



## Planning Commission Staff Report

Date: June 23, 2010

Case No.: 5.0421 – PD 185 Amendment

Type: Amendment to Planned Development

Location: 388 Mel Avenue

APN: 507-061-005

Applicant: Desert Regional Medical Center

General Plan: Mixed Use & Tourist Resort Commercial

Zone: R-3 (Multi-Family Residential)

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: Glenn Mlaker, AICP, Assistant Planner

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### **PROJECT DESCRIPTION:**

The Desert Regional Medical Center is proposing an amendment to the original PD 185 for a new 291-space parking lot (Parking Lot "G") with solar collector carports to include landscaping, lighting, and new fencing on approximately 2.82 acres at 388 Mel Avenue.

### **RECOMMENDATION:**

That the Planning Commission approve amendment to PD 185, Case No. 5.0421, for the construction of a new 291-space parking lot (Parking Lot "G") with solar collectors, landscaping, lighting, and new fencing, subject to the original Conditions of Approval adopted by the Planning Commission on January 14, 2004

### **PRIOR ACTIONS:**

On January 14, 2004 the Planning Commission approved a minor amendment to PD 185 in lieu of a change of zone, for a master plan expansion of the Desert Regional Medical Center Campus for parking lot improvements to allow the construction of a gated, secured, and night lighted 305 space parking lot (Parking Lot "G") in place of a previously approved 156 parking space lot.

On February 4, 2004 the City Council approved Case 5.0421, Amendment to PD 185 for the expansion of the Desert Regional Medical Campus for the construction of Parking Lot "G", a 305 employee space parking lot.

On May 10, 2010, the Architectural Advisory Committee reviewed the proposal and voted 5-0-2, (Kleindienst, Ortega recused) to recommend approval to the Planning Commission.

### **BACKGROUND AND SETTING:**

The existing hospital property is adjacent to the proposed parking lot site. The Desert Regional Medical Center (DRMC) campus includes approximately 700,000 square feet of hospital and related medical offices on 29 acres. The campus also includes approximately 1,470 parking spaces. The general boundaries of PD 185 are Mel Avenue to the north, Via Miraleste to the east, Tachevah Road to the south and Indian Canyon Drive to the west.

The parking lot (Parking Lot "G") was part of a 2004 amendment to the Desert Regional Medical Center Master Plan for a 305 space employee parking lot. The City Council in 1987 approved a smaller parking lot consisting of 156 parking spaces. Additional vacant parcels were assembled resulting in the 2004 request for the larger parking lot.

The subject parking lot site is an approximately 2.82-acre vacant parcel located mid block at 388 Mel Avenue. The vacant parcel has double frontage along Mel Avenue to the south and Camino Monte Vista to the north. The vacant lot currently contains various desert scrub brush and grasses. The site is relatively flat, and slopes gently from the northwest to the southeast. The project site formerly contained multi-family apartments, which have since been demolished. There exists an above ground utility line running the entire length of the lot. This utility line will be placed underground as part of the project.

The lot will be utilized by DRMC employees and serve as employee overflow parking. Peak parking will be during the day and it is expected that Parking lot "G" will only be available for daytime use.

The adjacent land uses are a mix of small boutique hotels, condominium communities, and single-family residences (see Table 1). The zoning of Parking Lot "G" is R-3 which allows for parking facilities as a permitted use if the proposed parking facility is adjacent

to commercially zoned property. The location of the hospital property adjacent to the parking lot meets this requirement.

**Table 1: Surrounding Land Uses**

	<b>Land Use</b>	<b>General Plan</b>	<b>Zoning</b>
North	Small Hotel/ Condominium	Mixed Use / Multi-Family Residential	R-3; PD 222
East	Small Hotel / Single- Family Residential	Tourist Resort - Commercial	R-2 (Multi-Family Residential)
South	Desert Regional Hospital Center	Public / Hospital	PD 185
West	Small Hotel/ Condominium	Mixed Use	R-3 (Multi-Family Residential)

### **Proposed Parking Lot**

The new proposed parking lot is a 291-space lot which is a reduction from the 2004 PD 185 amendment due to the placement of internal parking lot landscape islands, light poles, and new solar carports.

