

**PLANNING COMMISSION
STAFF REPORT**

DATE: APRIL 22, 2014

CASE NUMBER: SITE DEVELOPMENT PERMIT 2013-933

APPLICANT: NEXUS PALM SPRINGS

PROPERTY OWNER: COACHELLA HOLDCO

REQUEST: CONSIDERATION OF ARCHITECTURAL AND
LANDSCAPING PLANS FOR TRACT 36279

LOCATION: SOUTHWEST CORNER OF MADISON STREET AND VISTA
BONITA TRAIL (AVENUE 51)

RECOMMENDED ACTION:

Adopt Minute Motion 2014 - _____, approving Site Development Permit 2014-933, subject to the recommended findings and attached conditions.

EXECUTIVE SUMMARY

The construction of 11 homes is proposed within a previously-approved tract (Attachment 1). The proposed architectural and landscaping plans conform to the development standards of the La Quinta General Plan and Municipal Code.

BACKGROUND

The Orchards (TR 36279) was approved in August 2011 but is not yet a record map (Attachments 2 and 3). Beth Circle and Evangeline Way were constructed without City permits or inspections, but the present applicant is working toward the necessary approvals. Beth Circle provides access to the proposed lots from Madison Street. The internal streets will be private and will also provide access to an existing approved tentative map to the south (TTM 33085). An existing wall surrounds the property on the north, east, west, and portions of the south property lines, and will remain as part of the project development.

PROPOSAL & ANALYSIS**Architecture:**

Two prototype floor plans are proposed, each with two front elevation treatments (Attachment 4, Sheet A3.0 – A3.6). The homes are a Modernist architectural style

that evokes a clean and uncluttered design. House 1 is a 3,557 s.f. six-bedroom plan with four-car garage, while House 2 is a 3,530 s.f. five-bedroom plan with three-car garage. All lots will have rear yard pools and fire pits. Both plans are single story; heights are at 10' 6" feet to the main parapet and 14' 6" to the upper clerestory parapet. The chimney is the highest point at 16' 8".

Architectural features include decorative wall sconces, smooth stucco finishes, aluminum windows/fascia and white PVC roofs (Attachment 4, Sheet 0.8 – 0.9). Exterior materials consist of stucco walls, aluminum panels, and wood-look ceramic wall tile. Exterior stucco colors include white and varying shades of gray.

The architectural style and layout of the proposed units are well designed. While they are not necessarily compatible with existing surrounding residences, they are proposed in a gated and walled stand-alone project and are consistent with the low density design and character of the area, as well as the development standards of the La Quinta Municipal Code. The building heights are below 15 feet, reflecting a minimal visual impact, if any, to views outside the project. The surrounding properties (Polo Estates) are sparsely developed with large, custom homes that are not subject to any specific guidelines or consistency in architectural styles. Consequently, staff is recommending approval of the project's proposed modernist architectural style.

Landscaping:

Preliminary landscaping plans for common areas (perimeter, entrance, retention basin) and front yard landscaping plans are proposed (Attachment 4, Sheets L-1 to L-3).

The perimeter landscape plan for Madison Street (Attachment 4, Sheet L-1) incorporates existing citrus trees, which will be supplemented with new trees where needed. Accent vines and shrubs include Bougainvillea, Green Carpet, Gold Lantanas, and Little Johns. California Fan Palms will be placed at the entry and in the Beth Circle islands, while Mexican Fan Palms will be in the four Evangeline Way islands; all of these islands will incorporate a mix of Desert Spoon and Gold Lantanas as accents. Decomposed granite will cover all remaining planting areas throughout the plan.

Mexican Fan palms and Hybrid Palo Verdes will anchor the interior common area landscaping, with desert friendly shrubs and cacti such as Green Carpet, Regal Mist and Golden Barrel cactus (Attachment 4, Sheet L-1). The retention basin will primarily consist of these low- to moderate-water use plants and Hybrid Palo Verde trees utilized around the slopes and perimeter of the basin

The existing perimeter wall will remain and matching sections will be added along Beth Circle to the community entry gates. A scored block will be used for the interior lot walls (Attachment 4, Sheet L-3).

The typical front yard planting plans incorporate Mexican and Mediterranean Fan Palms and Hybrid Palo Verdes trees. Pockets of turf traverse the individual lot frontages and make up about 14% of the total landscaped area (Attachment 4, Sheet L-1). Plant materials consist of low to moderate-water use plants and shrubs, including Ocotillos, Texas Sage and Desert Spoon.

Lighting:

The master lighting plan consists of landscape lighting only, for tree uplighting and accent lighting in common areas and front yards (Attachment 4, Sheet L-2). The proposed lighting layout and design is acceptable and should not create any significant light wash or other impacts.

The proposed landscape and lighting plans are acceptable, with the addition of conditions related to the approved tract map regarding palm tree types at the entry area and citrus replacement sizing. The assorted species of plants add character to the community and provide diversity, while having the characteristics of being functional and low water users. Trees and accent shrubs/vines are fully-utilized in complementing the architecture and layout of the residential units. The plant species are compatible with or native to the southwestern desert.

COMMISSIONS/BOARD/COMMITTEE RECOMMENDATIONS:

On April 2, 2014, the Architectural and Landscaping Review Board reviewed these plans and recommended denial of the site development permit as proposed, on a 2-1 vote with Board Member McCune voting against denial (Attachment 5). The Board discussed the architectural concept in relation to the surrounding community and general architectural styles prevalent throughout the City, and determined they could not support the project architecture based on its modernist style and its inconsistency with other existing architectural styles in the area.

AGENCY & PUBLIC REVIEW:

Public Agency Review: This request was sent to all applicable City departments and affected public agencies on February 6, 2014. All written comments received are on file and available for review with the Community Development Department. All applicable comments have been adequately addressed and/or incorporated in the recommended Conditions of Approval.

Public Notice: No public hearing is required for this case pursuant to Section 9.60.330.C. of the La Quinta Municipal Code. Notice of the Planning Commission meeting was posted at three public places. To date, no comments have been received from adjacent property owners. Any written comments received will be handed out at the Planning Commission hearing.

ENVIRONMENTAL REVIEW

The Community Development Department has determined that this request has been previously addressed in conjunction with Environmental Assessment 2010-608, prepared for Tentative Tract Map 36279 and which was certified in accordance with the California Environmental Quality Act (CEQA) by the La Quinta City Council on August 2, 2011. No changed circumstances or conditions are proposed which would trigger the preparation of subsequent environmental analysis pursuant to Public Resources Code Section 21166.

Report prepared by: Wally Nesbit, Principal Planner

Report approved for submission by: Les Johnson, Community Development Director

Attachments:

1. Project Information
2. Vicinity Map
3. Project Area Map
4. The Orchards Site Development Permit Plan Set
5. Draft ALRB Minutes from April 2, 2014

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FINDINGS

- A. Compliance with General Plan - The project is in compliance with the La Quinta General Plan, in that the property to be developed is designated and has been approved for residential development.

- B. Compliance with Zoning Code - The project is consistent with the provisions of the Zoning Code for the RVL Zoning District, in regards to the applicable development standards for this project. In addition, the project is in compliance with Section 9.60.330 of the Zoning Code, in regard to residential tract development review for subdivisions. Specifically, the proposed units comply with the development standards as cited in Subsection 9.60.330.

- C. Compliance with CEQA - This request has been previously assessed in conjunction with Environmental Assessment 2010-608, which was certified by the City Council on August 2, 2011, and therefore, no further environmental review is needed.

- D. Architectural Design – The modernist architectural design of the project, including, but not limited to the architectural style, scale, building mass, materials, colors, architectural details, roof style, and other architectural elements, is a more simplistic, minimalist architecture, than commonly seen in the surrounding built environment. However, the proposed perimeter wall and landscaping, combined with the height, mass, and scale of the units, the tallest being at about 15 feet high, will significantly minimize any visual impact on surrounding neighborhoods.. In addition, the project is within a fully walled and gated community environment, that is typical of other existing projects in the area, which has resulted in a lack of any significant defining architectural character in this area. In that context, the proposed architectural design of the project is considered compatible with surrounding development and the quality of design prevalent in the City, with imposition of Conditions of Approval as recommended.

- E. Site Design - The site design of the project, including, but not limited to project access, interior circulation, pedestrian amenities, and other site design elements, is compatible with surrounding development and with the quality of design prevalent in the City. A portion of the project improvements have been previously installed, and plans for their ultimate design are in compliance with Zoning Code requirements and the approved Tentative Tract Map 36279.

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- F. Landscape Design – The location, type, size, color, texture and coverage of plant materials is designed to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious transition between development and open space, and provide an overall unifying influence to enhance the visual continuity of the project. Interior common area, perimeter, and preliminary individual lot landscaping plans as proposed are consistent in type and quantities, and provide a diversity which distinguishes the new units within the tract’s setting, and properly reflect a Desert Southwestern environment in context with the proposed architectural style. Detailed review of the proposed preliminary landscaping plans will be required through the Final Landscape Plan review process. The landscaping plans also reflect the City’s requirements and policies toward lower water-use landscapes and will be required to comply with City and Coachella Valley Water District water efficiency requirements, further ensuring efficient water use.

CONDITIONS OF APPROVAL

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta (“City”), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit, or any Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. Site Development Permit 2014-933 shall comply with all applicable conditions and/or mitigation measures for the following related approval:
 - Environmental Assessment 2010-608
 - Tentative Tract Map 36279

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall adjudicate the conflict by determining the precedence.

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3. This Site Development Permit shall expire on April 22, 2016, and shall become null and void in accordance with La Quinta Municipal Code Section 9.200.080, unless a building permit has been issued. A time extension may be requested per LQMC Section 9.200.080.
4. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:
 - Riverside County Fire Marshal
 - La Quinta Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan(WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
 - La Quinta Community Development Department
 - Riverside Co. Environmental Health Department
 - Coachella Valley Unified School District (CVUSD)
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)
 - California Regional Water Quality Control Board (CRWQCB)
 - State Water Resources Control Board
 - SunLine Transit Agency (SunLine)
 - South Coast Air Quality Management District Coachella Valley (SCAQMD)

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When these requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

5. Coverage under the State of California Construction General Permit must be obtained by the applicant; who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI") and Waste Discharger Identification (WDID) number to the City prior to the issuance of a grading or building permit.
6. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water);

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Riverside County Ordinance No. 457; the California Regional Water Quality Control Board – Colorado River Basin Region Board Order No. R7-2013-0011 and the State Water Resources Control Board’s Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ.

- A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan (“SWPPP”) to the State Water Resources Control Board.

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.

- B. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
- C. The applicant’s SWPPP shall include provisions for all of the following Best Management Practices (“BMPs”) (LQMC Section 8.70.020 (Definitions)):
- 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.

- E. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.

- F. The SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City Council.

- G. The owner shall execute and record an agreement that provides for the

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perpetual maintenance and operation of all post-construction BMPs as required.

7. Permits issued under this approval shall be subject to the provisions of the Development Impact Fee and Transportation Uniform Mitigation Fee programs in effect at the time of issuance of building permit(s).
8. Approval of this Site Development Permit shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.
9. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual attorney's fees incurred by the City Attorney to review, negotiate and/or modify any documents or instruments required by these conditions, if Developer requests that the City modify or revise any documents or instruments prepared initially by the City to effect these conditions. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.
10. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual consultant's fees incurred by the City for engineering and/or surveying consultants to review and/or modify any documents or instruments required by this project. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

PROPERTY RIGHTS

11. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements.
12. Pursuant to the aforementioned condition, conferred rights shall include approvals from the master developer or the HOA over easements and other property rights necessary for construction and proper functioning of the

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proposed development not limited to access rights over proposed and/or existing private streets that access public streets and open space/drainage facilities of the master development.

STREET AND TRAFFIC IMPROVEMENTS

13. Streets shall have vertical curbs or other approved curb configurations that will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations. If a wedge or rolled curb design is approved, the lip at the flowline shall be near vertical with a 1/8" batter and a minimum height of 0.1'. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot.

14. The applicant shall construct the following street improvements to conform with the General Plan (street type noted in parentheses):

A. OFF-SITE STREETS

1) Madison Street (Primary Arterial):

Widen the west side of the street along all frontage adjacent to the Tentative Map boundary to its ultimate width on the west side as specified in the General Plan and the requirements of these conditions. Rehabilitate and/or reconstruct existing roadway pavement as necessary to augment and convert it from a rural county-road design standard to La Quinta's urban arterial design standard. Interim improvements shall be designed and constructed as approved by the City Engineer.

Other required improvements in the Madison Street right-of-way and/or adjacent landscape setback area include:

- a) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
- b) A 10-foot wide Multi-Use Path. The applicant shall construct a multi-use trail per La Quinta Standard 260 along the Madison Street frontage within the landscaped setback. The trail surface shall be binder stabilized decomposed granite as approved by the City Engineer. Multi-Use Path boundaries shall be delineated by a 4-inch wide concrete

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border between the trail and adjacent landscaping. The location and design of the trail shall be approved by the City. A split rail fence shall be constructed along the roadway side of the multi-use path in accordance with Section 9.140.060 (Item E, 3a) of the Zoning Ordinance. Bonding for the fence to be installed shall be posted prior to final map approval. At grade intersection crossings shall be of a medium and design and location as approved by the City Engineer on the street improvement plan submittal.

Improvements in the Madison Street right-of-way eligible for reimbursement from the City's Development Impact Fee fund in accordance with policies established for that program:

- c) Half width of an 18-foot wide raised landscaped median along the entire boundary of the Site Development Permit.

The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

B. PRIVATE STREETS

- 1) Beth Circle – Construct full improvements within a 60-foot right-of-way, which shall be divided into two minimum 20' traveled lanes with a center landscaped median (Entry Street) as approved by the City Engineer.
- 2) Private Street "E" – Construct full improvements within a 62-foot right-of-way, which shall be divided into two minimum 20' traveled lanes with a center landscaped median as approved by the City Engineer.
- 3) The location of driveways of corner lots shall not be located within the curb return and away from the intersection when possible.

C. PRIVATE CUL DE SACS

- 1) Private Cul-de-sacs shall be constructed to Riverside County

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Standard 800 for symmetrical Cul-de-sacs and Standard 800A for offset Cul-de-sacs, and both shall be constructed with a 50-foot curb radius, measured gutter flow-line to gutter flow-line.

15. All gated entries shall provide for a three-car minimum stacking capacity for inbound traffic to be a minimum length of 62 feet from call box to the street; and shall provide for a full turn-around outlet for non-accepted vehicles or as approved by the City Engineer.

Where a gated entry is proposed, the applicant shall submit a detailed exhibit at a scale of 1" = 10', demonstrating that those passenger vehicles that do not gain entry into the development can safely make a full turn-around (minimum radius to be 24 feet) out onto the main street from the gated entry. Pursuant to said condition, there shall be a minimum of twenty five feet width provided at the turn-around opening provided.

Two lanes of traffic shall be provided on the entry side of each gated entry, one lane shall be dedicated for residents, and one lane for visitors. The two travel lanes shall be a minimum of 20 feet of total paved roadway surface or as approved by the Fire Department.

Entry drives, main interior circulation routes, standard knuckles, corner cutbacks, bus turnouts, dedicated turn lanes and other features shown on the approved construction plans, may require additional street widths as may be determined by the City Engineer.

16. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Residential	3.0" a.c./4.5" c.a.b.
Collector	4.0" a.c./5.0" c.a.b.
Secondary Arterial	4.0" a.c./6.0" c.a.b.
Primary Arterial	4.5" a.c./6.0" c.a.b.

or the approved equivalents of alternate materials.

17. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete.

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The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.

18. General access points and turning movements of traffic are limited to the following:

Primary Entry (Beth Circle): Right turn in, right turn out, and left turn in only. Left out turning movement is prohibited.

19. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
20. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.
21. Standard knuckles and corner cut-backs shall conform to Riverside County Standard Drawings #801 and #805, respectively, unless otherwise approved by the City Engineer.

IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refer to persons currently certified or licensed to practice their respective professions in the State of California.

22. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of LQMC Section 13.24.040 (Improvement Plans).
23. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing.

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Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

- A. On-Site Rough Grading Plan 1" = 40' Horizontal
- B. PM10 Plan 1" = 40' Horizontal
- C. WQMP (Plan submitted in Report Form)

NOTE: A through C to be submitted concurrently.

- D. Off-Site Street Improvement/Storm Drain Plan
1" = 40' Horizontal, 1" = 4' Vertical
- E. Off-Site Signing & Striping Plan 1" = 40' Horizontal

The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.

- F. On-Site Street Improvements/Signing & Striping/Storm Drain Plan
1" = 40' Horizontal, 1" = 4' Vertical

NOTE: D through F to be submitted concurrently.

(Separate Storm Drain Plans if applicable)

The following plans shall be submitted to the Building and Safety Department for review and approval. The plans shall utilize the minimum scale specified, unless otherwise authorized by the Building and Safety Director in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

- G. On-Site Precise Grading Plan (submitted to Building and Safety Department) 1" = 20' Horizontal

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Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

All Off-Site Plan & Profile Street Plans and Signing & Striping Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

All On-Site Signing & Striping Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends, No Parking Signs, Raised Pavement Markers (including Blue RPMs at fire hydrants) and Street Name Signs per Public Works Standard Plans and/or as approved by the Engineering Department.

“Rough Grading” plans shall normally include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2013 California Building Code accessibility requirements associated with each door. The assessment must comply with submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Public Works Department in conjunction with the Site Development Plan when it is submitted for plan checking.

24. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the “Plans, Notes and Design Guidance” section of the Public Works Department at the City website (www.la-quinta.org). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.
25. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
26. Upon completion of construction, and prior to final acceptance of the improvements by the City, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness

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of the drawings. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall employ or retain the Engineer Of Record during the construction phase of the project so that the EOR can make site visits in support of preparing "Record Drawing". However, if subsequent approved revisions have been approved by the City Engineer and reflect said "Record Drawing" conditions, the Engineer Of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

GRADING

27. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
28. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
29. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a civil engineer registered in the State of California,
 - B. A preliminary geotechnical ("soils") report prepared by an engineer registered in the State of California,
 - C. A Fugitive Dust Control Plan prepared in accordance with LQMC Chapter 6.16, (Fugitive Dust Control), and
 - D. A Best Management Practices report prepared in accordance with LQMC Sections 8.70.010 and 13.24.170 (NPDES Stormwater Discharge Permit and Storm Management and Discharge Controls).
 - E. WQMP prepared by an engineer registered in the State of California.

All grading shall conform with the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by soils engineer, or engineering geologist registered in the State of California.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit.

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Additionally, the applicant shall replenish said security if expended by the City of La Quinta to comply with the Plan as required by the City Engineer.

30. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
31. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.
32. Building pad elevations of perimeter lots shall not differ by more than one foot higher from the building pads in adjacent developments.
33. The applicant shall minimize the differences in elevation between the adjoining properties and the lots within this development.

Where compliance within the above stated limits is impractical, the City may consider alternatives that are shown to minimize safety concerns, maintenance difficulties and neighboring-owner dissatisfaction with the grade differential.

34. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor with applicable compaction tests and over excavation documentation.

Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad

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soil. The data shall be organized by lot number, and listed cumulatively if submitted at different times.

DRAINAGE

35. Stormwater handling shall conform with the approved hydrology and drainage report for Tentative Tract Map No. 36279. Nuisance water shall be disposed of in an approved manner.
36. The applicant shall comply with the provisions of LOMC Section 13.24.120 (Drainage), Retention Basin Design Criteria, Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. The design storm shall be either the 1 hour, 3 hour, 6 hour or 24 hour event producing the greatest total run off.
37. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.
38. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise and as approved by the City Engineer.
39. The project shall be designed to accommodate purging and blowoff water (through underground piping and/or retention facilities) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property.
40. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
41. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems. Side slopes shall

**FINDINGS AND CONDITIONS OF APPROVAL – RECOMMENDED
SITE DEVELOPMENT PERMIT 2014-933
THE ORCHARDS
ADOPTED: APRIL 22, 2014**

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not exceed 3:1 and shall be planted with maintenance free ground cover. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin.

