

Ken Lyon

From: Steve Roberts [sroberts@com-dyn.com]
Sent: Friday, July 10, 2009 5:37 PM
To: Ken Lyon
Cc: 'Loren Bloch'
Subject: View Analysis

Hi Ken,

Attached, for your information, is a view study we completed in response to questions/concerns raised by the immediate neighbors of the site at our 6.18.09 community meeting. I've also attached the cover e-mail to one of the immediate neighbors.

The study analyzes views into and from the immediately adjacent Wexler Steel Home properties, and presents landscape screening alternatives for the neighbors to consider. The new screening plants were introduced by RGA Landscape Architects in response to the neighbors' concern that the originally proposed Yellow Oleander's flowers will be blown into their rear yards. The new selections are evergreens with minimal "landscape debris" to address this concern.

We also sent this information, with similarly toned e-mails, to other attendees at our 6.18.09 meeting with immediately adjacent neighbors, as well as Scott Kennedy who's a RCENO board member who's requested the information on behalf of the neighborhood organization. We're sending this to you FYI – so you're in the loop with respect to our communications with the site's neighbors.

Please let me know if you have any questions.

Stephen Roberts
Vice President, Development
Community Dynamics
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Indian Canyon, Palm Springs
July 2009

Neighboring Views

This package was put together in an effort to address views into and out of the yards of the residences located on North Sunnyview Road. The first five sheets of this package focus solely on views from these existing neighbors, from their property towards the proposed project site. The remaining four sheets of the package focus on views from the units on the Indian Canyon site toward the private yards of these existing neighbors.

Each of the five properties along North Sunnyview Road were plotted and modeled (their mass, their pools, and their fences/walls) using the "1916 ALTA Survey" provided by MSA, the civil engineers. The heights of each residence, as well as any architectural accents, were approximated using the Google Maps "Street View" function.

The views portrayed on the first five sheets were taken at a height of 5'-6" eye-level, and at the homes' fence/wall that borders North Sunnyview Road. This location was chosen because the further away from the 6' block wall at the homes' Western Property Line, the more one can see over that wall. The closer one gets to that wall, the less they will see beyond the wall.

On the first five sheets, there are three views looking out at this previously determined location for each neighboring residence. The first view on each sheet shows what can be seen at the date of first planting, before any growth or maturing of the vegetation along the 6' block wall has occurred. The second view shows what can be seen if *Xylosma Congestum* is planted and allowed to fully mature at an average height of 8'-10' – not to exceed 10'. Finally, the third view shows what can be seen if Japanese Blueberry is planted and allowed to fully mature at an average height of 8'-10' – not to exceed 10'. Most, if not all of the carports are completely blocked from all views after full maturing of the vegetation. The majority of all questionable windows on the Indian Canyon buildings are also screened by this lush vegetation.

On the last four sheets, views are taken from the 2nd floor windows of the 7 and 8 plex buildings on the Indian Canyon Site located at the closest proximities to the existing neighbors. These views were also taken at a height of 5'-6" eye level, and at the face of the glass for each window. The first and second views on each sheet show what can be seen at the date of first planting for *Xylosma Congestum* and Japanese Blueberry, before any growth or maturing of the two species along the 6' block wall has occurred, at an average height of 3'-4' and 5'-6', respectively. The third and fourth views show what can be seen if *Xylosma Congestum* and Japanese Blueberry are planted and allowed to fully mature at an average height of 8'-10' – not to exceed 10'.

Views into the private yards become nearly completely obstructed by the surrounding carports, trees, and maturing vegetation along the 6' block wall. Furthermore, the people located in the private yards, which have remained static in all model views, become an easy representation of the privacy created by these obstructions – they virtually disappear.

Community Dynamics

KTGY Group, Inc.

RGA Landscape Architects Inc.

Table of Contents

Title Sheet

- 1 Neighboring Views - E Simms Rd & N Sunnyview Rd
 - 2 Neighboring Views - 3125 N Sunnyview Rd
 - 3 Neighboring Views - 3133 N Sunnyview Rd
 - 4 Neighboring Views - N Sunnyview Rd & E Molino Rd
 - 5 Neighboring Views - 300 E Molino Rd
 - A Project Views - 7 Plex South-Site
 - B Project Views - 8 Plex South-Site
 - C Project Views - 8 Plex North-Site
 - D Project Views - 7 Plex North-Site
- Plant Species