The new submittal will not change the previously approved parking lot layout. The parking lot is designed with circulation running north/south within the lot. However, the new proposal will include the placement of twenty-two (22) carports with fully integrated roof mounted solar panels. All carports will equal 1,440 square feet in size and will be supported by one column placed in the middle of a group of eight (8) parking spaces. One solar carport structure will shade a total of eight (8) parking spaces. All mechanical conduit, cut-off switches and inverter boxes will be integral to the carport support post and will not be visible. The height of the carport structure will be ten (10) feet with a slight tilt to the south to achieve maximum solar panel efficiency.

Ingress and egress into the employee parking lot will be from Mel Avenue. No vehicle access will occur from Camino Monte Vista. The parking lot entrance will be from a curved driveway which will accommodate stacking for two cars. The entry will be gated, with key card access for security purposes. A pedestrian link will connect the project to the remaining of the DRMC campus, through a sidewalk located adjacent to the vehicle entrance. In addition a sidewalk will allow pedestrians to access Camino Monte Vista. The Mel Avenue parking lot exit will be access controlled and activated by a pavement sensor.

The proposed landscaping for the lot will include a variety of palm trees, trees, shrubs, and ground cover. Water efficient landscaping will be utilized.

The parking lot will be fenced and secured with a combination of a six (6) foot high CMU block wall and wrought iron fence similar to nearby hospital parking lot facilities. On the east property line adjacent to the residential homes, a masonry CMU block wall will be

constructed. The project will rely on existing walls and fences along the west property line.

The parking lot lighting will be provided by a combination of light fixtures mounted underneath the solar carports and light poles. The pole lights will be sharp cut-off, high pressured sodium, pole mounted fixture at a height of twelve (12) to sixteen (16) feet. The photometric plan shows that very little light will spill onto adjacent properties.

The proposed employee parking lot does not provide handicapped parking spaces. The proposed parking lot is located at the periphery of the DRMC campus and is a good distance from the existing medical buildings. The DRMC has determined that there is justification for the elimination of handicapped spaces given that there are adequate number of handicapped parking spaces located closer to the medical facility. Handicapped parking is provided in parking lots immediately adjacent to buildings throughout the DRMC campus.

#### **ANALYSIS:**

The City of Palm Springs Zoning Code (PSZC) Section 93.06.00 provides regulations that are intended to create properly designed and integrated off-street parking areas, with adequate capacity, circulation and landscaping organized aesthetically to positively relate to the surrounding environment. Below are responses to the requirements of a parking lot as outlined by the PSZC:

The PSZC provides general provisions for off-street parking facilities to include the number of required parking spaces; parking dimensions; the size of the parking space; the drive-aisle width; and landscaping requirements.

- a. *Safe on- and off-site traffic and pedestrian circulation shall be provided, including, but not limited to, traffic circulation which does not conflict with entering or exiting traffic to the site, parking or pedestrian movements.*

The entrance to the parking lot facility is located in the middle of the block with easy access and has adequate stacking capability to allow for safe circulation. The exit of the parking lot allows adequate visibility for a safe transition into the street. Pedestrian access will be provided onto and off of the site from two separate sidewalks. Crosswalks will be provided to safely allow pedestrians to cross the street.

- b. *Landscape treatment – landscaping shall be incorporated into the design of all off-street parking areas, including parking lot shading, and landscaped planters.*

The parking lot will incorporate water efficient landscaping into the overall design of the parking lot. A variety of desert species will be utilized and planted in the perimeter areas of the lot. Low shrubs will be planted in the middle parking lot islands so as to not grow tall and hinder the efficiency of the solar collector

carports. The planting of Washingtonian Filifera's along Mel Avenue will provide a continuous row of street trees and will provide shading.

- c. *Lighting – Parking lot lighting must be in accordance with Section 93.21.00 of the PSZC for lighting standards. Parking area illumination levels shall provide a minimum illumination of one-half (.5) foot-candles in the general parking areas to a maximum of eight (8) foot-candles with an average not to exceed three (3) foot-candles. Spill over lighting to be omitted through the use of full cutoff fixtures.*

The lighting for Parking Lot "G" will utilize four types of light fixtures. All of these lights will use full cut-off fixtures of high pressure sodium mounted on either poles or underneath the carports. A photometric plan shows that very little light will spill off the property.