42. Stormwater may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to LQMC Section 9.100.040(B)(7).
43. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
44. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
45. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
46. The applicant shall comply with applicable provisions for post construction runoff per the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; and the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2008-001.
 - A. For post-construction urban runoff from New Development and Redevelopments Projects, the applicant shall implement requirements of the NPDES permit for the design, construction and perpetual operation and maintenance of BMPs per the approved Water Quality Management Plan (WQMP) for the project as required by the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2008-001.
 - B. The applicant shall implement the WQMP Design Standards per (CRWQCB-CRB) Region Board Order No. R7-2008-001 utilizing BMPs approved by the City Engineer. A project specific WQMP shall be

**FINDINGS AND CONDITIONS OF APPROVAL – RECOMMENDED
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provided which incorporates Site Design and Treatment BMPs utilizing first flush infiltration as a preferred method of NPDES Permit Compliance for Whitewater River receiving water, as applicable.

- C. The developer shall execute and record a Stormwater Management/BMP Facilities Agreement that provides for the perpetual maintenance and operation of stormwater BMPs.

UTILITIES

47. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
48. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
49. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground. Interim improvements shall be designed and constructed as approved by the City Engineer as well as the appropriate utility provider.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

50. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer. Additionally, grease traps and the maintenance thereof shall be located as to not conflict with access aisles/entrances.

CONSTRUCTION

51. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-

**FINDINGS AND CONDITIONS OF APPROVAL – RECOMMENDED
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maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the development or when directed by the City, whichever comes first.

LANDSCAPE AND IRRIGATION

52. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans)
53. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
54. All new and modified landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City's Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
55. The applicant shall submit the final landscape plans for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process. Community Development Director approval of the final landscape plans is required prior to issuance of the first building permit unless the Community Development Director determines extenuating circumstances exist which justifies an alternative processing schedule.

NOTE: Plans are not approved for construction until signed by the appropriate City official, including the Community Development Director and/or City Engineer. Prior to final approval of the installation of landscaping, the Landscape Architect of record shall provide the Community Development Department a letter stating he/she has personally inspected the installation and that it conforms with the final landscaping plans as approved by the City.

If staff determines during final landscape inspection that adjustments are required in order to meet the intent of the Planning Commission approval, the Community Development Director shall review and approve any revisions to the landscape plan.

**FINDINGS AND CONDITIONS OF APPROVAL – RECOMMENDED
SITE DEVELOPMENT PERMIT 2014-933
THE ORCHARDS
ADOPTED: APRIL 22, 2014**

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56. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets, 5th Edition" or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.
57. Front yard landscaping for each dwelling shall consist of, at minimum, 36" box trees (i.e., a minimum 2.5 inch caliper measured three feet up from grade level after planting), 5-gallon shrubs, and groundcover. Double lodge poles (two-inch diameter) shall be used to brace and stake trees.
58. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Community Development Director. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 24 inches of curbs along public streets.
59. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets" or latest edition, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.
60. To encourage water conservation, no more than 50% of front yard landscaping shall be devoted to turf. A no-turf front yard option shall be provided for each plan type.
61. Applicant shall comply with the following landscape-related conditions from TT 36279:
 - A. Both *Washingtonia Robusta* and *Washingtonia Filifera* palms shall be planted at the project entry, with every third palm to be of the *Filifera* species.
 - B. All Citrus trees, when relocated or removed/replaced, shall be an equivalent minimum 24-inch box size (equivalent 2.0 caliper).

MAINTENANCE

**FINDINGS AND CONDITIONS OF APPROVAL – RECOMMENDED
SITE DEVELOPMENT PERMIT 2014-933
THE ORCHARDS
ADOPTED: APRIL 22, 2014**

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62. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
63. The applicant shall make provisions for the continuous and perpetual maintenance of perimeter landscaping up to the curb, access drives, sidewalks, and stormwater BMPs.

FEES AND DEPOSITS

64. Permits issued under this approval shall be subject to the provisions of the Development Impact Fee and Transportation Uniform Mitigation Fee programs in effect at the time of issuance of building permit(s).
 65. The applicant shall comply with the provisions of LQMC Section 13.24.180 (Fees and Deposits). These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
 66. Provisions shall be made to comply with the terms and requirements of the City's adopted Art in Public Places program in effect at the time of issuance of building permits.
 67. Applicant shall pay the fees as required by the Coachella Valley Unified School District, as in effect at the time requests for building permits are submitted.
 68. Permits issued under this approval shall be subject to the Coachella Valley Multi-Species Habitat Conservation Plan/Natural Community Habitat Conservation Plan Mitigation Fee, in accordance with LQMC Chapter 3.34.
 69. A fee of \$50.00, payable to Riverside County, is due to this office within 24 hours of any City Council approval. This is required by the County to post the Notice of Exemption and offset costs associated with AB 3158 (Fish and Game Code 711.4).
- A fee of \$72.00, payable to City of La Quinta, is due to this office within 24 hours of any City Council approval. This is required by the City to prepare the Notice of Exemption.

**FINDINGS AND CONDITIONS OF APPROVAL – RECOMMENDED
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FIRE DEPARTMENT

70. For residential areas, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 1000 GPM for a 2-hour duration at 20 PSI.
71. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.
72. Applicant/Developer shall mount blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. It should be 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
73. Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler Standard.
74. Fire Apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.
75. Gates may be automatic or manual and shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gate pins shall be rated with a shear pin force, not to exceed 30 pounds. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Automatic gates shall be provided with backup power.

**FINDINGS AND CONDITIONS OF APPROVAL – RECOMMENDED
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THE ORCHARDS
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76. The minimum dimension for gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height. Any gate providing access from a road shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.
77. Any turn-around requires a minimum 38-foot turning radius.

ATTACHMENT 1

Project Information

CASE NUMBER: SITE DEVELOPMENT PERMIT 2013-933

APPLICANT: NEXUS PALM SPRINGS

PROPERTY OWNER: COACHELLA HOLDCO

REQUEST: CONSIDERATION OF ARCHITECTURAL AND LANDSCAPING PLANS FOR TRACT 36279

ARCHITECT: CHRIS PARDO DESIGN

LANDSCAPE ARCHITECT: TKD ASSOCIATES, INC.

ENGINEER: COACHELLA VALLEY ENGINEERS

LOCATION: SOUTHWEST CORNER OF MADISON STREET AND VISTA BONITA TRAIL (AVENUE 51)

GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL

ZONING DESIGNATION: VERY LOW DENSITY RESIDENTIAL (EQUESTRIAN OVERLAY)

SURROUNDING ZONING/LAND USES:

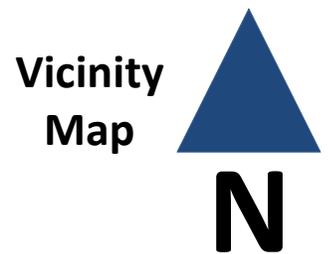
NORTH: VERY LOW DENSITY RESIDENTIAL
POLO ESTATES SUBDIVISION

SOUTH: VERY LOW DENSITY RESIDENTIAL
VACANT; APPROVED TT 33085

EAST: CITY OF INDIO
VACANT LAND/POLO FIELDS

WEST: VERY LOW DENSITY RESIDENTIAL
POLO ESTATES SUBDIVISION

SUBDIVISION INFORMATION: TR 36279 (11 SINGLE FAMILY RESIDENTIAL LOTS)
APPROVED AUGUST 2, 2011





SITE DEVELOPMENT PERMIT 2013-933
THE ORCHARDS

Project Area
Map



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JAN 31 2014

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT

The Orchard

La Quinta, California



CHRIS PARDO DESIGN
ARCHITECTURE

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

www.chrispardodesign.com

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These drawings were prepared for
"The Orchard" project in La Quinta, CA.
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other project.

Related drawing sheets to be based on 3/4/12 sheet.

The Orchard
La Quinta, CA

No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Vicinity



Property Information

Parcels 1, 2, lot "C", Lot "D", A portion of lot "B" and a portion of lot 3, parcel map no. 16457, filed in P.M.B. 100, page 48, O.R. County of Riverside, State of California.

APN 777-030-001, 002 & Por. of 003

Tentative Tract Map No. 36279

9.14 Acres (398,054 SF) Gross
9.06 Acres (394,685 SF) Net

Project Data

General Plan Designation
Zoning Designation
Land Use Existing
Land Use Proposed
Total Site Area
Total Landscaping Area
Parking Spaces Required
Parking Spaces Provided
Greatest No. Stories
Level 1 Floor Area

Western Coachella Valley
RVL Residential Very Low Density
VLDR Very Low Density Residential, 0-2
VLDR Very Low Density Residential, 0-2
398,054 SF
Per Landscape Plan, Sheet 1.5
28 2 Garage/Unit | 0.5 Guest/Unit x 11 Units
66 3 Garage/Unit | 0.5 Guest/Unit x 11 Units
1 Single Story Residences
38,965 SF

Project Team

Owner
Coachella Music Festival LLC
5750 Wilshire Blvd # 501
Los Angeles, CA 90036
(323) 930-5700

Architect
Chris Pardo Design/
Elemental Architecture
700 Tahquitz Canyon Way, Suite A
Palm Springs, CA 92262
(206) 329-1654

Civil Engineer
Coachella Valley Engineers
77-933 Las Montanas Road, Ste 101
Palm Desert, CA 92211
(760) 360-4200

Landscape Architect
TDK Associates, Inc.
71-771 San Jacinto Dr., Suite C
Rancho Mirage, CA 92270
(760) 776-1753

Contents

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Existing Site Aerial Photo	0.2	Plans: House 1 Enlarged Plan	A2.2
Renderings: Aerial Views	0.3	Plans: House 1 Roof	A2.3
Renderings: Streetscapes	0.4	Plans: House 1 Roof Enlarged Plan	A2.4
Renderings: Streetscapes	0.5	Plans: House 1 Roof Enlarged Plan	A2.5
Renderings: Houses + Materials	0.6	Plans: House 2	A2.6
Renderings: Section	0.7	Plans: House 2 Enlarged Plan	A2.7
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Master Wall Plan	L-3	Elevations/Materials: House 1	A3.0
Development Site Plan	1.0	Elevations/Materials: House 1	A3.1
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Typical Site Plan: House 2	1.4	Elevation Alternate: House 1	A3.5
		Elevation Alternate: House 2	A3.6

Civil Plan 1 of 1

Coversheet

No. 054

0.0

ATTACHMENT 4

SHEET



CHRIS PARDO DESIGN

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

chris@pardoandco.com

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Shaded drawing areas & hatched on 3/27/13

The Orchard
La Quinta, CA

No. Date Issue

1 10.10.13 SDPA

2 12.17.13 SDPA

Existing Site Photos



EXISTING From Outside Development
Views From Madison Street



EXISTING Within Development
View from North property line, showing existing paving

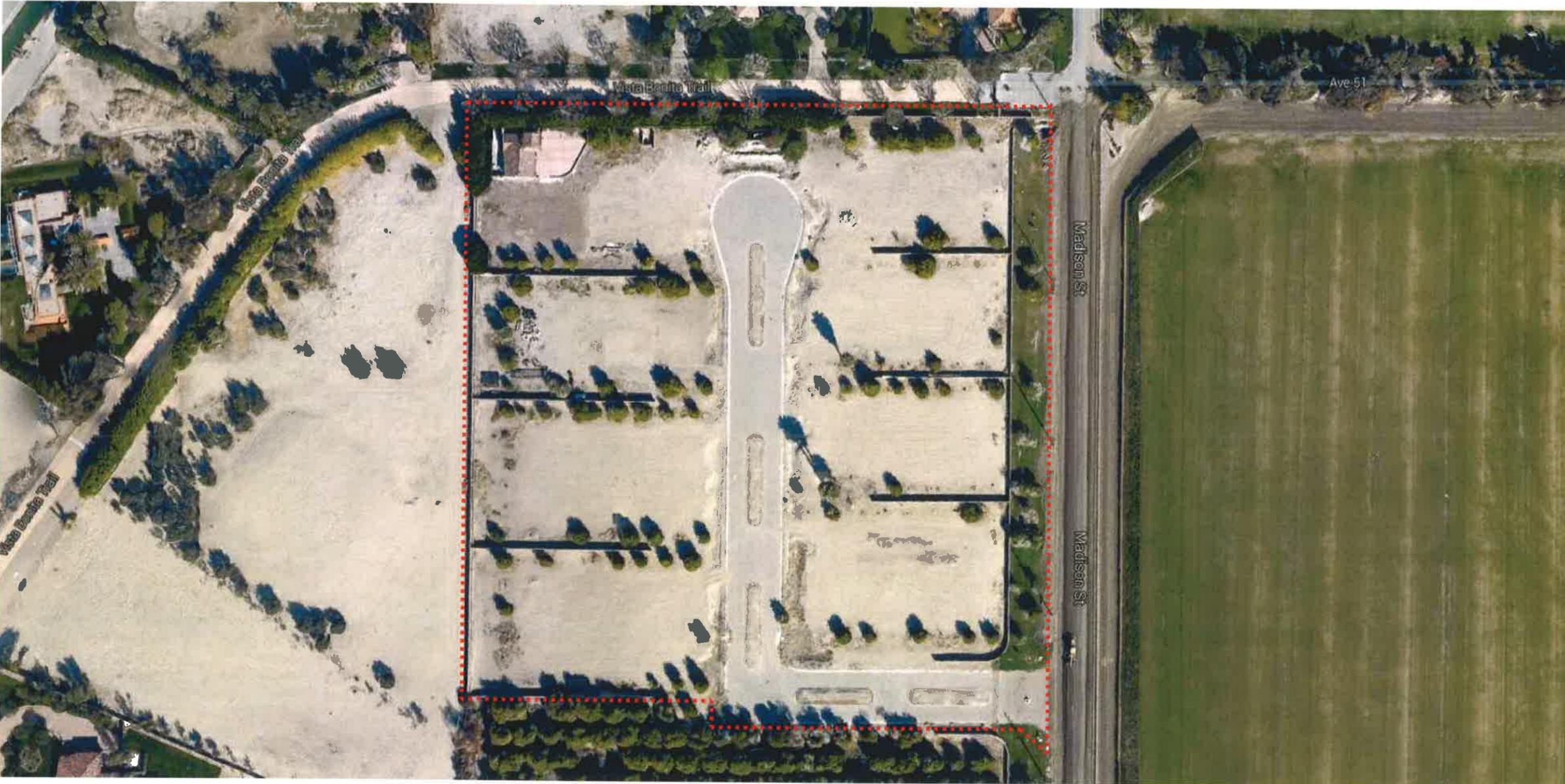
Existing Site
Photos

No. 004

0.1

SHEET

Existing Site Photos



AERIAL PHOTO
Access road already constructed



CHRIS PAROO DESIGN

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

chris@cpdesign.com

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Plans designed and prepared by
Chris Paroo Design, LLC in Yorba Linda, CA.
They are not intended for use on any
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Drawings were prepared on 11/17/13

The Orchard
La Quinta, CA

No.	Date	Issue
1	10 10 13	SDPA
2	12 17 13	SDPA

Existing Site
Aerial Photo

No. 054

0.2

SHEET



CHRIS PAROD DESIGN
ARCHITECTS

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

chrisparod@chrisparod.com

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The Orchard
La Quinta, CA



No.	Date	Issue
1	10/10/13	SDPA
2	12/17/13	SDPA

Renderings:
Aerial Views

No. 054



CHRIS PARDO DESIGN

ARCHITECTURE

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

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Scale drawings shown as based on 3/8"=1'-0"

The Orchard
La Quinta, CA

No.	Date	Issue
1	10 10 13	SDPA
2	12 17 13	SDPA

Renderings:
Streetscapes

No. 054

0.4

SHEET



CHRIS PARDO DESIGN
LANDSCAPE ARCHITECTURE

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

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No	Date	Issue
1	10 10 13	SDPA
2	12 17 13	SDPA

Renderings:
Streetscapes

No. 054

0.5

SHEET





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3d rendering made in 3ds Max

The Orchard
La Quinta, CA



No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Renderings:
Houses +
Materials

No. 054



CHRIS PARDO DESIGN
ARCHITECTURE

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

chrisparadodesign.com

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The Orchard
La Quinta, CA



SECTION RENDERING
Bright open living space, clean simple Modern interior and exterior design.

No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Renderings:
Section

No. 054

0.7

SHEET



CHRIS PARDO DESIGN
ARCHITECTURE INTERIORS

1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

info@chrispardoarchitecture.com

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These drawings were prepared on 11/22/13.

