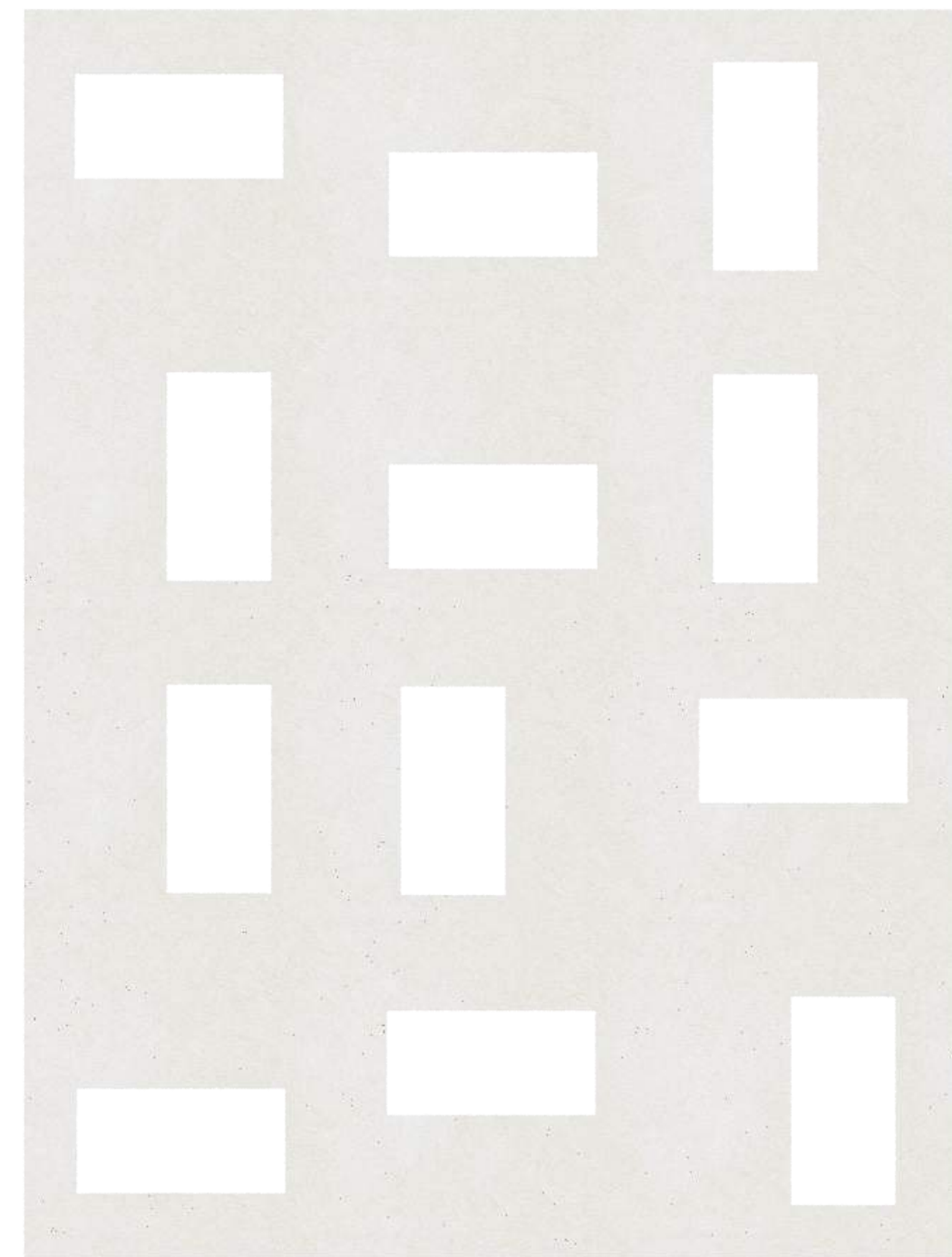
## Exterior Plaster

Smooth trowel finish w/ integral color.



