

City of Palm Desert  
Planning Department  
73510 Fred Waring Drive,  
Palm Desert, CA 92260

**RE: Palm Villas at Millennium | Letter of Justification for Pad Elevations**

To whom it may concern:

I hope this letter finds you well. On behalf of Palm Communities, I am writing to formally request an exemption to the current city ordinance 27.12.04.C that limits raising the elevation of building finish floors more than 6-inch from what was approved through preliminary engineering and the tentative map approval.

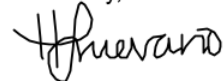
As part of the engineering plan check and design efforts for the new project located at Gerald Ford and Dinah Shore, we have identified a critical need to raise the finish floors of two buildings located along the northern property line by more than the 6 inches threshold. This adjustment is necessary to ensure effective emergency overflow management for stormwater onto Gerald Ford Drive. Supplemental exhibits have been provided with our submittal that highlight the north portion of Buildings 2 and 3 that are being raised by 0.62ft and 1.12ft respectively.

Justification of Changes:

1. **Emergency Overflow Management:** In the preliminary engineering/tentative map, the northern portion of building's 2 and 3 were situated lower than the surrounding street grades at Dinah Shore, Gerald Ford and Technology. The proposed elevation increase is crucial to accommodate a safe and controlled pathway for emergency stormwater overflow during extreme weather events. This proactive measure aims to protect the structures from potential flooding and allows for stormwater to release onto Gerald Ford before entering the structures, thus ensuring public safety and structure protection.
2. **Minimal Impact:** The elevation adjustment is designed to be minimally intrusive while delivering significant protective benefits. The visual and practical impact of the new proposed pad elevations and their surroundings will be negligible. This ensures that the architectural aesthetics and functional layout remain virtually unchanged while enhancing flood resilience. It should be noted that these two buildings are situated in the back of the property and sit lower than the surrounding structures, so the additional elevation will not be noticeable from Gerald Ford.

Given the importance of this modification for public safety and infrastructure integrity, we kindly request the City of Palm Desert Planning Department to consider granting approval for the new proposed pad elevations for buildings 2 and 3 in the Palm Villas at Millennium development. Thank you for your consideration of this matter. We look forward to your favorable response and are available for any meetings or consultations required to facilitate this process.

Sincerely,



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