Materials



STUCCO White
Dunn Edwards DEW351



STUCCO Dark Grey
Dunn Edwards DE6299



WOOD TILE
Dal Tile Alpine Fern



CONCRETE MASONRY
Greystone CMU

The Orchard
La Quinta, CA

No.	Date	Issue
1	10 10 13	SDPA
2	12 17 13	SDPA

Materials

No. 054

0.8

SHEET



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1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

chris@cpdesign.com

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Submitting state is based on SDOT print

The Orchard
La Quinta, CA

No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

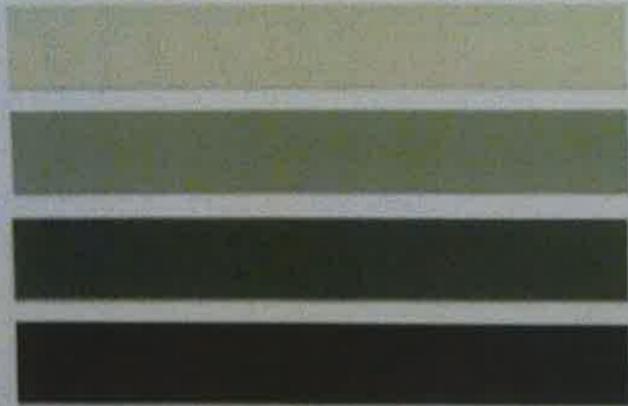
Materials
Board Photo

No. 054

0.9

SHEET

MATERIAL SCHEDULE		
MATERIAL	COLOR/FINISH	MANUFACTURER
STUCCO	WHITE - "FACE VEX"	066372
STUCCO	LIGHT GREY - "SILVER POLISH"	066374
STUCCO	MED. GREY - "LOOKING GLASS"	066476
STUCCO	DARK GREY - "BOAT ANCHOR"	066377
ALUMINUM PANEL	ANODIZED	
WOOD-LOOK CERAMIC TILE	ALPINE FOAM	EMER



wall sconce



scored
concrete
block



smooth stucco finish

white pvc roof

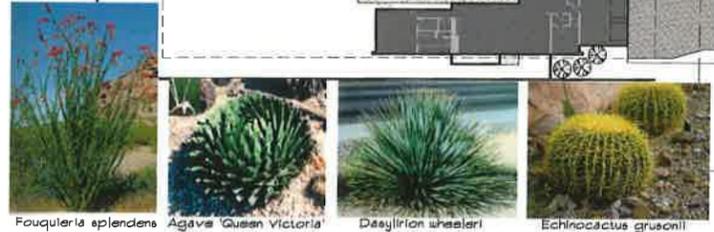
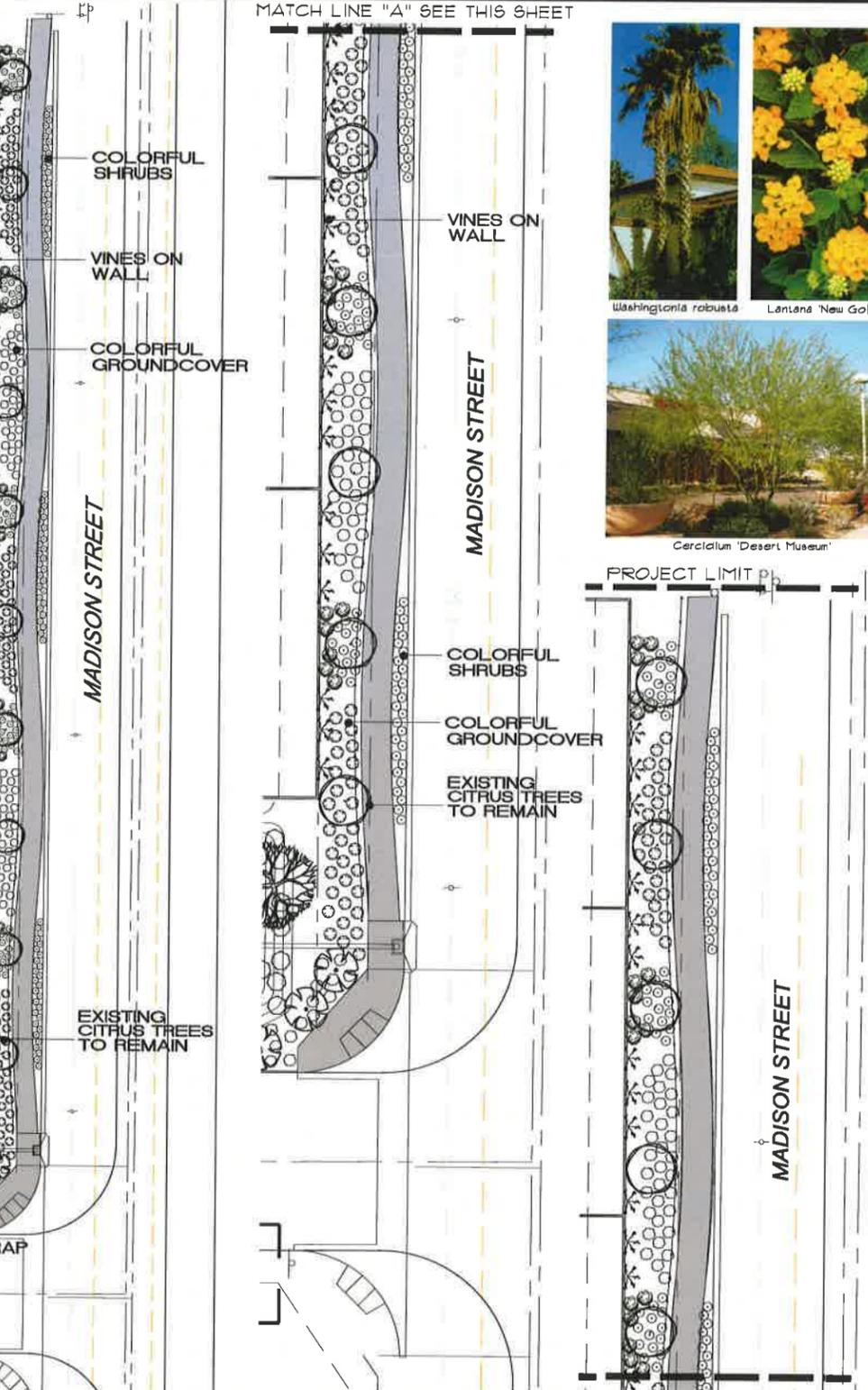
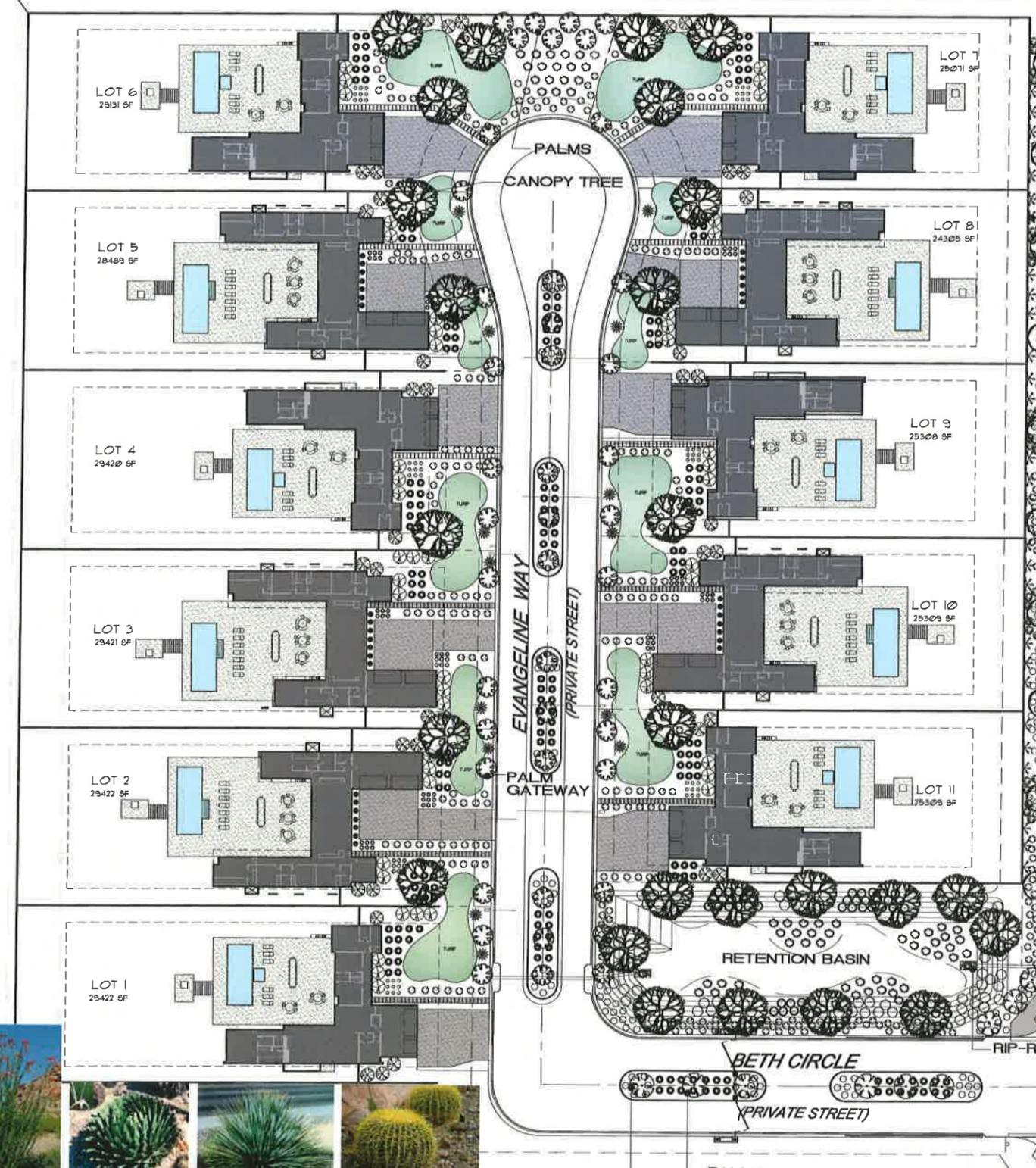


aluminum framed
windows and fascia



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NOV 25 2013
CITY OF LA QUINCY
COMMUNITY DEVELOPMENT



PLANT LEGEND
Trees and Palms

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Irrigation
26		<i>Cercidium h. 'Desert Museum'</i>	Hybrid palo verde	36"-Box Multi tr.	Bubbler
10		<i>Citrus sp.</i>	Coachella Valley Grown	Existing to remain	Bubbler
14		<i>Chamaerops humilis</i>	Mediterranean fan palm	24"-Box Multi tr.	Bubbler
9		<i>Washingtonia filifera</i>	California fan palm	10' Ht. Skinned	Bubbler
44		<i>Washingtonia robusta</i>	Mexican fan palm	12' Ht. Skinned	Bubbler

Cacti and succulents

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Irrigation
81		<i>Agave 'Queen Victoria'</i>	Agave	5-Gal	Drip
54		<i>Echinocactus grusonii</i>	Golden Barrel Cactus	14"-Dia.	Drip
202		<i>Dasylirion wheeleri</i>	Desert spoon	15-Gal	Drip
35		<i>Hesperaloe parviflora</i>	Red yucca	5-Gal	Drip
49		<i>Fouquieria splendens</i>	Ocotillo	8' Ht. Min 20' Carnes	Drip

Vines and Shrubs

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Irrigation
21		<i>Bougainvillea 'Barbara Karel'</i>	Bougainvillea	15-Gal esp. on column	Drip
408		<i>Carissa g. 'Green Carpet'</i>	Green Carpet Natal plum	5-Gal	Drip
0		<i>Bougainvillea 'Oh La La'</i>	Bougainvillea	5-Gal	Drip
153		<i>Callistemon viminalis</i>	Little John	5-Gal	Drip
39		<i>Leucophyllum f. 'Green Cloud'</i>	Texas sage	5-Gal	Drip
63		<i>Muhlenbergia capillaris</i>	Regal mist	5-Gal	Drip
30		<i>Tecoma stans</i>	Trumpet bush	5-Gal	Drip
83		<i>Acacia redolens</i>	Acacia	5-Gal	Drip
51		<i>Baccharis hybrid 'Stam'</i>	Thompson Baccharis	5-Gal	Drip
169		<i>Lantana 'New Gold'</i>	New Gold lantana	5-Gal	Drip
DG		2" depth 3/8" Desert Gold Decomposed Granite in all planters			
TURF		Hybrid Bermuda (14,300 sq ft.)			Spray

NOTE: TURF TO BE SET BACK A MINIMUM OF 24" FROM ANY HARDSCAPE



Turf: 14,300 SQ.FT. = 14% of Total Landscape Area
 Total Landscape Area: 100,575 SQ.FT. = 26% of Total Project Area
 Total Project Area: 388,054 SQ.FT.

Final Landscape Plans require compliance and approval of City of La Quinta Water Efficiency Ordinance and the Coachella Valley Water District's Landscaping and Irrigation System Design Ordinance.



T.K.D. ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 7575 San Jacinto Drive, Suite C, Rancho Mirage, California 92270
 P.O. Box 77-001, Fax: 760-776-0753

PROJECT NAME
ORCHARDS
 LA QUINTA, CALIFORNIA



COMMENTS

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SHEET TITLE
PRELIMINARY LANDSCAPE PLAN



SCALE
 VARIES

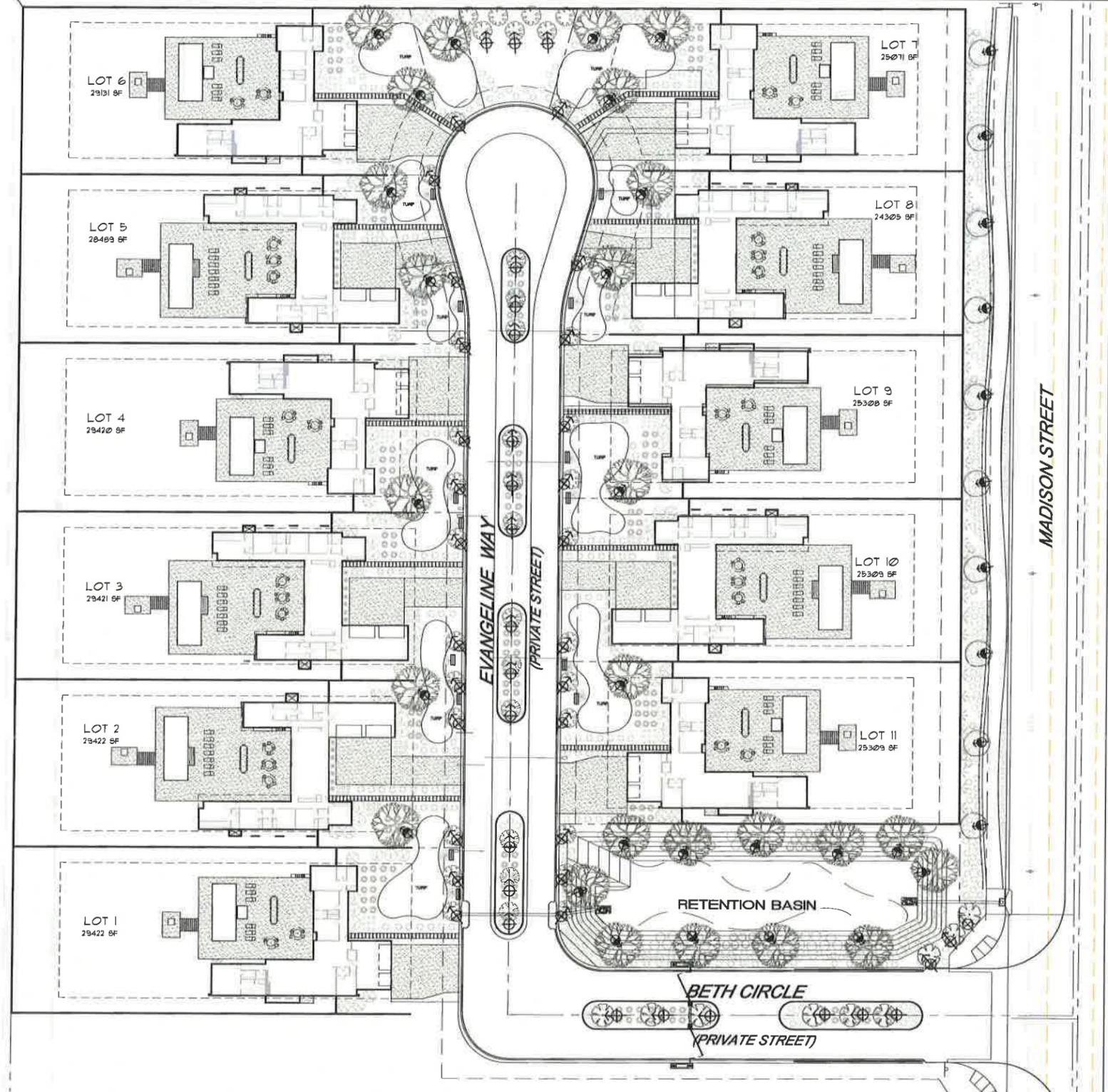
PROJECT NUMBER
 1832

REVISIONS

NO.	DATE	TYPE	BY

JOB NAME
 SHEET TITLE
 DATE: 12-18-13
 ISSUED FOR:
 EFFECTIVE DATE:
 DESIGN BY: TKD
 DRAWN BY: TKD
 JOB NUMBER
 FILENAME: 1832 Planting.dwg

SHEET NO.
 TOTAL
L-1
 SHEETS



MASTER LIGHT PLAN
SCALE: 1" = 30'

LIGHTING SCHEDULE

SYMBOL	QTY.	FIXTURE	COMMENTS
	49	NF-9-LED Electrical: 12V Finish: BZ	FX Luminaire (619) 719-2331 Raul@fxl.com PALM UPLIGHT
	36	LC-9-LED Electrical: 12V Finish: BZ	FX Luminaire (619) 719-2331 Raul@fxl.com TREE UPLIGHT
	14	PB-3-LED Electrical: 12V Finish: BZ	FX Luminaire (619) 719-2331 Raul@fxl.com ACCENT LIGHT
	4	LUXOR ZD 300 WATT Finish: SS	FX Luminaire (619) 719-2331 Raul@fxl.com TRANSFORMER



T K D ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
71711 San Jacinto Drive SUITE C
SAN JOSE, CALIFORNIA 95120
TEL: (408) 776-2511 FAX: (408) 776-9753

PROJECT NAME
ORCHARDS

LA QUINTA, CALIFORNIA



CONTRACT NO.

DATE

JOB NO.

SHEET NO.

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SHEET TITLE
**PRELIMINARY
LANDSCAPE LIGHTING PLAN**

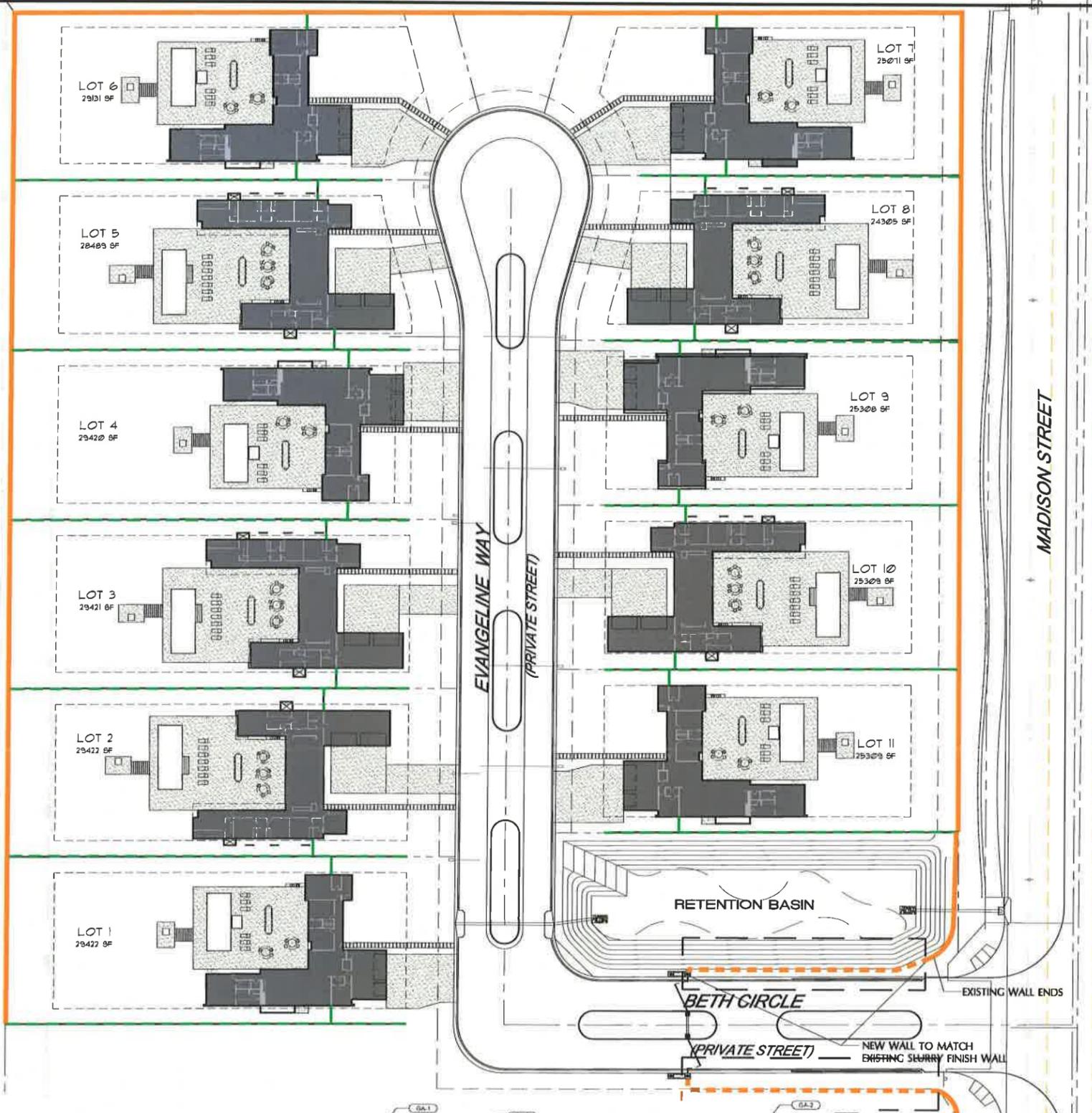
SCALE
1" = 30'