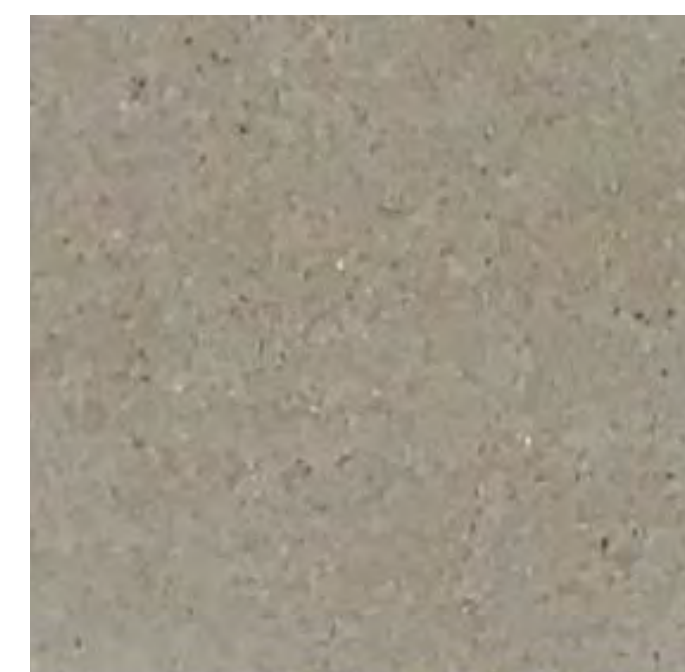
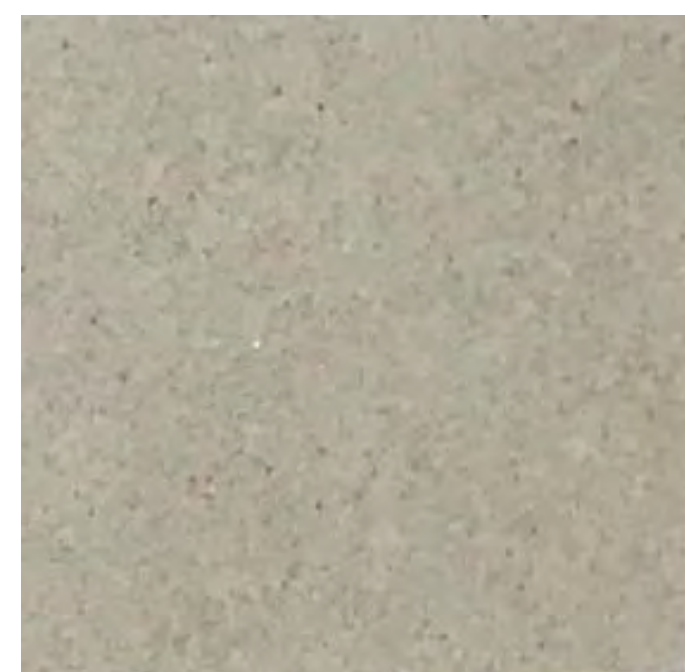
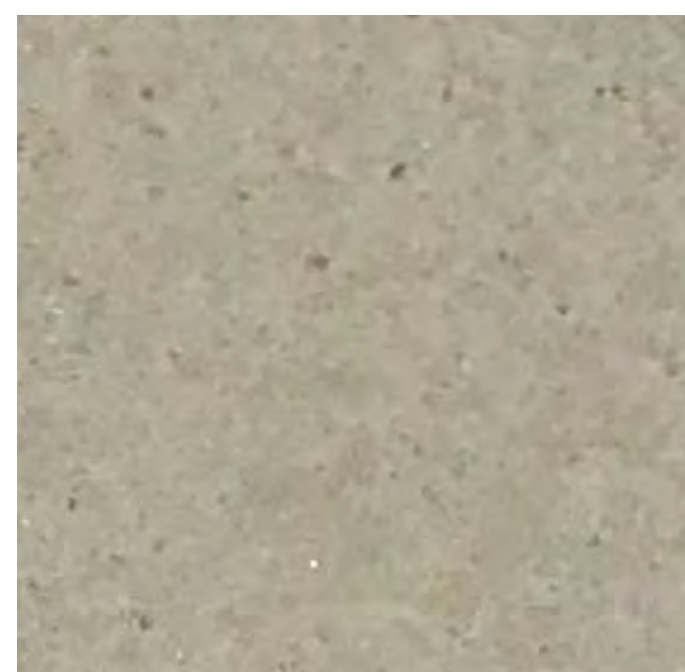
## Windows & Doors

Dark anodized aluminum extusions.