Developer:
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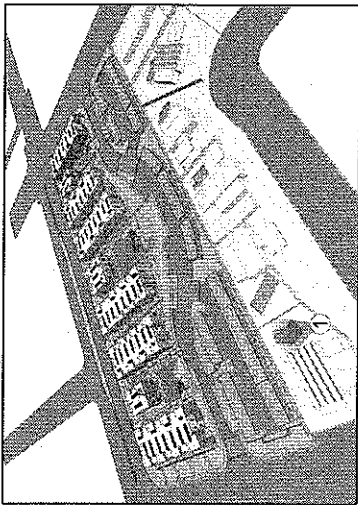
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kgp.com

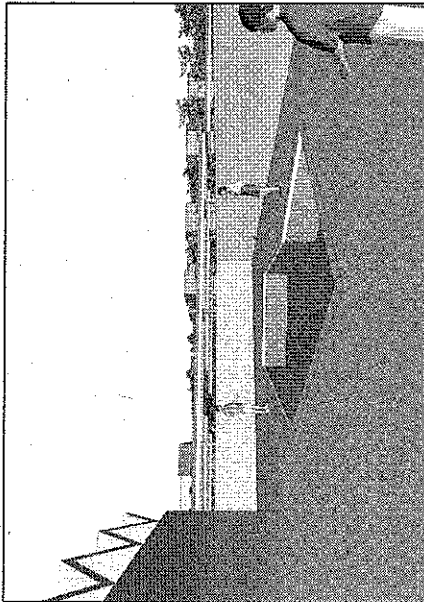


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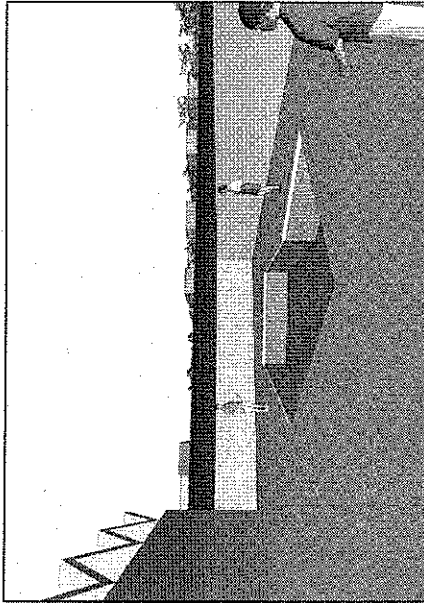


Key Map

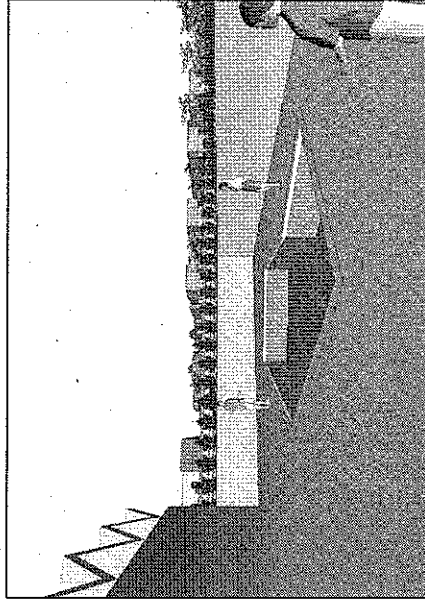
E Simms Rd. & N Sunnyview Rd.



View at First Planting



View at Full Height (Xylosma Congestum)



View at Full Height (Japanese Blueberry)

1

Neighboring Views

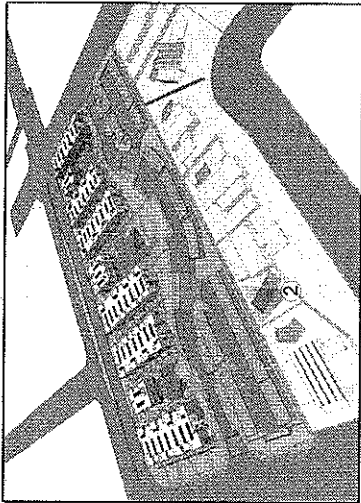
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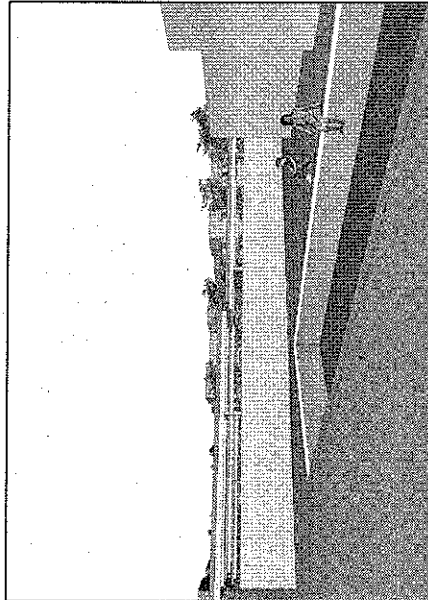