PROJECT NUMBER
1632

NO.	DATE	TYPE	BY

JOB NAME
SHEET TITLE
DATE: 10-10-13
ISSUED FOR:
EFFECTIVE DATE:
DESIGN BY: TKD
DRAWN BY: L.O.
JOB NUMBER
FILENAME: 1632 Lighting.dwg

SHEET NO.
TOTAL
L-2
SHEETS



WALL LEGEND

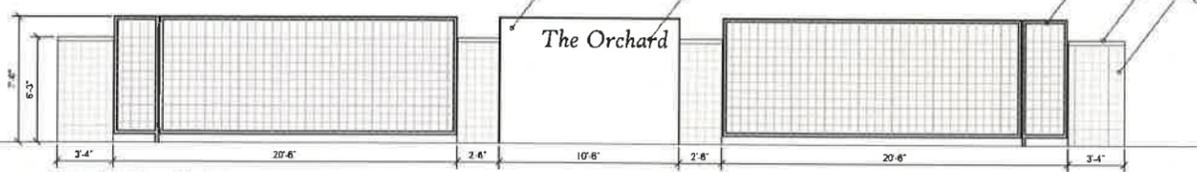
SYMBOL	DESCRIPTION
	EXISTING 6' WALL WITH SLURRY FINISH
	PROPOSED 6' WALL TO MATCH EXISTING WALL
	PROPOSED 6' WALL SCORED BLOCK WALL



EXISTING 6' BLOCK WALL



SCORED BLOCK WALL



Front Entry Gate Elevation
SCALE: 1/4" = 1'-0"

GATE MATERIAL SCHEDULE			
TAG	MATERIAL	COLOR/FINISH	REMARKS
GA-1	SMOOTH STUCCO	WHITE	
GA-2	PAINTED METAL FENCE	GREY	
GA-3	TERAZZO STONE CAP	OFF-WHITE	
GA-4	GREY CURB SCORED BLOCK	GREY	
GA-5	METAL RAISED LETTERING	ANODIZED ALUMINUM	

NOTE: GATE TO HAVE PUNCH KEY ENTRY - FINAL SYSTEM - TBD

MASTER WALL PLAN
SCALE: 1" = 30'



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71711 San Jacinto Drive SUITE C
RANCHO ANGELES, CALIFORNIA 92703
TEL: (949) 776-0701 FAX: (949) 776-0703

ORCHARDS

LA QUINTA, CALIFORNIA



MASTER WALL PLAN



SCALE: VARIES
PROJECT NUMBER: 1832

REVISIONS			
NO.	DATE	TYPE	BY

JOB NAME:
SHEET TITLE:
DATE: 12-19-13
ISSUED FOR:
EFFECTIVE DATE:
DESIGN BY: TKD
DRAWN BY: TKD
JOB NUMBER:
FILENAME: 1832 Planning.dwg

SHEET NO:
TOTAL: **L-3**
SHEETS



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Seattle WA 98122
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La Quinta, CA

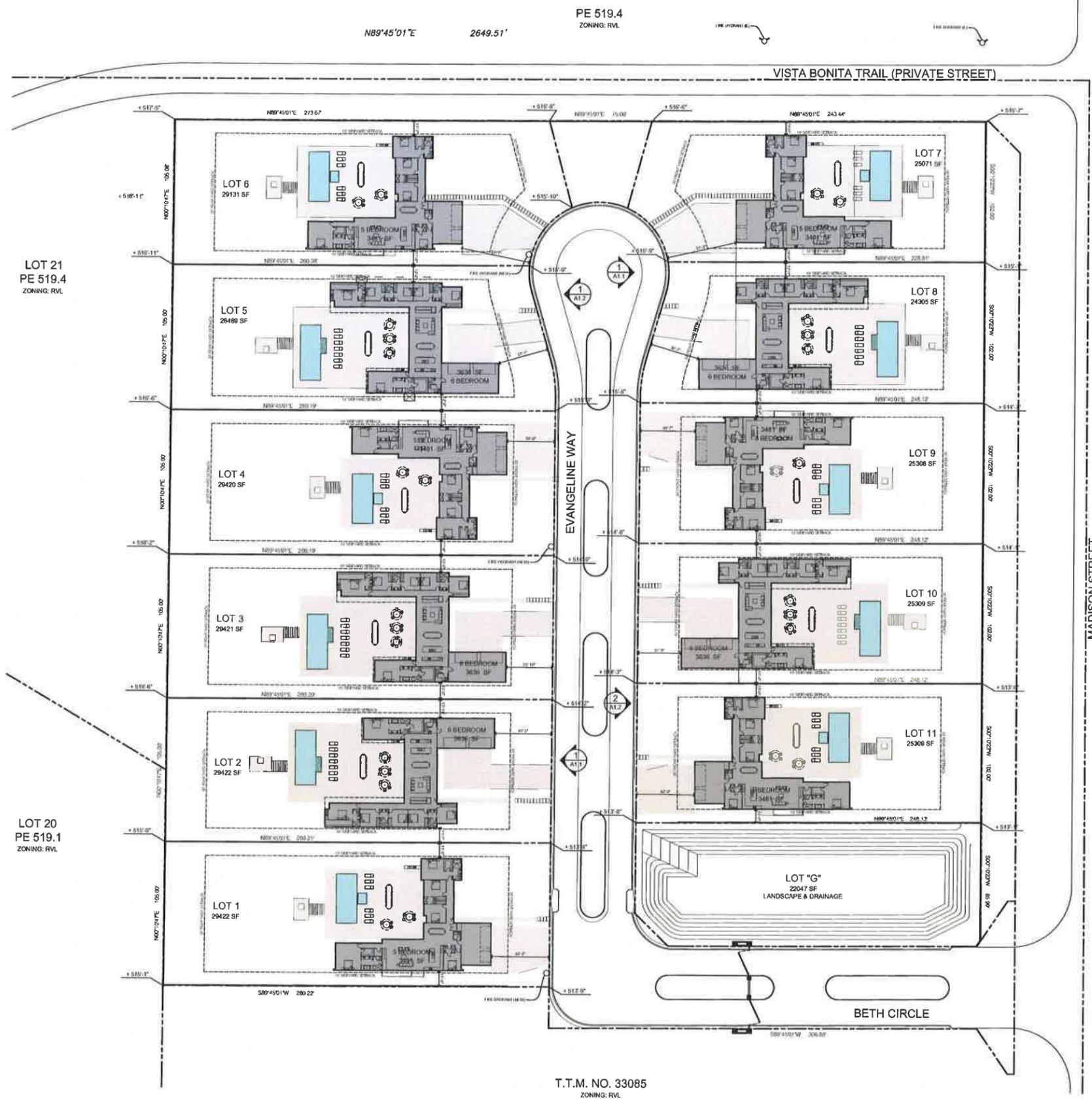
No	Date	Issue
1	10 10 13	SDPA
2	12 17 13	SDPA

Site Plan

No. 054

A1.0

SHEET



PE 519.4
ZONING: RVL

N89°45'01"E 2649.51'

LOT 21
PE 519.4
ZONING: RVL

LOT 20
PE 519.1
ZONING: RVL

T.T.M. NO. 33085
ZONING: RVL

LA QUINTA - Site Plan
SCALE: 1" = 40'





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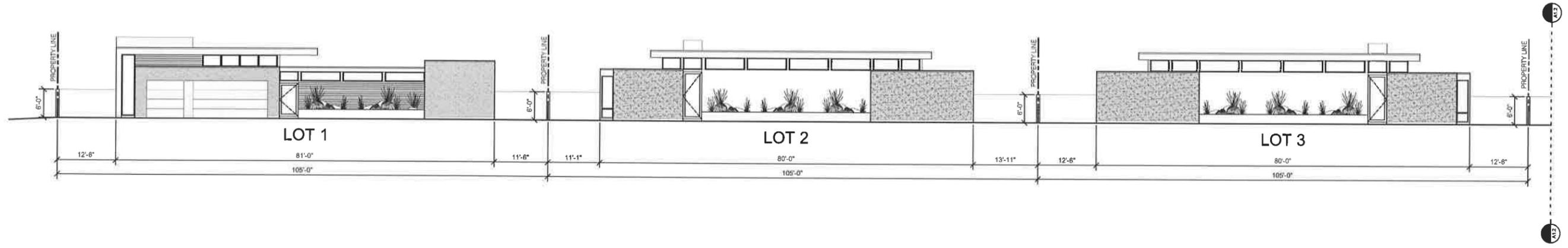
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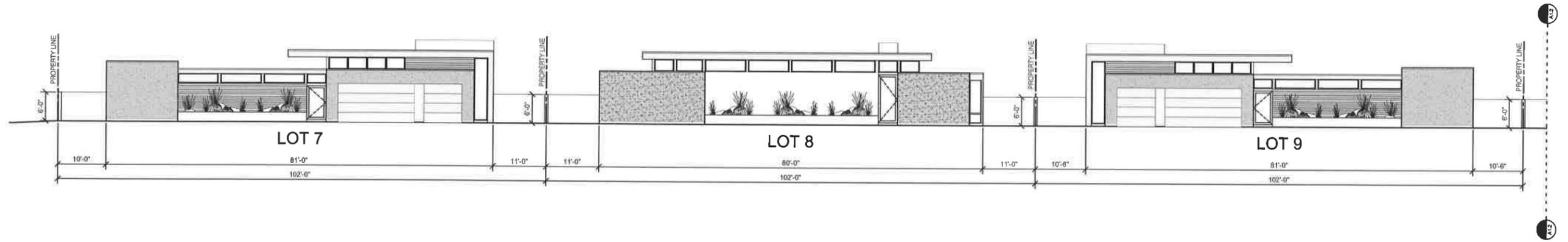
Blank drawing scale is based on 3/32" sheet

The Orchard
La Quinta, CA



Site Section - Evangeline Way (South)

SCALE: 3/32" = 1'-0"



Site Section - Evangeline Way (North)

SCALE: 3/32" = 1'-0"

No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Development
Site Sections

No. 05.1

A1.1

SHEET



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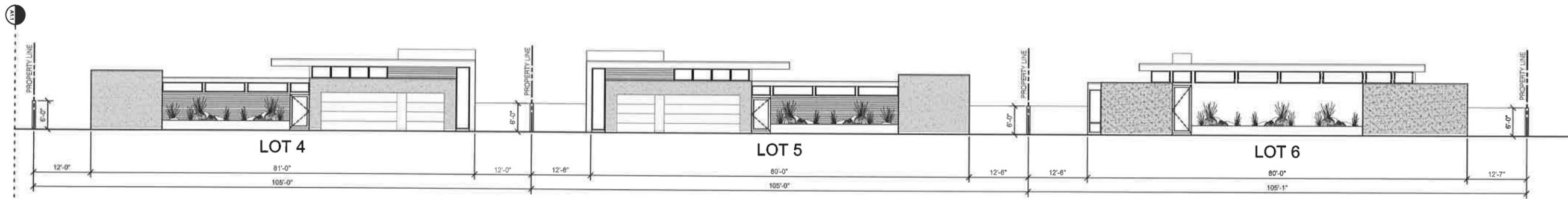
No.	Date	Issue
1	10/10/13	SDPA
2	12/17/13	SDPA

Development
Site Sections

No. 054

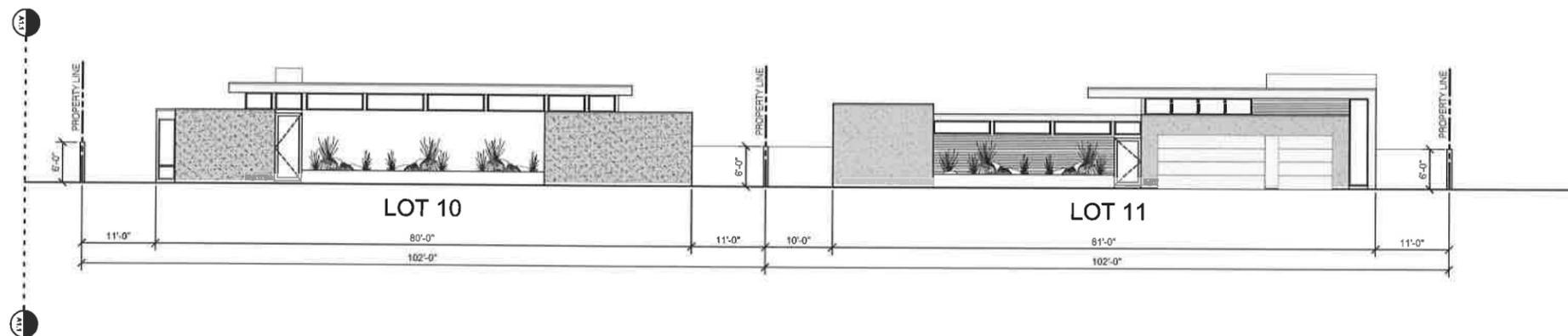
A1.2

SHEET



Site Section - Evangeline Way (South)

SCALE: 3/32" = 1'-0"



Site Section - Evangeline Way (North)

SCALE: 3/32" = 1'-0"



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Seattle WA 98122
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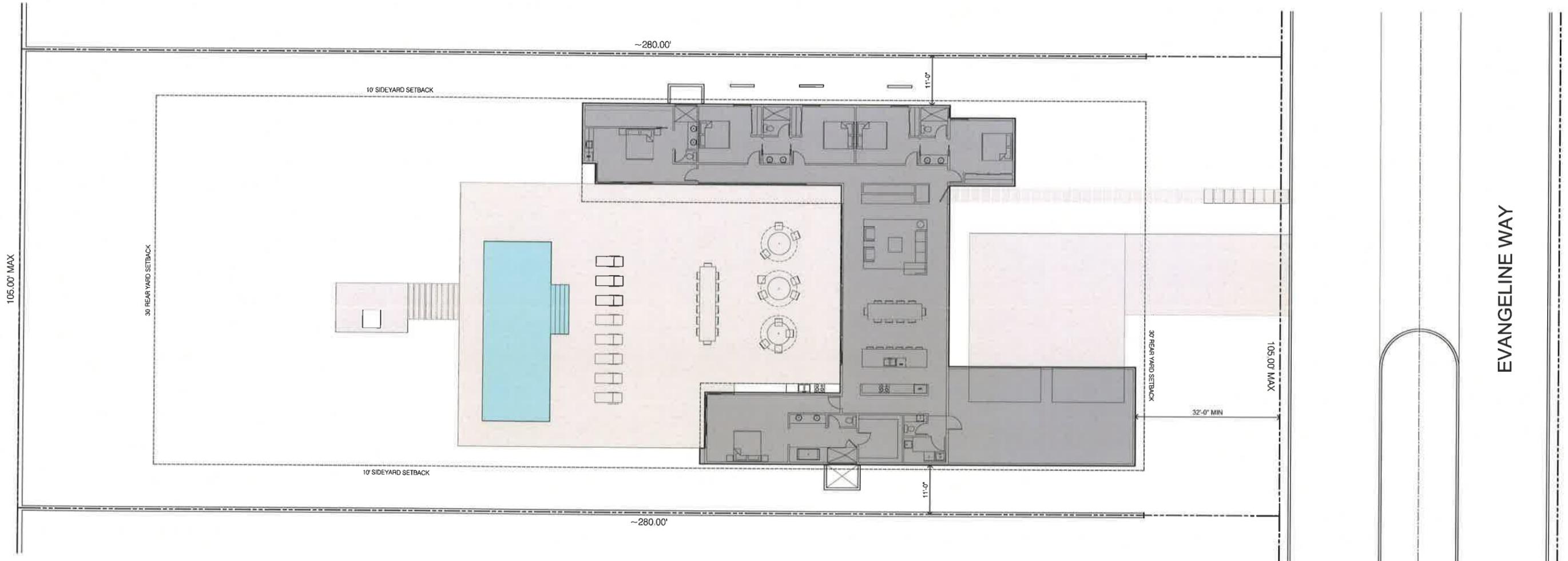
No.	Date	Issue
1	10/10/13	SDPA
2	12/17/13	SDPA

Typical Site Plan
House 1

No. 054

A1.3

SHEET



LA QUINTA - Typical Site Plan
SCALE: 3/32" = 1'-0"





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1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

chrisparo@chrisparodesign.com

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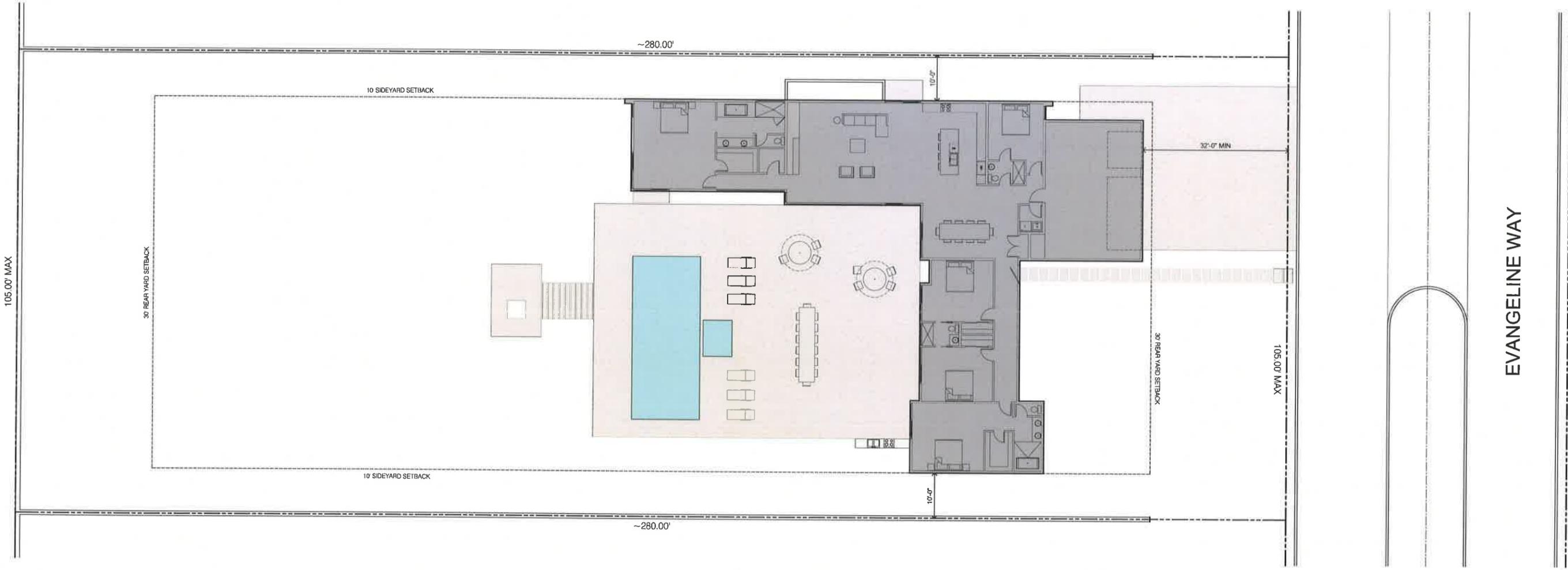
No	Date	Issue
1	10 10 13	SDPA
2	12 17 13	SDPA

Typical Site
Plan
House 2

No. 054

A1.4

SHEET



LA QUINTA - Typical Site Plan
SCALE: 3/32" = 1'-0"





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1520 11th Ave Suite G
Seattle WA 98122
(206) 329-1654