## Driveway & Walking Paths

Concrete pavers

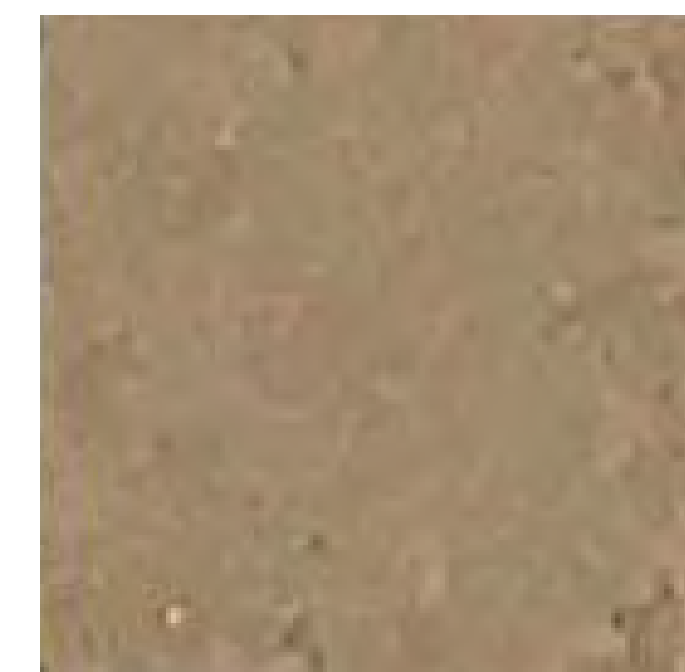
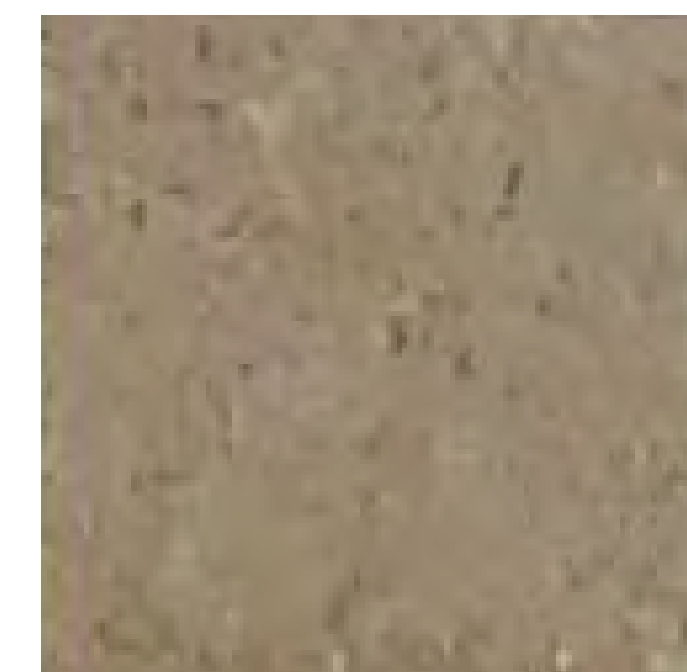