Indian Canyon
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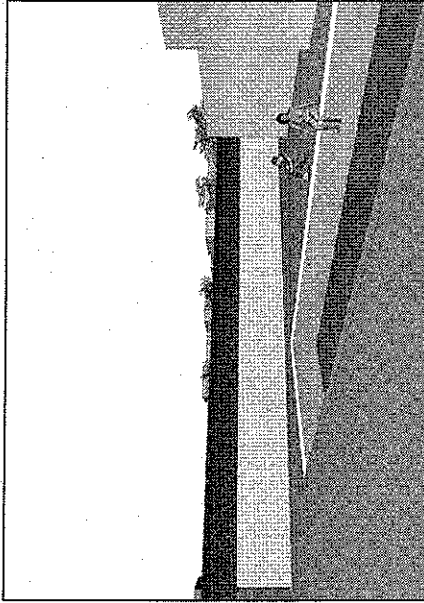


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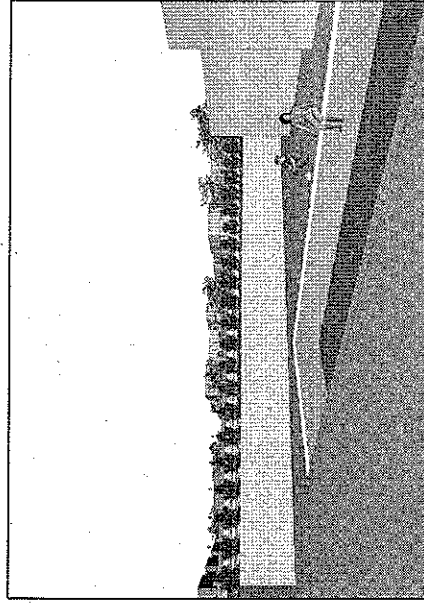
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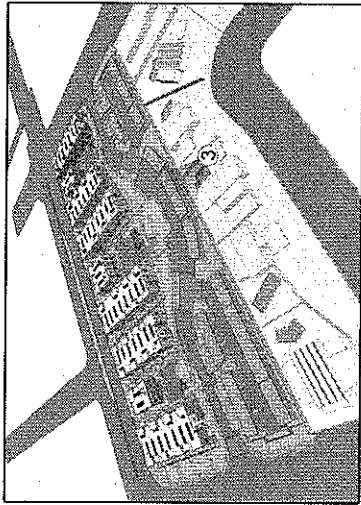
View at First Planting



View at Full Height (Xylosma Congestum)

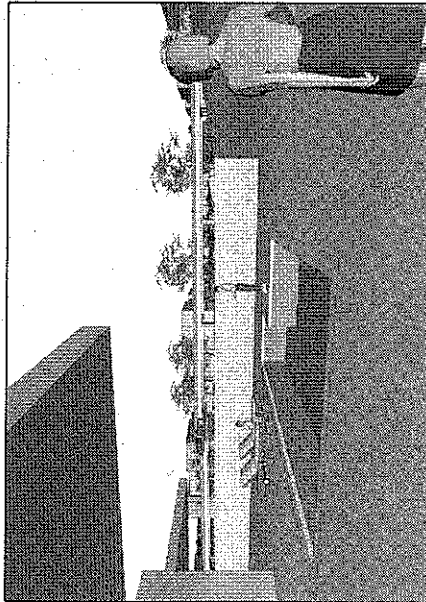


View at Full Height (Japanese Blueberry)