- d. *Lighting Pole Heights – The PSZC requires that parking lot light poles not exceed twelve (12) feet in height for portions of the parking areas which are located within twenty-five (25) feet of a property within a single-family residential zone. Light poles can reach a maximum height of eighteen feet (18) notwithstanding the previous requirement.*

The proposed lighting plan will provide light poles at the east end of the parking lot not exceeding twelve (12) feet in height. The remaining light poles will be sixteen (16) feet in height. Other lights will be mounted underneath the carports.

- e. *Parking Lot Design Standards – Each parking stall shall be at least nine (9) feet wide and eighteen (18) feet deep with a drive aisle width for a driveway adjoining a double row of parking spaces shall be twenty-six (26) feet wide, unless the driveway adjoins a single row of spaces shall be twenty-four (24) feet wide.*

The site plan correctly shows that the above requirements have been satisfied. The width of the parking stall will be nine (9) foot wide and a minimum of eighteen (18) feet long. The drive aisles will be no less than twenty-four (24) feet wide to provide adequate maneuvering ability.

#### **REQUIRED FINDINGS:**

Pursuant to Section 94.03.00(G) of the Zoning Code, the final development plan may be modified by submitting a request for such modification according to the same procedure as is required in the initial review and approval process, including public hearing by the Planning Commission and City Council in accordance with Section 94.02.00. However, minor architectural or site changes not affecting the intent of the PD may be approved by the Planning Commission. No council action is necessary for minor changes except appealed decisions. In order for the project to be approved by the Planning Commission, the following finding must be made in support of the minor change:

1. *The minor architectural or site changes do not affect the intent of the PD.*

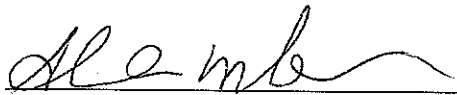
The use of the vacant property as a parking lot remains the same as the previously approved Planned Development. The overall number of parking spaces has been reduced with the addition of twenty-two solar carports. The architecture of the solar carports will be of a minimalist design with minor changes to the landscaping plan as part of this amendment. Therefore, the minor architectural and site changes do not affect the intent of the PD.

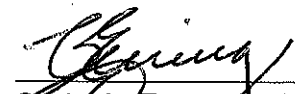
**CONCLUSION:**

The proposed project is consistent with the use on the site and is compatible with the General Plan and Zoning Ordinance land uses. Staff recommends that the Planning Commission approve Case 5.0421 PD 185 Amendment to include the original Conditions of Approval adopted by the Planning Commission in January 14, 2004

**ENVIRONMENTAL DETERMINATION:**

The City of Palm Springs previously adopted a Negative Declaration (ND) prepared for the DRMC Planned Development District (PD 185). In 2004 an addendum to the ND was adopted by the Planning Commission which found that the revision of the PD related to the DRMC Master Plan would not call for the preparation of a subsequent Negative Declaration or EIR pursuant to CEQA guidelines. The underlying environmental determination remains in effect due to the fact that the scope of the project has not changed.

  
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Glenn Mlaker, AICP  
Assistant Planner

  
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Craig A. Ewing, AICP  
Director of Planning Services

**Attachments:**

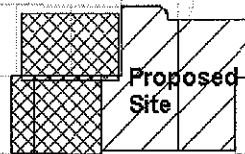
1. 400' Radius Map
2. Draft Resolution
3. Reduced Site Plan and Elevations
4. Landscape Plan
5. Site Photographs