## Hardscape

Decomposed granite & crushed stone



Concrete cobble



# RIOS

3101 W EXPOSITION PLACE  
LOS ANGELES, CA 90018  
PH: 323.785.1800  
FAX: 323.785.1801  
rios.com

PROJECT ID **20155**

CONSULTANT

NOT FOR  
CONSTRUCTION

**Palm Canyon  
Residences**

575 N PALM CANYON DRIVE  
PALM SPRINGS, CA 92262

REVISION

ISSUES 10.09.2020

REVISION

MATERIAL BOARDS

REVISION

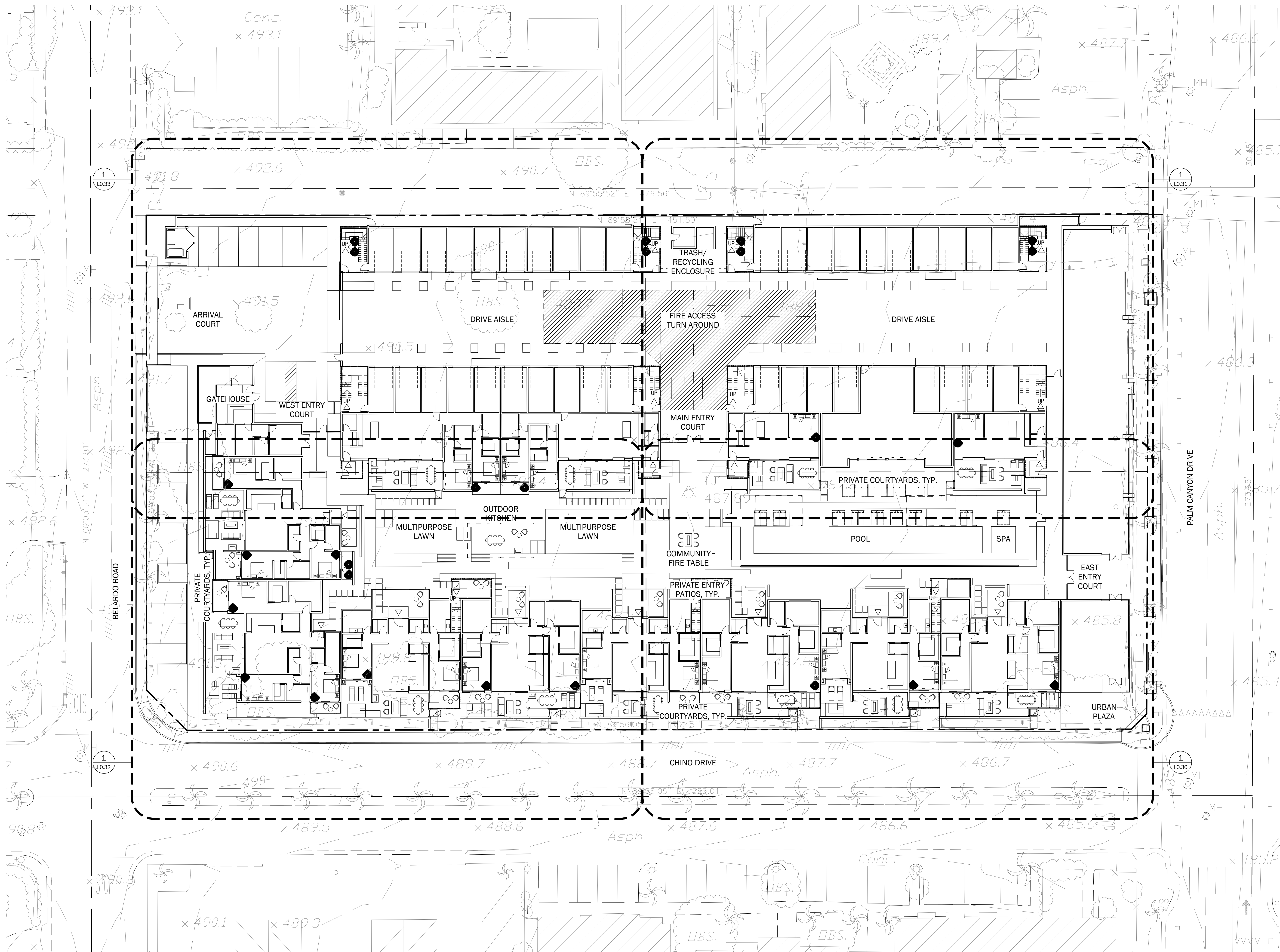
DATE

SCALE N.T.S.

(WHEN PRINTED ON 1/4" X 1/4" SHEET)

REVISION









CONSULTANT

## Palm Canyon Residences

551 N Palm Canyon Drive  
Palm Springs, CA 92262

REVISION

DATE 10.09.20 05.21.21  
ENTITLEMENTS ENTITLEMENTS

REVISION

## Illustrated Site Plan - Ground Floor

DATE January 26, 2023

SCALE 1" = 20'

