

Zoning Analysis:
 Zone: C-1, MU (via General Plan Amendment)
 Min lot size: 20,000 sf
 Lot size: 21.21 acres (923,907 SF)
 Height Limit: 30 ft
 Setbacks: 5 ft min
 Yards: 20 ft adjacent to residential
 6' wall at boundary line
 5 ft nearest landscaped

General Plan Designation: Neighborhood Community Commercial MU (via General Plan Amendment)

Residential Density: To conform with General Plan
 Mixed Use (MU): Max. 15

Total Site Area: 21.21 Acres
 Residential portion: 15.55 Acres
 Proposed Density: 232 Units / 15.55 Acres = 14.9 du/ac

FAR: 0.35 (C-1)
 0.5 (MU)

Coverage: No requirements

Number of Stories/Height:
 Residential units: 3 stories/30 ft
 2 stories/26 ft
 1 story/20 ft

Clubhouse: 1 story/26 ft
 Grocery Store: 1 story/30 ft
 Coffee Shop: 1 story/20 ft
 Retail/Car Wash: 1 story/26 ft

Building Areas:
Residential:
 Unit A (1 Bedroom): 64 Units x 875 SF = 56,000 SF
 Unit B (2 Bedrooms): 163 Units x 1,040 SF = 169,520 SF
 Unit C (3 Bedrooms): 5 Units x 1,300 SF = 6,500 SF
 Total Units: 232 Units 232,020 SF
 Clubhouse: 3,860 SF
 Garages: 20 Units x 232 SF = 4,640 SF
 Total Residential Building Area: 240,510 SF
 **Carports: 212 Units x 162 SF = 34,344 SF

Commercial:
 Grocery Store / Juice Bar: 18,175 SF
 Coffee Shop: 1,530 SF
 Retail: 1,740 SF
 Retail/Car Wash: 8,525 SF
 Total Commercial: 29,970 SF

Residential Parking Requirements: (PSZC 93.06.00)
 For C1 development:
 64, 1 BR x 1.25 = 80
 163, 2 BR x 1.5 = 244.5
 5, 3 BR x 75 per br = 11.25
 Guest Parking, 1 per 4 = 58
Total = 394 parking stalls required
394 provided

Commercial Parking Requirements:
 For C1 development: 1 per 300 SF
 Grocery: 18,175 / 300 = 61 stalls required
 Coffee Shop: 1,530 / 300 = 5 stalls required
 Retail: 1,740 / 300 = 6 stalls required
 Retail / Car Wash: 8,525 / 200 = 43 stalls required
 + 4 for car wash
Total = 149 parking stalls required
159 stalls provided (+10)

Standard parking stall: 9' x 17'
 Compact parking stall: 8' x 15' (followed up to 40% subject to planning commission)
 Minimum peripheral planting area: 7' x 9' every 10 stalls
 Minimum drive aisle: 24'

Accessibility & EV Parking Requirements:
 Garage: 20
 Accessible: 20 x .02 = 1 space
 **Covered: 212
 Accessible: 212 x .02 = 5 spaces
 Surface (parallel and perpendicular): 162
 Accessible: 162 x .02 = 3
 Accessible if unassigned: 162 x .05 = 8

EV Charging:
 EV Capable (future Level 2): 394 x .10 = 39
 EV Ready (low power): 394 x .25 = 99
 EV Chargers (Level 2): 394 x .05 = 20
 EV Total: 158
 EV accessible: 1/25 or 7 (4 per PSMC)
 PSMC: 394 x .10 = 39 Required

**Apartment uses shall have the same requirements as condominiums for primary parking and guest parking, except that covered or enclosed parking spaces are optional. Solar canopy requirement is 15% of total roof area. This would equate to ~117 covered stalls if only using covered parking.

Commercial Parking Requirements:
Grocery Store (Shared parking agreement for 6 stalls)
 Total Spaces: 85
 Standard Parking: 82
 Accessible Parking: 3
 EV Charging (4 required per CBC/4 per PSMC)
 EV Standard Parking: 3
 EV Accessible Parking: 1

Gas Station/Coffee Shop
 Total Spaces: 74
 Standard Parking: 54
 Accessible Parking: 4
 EV Charging (3 required per CBC/4 per PSMC)
 EV Standard Parking: 14
 EV Accessible Parking: 3
 Vacuum Spaces
 Standard Vacuum Parking: 15
 Accessible Vacuum Parking: 1

Keynotes	
1	1 story residences
2	2 story residences
3	3 story over garage
4	Clubhouse
5	Grocery Store
6	Juice Bar
7	Retail / C-Store
8	Car Wash
9	Retail
10	3 story over garage
11	2 story residences
12	2 story residences
13	2 story residences
14	2 story residences
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100	1 story residences



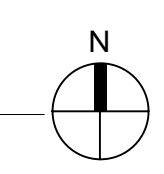
Vista Chino Development
 Palm Springs, California

Site Plan

Revision Schedule	
No. Revision	Issue Date

Drawing Set Issue Schedule	
Description	Issue Date
Concept	31 May 2023

1 Site Plan
 1" = 50'-0"



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