STEVENS RD

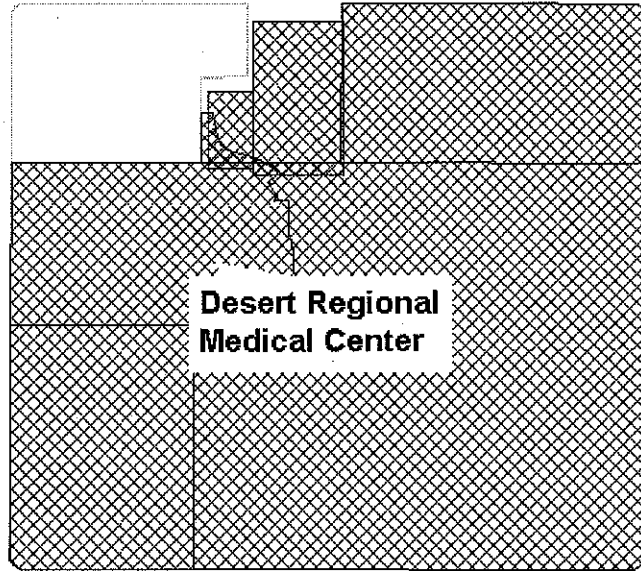
# Vicinity Map

STEVENS RD

VIA MIRALESTE



MEL AVE





TACHEVAH DR




N PALM CANYON DR

INDIAN CANYON DR

VIA MIRALESTE

**Legend**

-  Proposed Site
-  Desert Regional Medical Center
-  400' Radius From Desert Regional Medical Center

## CITY OF PALM SPRINGS

**CASE NO.:** 5.0421-PD-158

**APPLICANT:**  
Desert Regional Medical Center

**DESCRIPTION:** Application by Desert Regional Medical Center to revise Planned Development 185 to allow for an expanded surface parking lot with 291 parking spaces on Mel Avenue between Indian Canyon Drive and Via Miraleste, Zone PD-185, Section 11.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NUMBER 5.0421 – PD 185 AN APPLICATION BY THE DESERT REGIONAL MEDICAL CENTER FOR A MINOR AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 185 FOR A 291-SPACE PARKING LOT (PARKING LOT "G") TO INCLUDE 22 SOLAR CARPORTS AT 388 MEL AVENUE, ZONE R-3, SECTION 11, APN 507-061-005.

WHEREAS, Desert Regional Medical Center ("Applicant") filed an application with the City for an amendment to a final Planned Development District (PD 185) to allow for the construction of a 291-space parking lot (Parking Lot "G") with 22 solar carports and associated landscaping, fencing, and lighting at 388 Mel Avenue, APN 507-061-005 Section 11; and

WHEREAS, on May 10, 2010, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, notice of a public hearing of the Planning Commission of the City of Palm Springs to consider an application for minor amendment to the Planned Development District (PD 185), Case 5.0421 was issued in accordance with applicable law; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including but not limited to the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: The City of Palm Springs previously adopted a Negative Declaration (ND) prepared for the DRMC Planned Development District (PD 185). In 2004 an addendum to the ND was adopted by the Planning Commission which found that the revision of the PD related to the DRMC Master Plan would not call for the preparation of a subsequent Negative Declaration or EIR pursuant to CEQA guidelines. The underlying environmental determination remains in effect due to the fact that the scope of the project has not changed.

Section 2: Pursuant to Section 94.03.00(G) of the Zoning Code, the final development plan may be modified by submitting a request for such modification according to the same procedure as is required in the initial review and approval process, including public hearing by the Planning Commission and City Council in accordance with Section 94.02.00. However, minor architectural or site changes not affecting the intent of the PD may be approved by the Planning Commission. No council action is necessary for minor changes except appealed decisions. In order for the project to be approved by the



Planning Commission, the following finding must be made in support of the minor change:

1. *The minor architectural or site changes do not affect the intent of the PD.*

The use of the vacant property as a parking lot remains the same as the previously approved Planned Development. The overall number of parking spaces has been reduced with the addition of twenty-two solar carports. The architecture of the solar carports will be of a minimalist design with minor changes to the landscaping plan as part of this amendment. Therefore, the minor architectural and site changes do not affect the intent of the PD.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Amendment to Planned Development 185, Case 5.0421, subject to the original Conditions of Approval adopted by the Planning Commission in January 14, 2004

ADOPTED this 23 day of June, 2010.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services