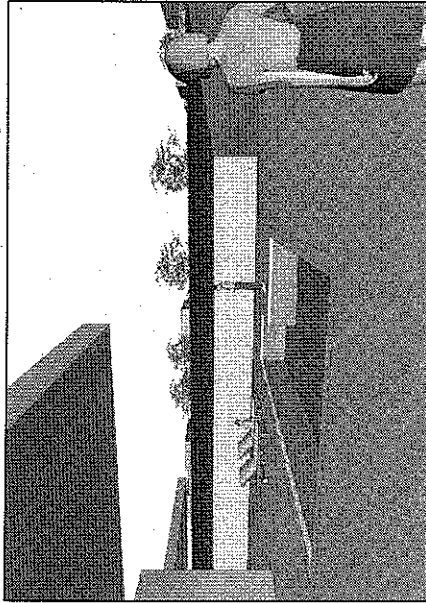


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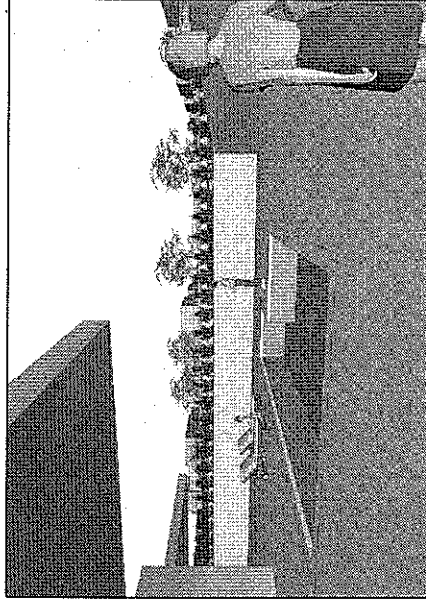
Key Map



View at First Planting



View at Full Height (Xylosma Congestum)



View at Full Height (Japanese Blueberry)

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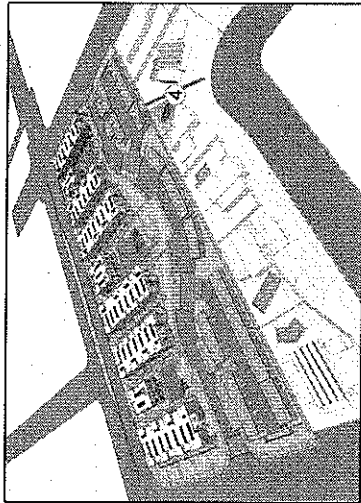
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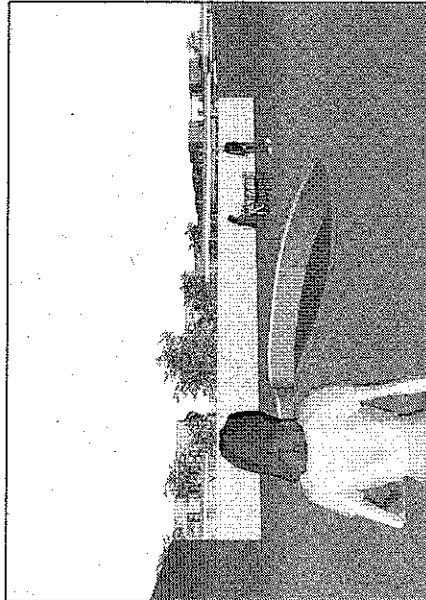


Neighboring Views

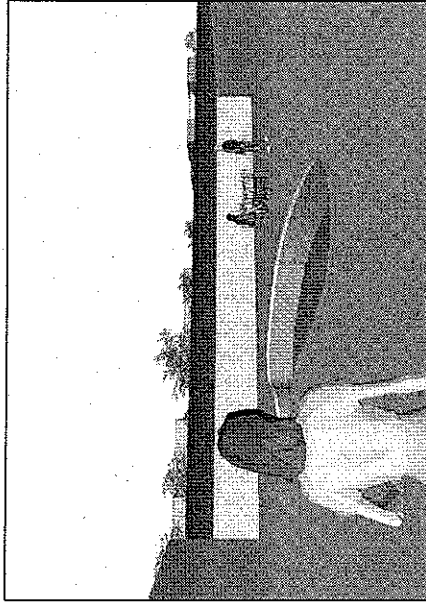


N Sunnyview Rd. & E Molino Rd.

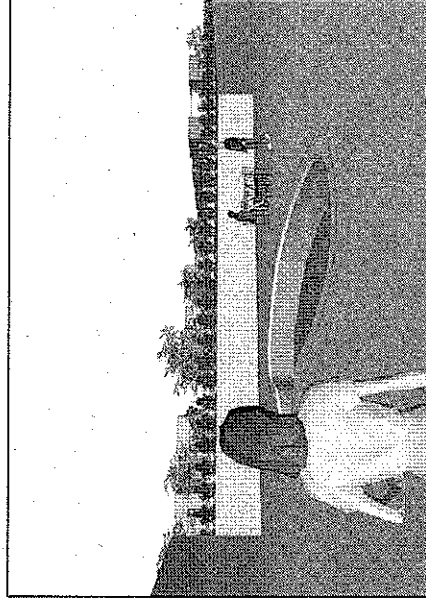
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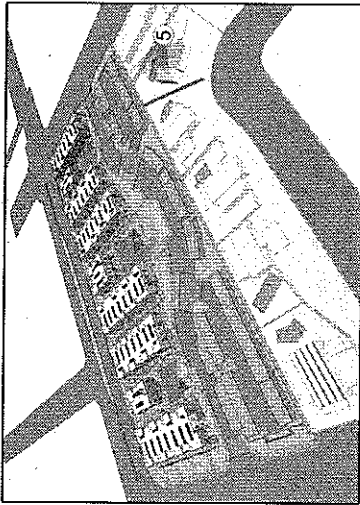
View at First Planting



