

Section IV. Design Guidelines

A. Overview of Purpose and Intent

This Specific Plan will set an outline for architectural expressions on the subject site by presenting concepts for residential and resort buildings, grading and land form concepts, landscaping treatments, pedestrian corridors, street furniture and lighting, and project signage. The purpose and intent of this approach is to identify a framework for evaluating projects that will be proposed to the City at various stages during the buildout of the Specific Plan area.

The existing resort has a rich history with turn of the century architecture reflected in 1920's designs including extensive use of stuccoed and local rock walls, board and batt exteriors, privacy patios or verandahs, flat and barrel tile roofs, wooden and iron gates, stone columns and wainscot treatments, garden walls of rock and brick, use of flagstone and tile walkways and patios, multipane doors and windows, and lush landscaping tying the sites together. The Resort site has a feel of a campus setting, with uses positioned around the 60 acre resort compound.

Over the years several additions to the site have reflected alternate architectural themes, which can distract from the cohesive ambiance of a more unified architectural theme. In some respects, the evolution of buildings on the property bespeak the need to develop a plan for future architectural additions that will compliment the best of the early buildings and grounds designs that Two Bunch Palms has to offer.

B. Design Review Process

At the time of processing the Specific Plan for Two Bunch Palms, the Planning Commission and City Council reviewed schematic and conceptual design details for the various components of the project. These plans and design details are reflected in the physical design standards and guidelines described in this Chapter. A full set of these schematic and conceptual architectural design plans are included in Appendix "E" of this Plan.

Prior to submittal of any construction plans to the City, the owners of the Resort (original "Declarants" under Tract Map No. 34522) will establish a Design Review Committee (DRC) that will be charged with the architectural and landscape review of construction plans. All DRC reviews and actions will be based on compliance with this Specific Plan, and the architectural plans approved with this Plan. The DRC will be composed of two (2) Resort owner's representatives, an additional design, construction or ownership representative as the

Resort considers appropriate to the scale and buildout of the TBP Specific Plan properties. See Chapter III-C for additional details.

Construction plans presented to the City for buildings authorized by this Plan will be reviewed by the Planning Commission to insure compliance with design standards of this Plan. The Planning Commission will be responsible for final design review for all buildings, landscaping, walls, lighting, signage, and open space improvements prior to issuance of building permits. The walls, lighting and signage plans shall be comprehensive plans for the entire project area, and shall be approved by the Planning Commission prior to the issuance of any building permits for the project. The comprehensive sign program shall provide specific development standards for all signage within the site and include design limitations such that all signs are low-scale, and all signage colors and materials are consistent with the natural desert environment.

The Planning Commission shall be permitted to authorize minor deviations from the standards of the TBSPSP subject to findings that the requested deviation is consistent with the intent of the Two Bunch Palms Specific Plan. At the time of submittal of final design review plans for the timeshare and condominium lots, the Planning Commission may require more stringent development standards for these land uses, subject to findings that such added standards are consistent with the intent of the Two Bunch Palms Specific Plan.

In conjunction with design for any aspect of the project, a screening design for any proposed water wells and/or storage reservoirs will be submitted for review and approval by the Planning Department.

C. Architectural Design Guidelines

Building design standards for development within the Two Bunch Palms Specific Plan area are broken down into three (3) distinctive areas: visitor-serving resort standards, residential dwelling standards, and retail commercial standards, as follows.

Visitor-Serving Resort design standards shall reflect a respect for the present TBP Resort buildings, including an emphasis on use of stuccoed and local rock walls, board and batt exteriors (simulated wood composite materials are preferred, and wood products are to be minimized for maintenance reasons), privacy patios or verandahs, flat and barrel tile roofs, wooden and iron gates, stone columns and wainscot treatments. Natural materials with exterior colors consisting of earth tones - light and dark "soft" colors ranging from greens, browns, tan and beige - are consistent with the existing resort. No bright colors, pastels or white hues, mirrored glass or reflective materials should be permitted. Roof materials shall be natural clay

and tile products, crushed brick or rock, concrete and/or slate materials. Roof mounted mechanical or other equipment shall not be permitted unless screened from view from pedestrian areas and immediately surrounding uses, with the exception that solar collectors (or other photo voltaic systems) that are “incorporated” into the roof system or building design may be considered. Satellite dishes and antennas are permitted if the installations are screened in a similar manner to roof mounted equipment.

Residential design standards shall reflect design themes that are complimentary to the resort design and materials. This is to say that residential units should present architectural designs that take care to propose materials and finish treatments that are well chosen for their consistency with the resort design standards, and are appropriate to the extreme environmental conditions found in the Coachella Valley desert. A majority (at least 60%) of the residential units within the Hacienda, NW and SW Verbena and Camino Campanero neighborhoods shall be limited to one story in height. Second stories (up to 30') may be permitted when the second floor area of the residence does not exceed 50% of the ground floor building footprint (inclusive of garages and interior living areas). No more than 40% of any individual residential Neighborhood may include homes containing 2 stories. Individual subdivision building construction plans for each of these neighborhoods shall demonstrate compliance with this standard. Height limitations for residential structures in other neighborhoods shall be three stories and 40'. In all areas, permitted architectural extensions above these limits (to a maximum of 2 feet above the height limit) may be allowed for non-occupied roof pitches, chimneys, elevators, equipment rooms/enclosures and similar architectural projections. Satellite dishes, antennas and any other roof mounted equipment shall be prohibited. Residential building materials may include stuccoed and local rock walls, privacy patios or verandahs, flat and barrel tile roofs, wooden and iron gates, stone columns and wainscot treatments. Natural materials with exterior colors consisting of earth tones - light and dark “soft” colors ranging from greens, browns, tan and beige - are consistent with the existing resort. No bright colors, pastels or white hues, mirrored glass or reflective materials should be permitted. Roof materials shall be natural clay and tile products, crushed brick or rock, concrete and/or slate materials.