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La Quinta, CA

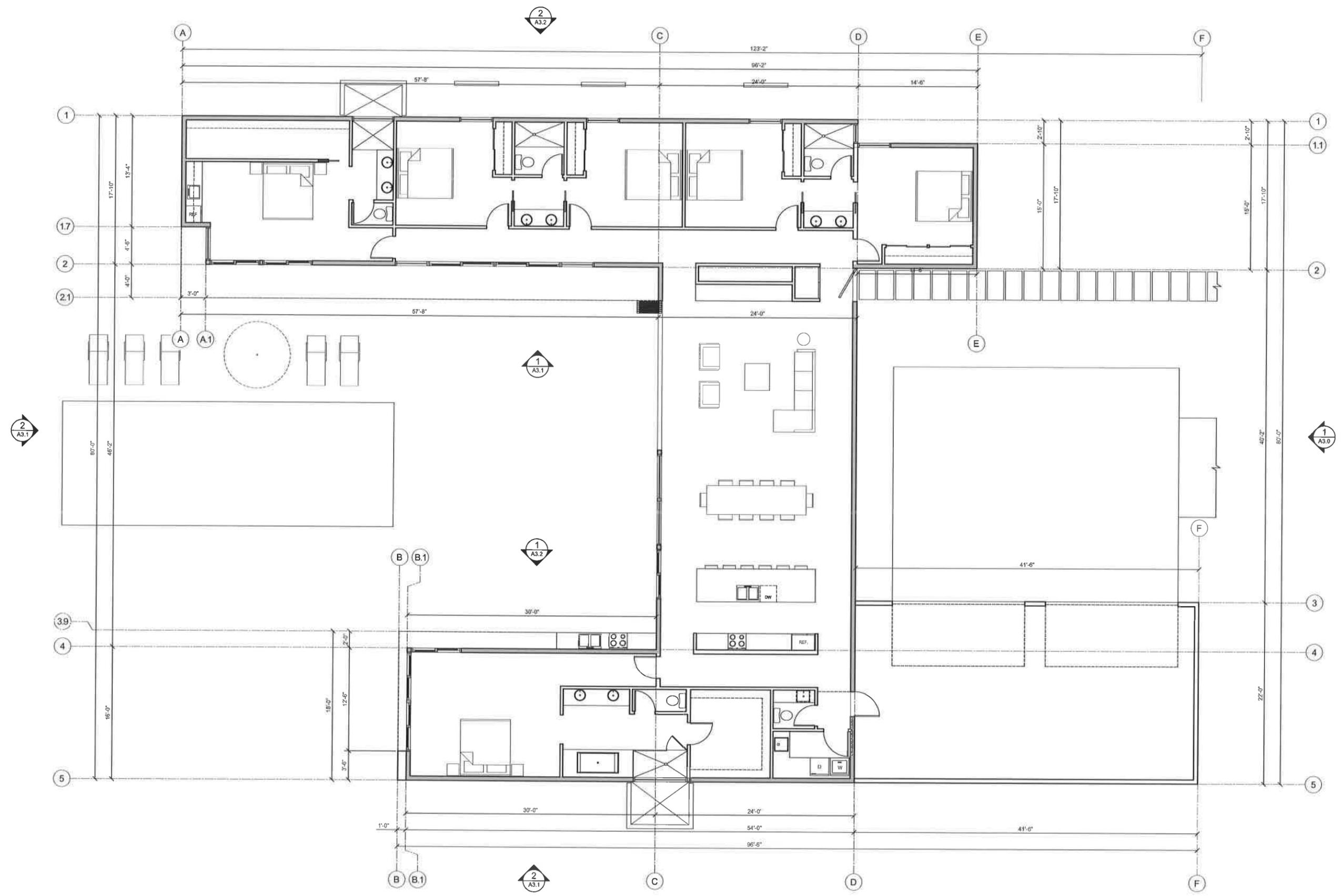
No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Key Plan
House 1

No. 054

A2.0

SHEET



Key Plan - House 1 (3557 SF)
SCALE: 3/16" = 1'-0"





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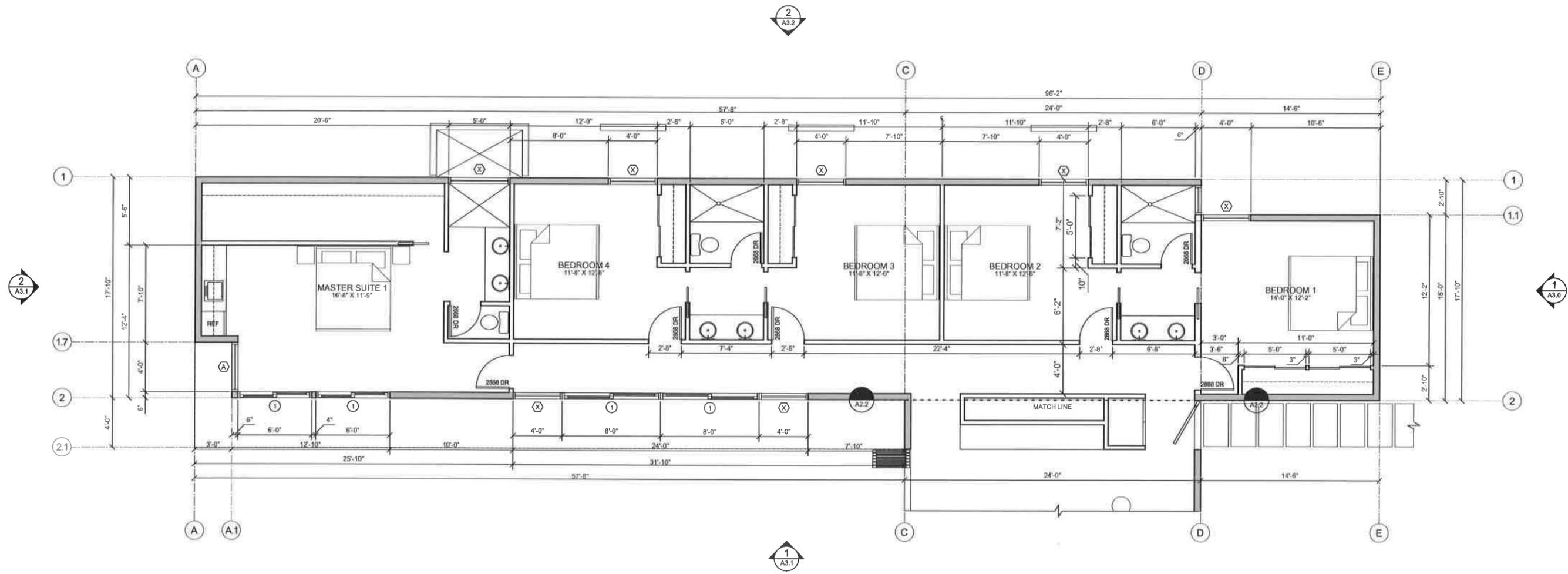
No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Enlarged Plan
House 1

No. 054

A2.1

SHEET



Floor Plan - Bedroom Wing
SCALE: 1/4" = 1'-0"





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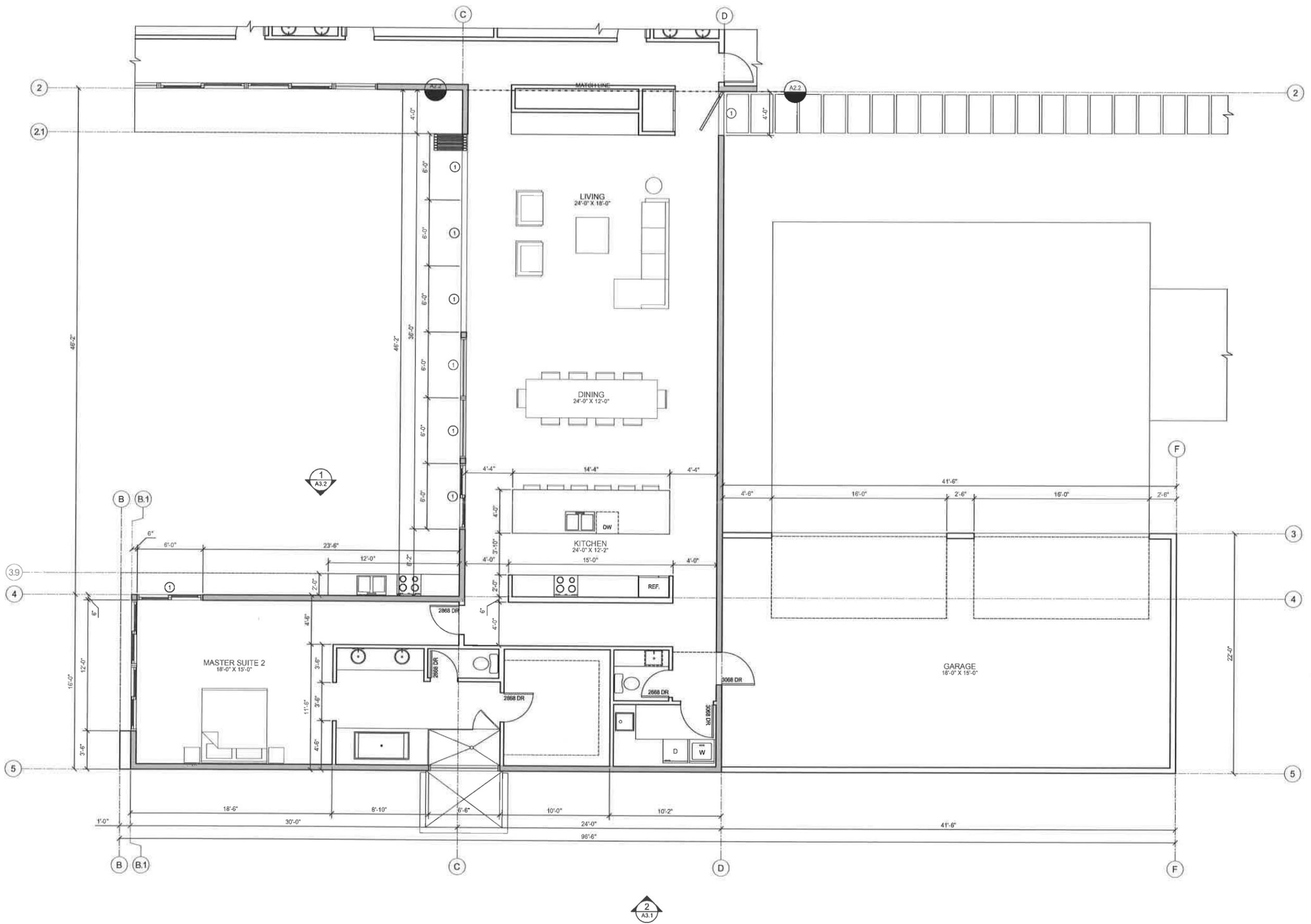
No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Enlarged Plan
House 1

No. 054

A2.2

SHEET



Floor Plan - Living, Master Suite, Garage
SCALE: 1/4" = 1'-0"





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Seattle WA 98122
[206] 329-1654

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Standard drawing team & based on 3/16/17 sheet

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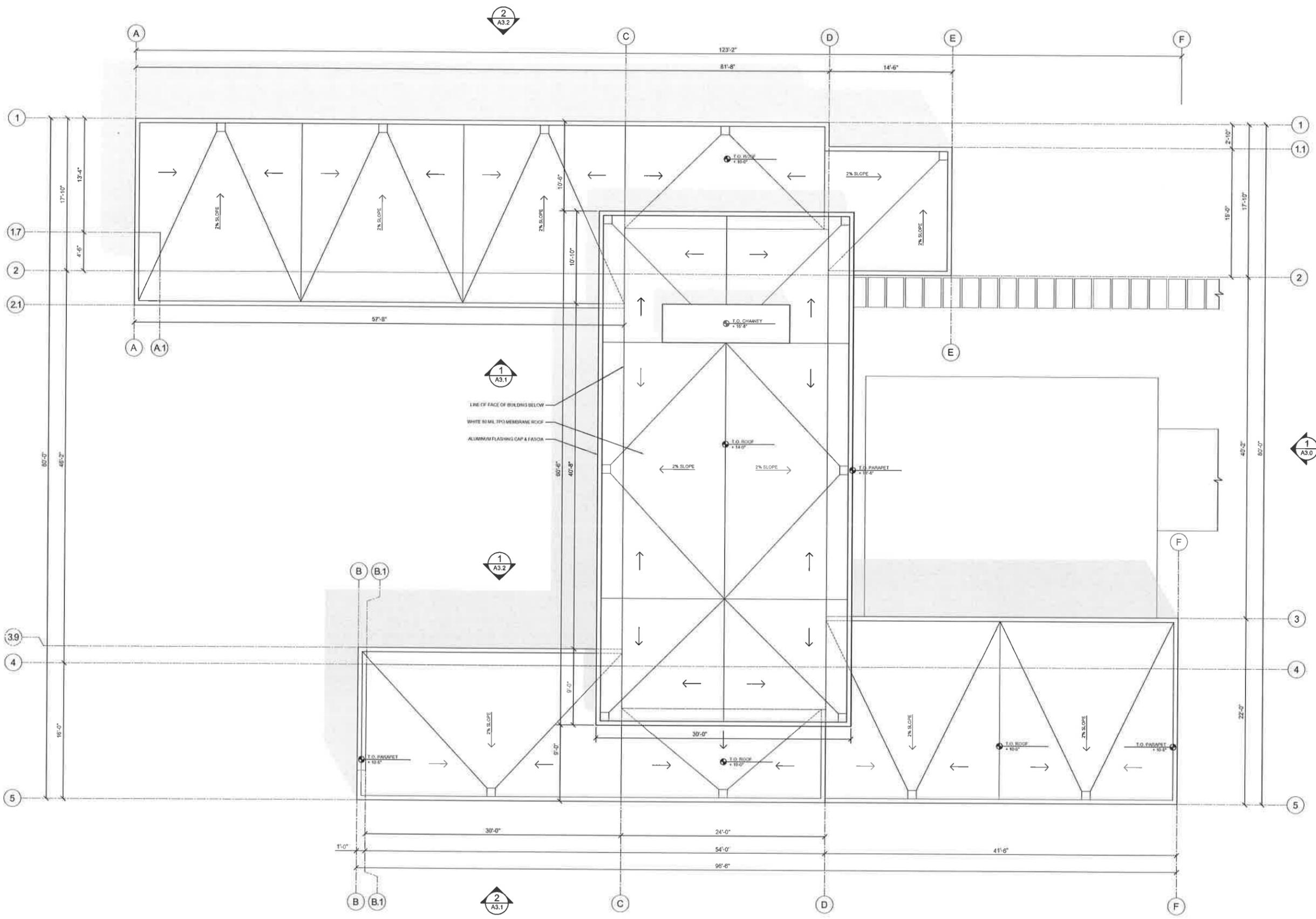
No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Roof Plan
House 1

No. 054

A2.3

SHEET



Roof Key Plan - House 1 (5108 SF)
SCALE: 3/16" = 1'-0"





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Standard drawing book - 4 based on 24x27 sheet

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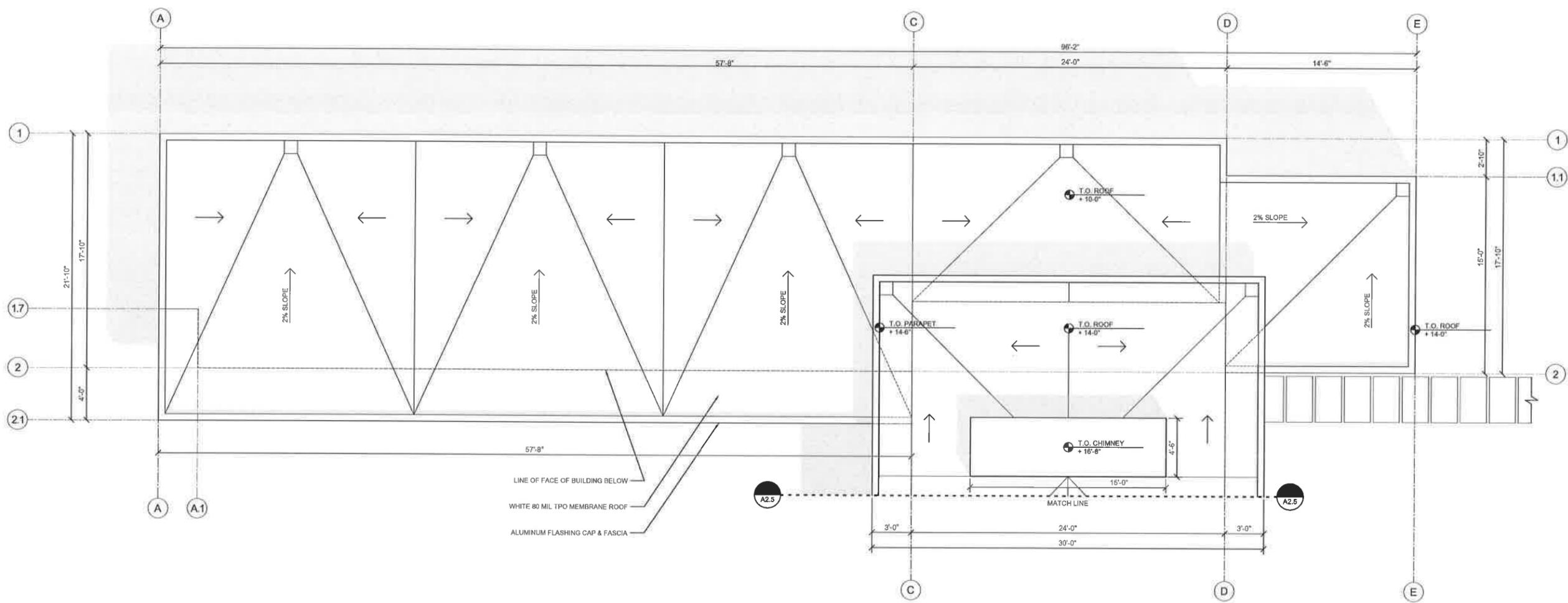
No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Enlarged
Roof Plan
House 1

No. 054

A2.4

SHEET



Roof Plan - Bedroom Wing
SCALE: 1/4" = 1'-0"