View at Full Height (Xylosma Congestum)

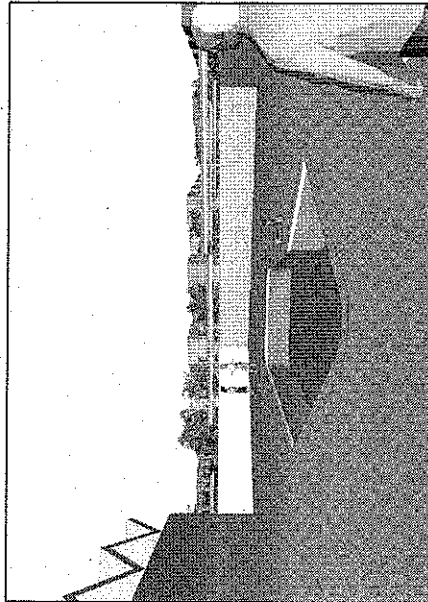


View at Full Height (Japanese Blueberry)

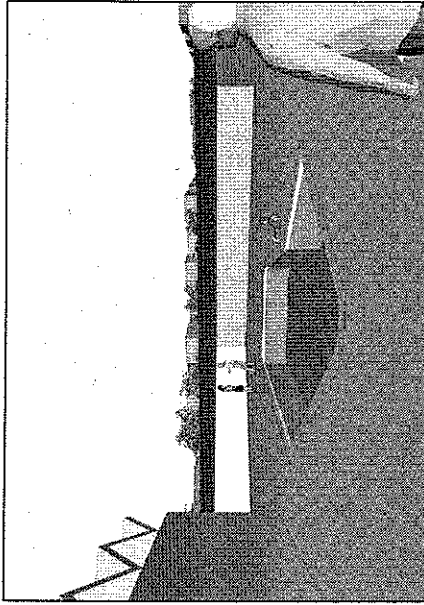


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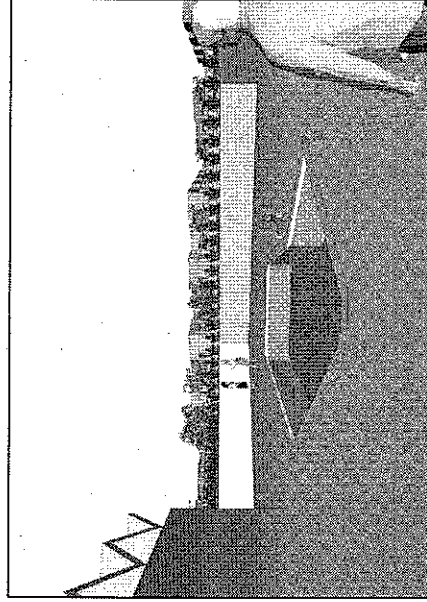
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View at First Planting

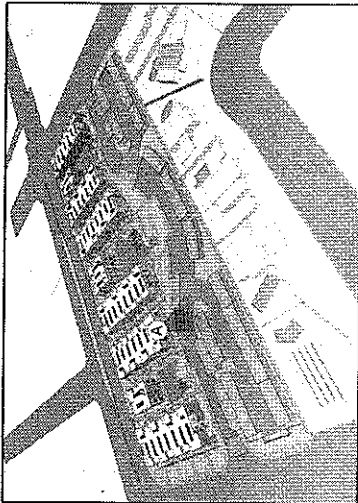


View at Full Height (Xylosma Congestum)

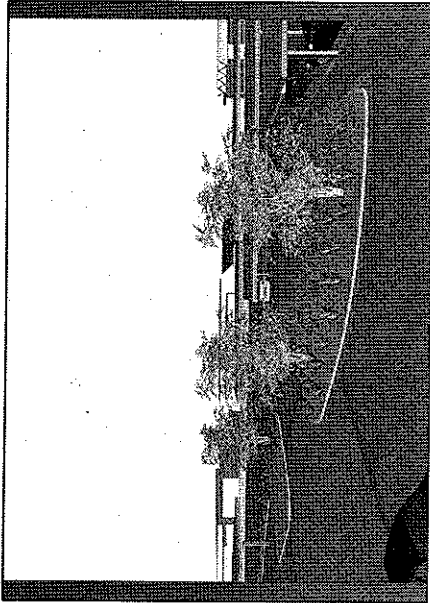


View at Full Height (Japanese Blueberry)