**SITE CALCULATIONS**

TOTAL AREA 2.8 ACRES  
 PARKING & DRIVES 12,157 S.F. 84%  
 OPEN SPACE 18,343 S.F. 15%

**PARKING CALCULATION**

COVERED 176 SPACES  
 UNCOVERED 115 SPACES  
 TOTAL PROVIDED 291 SPACES

**PARKING NOTES:**

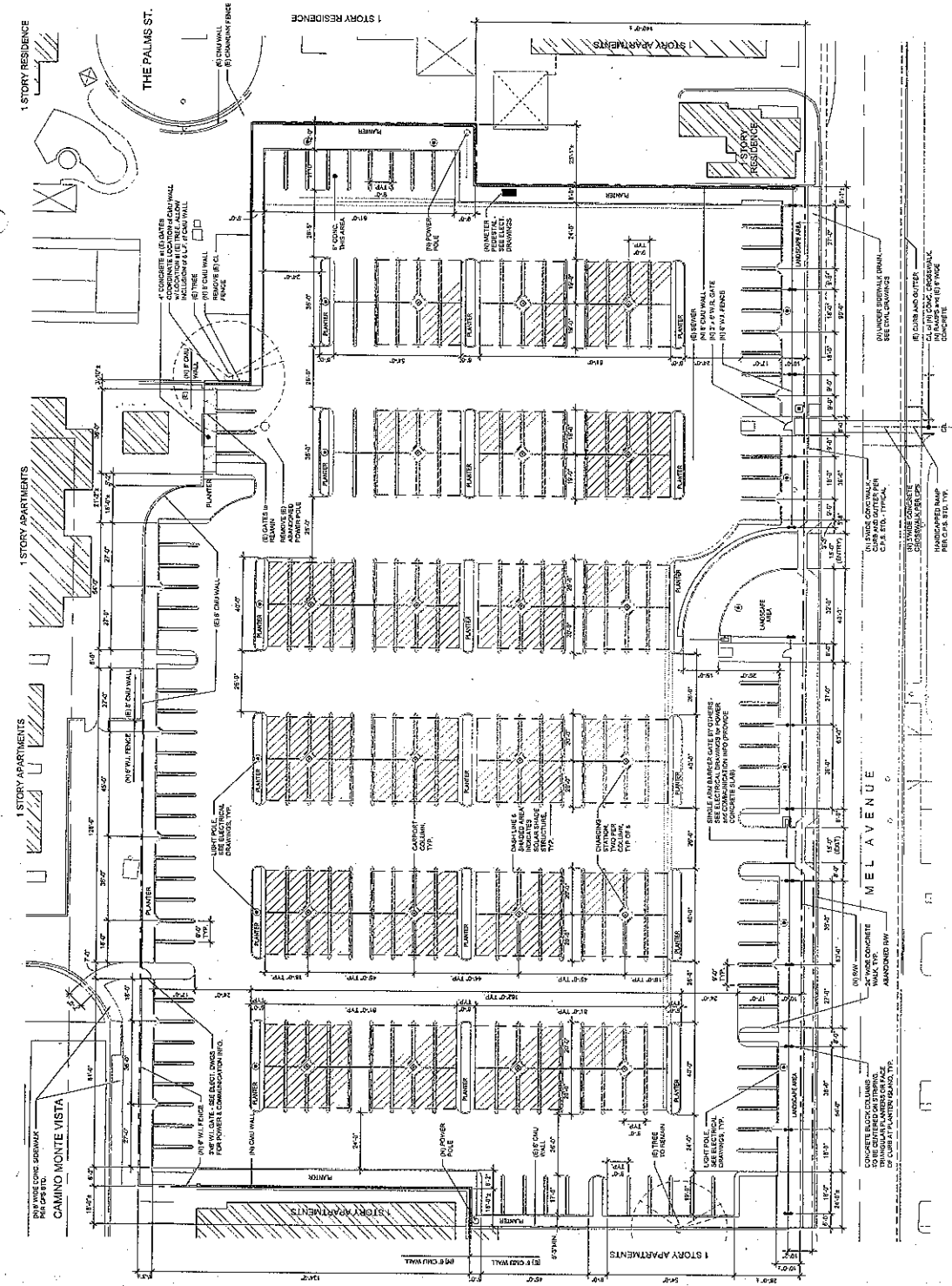
- CARPORTE STRUCTURES: PAINT COLOR TO MATCH EXISTING COLOR OF CONCRETE COLLIARD AT FENCING.