Two Bunch Palms Commercial Center architectural standards will reflect a village or campus design similar to the main resort master plan. Multiple buildings arranged in distinct locations, aligned along a main pedestrian paseo or promenade, with pedestrian trails and water features free flowing between buildings and native landscaping, with parking to the rear of the buildings, is planned for the TBP Commercial Center. Building materials will include

masonry buildings, concrete poured in place and tilt-up construction, wood frame construction and similar building materials with painted and stuccoed exterior walls, generous use of local rock and stone, brick and similar materials. Metal and flat roofs are permitted, in addition to the natural clay and tile products, crushed brick or rock, concrete and/or slate materials used for the resort and residential components of the Plan area. Because of the contemporary nature of the Health and Wellness Center and related uses, specific designs shall encourage artistic forms and colors whenever possible and appropriate.

Parking lot design standards shall follow construction standards from the City's Zoning Code, and shall be incorporated into all TBP construction projects.

City Zoning Code standards concerning design and placement of **trash and recycling facilities** shall be incorporated into all TBP construction projects.

D. Landscape Design Guidelines

The intent of the TBP Specific Plan is to define a series of landscape improvements that provide a sense of continuity between the varied uses of the master plan. In fact, exterior landscape treatments provide an excellent opportunity to provide a unifying element to the physical design of the site while allowing the varied uses of the property to maintain some independence and textural individuality of their own. Distinctive architectural designs for buildings will benefit from consistency in pedestrian pathway design and materials, a unifying palate of vegetation and tree selections, planting patterns that showcase and highlight buildings and pedestrian access points while obscuring parking lots, mechanical features, utility areas and back-of-house service needs.

Perimeter landscape buffers that include berms and mounding within the public right-of-way shall be sloped so as not to exceed a 3':1' ratio (1 foot of rise in 3 horizontal feet), or as otherwise approved by the City Engineer in final grading plans for the project.

Landscape plant selections must conform to regional needs, and reference is made to Sunset's Western Garden and Landscape publications, wherein the Desert Hot Springs region is illustrated as Southwestern Deserts - Southern California - Zone 13. This region is characterized by hot summers, limited freezing temperatures, and is listed as "low or subtropical desert areas". Planting designs for the various uses within the Specific Plan should include the following plant materials:

Trees will primarily revolve around various Palm varieties, including Queen, Date and Fan species. Olive trees as an accent for roads, pathways and bordering common open

space areas, and to provide shade, are encouraged. Willow and Cypress trees (also as hedges) are also encouraged.

Intermediate Height Shrubs, Hedges and Vines will provide opportunities for accent, and should include both evergreen and colorful varieties. These may include plants such as morning glory, lavender, rosemary, myoporum and juniper varieties. Colorful vines and groundcovers, such as bouganvilleas, indigo bush and dalea, and perennial verbena varieties will provide good and hearty plant materials for the project.

Low Level Bushes and Ground Covers can be adapted from the plants listed above, and from local varieties that meet these and similar planting objectives. Lawns and grass should be minimized to reduce water demands and to highlight pedestrian walks and other design features.

Landscaping within private residential lots shall adhere to the minimum landscaping areas as prescribed by Tables 2a and 2b (generally 25% of each lot). Of the minimum landscaped areas, at least 75% of the required minimum area shall be live plant materials.

Exterior landscape designs should include use of **trellises and fabric-covered walkways**. City landscaping standards from the Zoning Code shall be incorporated into all TBP construction projects.

Mission Springs Water District review of landscape plans will be required per MSWD and city building regulations.

Pedestrian walkways should include use of textured and colored concrete, brick and paver pathways, flagstone and similar rock trails, slate materials, and stepping stones. Decomposed natural granite paths are permitted within the common area open spaces only, provided chemical binders are used to hold the granite materials and pathways in place.

Alternative materials for **private drives and roads** (such as brick pavers and/or stamped or colored concrete) may be considered. Parking on and/or within shared private drives and roads shall be strictly prohibited. The subdivision CC&R's shall include restrictions to this effect.

Fences surrounding the perimeter of the master plan area (at 6' in height) and for those neighborhoods fronting on main thoroughfares (ie. Two Bunch Palms Trail, "A" and "B" Streets) will be designed, installed and maintained by the resort. This fencing will be a combination of decorative masonry sound attenuation walls (per requirements of the TBSP EIR) and where permitted, "living" fences (see Figure 11 for concept). These "living" fences will

consist of square wire meshing, that will allow vines and landscaping to grow into the fencing, providing separation without using hard fencing materials. Masonry pilasters will round out the fencing detail. Dense landscaping treatments will be encouraged around all perimeter Specific Plan boundaries and property lines. Residential fencing will not be permitted with the exception of the areas around the private patio enclosures adjoining each residence described in Subsection E of this Chapter. Individual residential patio enclosure fencing materials will be limited to wrought iron, stone or rock, or materials that match the exterior finish of the building to which it is attached. For example a stuccoed residence would have a matching stuccoed wall fence of the identical exterior materials. Residential patio fencing in all residential neighborhoods shall not exceed 42" in height.