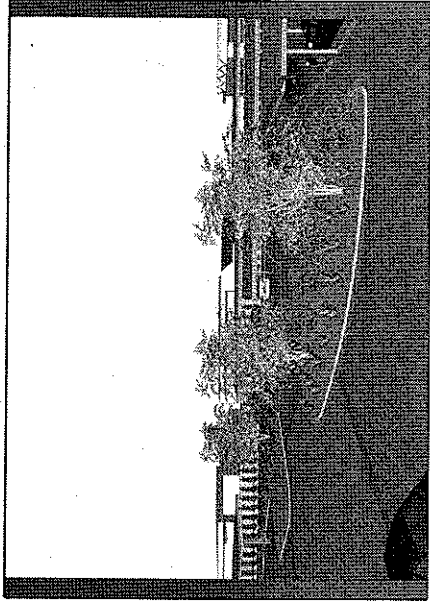




Key Map
7-Plex South-Site (2nd Floor Window)



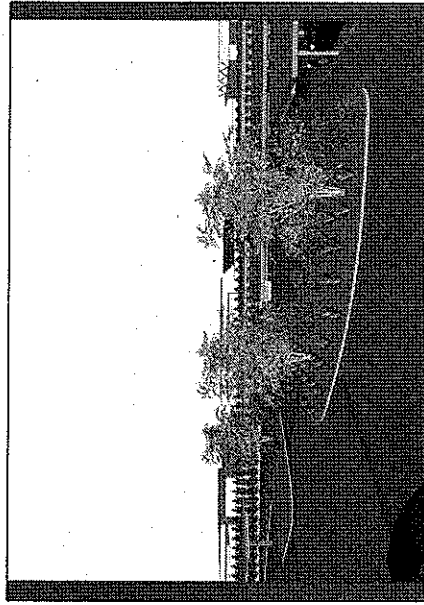
View at First Planting (Xylosma Congestum)



View at First Planting (Japanese Blueberry)



View at Full Height (Xylosma Congestum)



View at Full Height (Japanese Blueberry)

(A)

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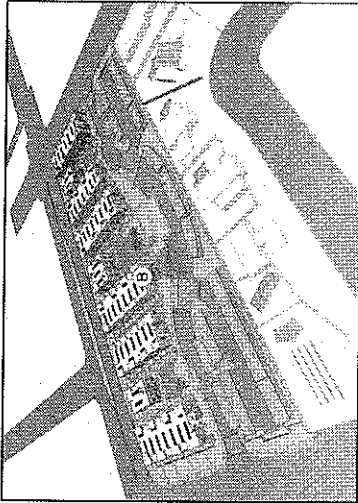
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Project Views

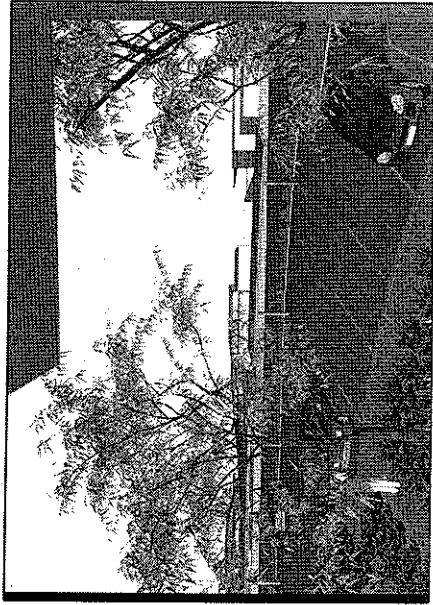


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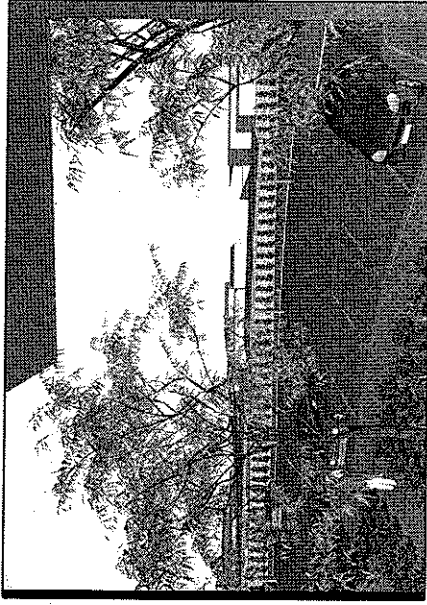