# L0.21



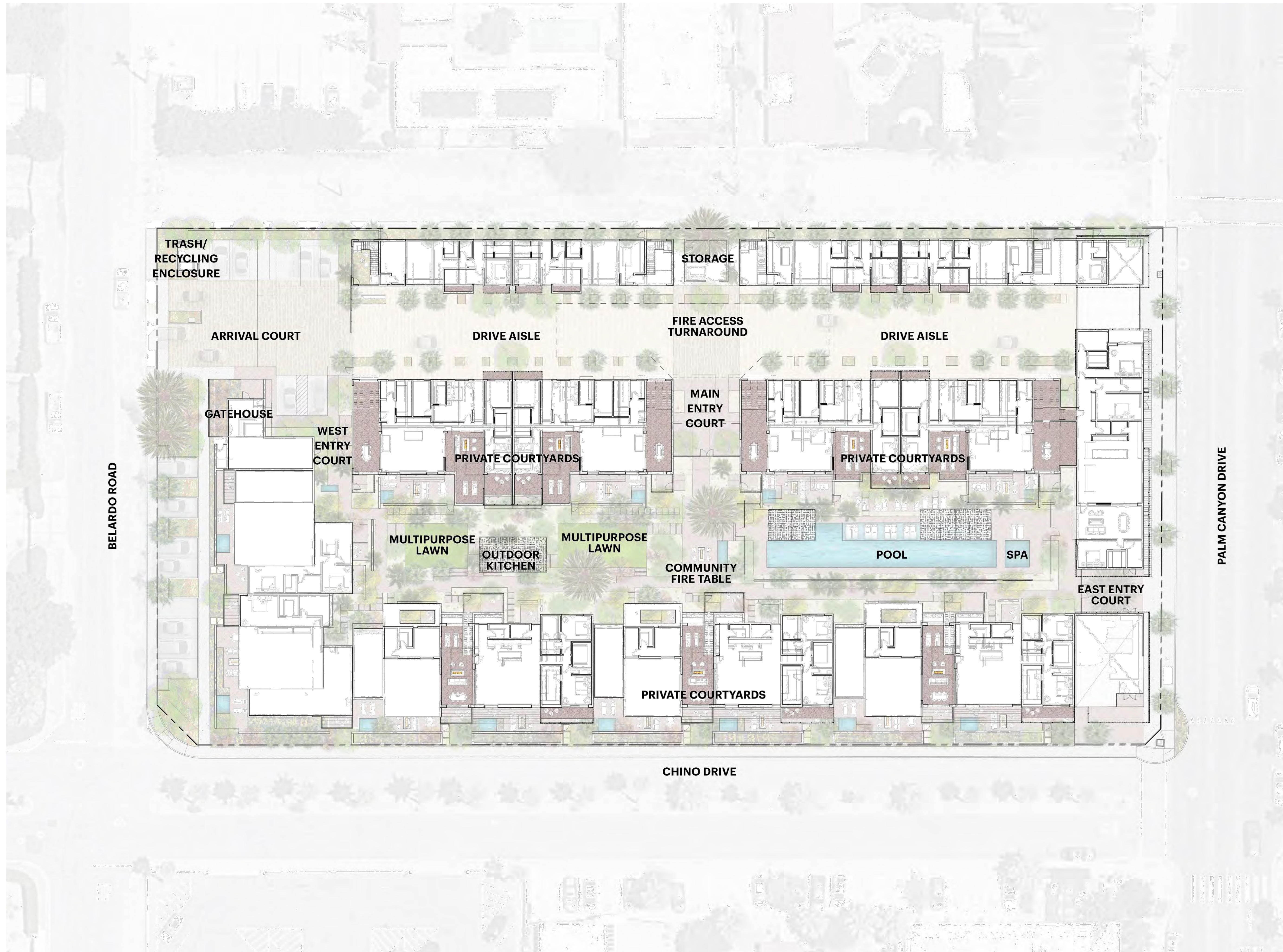
## Palm Canyon Residences

551 N Palm Canyon Drive  
Palm Springs, CA 92262

## Illustrated Site Plan - Second Floor

DATE January 26, 2023

SCALE 1" = 20'





## Palm Canyon Residences

551 N Palm Canyon Drive  
Palm Springs, CA 92262

## Illustrated Plan Enlargement A

DATE January 26, 2023

SCALE 1/8" = 1'-0"



6' H CMU WALL W/  
PLASTER FINISH, TYP.

SHADE PERGOLA

EXPANDED SIDEWALK

PLANTING AREA, TYP.

PLANTING AREA, TYP.

WATER FEATURE

POOL

SPA

42' H CMU WALL W/  
PLASTER FINISH, TYP.

PEDESTRIAN ENTRY  
GATE

5' H GLASS POOL  
ENCLOSURE FENCE

EXPANDED SIDEWALK

EXPANDED URBAN  
CORNER

FIRE TABLE, TYP.

PLUNGE POOL, TYP.

CIP INTEGRAL COLOR  
CONCRETE W/ EXPOSED  
AGGREGATE, TYP.

8' H CMU BLOCK WALL  
W/ PLASTER FINISH, TYP.

PLANTING AREA, TYP.

ENTRIES, TYP.

NATURAL GREY CONCRETE, TYP.

**CHINO DRIVE**

EXISTING PALM TO REMAIN, TYP.





CONSULTANT

## Palm Canyon Residences

551 N Palm Canyon Drive  
Palm Springs, CA 92262

DESIGN

REVISIONS  
10.09.20 ENTITLEMENTS  
05.21.21 ENTITLEMENTS

PREPARED BY

## Illustrated Plan Enlargement B

DATE January 26, 2023

SCALE 1/8" = 1'-0"

## L0.31



## Palm Canyon Residences

551 N Palm Canyon Drive  
Palm Springs, CA 92262

## Illustrated Plan Enlargement C

DATE January 26, 2023

SCALE 1/8" = 1'-0"



CHINO DRIVE