Project entries to the Two Bunch Palms Resort and TBP Commercial Centers are noted on Figure 12. These entry features are designed to be distinctive and thematic to the designs incorporated into the TBP Specific Plan. Architectural details will include asphalt, concrete and/or brick pavers for driving surfaces (decomposed granite will not be permitted for roadways and drives), right-of-way landscaping to frame the entry, in some cases use of water features (such as at the commercial center), and security gates to manage entrance to the residential and resort neighborhoods of the Plan area. The Commercial Center will not have restricted or gated access, with the single exception of the parking area supporting the mixed use residential units located adjoining the retail center. The entry gate features will be designed into the entry so as to make access safe and convenient to the users.

Typical **plot plans describing the shared courtyard access** to the clusters of units in the residential neighborhoods are shown on Figures 13 (Camino Campanero Neighborhood) and 14 (Hacienda and Verbena Neighborhoods). These plans include graphic depictions of the residential units, their garages for car parking, and shared access driveways. An accompanying site plan detail is also provided describing dimensions to show the accessibility and maneuvering features of these shared driveways. Again, perimeter property line fencing on the residential lots will not be permitted. This results in the "yard" areas around each residence meandering seamlessly into the common lots of each neighborhood. These common areas and the yard areas of all residential lots will be installed by the developers of each tract to insure cohesive and integrated landscape designs in the Plan area. Individual residential private patios may be improved by the owners in manners consistent with overall landscape themes of the Two Bunch Palms Specific Plan.

E. Recreational Improvements

The residents and visitors to the resort and residential neighborhoods of the Plan will be permitted to utilize the recreational improvements of the Fitness Center at the TBP Commercial site, subject to maintenance fees paid as a part of the Owner's Association. These facilities, also available to the general public, offset the need for extensive recreational improvements within the residential neighborhoods.

The residential neighborhoods have been designed with common area walking paths and hot mineral soaking pools throughout the site. Figure 15 has been prepared to provide an overview of the pedestrian trails network associated with the residential neighborhoods of the Specific Plan, as well as to provide locations for the common soaking mineral pools.

The Specific Plan envisions use of the world renowned TBP mineral waters as an amenity to be shared with both resort visitors and residents of the Specific Plan area alike. Hot mineral water soaking pools have been designed into the various neighborhoods or villages of the Plan. All total, there are fifteen (15) mineral waters soaking pool amenities scattered throughout the common open space areas of the residential neighborhoods. Three (3) are located in the NW Verbena Neighborhood, seven (7) are located in the SE Camino Campanero Neighborhood, four (4) are located in the SW Verbena Neighborhood, and one (1) is proposed to be located in the Hacienda Neighborhood. Each soaking pool site includes a soaking pool of approximately 12' x 22', and about 4' deep.

Mineral waters will be supplied to each site through an independent piping system. The soaking pools would be treated as a public pool, meeting local health standards for treatment and use, and would typically be flushed of all waters on a rotating weekly basis. These flushed waters would be captured into common area water features and ponds, treated, and then reclaimed for use in irrigation applications throughout the Plan area and/or held in detention basins to permit percolation and recharge of the hot geothermal water resource. The soaking pool sites would also include a unisex bathroom (maximum 15' in height), patio and seating areas. Small lawns and other greenspace would round out the amenity. Refer to Figures 9 and 10 for a detail of the soaking pool and surrounding common open space areas within the residential neighborhoods. Mineral soaking pools and related facilities (including restrooms and fencing) shall be located a minimum of 10' setback from any residential lot line.

Each of the common soaking pools is estimated to contain just under 5,000 gallons of hot mineral waters. Assuming these pools are flushed on a weekly basis, this would create a demand of approximately 75,000 gallons of mineral water per week, or roughly 11.97 or

say 12 acre feet per year of hot mineral waters. This equates to an average of about 7.4 gallons per minute of every day of the year. In reality, weekly demands of 75,000 gallons of mineral waters can be met through rotating the flushing of pools, perhaps 2 per day, to keep storage requirements down to a minimum. A final plan for extraction, storage and distribution of mineral waters will be presented with the development of the initial common soaking pools in the Phase 1 residential neighborhoods. Figure 16 and 17 graphically describe these common mineral soaking pools in more detail.

In general, all homes within residential neighborhoods shall include a minimum 300 square foot private patio area (or areas if broken up into 2 or more patios adjoining the house) that shall be enclosed with 42" fencing as discussed in Subsection D, above. All other portions of the exterior lots of the residence shall be open to and incorporated within the landscape design of the adjoining common areas of the neighborhood. These privately owned areas will be accessible to all owners within the TBP Specific Plan common open space areas (subject to use restrictions pursuant to master CC&R's for the project - See Chapter III), and shall be maintained and insured (liability, hazards) by the Resort Owners Association.

The drainage basin located at the Verbena and Camino Campanero intersection will be owned and maintained by the Riverside County Flood Control District.

F. Informational Signage and Lighting Guidelines

Entry and informational signage for the project should be pedestrian level oriented, with monument signs and similar applications to garden and landscape walls. Comprehensive signage and lighting plans will be reviewed and approved by the Planning Commission. Low voltage lighting can be used to showcase signage and significant landscape features. Low level pedestrian walkway lighting is also anticipated.

Limited street and drive lighting is planned consistent with City and/or Utility Company requirements and accepted engineering practices. Street lights per city standards are planned for all public roadways. Private roadways will not be required to provide street lights. Street lighting should include boxed illuminaires so that light is thrown downward, limiting glare and up-lighting of the dark sky. A standardized street lamp detail will be developed and submitted to the Public Works Director of the City for approval at the time of preparation of initial roadway construction plans for the project. Both lighting and signage plans will meet City regulations currently adopted at the outset of construction of Phase 1 improvements.