**A1** DIR Group  
 WWCOT  
 Architects Engineers Planning Scientists

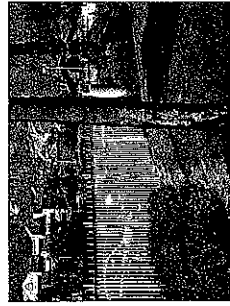
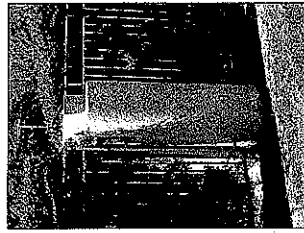
Job Number: 09F022.03  
 Date: 04-09-2010  
 490 S. Farrell Drive, Suite C-303, Palm Springs, CA 92262-7944 / 760.350.1709

Scale: 1" = 20'-0"

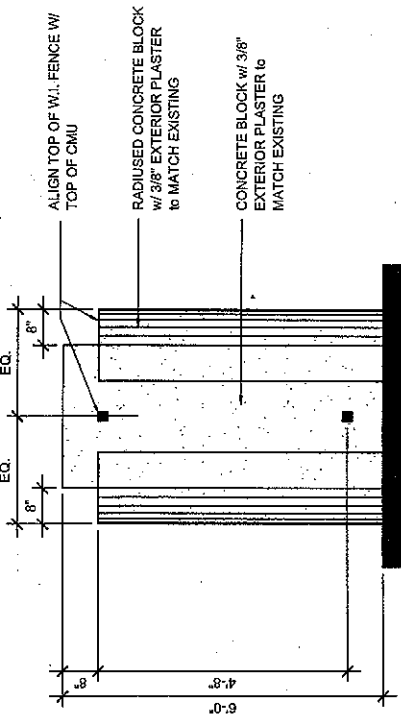
**SITE PLAN**  
 DRMC PARKING LOT "G" SOLAR CARPORTS  
 Desert Regional Medical Center, 1150 N. Indian Canyon Dr., Palm Springs, CA 92262



© 2010 DIR Group  
 WWCOT  
 Architects Engineers Planning Scientists

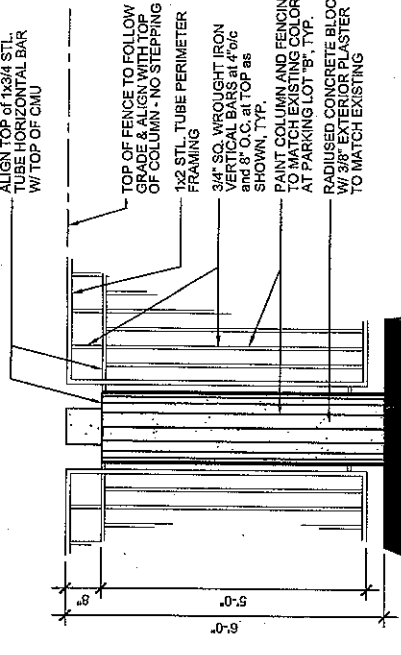


EXISTING PARKING LOT "B"



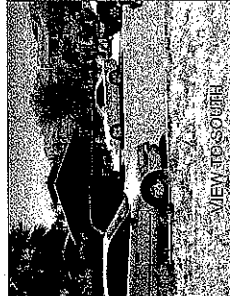
CMU PILASTER SIDE ELEVATION

N.T.S.

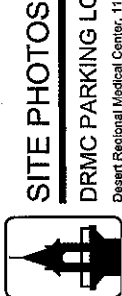
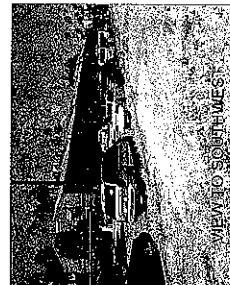


CMU PILASTER FRONT ELEVATION

N.T.S.