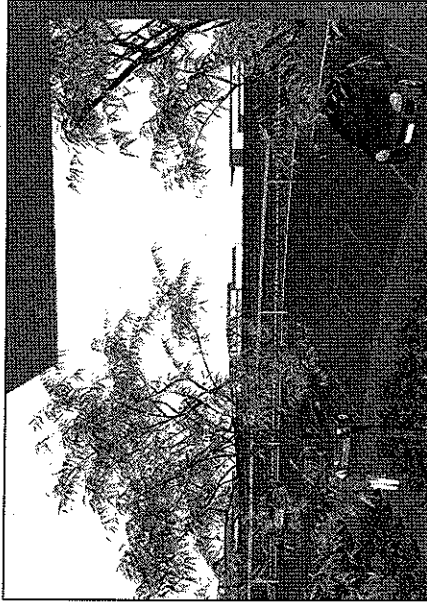
Key Map
8-Plex South-Site (2nd Floor Window)



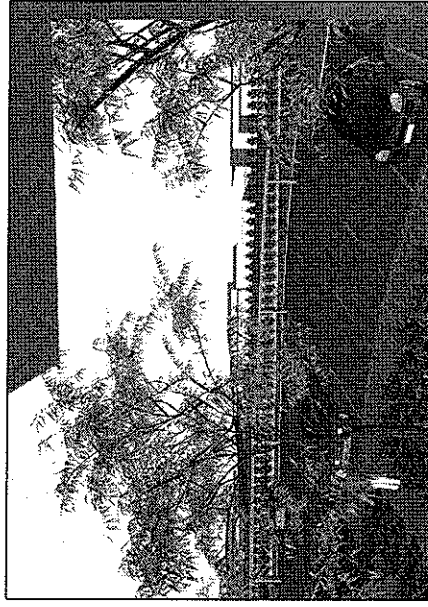
View at First Planting (Xylosma Congestum)



View at First Planting (Japanese Blueberry)



View at Full Height (Xylosma Congestum)



View at Full Height (Japanese Blueberry)

B

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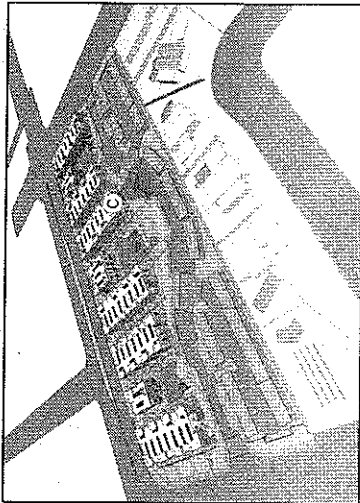
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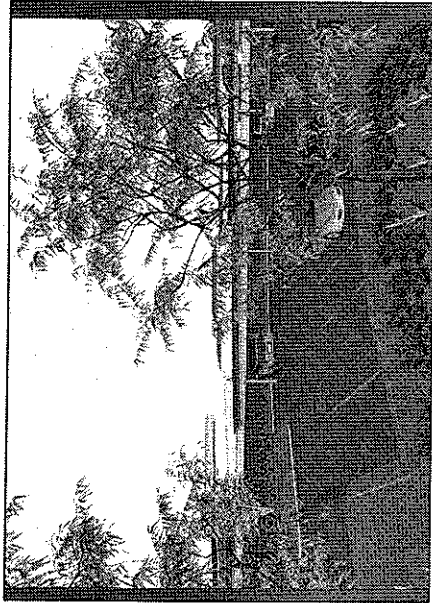
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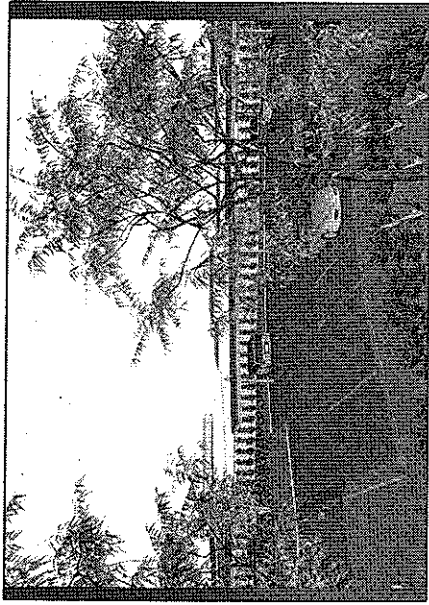
Project Views



Key Map
8-Plex North-Site (2nd floor Window)