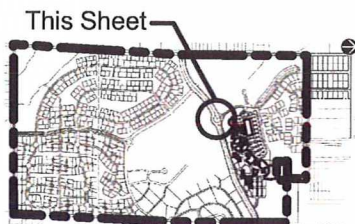
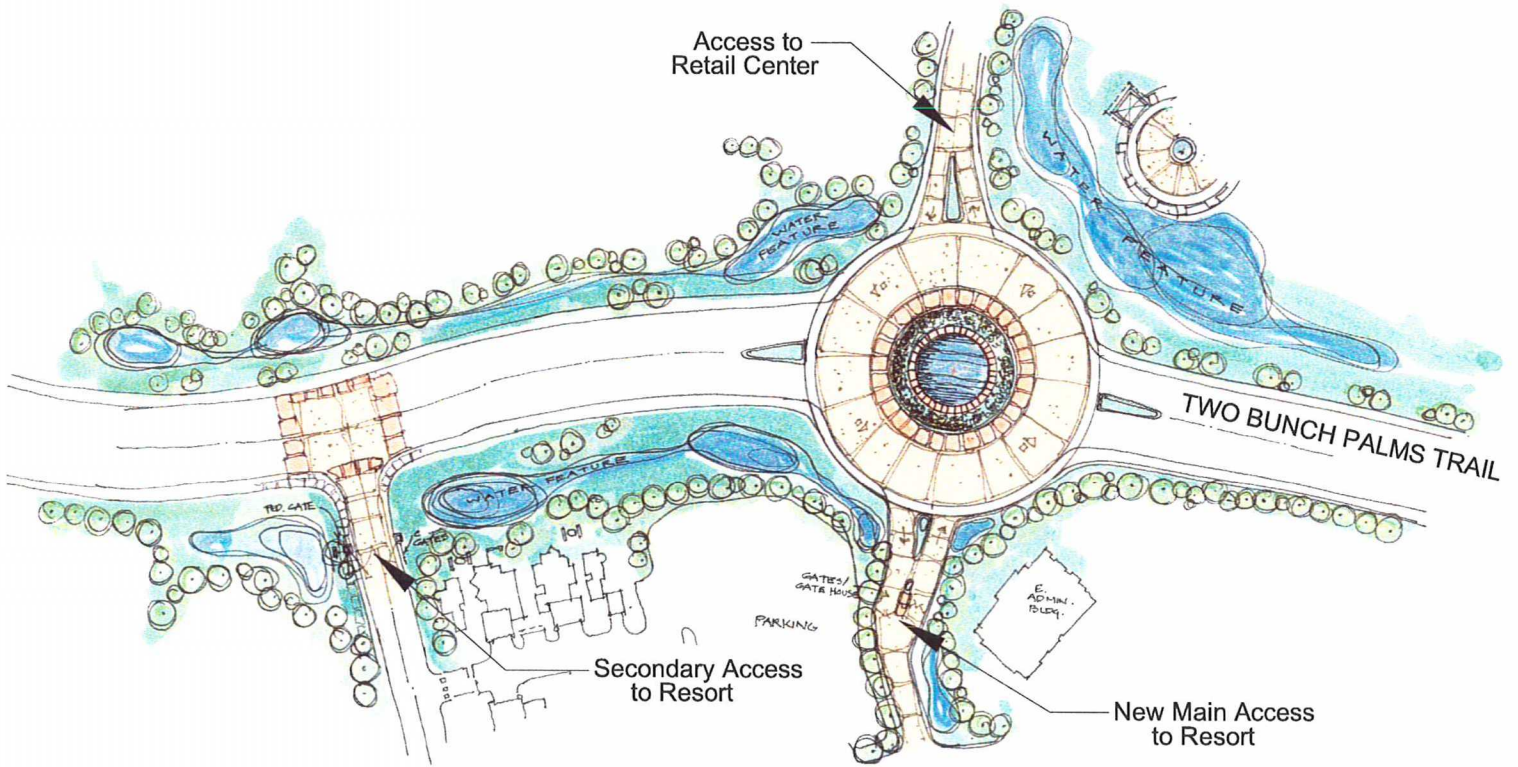
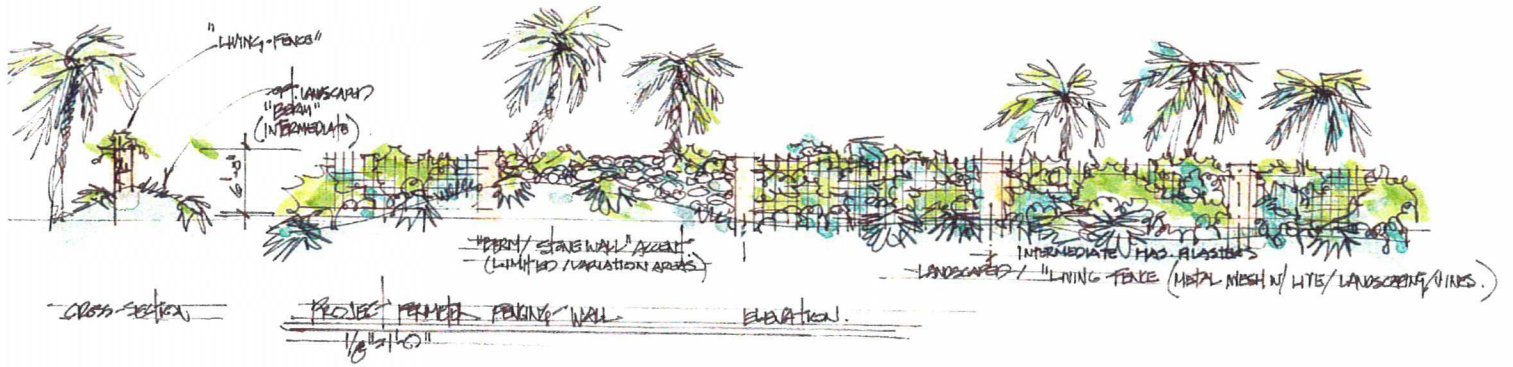
G. Grading Concept