PARKING LOT "G" SITE



**SITE PHOTOS**

**DRMC PARKING LOT "G" SOLAR CARPORTS**  
Desert Regional Medical Center, 1160 N. Indian Canyon Dr., Palm Springs, CA 92262

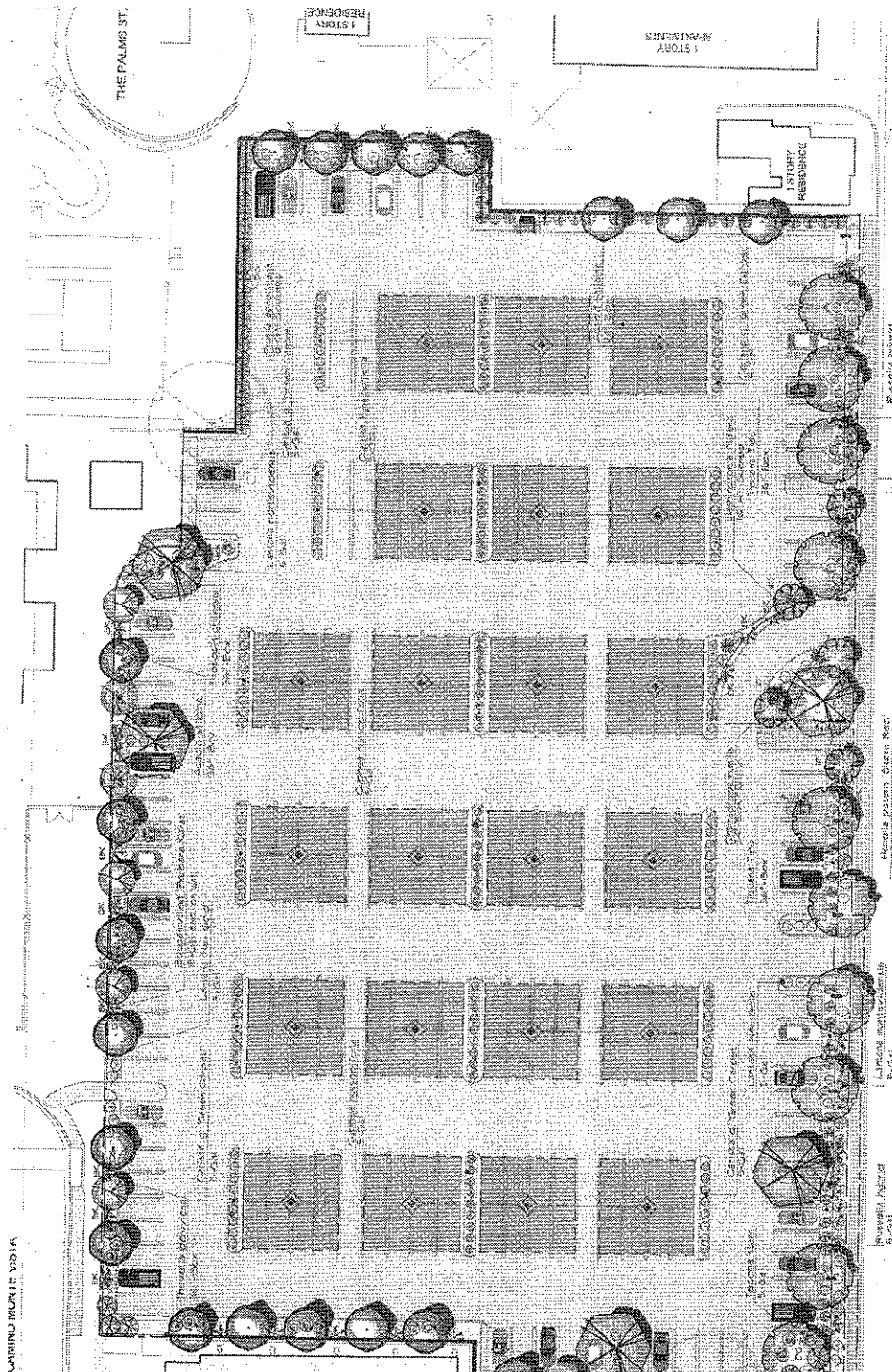
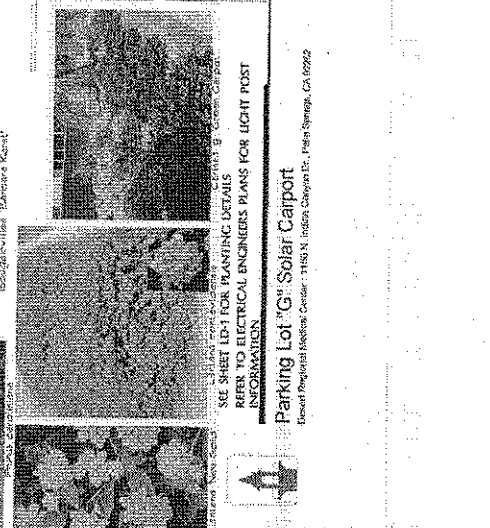
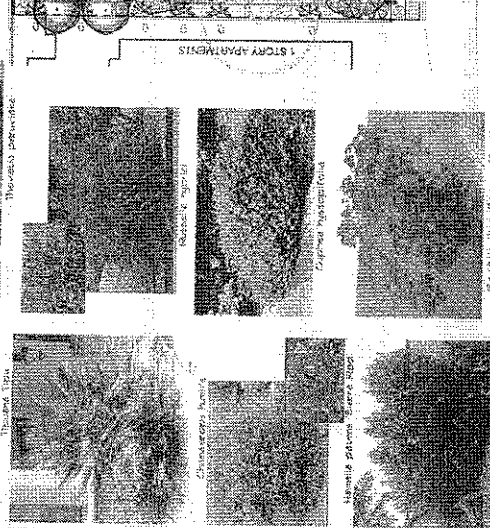
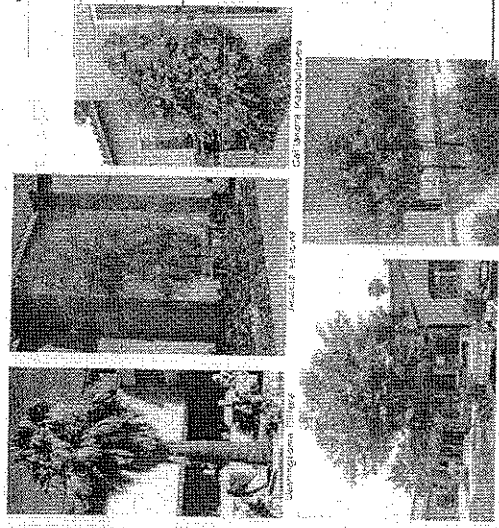
A2