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La Quinta, CA

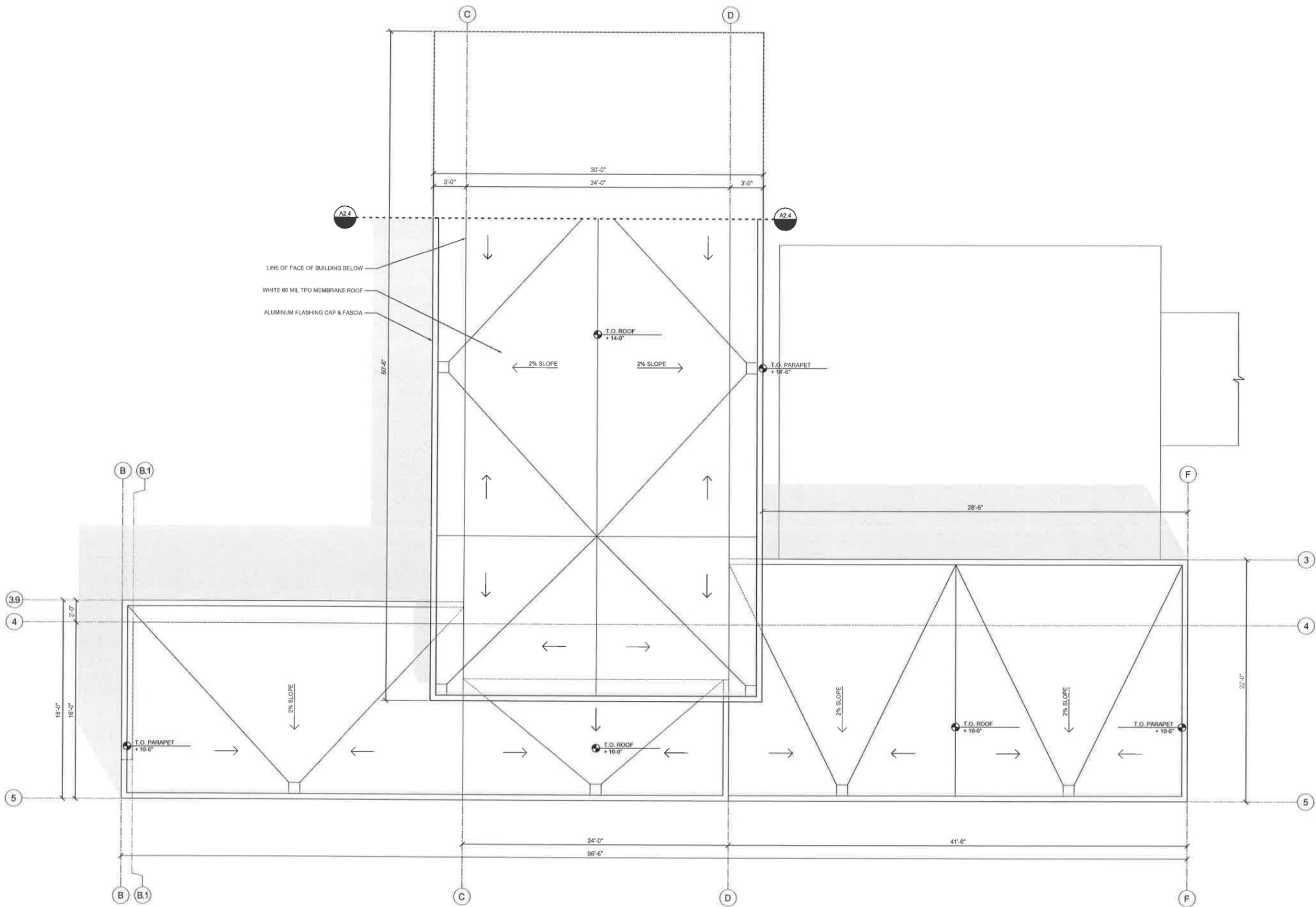
No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Enlarged
Roof Plan
House 1

No. 054

A2.5

SHEET



Roof Plan - Living, Master Suite, Garage
SCALE: 1/4" = 1'-0"





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La Quinta, CA

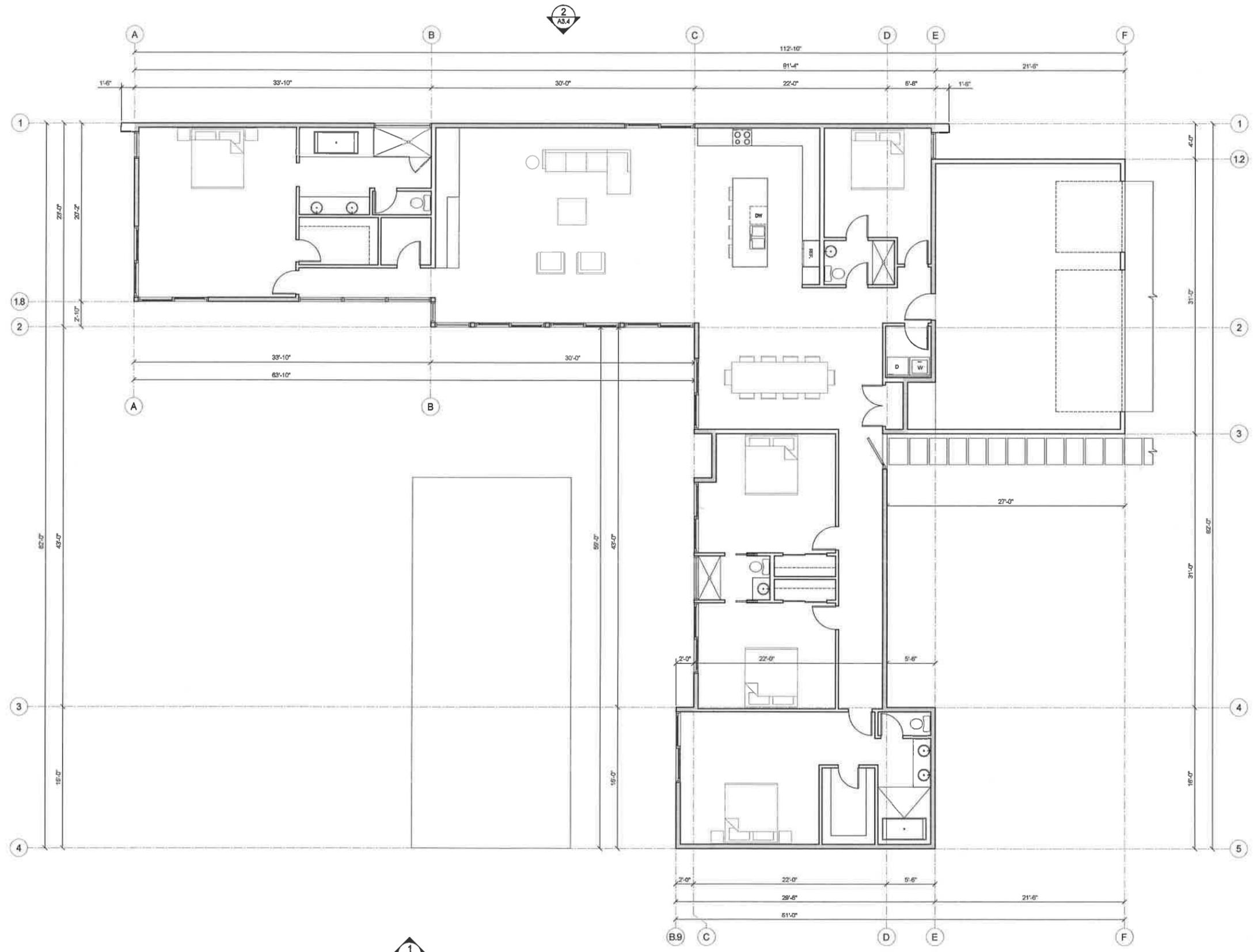
No	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Key Plan
House 2

No. 054

A2.6

SHEET



Key Plan - House 2 (3530 SF)
SCALE: 3/16" = 1'-0"





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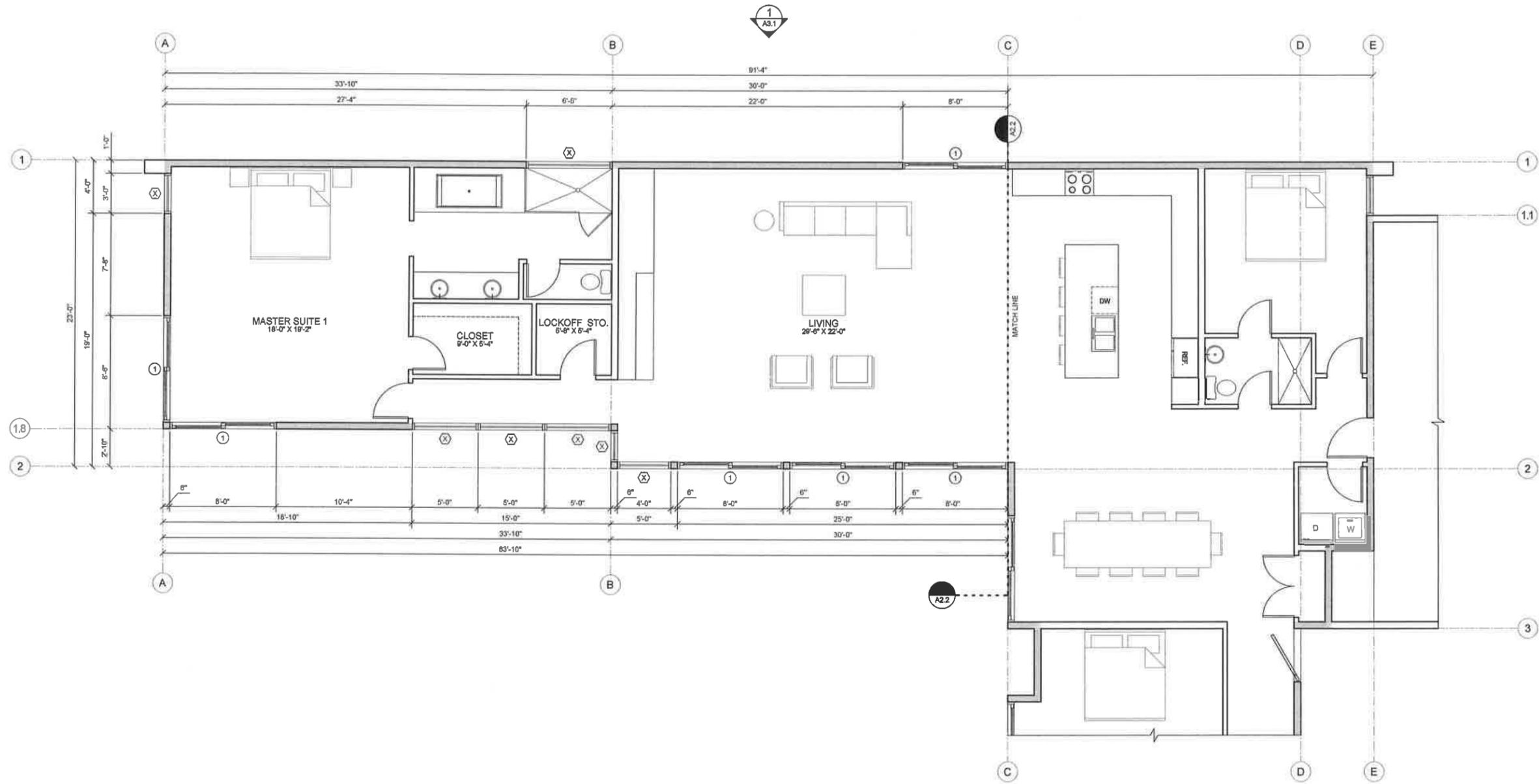
No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Enlarged Plan
House 2

No. 054

A2.7

SHEET



House 2 Floor Plan - Living Wing

SCALE: 1/4" = 1'-0"





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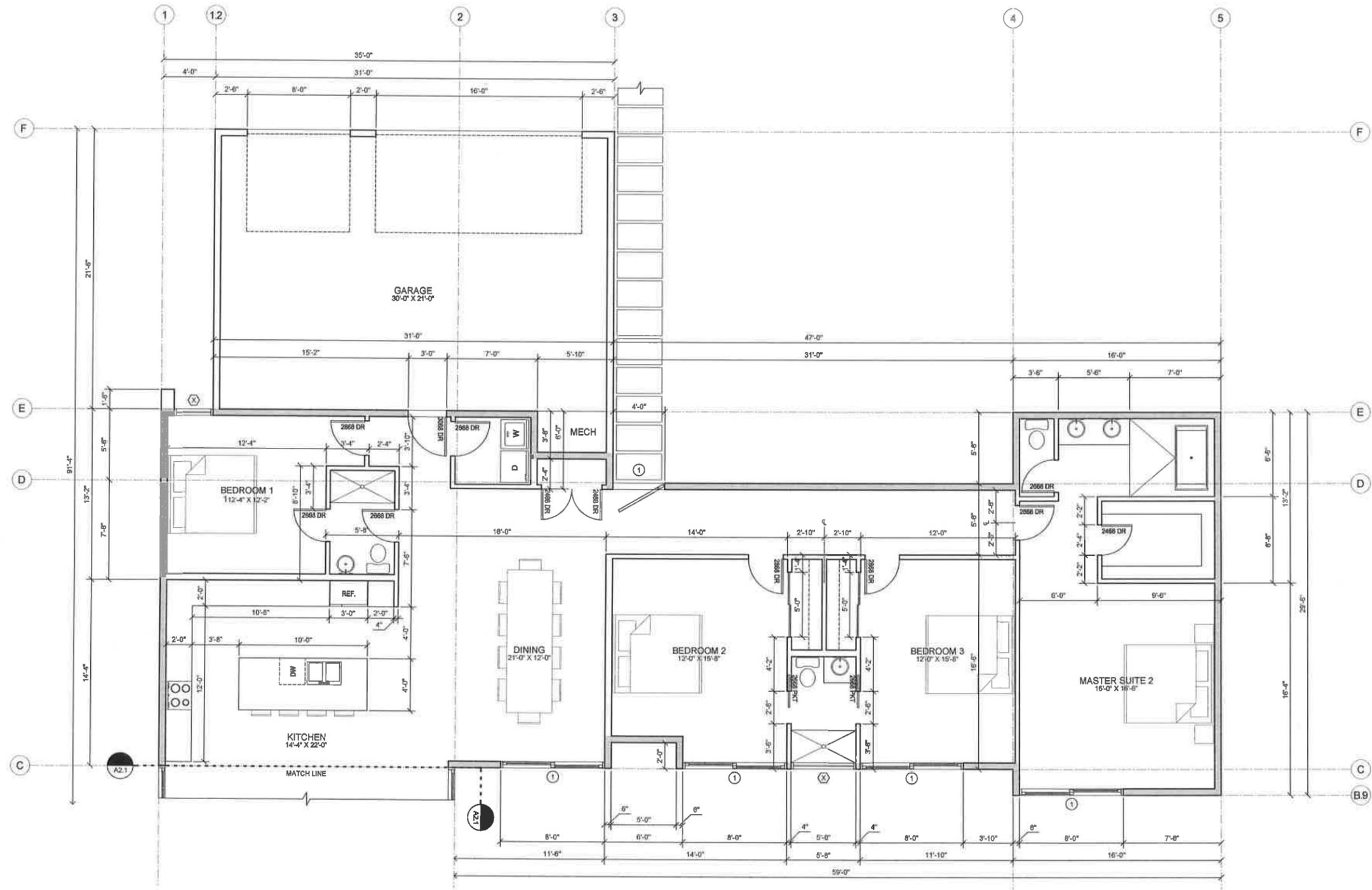
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The Orchard
La Quinta, CA



No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Enlarged Plan
House 2

No. 054

A2.8

SHEET



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The Orchard
La Quinta, CA

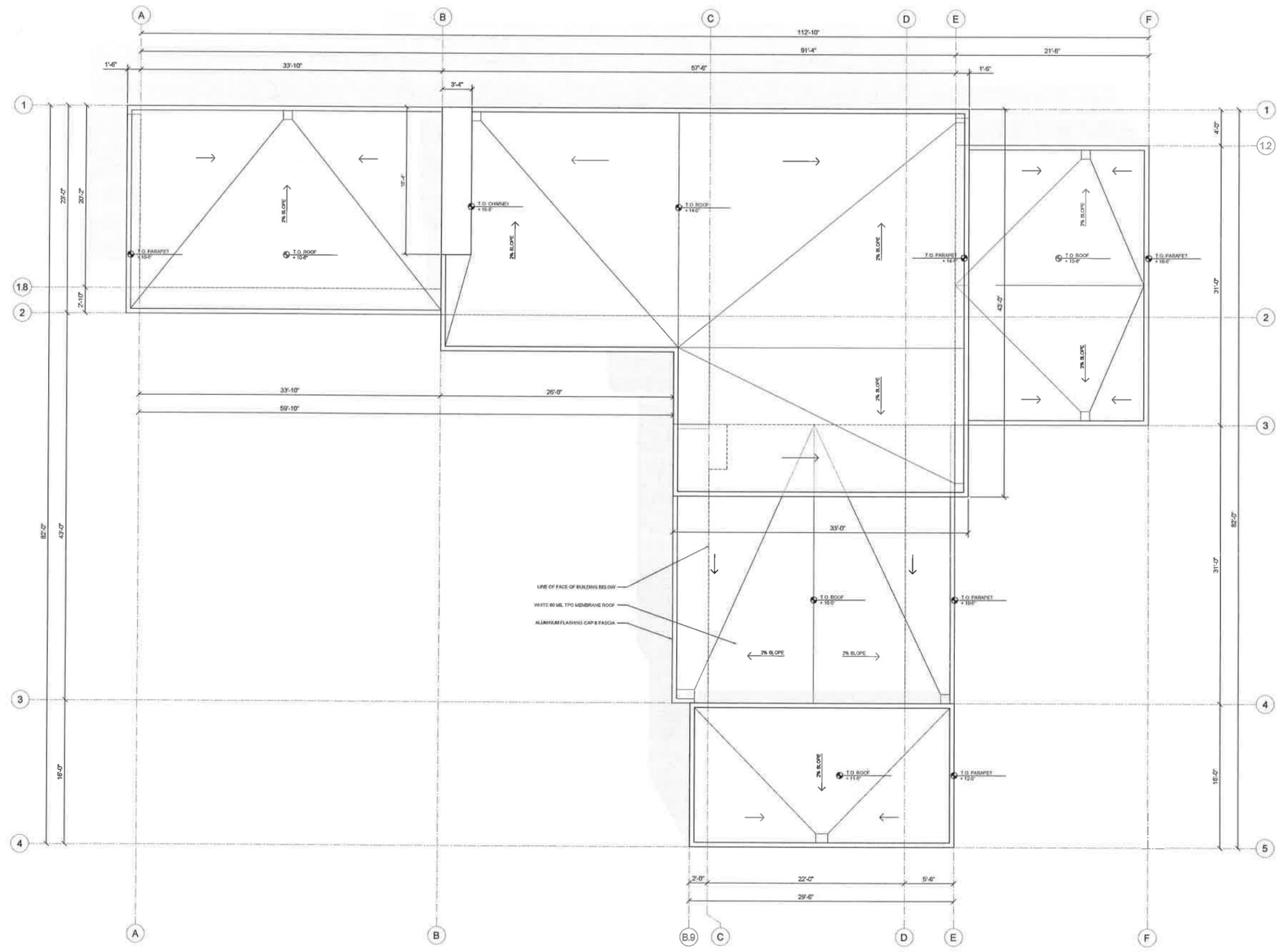
No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Roof Plan
House 2

No. 054

A2.9

SHEET



Roof Key Plan - House 2 (4130 SF)
SCALE: 3/16" = 1'-0"