The Two Bunch Palms site maintains a relatively gentle fall from northeast to southwest, with the exception of the fairly steep slope to the easterly hill of the Resort Casitas Neighborhood. The Vesting Tentative Tract Map detailed in Appendix C of this Specific Plan includes a detailed grading plan for the project site. In summary, the grading operations involve excavation (or "cut") areas where dirt is removed, and "fill" areas where excess soils are added back to create new landforms. Excavations or "cut" areas are most pronounced in the TBP Commercial Center near the hill that climbs to the Mission Springs Water Reservoirs near Rochelle Road. This is where the proposed IMAX theater is located to "hide" portions of that public utility site. Significant cut is also planned for the new regional storm water detention basin planned for Riverside County Flood Control near the Verbena and Camino Campanero intersections in the lowest (southwestern) portion of the TBP site. Total site excavations have been estimated at 625,547 cubic yards of earthwork.

The placement of excavated soils is typically referred to as "fill". The materials excavated as shown on the grading plans will be placed in various locations on the TBP site. The estimated fill operations will involve as much as 622,546 cubic yards of dirt. In effect, estimates of cut and fill operations differ by about 3,000 cubic yards (extra or export material). This extra or export material will be retained on site and used in landscape features so that the final site grading is "balanced" meaning no dirt must be imported to the TBP site, and no earth will be removed from the site.

Sections have been prepared (Figures 18 and 19) that describe the vertical and horizontal landforms proposed with the TBP project in selected areas, and how those landforms relate to the existing grades of perimeter properties. These graphics are intended to assist those viewing this Plan in understanding how the modified landforms of the project will match surrounding vacant and/or developed properties.

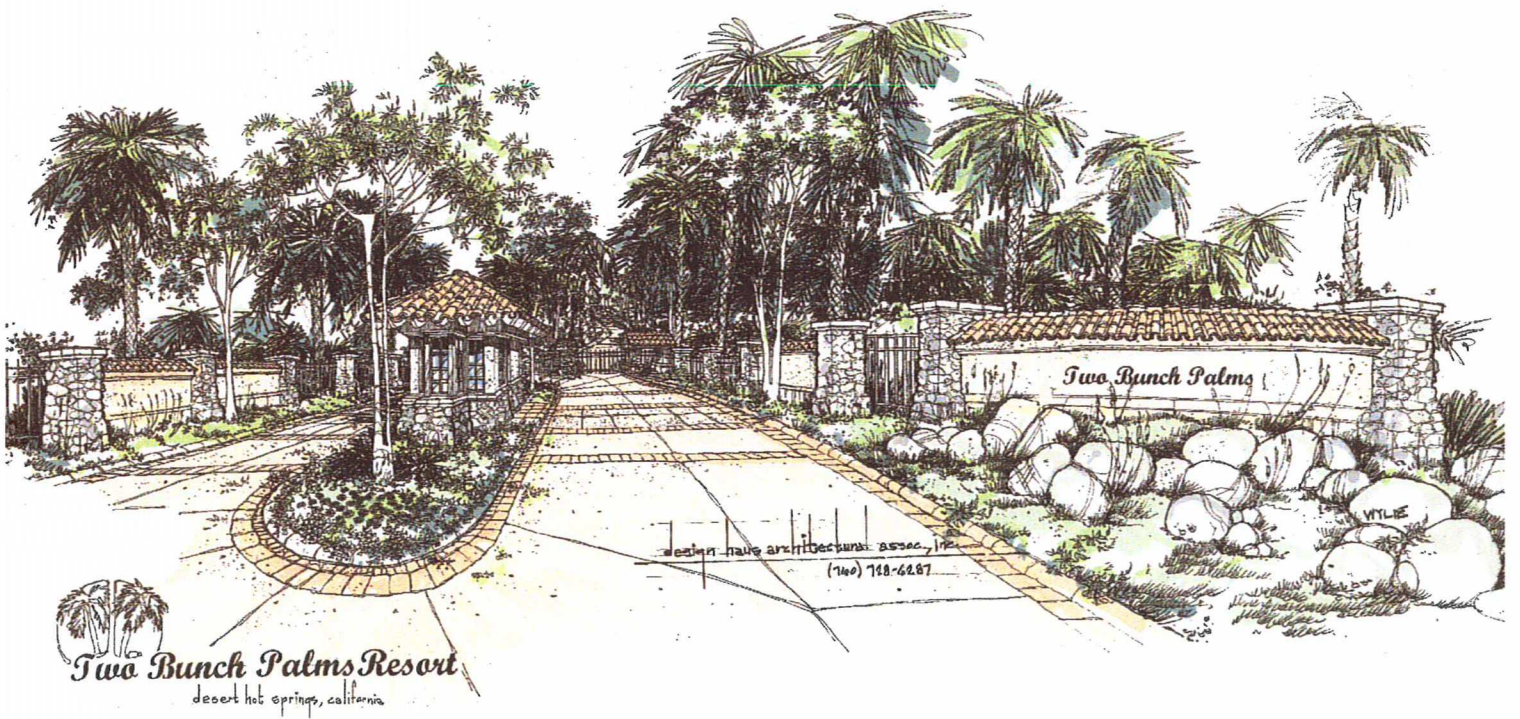
Residential building pads as identified on the tentative grading plan approved with Tract No. 34522 shall not be increased by cutting into the lot's slope areas and installing retaining walls. Final grading plans shall be designed to be in conformance with said approvals unless otherwise approved by the City Engineer.