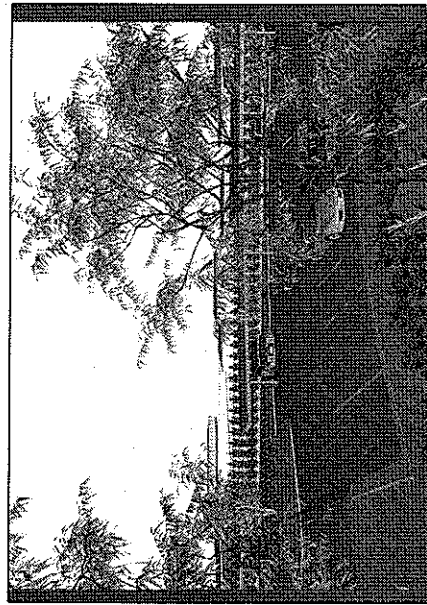
View at First Planting (Xylosma Congestum)



View at First Planting (Japanese Blueberry)



View at Full Height (Xylosma Congestum)



View at Full Height (Japanese Blueberry)

(C)

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Project Views

July 21, 2009

Barbara Maccarillo
2815 N. Starr Road
Palm Springs, CA 92262

Via First Class Mail

Dear Barbara,

This letter is to follow up on your recent phone conversation with my colleague Loren Bloch regarding our proposed community of 51 townhomes at the south east corner of Indian Canyon and San Rafael.

Loren called to request a meeting with you to review our proposed plans and address any questions or concerns that you might have; however, you indicated that you'd prefer not to meet, and that you'd rather review plans for our proposal. In response to your request we're pleased to provide you with the enclosed plans.

As you'll see as you review the plans, our proposal includes 51 townhomes comprised of a mix of 2 and 3 bedroom floor plans. The existing R-2 zoning for the site allows up to 53 residential units; therefore our proposal for 51 townhomes is below the allowable density. The townhomes front onto courtyards that provide safe places for homeowners and their children to enjoy, and the contemporary design responds to the architectural context in north Palm Springs.

The townhomes are set back from the existing single family homes along the shared east property line, and we've developed a landscape screening program which will protect the neighboring homeowners' privacy while at the same time preserving the westerly views above the landscaping screen.

Additionally, the proposal includes the construction of a median with turn lanes along the Indian Canyon frontage, which will improve traffic safety at the Indian Canyon/San Rafael and Indian Canyon/Simms Road intersections. This letter lists just some of the attributes of our proposal, which we believe will be an asset to the area and has been

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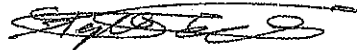
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thoughtfully designed in relation to the neighboring homes and the Racquet Club Estates neighborhood.

Your e-mail dated July 13th to the City Clerk requested that the Planning Commission hearing scheduled for July 22nd be continued. Please note that based on your request, and that of some of your neighbors, Community Dynamics has requested that the Planning Commission continue our case until September 9th.

If you have any questions or comments following your review of the enclosed plans, please don't hesitate to contact me at 310-399-9555 x204 or sroberts@com-dyn.com. Thank you.

Respectfully,



Steve Roberts
Vice President, Development

Encl.

CC: Loren Bloch

Veronica St Claire and Mary Thorndal

July 17, 2009

1733 Midvale Avenue,

Los Angeles CA 90024

310-722-1807 and 310-722-1806

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CITY OF PALM SPRINGS
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JAMES THOMPSON
CITY CLERK

Jay Thompson

Palm Springs City Clerk

3200 E Tahquitz Canyon Way

Palm Springs CA 92262.

Reference Project Case #3.3333MAJ, TTM 36185 AMM7.1320

Dear Mr. Thompson,

We are 10 years residents of The Racquet Club Garden Villas off Racquet Club Drive and want to lend our strong support to the moderate income project on N. Indian Canyon Drive sponsored by Community Dynamics of Santa Monica CA.

This project is an important step in stabilizing an area to have the comfort of family housing amid many complexes that are just directed to part time residency. The income requirements for ownership (\$53K to \$77K per year) means that many service persons such as government workers, police, firepersons and teachers will be able to qualify for a home for their families thus ensuring that those who make up the fabric of support for the running of our City and who perform vital services will live WITHIN the city.

Steve Roberts of Community Dynamics has been very proactive in involving the neighbors to keep them informed of the project and has personally answered detailed questions to us about its viability.

Jay Thompson,

Palm Springs City Clerk

Page 2.

Please include this letter of support in the project's file.

Thank you for your help in this matter.

Sincerely yours,

Veronica St.Claire

Mary Thorndal.