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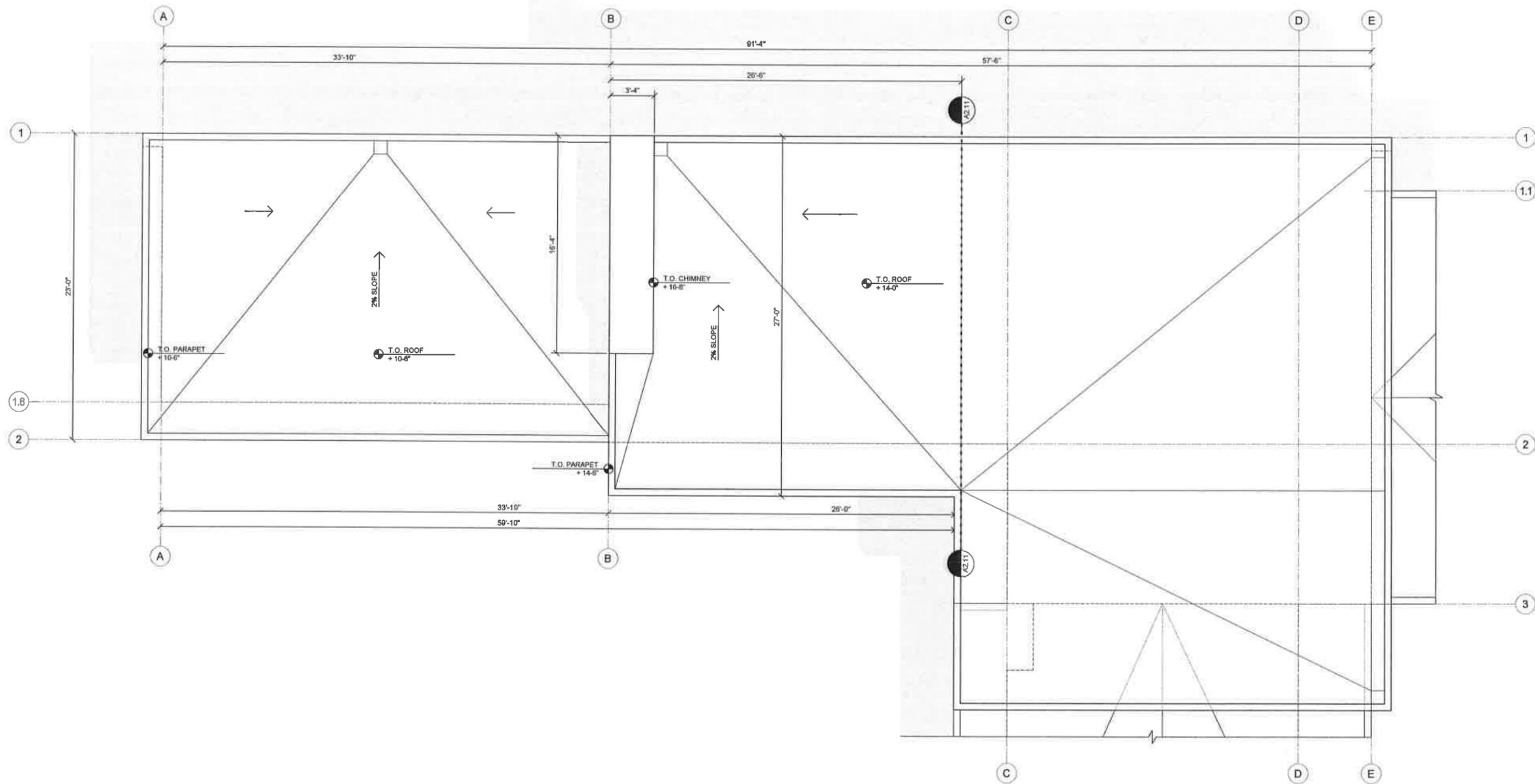
No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Enlarged
Roof Plan
House 2

No. 054

A2.10

SHEET





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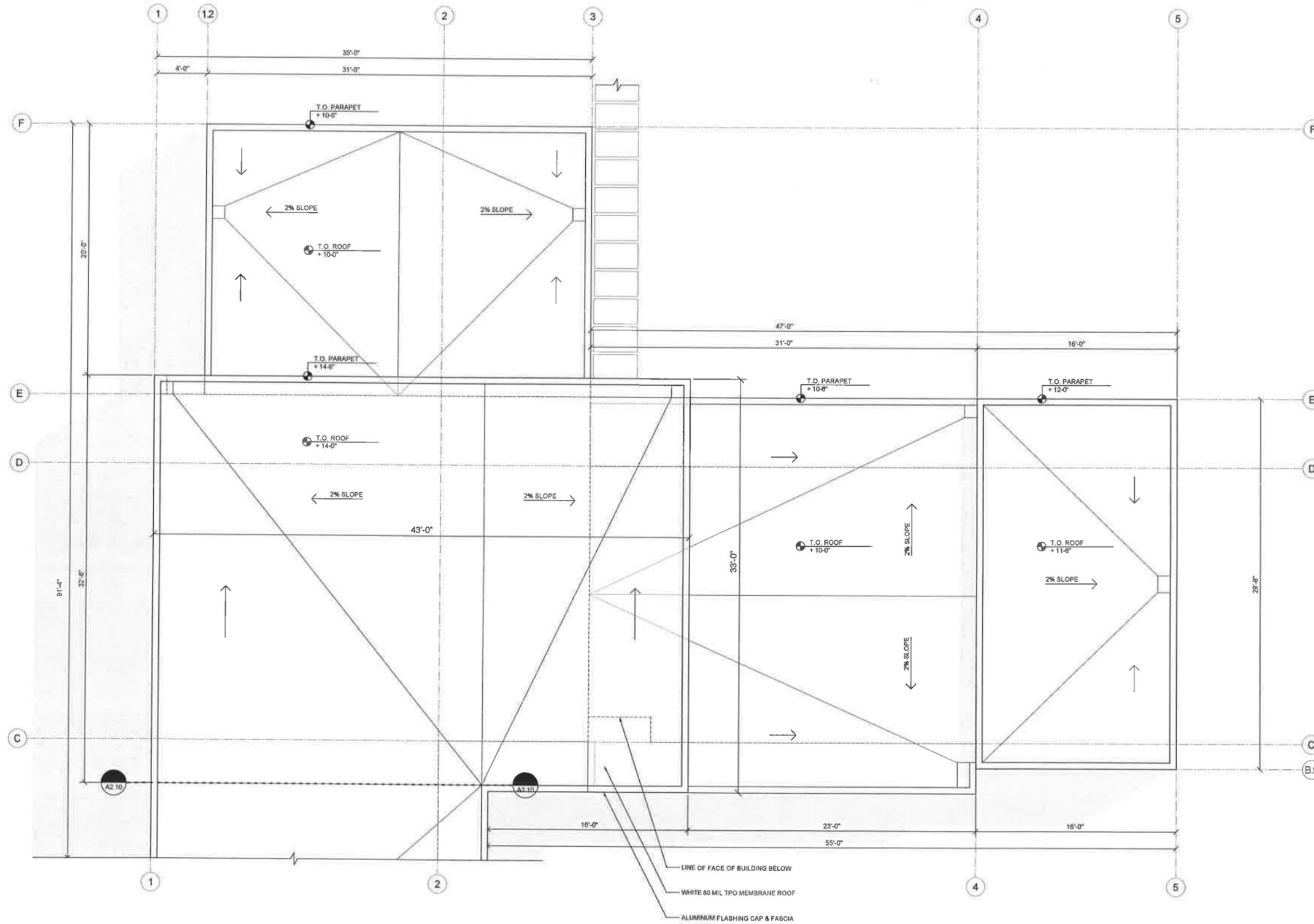
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The Orchard
La Quinta, CA



House 2 Roof Plan - Kitchen, Bedrooms, Garage

SCALE: 1/4" = 1'-0"

No.	Date	Issue
1	10.10.13	SDPA
2	12.17.13	SDPA

Enlarged
Roof Plan
House 2

No. 054

A2.11

SHEET



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Sheet Number: 001 of 002 sheets

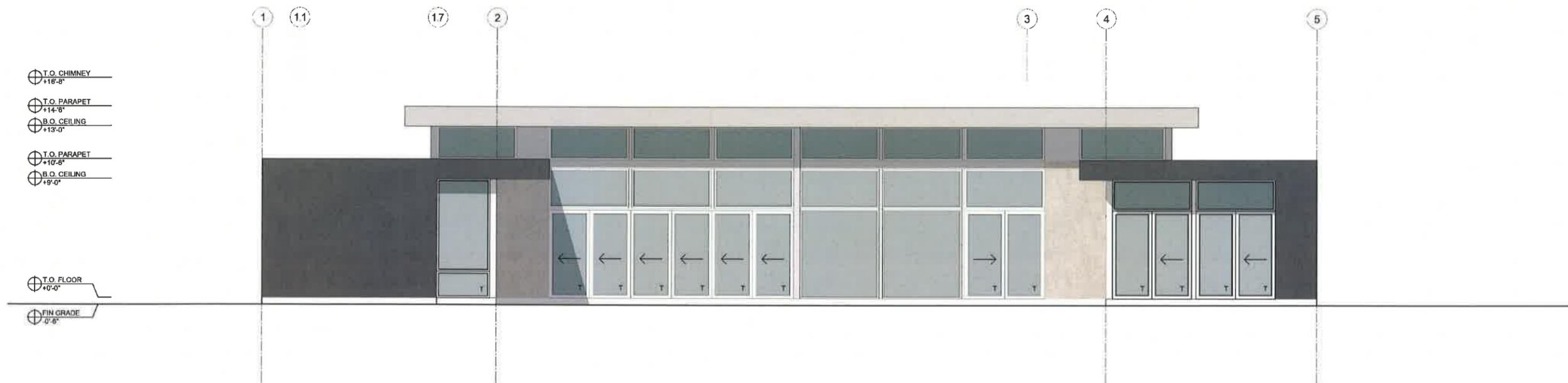
The Orchard
La Quinta, CA



Elevation - EAST @ Entry

SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE			
TAG	MATERIAL	COLOR/FINISH	REMARKS
ML-1	STUCCO	GREY	
ML-2	STUCCO	WHITE	
ML-3	ALUMINUM PANEL	SILVER	
ML-4	WOOD RAINSCREEN	NATURAL	



Elevation - WEST @ Courtyard

SCALE: 1/4" = 1'-0"

No.	Date	Issue
1	10.10.13	SDPA

Elevations
House 1

No. 054

A3.0

SHEET



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F I - H - M - T - S I A R - C H I T E C T S

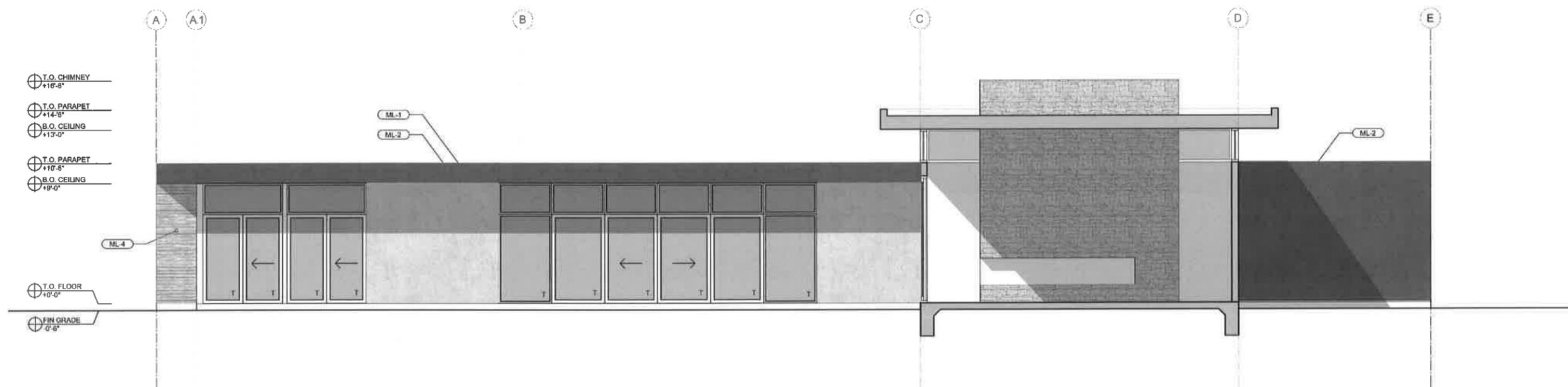
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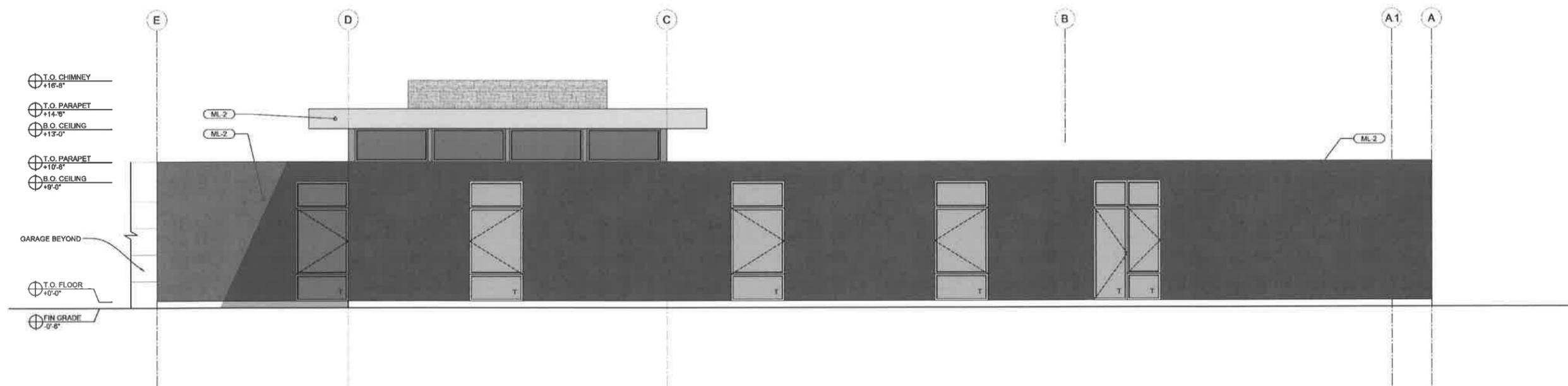
The Orchard
La Quinta, CA



Elevation/Section - SOUTH Bedroom Wing @ Courtyard

SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE			
TAG	MATERIAL	COLOR/FINISH	REMARKS
ML-1	STUCCO	GREY	
ML-2	STUCCO	WHITE	
ML-3	ALUMINUM PANEL	SILVER	
ML-4	WOOD RAINSCREEN	NATURAL	



Elevation - NORTH @ Bedroom Wing

SCALE: 1/4" = 1'-0"

No. Date Issue
1 10.10.13 SDPA

Elevations
House 1

No. 054

A3.1

SHEET



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ELEMENTAL ARCHITECTURE

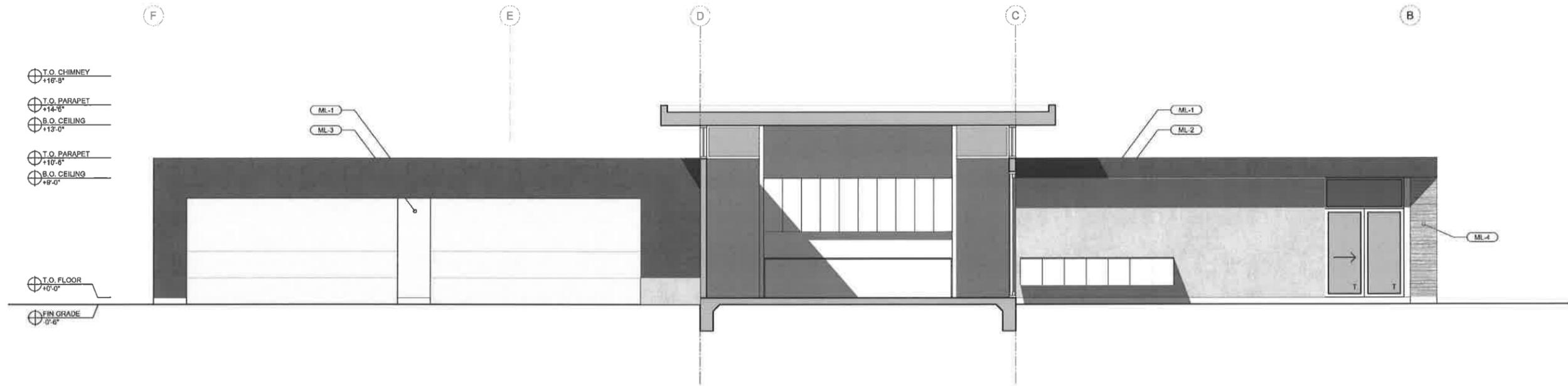
1520 11th Ave Suite G
Seattle WA 98122
(206) 320-1654

chris.pardo@chrispardo.com

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These drawings were prepared for
"The Orchard" project in La Quinta, CA.
They are not to be used for any other
project.

Date: 10/10/13 10:10:13 AM

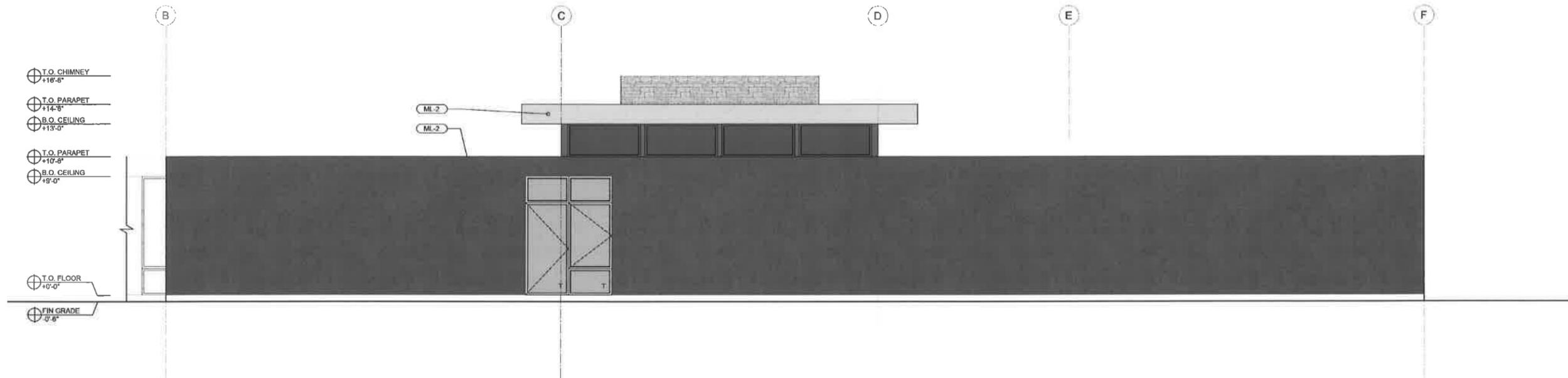
The Orchard
La Quinta, CA



Elevation/Section - NORTH Garage/Kitchen/Master @ Courtyard

SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE			
TAG	MATERIAL	COLOR/FINISH	REMARKS
ML-1	STUCCO	GREY	
ML-2	STUCCO	WHITE	
ML-3	ALUMINUM PANEL	SILVER	
ML-4	WOOD HANSGREEN	NATURAL	



Elevation - SOUTH Garage/Master

SCALE: 1/4" = 1'-0"

No.	Date	Issue
1	10.10.13	SDPA

Elevations
House 1

No. 054

A3.2

SHEET



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

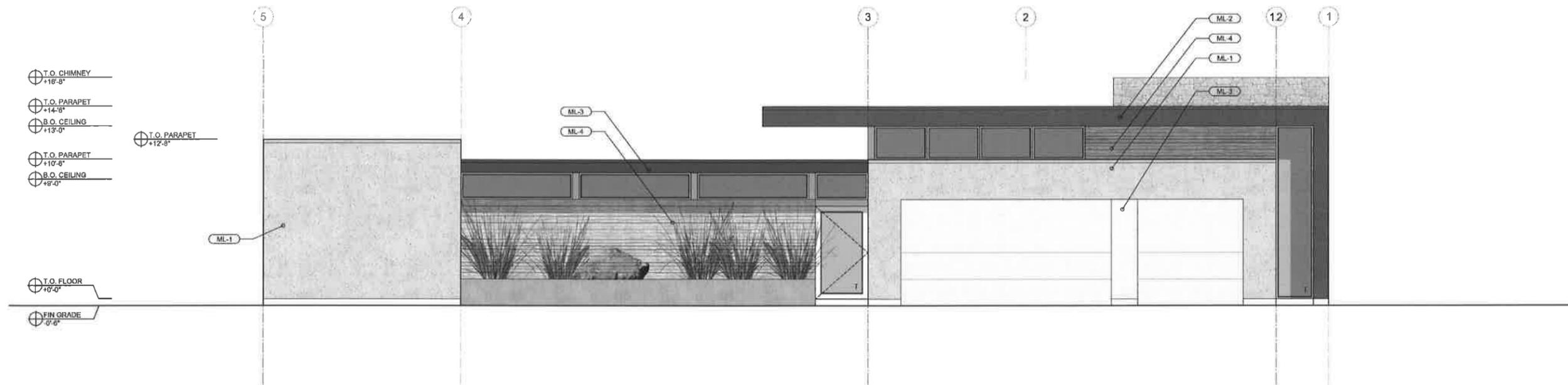
1520 11th Ave Suite G
Seattle WA 98122
(206) 320-1654

chris@cpdesign.com

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Drawn by: [Name] Date: [Date]

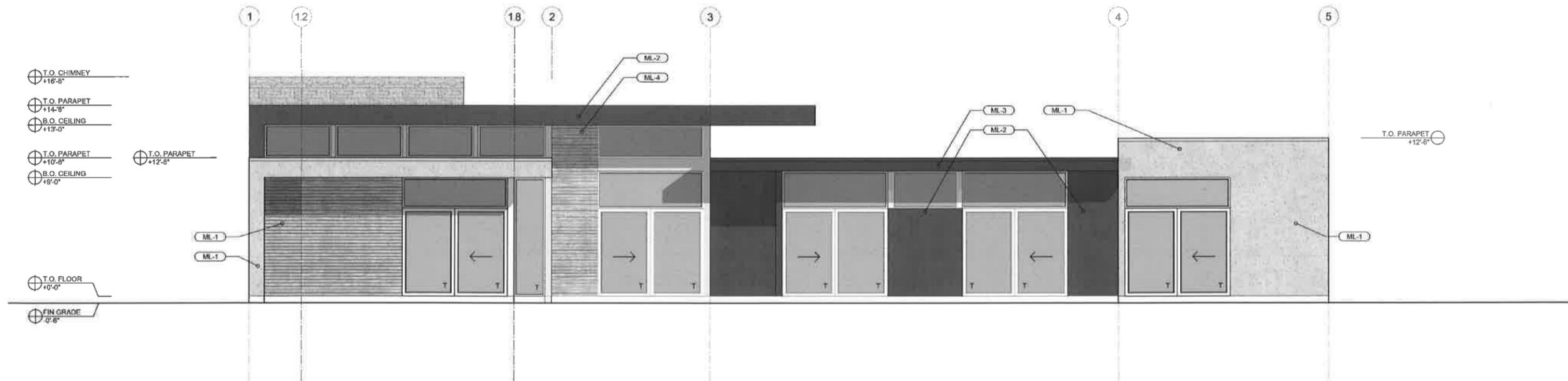
The Orchard
La Quinta, CA



Elevation - EAST @ Entry

SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE			
TAG	MATERIAL	COLOR/FINISH	REMARKS
ML-1	STUCCO	GREY	
ML-2	STUCCO	WHITE	
ML-3	ALUMINUM PANEL	SILVER	
ML-4	WOOD RAINSCREEN	NATURAL	



Elevation - WEST @ Courtyard

SCALE: 1/4" = 1'-0"

No. Date Issue
1 10.10.13 SDPA

Elevations
House 2

No. 054

A3.3

SHEET



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

1520 11th Ave Suite G
Seattle WA 98122
(206) 320-1654

chris@cpdesign.com

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This drawing was prepared in
the State of California, CA.
The professional seal of the architect
is required for this project.