Fence Details and
Entry Gate Plans

Two Bunch Palms
desert hot springs, california

Figure
11



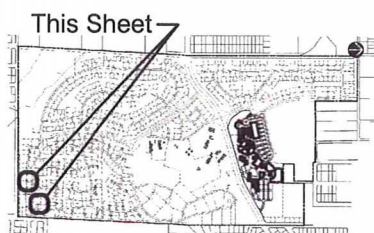
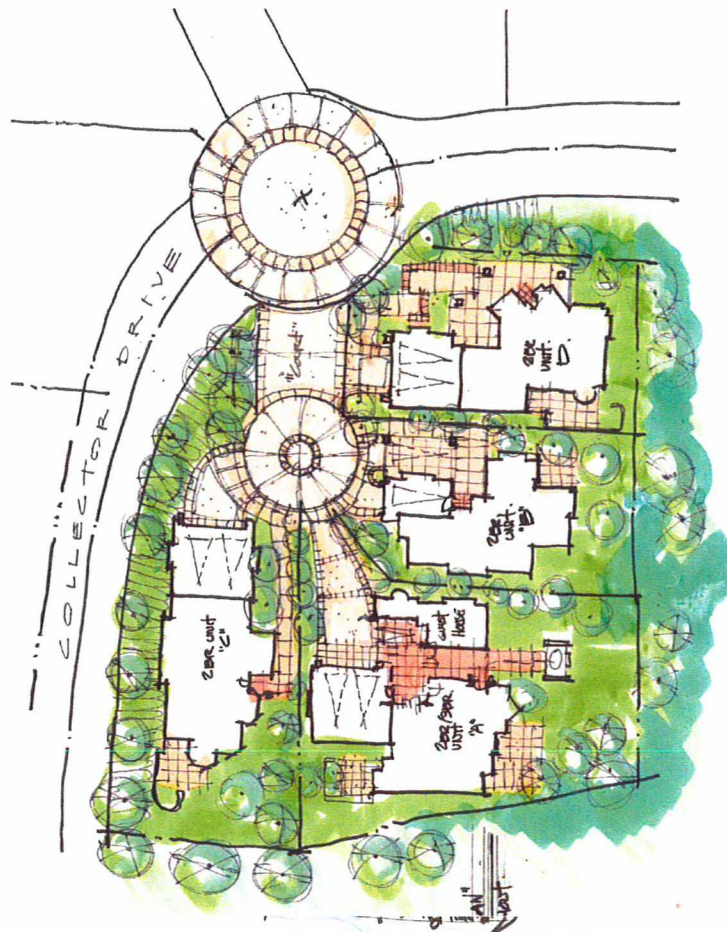
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Entry Gate Concept

desert hot springs, california

Figure
12



Typical SE Camino
Campanero Neighborhood
Courtyard Clusters

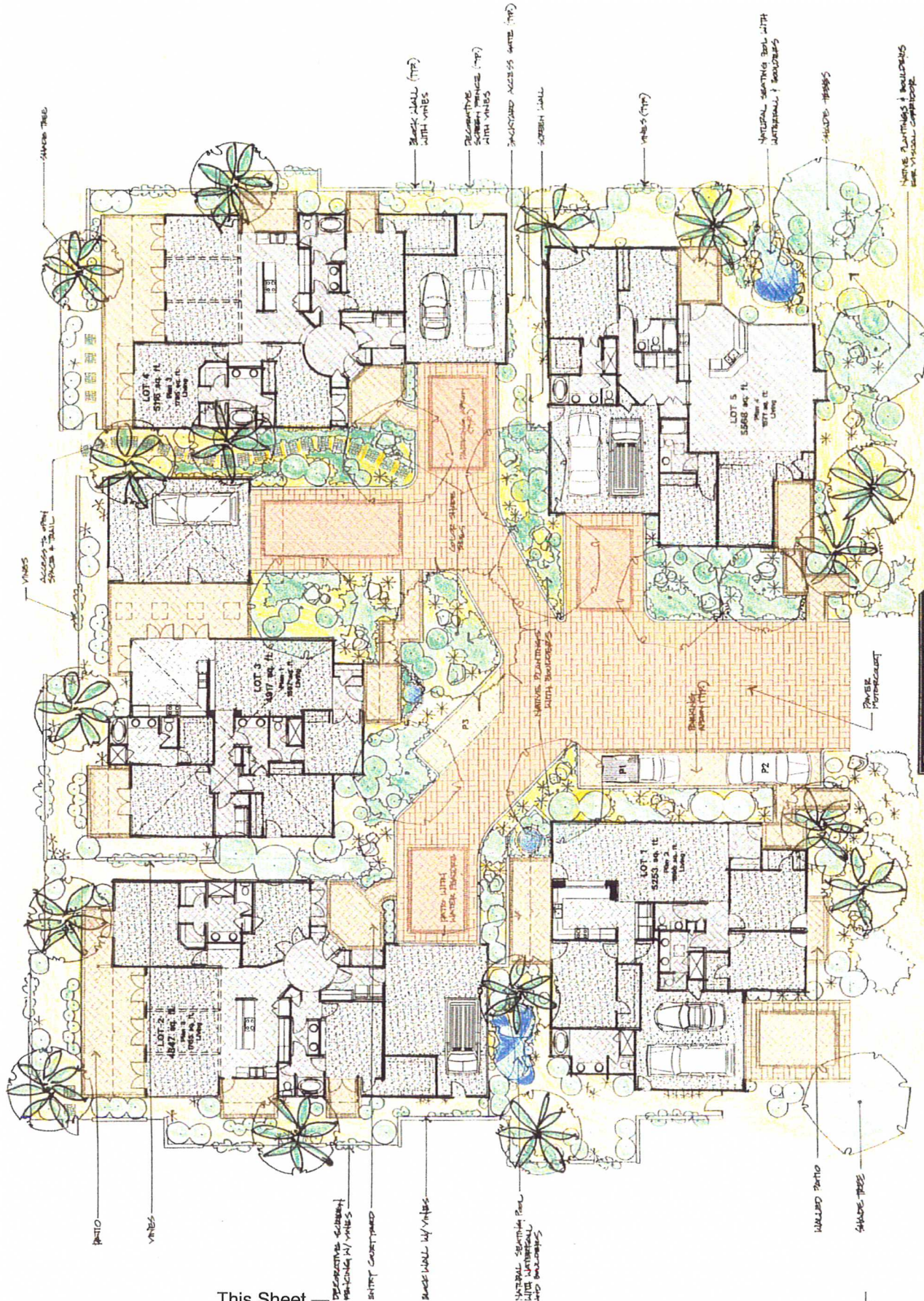
Two Bunch Palms
desert hot springs, california

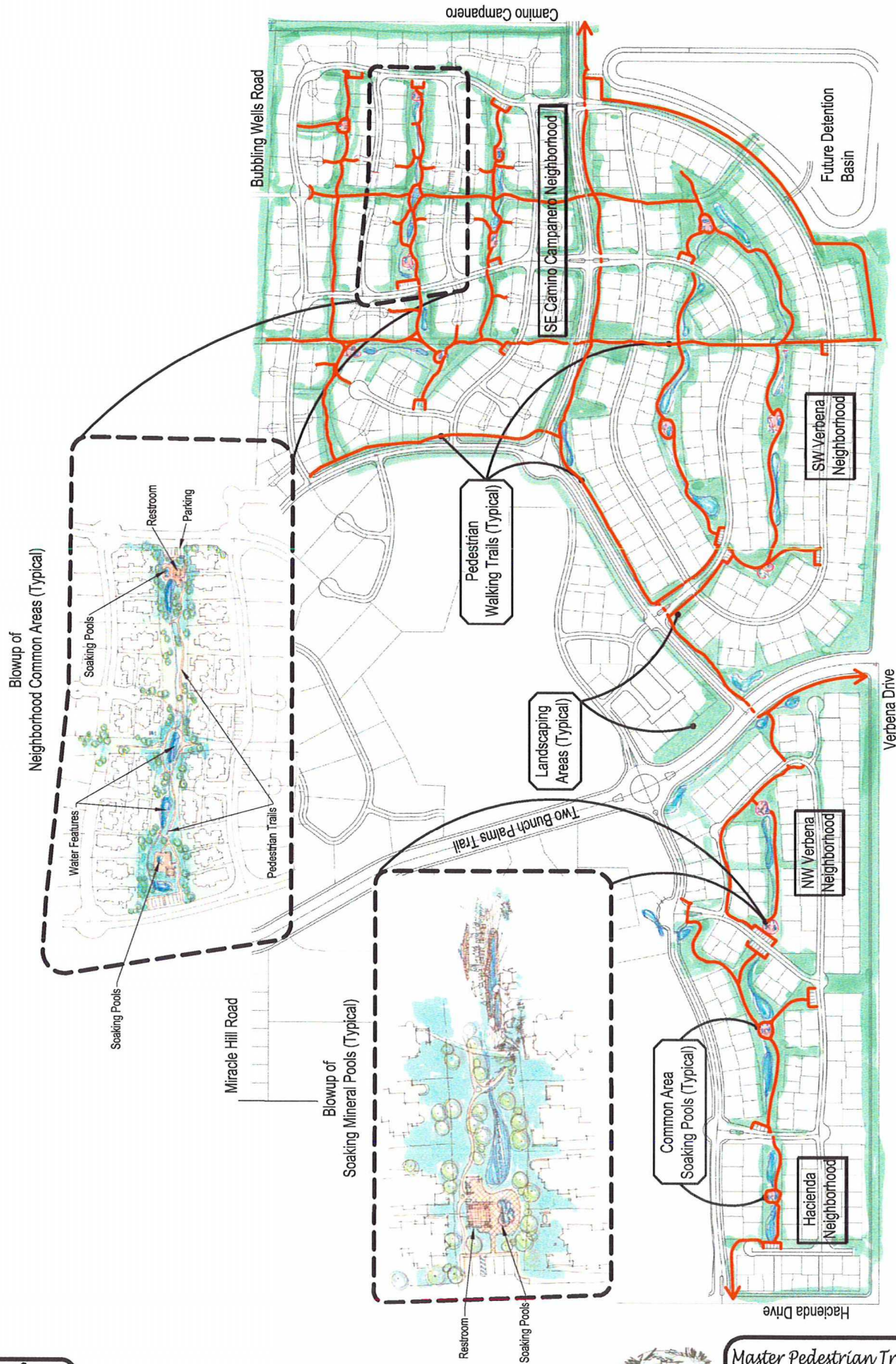
Figure
13



Two Bunch Palms
desert hot springs, california

CLARUM HOMES
Our Name Means Quality.