Drawn by: [Name] Date: [Date]

The Orchard
La Quinta, CA



Elevation/Section - SOUTH Living/Bedroom Wing @ Courtyard
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE			
TAG	MATERIAL	COLOR/FINISH	REMARKS
ML-1	STUCCO	GREY	
ML-2	STUCCO	WHITE	
ML-3	ALUMINUM PANEL	SILVER	
ML-4	WOOD RAINSCREEN	NATURAL	



Elevation - NORTH
SCALE: 1/4" = 1'-0"

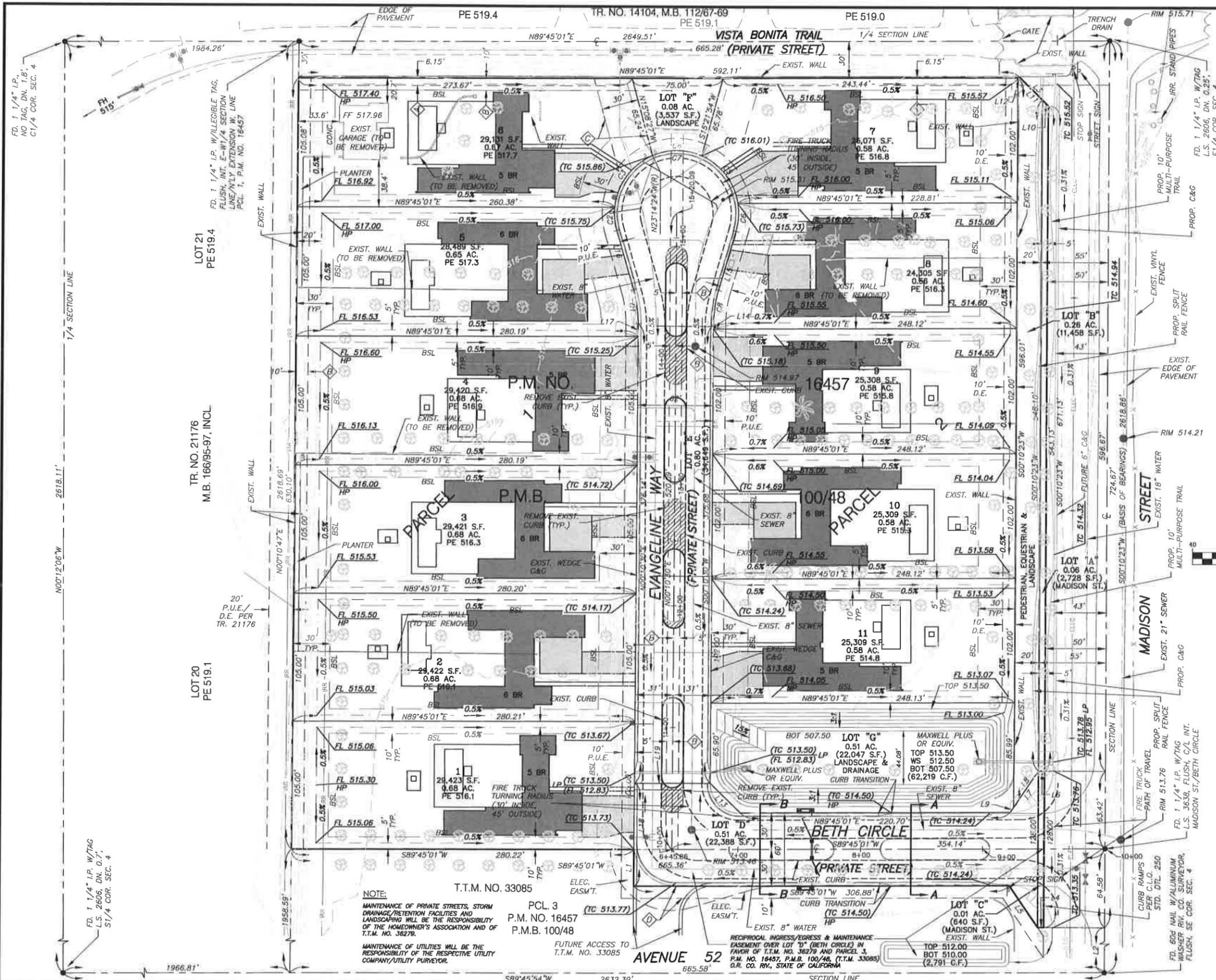
No. Date Issue
1 10.10.13 SDPA

Elevations
House 2

No. 004

A3.4

SHEET



LINE TABLE

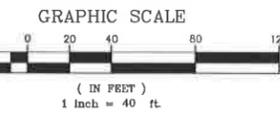
LINE	BEARING	LENGTH
L1	N00°10'30"E	30.00'
L2	S00°10'23"W	1894.18'
L3	S45°02'09"E	32.64'
L4	N89°45'01"E	5.00'
L5	N34°11'38"W	41.19'
L6	N89°49'37"W	5.00'
L7	S33°52'36"W	40.81'
L8	S33°52'36"W	35.96'
L9	S45°02'09"E	4.84'
L10	S45°02'09"E	2.05'
L11	S45°02'09"E	25.60'
L12	N89°45'01"E	1.83'
L13	N45°37'25"W	34.42'
L14	S00°10'30"W	3.77'
L15	S16°28'07"W	50.00'
L16	N16°06'07"W	50.00'
L17	N00°10'30"E	16.31'
L18	N00°10'30"E	84.18'
L19	N89°45'01"E	62.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	99.00'	16°15'37"	28.10'	14.14'
C2	51.00'	21°22'19"	18.02'	9.62'
C3	51.00'	61°28'24"	54.72'	30.13'
C4	51.00'	48°42'38"	41.68'	22.08'
C5	51.00'	82°28'16"	50.88'	22.27'
C6	51.00'	23°42'55"	22.80'	11.64'
C7	51.00'	212°31'14"	189.17'	174.86'
C8	99.00'	16°15'37"	28.10'	14.14'

LOT TABLE

LOT	BUILDABLE	COMMON AREA	LOT SIZE
1	X		29,423 S.F.
2	X		29,422 S.F.
3	X		29,421 S.F.
4	X		29,420 S.F.
5	X		28,489 S.F.
6	X		29,131 S.F.
7	X		25,071 S.F.
8	X		24,305 S.F.
9	X		25,109 S.F.
10	X		25,309 S.F.
11	X		25,309 S.F.
LOT "A"	X		1,517 S.F.
LOT "B"	X		22,047 S.F.



ASSESSORS PARCEL NUMBERS

APN 777-030-001, 002 & POR. OF 003

LEGAL DESCRIPTION

PARCELS 1, 2, LOT "C", LOT "D", A PORTION OF LOT "B" AND A PORTION OF PARCEL 3, PARCEL MAP NO. 16457, FILED IN P.M.B. 100, PAGE 48, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ZONING

EXISTING: RVL - VERY LOW DENSITY RESIDENTIAL

LAND USE

EXISTING: VLDR - VERY LOW DENSITY RESIDENTIAL, 0-2
PROPOSED: VLDR - VERY LOW DENSITY RESIDENTIAL, 0-2

ACREAGE

9.14 ACRES (398,054 S.F.) - GROSS
9.06 ACRES (394,685 S.F.) - NET

THOMAS GUIDE COORDINATES

2009 EDITION - MAP PAGE 5470, GRID C-7

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

FLOOD ZONE

FLOOD ZONE DESIGNATION "C" - PANEL 06024.5-22704 DATED APRIL 15, 1980

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 4, T.6S., R.7E. S.B.M., AS SHOWN ON PARCEL MAP NO. 16457, FILED IN P.M.B. 100, PAGE 48, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING: S00°10'23"W

LEGEND

- POWER POLE
- ⊙ SIGN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ VINYL FENCE
- CENTERLINE
- BOUNDARY
- EASEMENT
- FUTURE IMPROVEMENTS
- FLOWLINE (PROPOSED)
- OVERHEAD ELECTRIC LINE
- CONTOUR (EXISTING)
- ⊙ CITRUS TREE
- ⊙ PALM TREE
- A.C. ASPHALT CONC. PAVEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PE PAD ELEVATION
- HP HIGH POINT
- LP LOW POINT
- FL FLOWLINE
- BSL BUILDING SETBACK LINE
- C.L.Q. CITY OF LA QUINTA
- (TC 513.68) EXIST. TOP OF CURB ELEVATION

EASEMENTS

- ⊙ RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT REC. 1/9/1956 IN BK. 1844, PG. 2 OF PATENTS, AND PER P.M. NO. 16457, M.B. 100, PG. 48, BOTH OF O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
- ⊙ A NON-EXCLUSIVE EASEMENT IN FAVOR OF GEORGE P. STEARNS & BETH L. STEARNS FOR INGRESS, EGRESS AND THE USE AND MAINTENANCE OF DOMESTIC AND IRRIGATION WATER LINES, REC. 9/12/1986, AS INST. NO. 222323, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
- ⊙ 30' WATER EASEMENT DEDICATED TO COACHELLA VALLEY WATER DISTRICTS PER INST. NO. 2007-241276, REC. 4/10/2007, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
- ⊙ 10' PUBLIC UTILITY EASEMENT DEDICATED TO IMPERIAL IRRIGATION DISTRICT PER INST. NO. 07-515126, REC. 8/9/2007, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

Underground Service Alert

Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR. DATE	CITY	CHECKED BY

DESIGNED BY: CJG
DRAWN BY: CJG
CHECKED BY: DKR

RECOMMENDED FOR APPROVAL

DATE

CITY

CHECKED BY

DATE

SEAL

SEAL

REGISTERED PROFESSIONAL ENGINEER

DAVID L. RICE, JR.

NO. 35728

EXP. 6-30-15

CIVIL

STATE OF CALIFORNIA

APPROVED BY THE CITY OF LA QUINTA

DATE

TIMOTHY R. JONASSON, CITY ENGINEER

R.C.E. NO. 45843

EXP. DATE: 12/31/14

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE

DAVID K. RICE, JR.

EXP. DATE: 08/30/18

R.C.E. NO. 35728

CVE

Coachella Valley Engineers

77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211

Tel: (760) 360-4200 Fax: (760) 360-4204

email: cve@cve.net web: www.cve.net

SCALE: 1" = 40'

BENCHMARK: FD. 1 1/4" I.P. W/TAG, DN. 0.25', @ 1/4 COR. OF SECTION 4, T.6S., R.7E. S.B.M. ELEV.=515.78 (BASED ON CITY OF INDO BU #99 ELEV.=489.71)

DATE: OCT, 2013

IN THE CITY OF LA QUINTA, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

TENTATIVE TRACT MAP NO. 36279

A POR. OF THE NE1/4 OF THE SE1/4 OF SECTION 4, T.6S., R.7E. S.B.M. FOR GOLDENVOICE, LLC

JOB No: 13123

SHEET No. 1

OF 1 SHEETS

FILE No:

ATTACHMENT 5



ARCHITECTURAL AND LANDSCAPING REVIEW BOARD MINUTES

WEDNESDAY, APRIL 2, 2014

CALL TO ORDER

A regular meeting of the La Quinta Architectural and Landscaping Review Board was called to order at 10:00 a.m. by Planning Manager David Sawyer.

Planning Manager Sawyer led the Board into the Pledge of Allegiance.

PRESENT: Board Members Richard Gray, Kevin McCune, and Ray Rooker

ABSENT: None

STAFF PRESENT: Planning Manager David Sawyer, Consultant Planner Nicole Criste, Principal Planner Wally Nesbit, and Executive Assistant Monika Radeva

PUBLIC COMMENT - None

CONFIRMATION OF AGENDA – Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Board Members Gray/McCune to approve the Architectural and Landscaping Review Board Minutes of January 15, 2014 as submitted. Motion passed unanimously.

BUSINESS SESSION

1. Site Development Permit 2013-934 submitted by T. D. Desert Development LP for consideration of architectural and landscaping plans for Andalusia at Coral Mountain. The project proposed the construction of 39 new single-family homes on 11.21 acres and an amendment to Final Map 31681-3 to widen the lots from 55 to 65 feet to accommodate the newly proposed three model types. Location: Andalusia at Almeria, within the existing Andalusia at Coral Mountain project located at the southeast corner of Madison Street and Avenue 58.

Consultant Planner Nicole Criste presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Mr. Nolan Sparks, Construction Manager with T.D. Desert Development, L.P., La Quinta, CA – introduced himself, gave a brief presentation of the project and answered the Board's questions.

Mr. Marc McAlpine, Sr. Vice President with T.D. Desert Development, L.P., La Quinta, CA – introduced himself, gave an overview of the project, and answered the Board's questions.

Board Member Rooker said he would like to condition the applicant to add a direct walkway from the street to the front door in addition to the existing driveway access. He stated he felt strongly about incorporating this as a required condition and if the Board's recommended action to the Planning Commission did not include it as such, it would result in his inability to vote for approval of the project.

General discussion followed regarding the proposed driveway access to the residence.

Motion – A motion was made and seconded by Board Members McCune/Gray recommending approval of Site Development Permit 2013-934, as submitted with staff's recommendations. AYES: Board Members Gray and McCune. NOES: Board member Rooker. ABSENT: None. ABSTAIN: None.

2. Site Development Permit 2013-933 submitted by Nexus Palm Springs for consideration of architectural and landscaping plans for Tract 36279, The Orchards. The project proposed the construction of 11 new single-family homes on 9.14 acres. Location: southwest corner of Madison Street and Vista Bonita Trail (Avenue 51).

Principal Planner Wally Nesbit presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Mr. Steve Turley, Architect with Elemental Architecture, Palm Springs, CA – introduced himself, gave a brief overview of the projects, and answered the Board's questions.

Mr. Thomas Doczi, President and Landscape Architect with TKD Associates, Inc., Rancho Mirage, CA – introduced himself and answered the Board's questions.

Mr. David Turner, President with Coachella Valley Engineers, Palm Desert, CA – introduced himself and answered the Board’s questions.

Board Member Rooker inquired as to the reason for the selection of the post-modern architectural style. Mr. Turley replied it was requested by the applicant and the architectural firm contracted for the development was renowned for its modern architectural designs.

Board Member Rooker expressed a concern that the predominant architectural style of the city of La Quinta was much different than the one of Palm Springs. Particularly the area of the proposed project located directly across from the Polo grounds and surrounded by traditional haciendas and Mediterranean stucco-type, tile roof structures. Further, the very light color palette proposed strongly accentuated the modernistic style and he found the proposed landscaping to be extremely sparse and rigid. He said the proposed post-modern architectural design was very well executed; however, he found it to be inappropriate for the proposed location.

Board Member McCune asked if the homes would be visible from the outside of the development, with the proposed perimeter landscape and wall design. Mr. Turley replied they would not be visible outside of the walls of the development.

Board Member Gray asked what property was located to the south of the project. Mr. Turley replied it was a separate tract and the development was called The Orchards.

Board Member McCune asked if the two developments would share an entry gate. Mr. Turley replied they would not. He added that similar modern architectural style homes were located within the Madison Club development located further to the south of the project.

Motion – A motion was made by Board Member McCune recommending approval of Site Development Permit 2013-933 as submitted with staff’s recommendations.

Motion died from the lack of a second.

Motion – A motion was made and seconded by Board Members Rooker/Gray recommending denial of Site Development Permit 2013-933 as submitted with staff’s recommendations due to the proposed modernist architectural style which was perceived to be inappropriate for this location. AYES: Board Members Gray and Rooker. NOES: Board Member McCune. ABSENT: None. ABSTAIN: None.

3. Site Development Permit 2013-932 submitted by Prest Vuksic Architects for consideration of architectural and landscaping plans for a 3,400 square-foot, one-story medical/general office building, in the la Quinta Professional Plaza commercial center. Location; Parcel 2 or PM 29889 located on the south side of Avenue 47, ±300 feet east of Washington Street.

Principal Planner Wally Nesbit presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Mr. Colin McDermott, Owner, Indian Wells, CA – introduced himself, gave a brief overview of the projects, and answered the Board’s questions.

Mr. John Greenwood, Project Manager with Prest Vuksic Architects, Palm Desert, CA – introduced himself and answered the Board’s questions.

Motion – A motion was made and seconded by Board Members Rooker/Gray recommending approval of Site Development Permit 2013-932 as submitted with staff’s recommendations. Motion passed unanimously.

CORRESPONDENCE AND WRITTEN MATERIAL - None

REPORTS AND INFORMATIONAL ITEMS - None

BOARD MEMBER ITEMS

- Board Member McCune’s current term is expiring effective June 30, 2014. The deadline to submit applications for re-election is June 2, 2014. The recently updated guidelines for all Boards and Commissions citywide allow for any Board Member or Commissioner to serve two consecutive three-year terms to the same Board or Commission.

ADJOURNMENT

There being no further business, it was moved and seconded by Board Members Gray/Rooker to adjourn this meeting at 11:31 a.m. Motion passed unanimously.

Respectfully submitted,

MONIKA RADEVA, Executive Assistant
City of La Quinta, California