Master Pedestrian Trails
and Open Space Plan

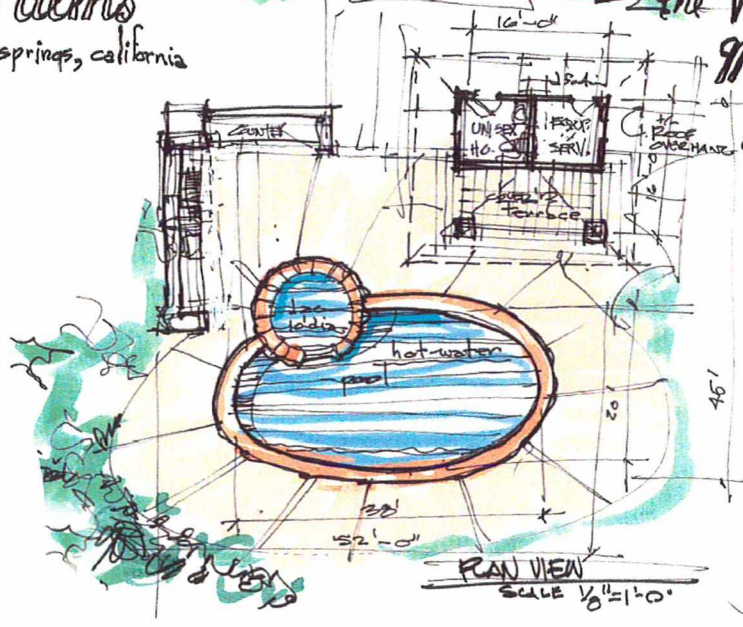
Two Bunch Palms
desert hot springs, California

Figure
15



Two Bunch Palms
desert hot springs, california

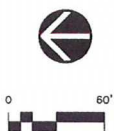
The Village
Mineral Springs
Soaking Pool



Mineral Waters
Soaking Pool Amenity
Concept Plan

Two Bunch Palms
desert hot springs, california

Figure
16



Mineral Waters
Soaking Pool Amenity
Concept Plan

Two Bunch Palms
desert hot springs, california

Figure
17



PROJECT CROSS SECTIONS
FOR
TWO BUNCH PALMS

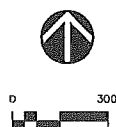
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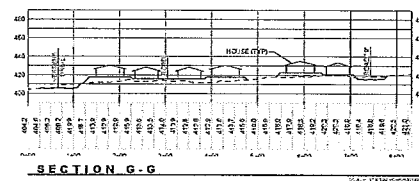
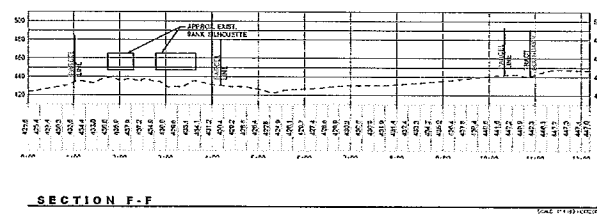
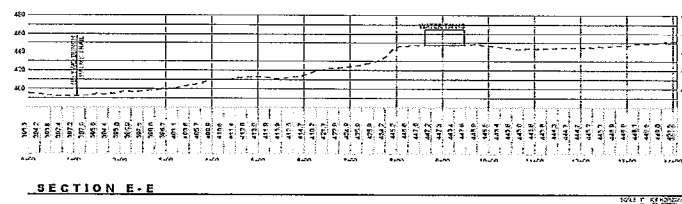
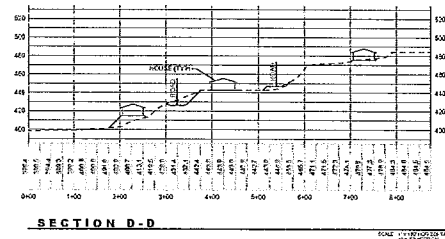
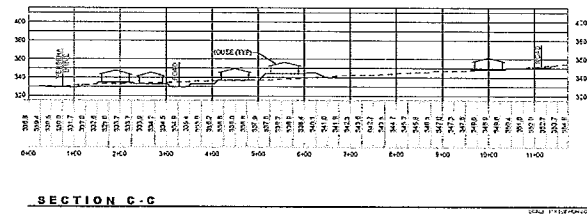
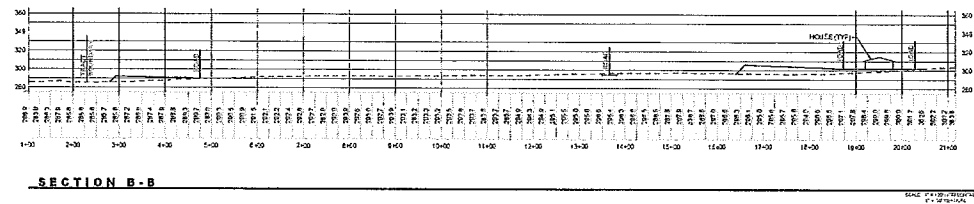
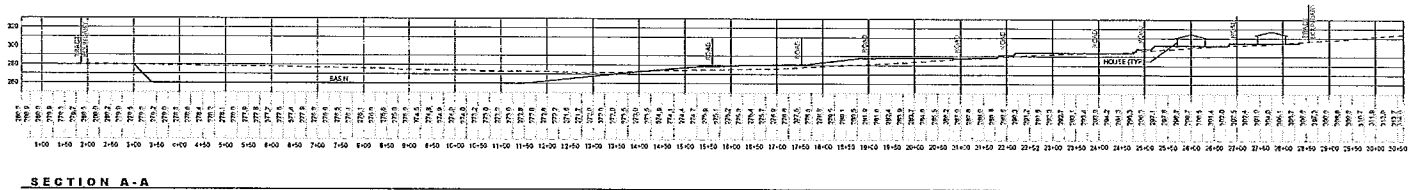
Contact Person: Matt Winters
Date: 10/10/10
Sheet: 1 of 1



Grading Cross-
Section Locations

Two Bunch Palms
desert hot springs, california

Figure
18



Grading Cross-Sections

Two Bunch Palms
desert hot springs, california

Figure
19