Job Number: 09P022.03  
Date: 04-09-2010  
490 S. Farrell Drive, Suite C-203, Palm Springs, CA 92262-7944 / 760.320.1709

**DLR Group**  
**WWCOT**  
Architectural Engineering Planning

PLANNING SERVICES  
DEPARTMENT

**RECEIVED**  
5.04.21  
APR 29 2010



MEL AVENUE

Quantity	Symbol	Plant Name	Planting Size	Comments
10	(Symbol)	California Poppy	18" x 18" Box	Planting along sidewalk
20	(Symbol)	Yellow Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Orange Blossom	18" x 18" Box	Planting along sidewalk
10	(Symbol)	White Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Yellow Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Orange Blossom	18" x 18" Box	Planting along sidewalk
10	(Symbol)	White Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Yellow Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Orange Blossom	18" x 18" Box	Planting along sidewalk
10	(Symbol)	White Starburst	18" x 18" Box	Planting along sidewalk

Quantity	Symbol	Plant Name	Planting Size	Comments
10	(Symbol)	California Poppy	18" x 18" Box	Planting along sidewalk
20	(Symbol)	Yellow Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Orange Blossom	18" x 18" Box	Planting along sidewalk
10	(Symbol)	White Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Yellow Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Orange Blossom	18" x 18" Box	Planting along sidewalk
10	(Symbol)	White Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Yellow Starburst	18" x 18" Box	Planting along sidewalk
10	(Symbol)	Orange Blossom	18" x 18" Box	Planting along sidewalk
10	(Symbol)	White Starburst	18" x 18" Box	Planting along sidewalk

SHEET NO. 2041 18 05  
 L-1 RECEIVED  
 2/17/12  
 485 S. Foothill Blvd., Suite C-101, Palm Springs, CA 92262-7041/760.356.1700 T.F.D.  
 1987  
 04/21/08  
 485 S. Foothill Blvd., Suite C-101, Palm Springs, CA 92262-7041/760.356.1700 T.F.D.

PLANTING PLAN  
 Scale: 1" = 20'-0"  
 485 S. Foothill Blvd., Suite C-101, Palm Springs, CA 92262-7041/760.356.1700 T.F.D.

SEE SHEET LD-1 FOR PLANTING DETAILS  
 REFER TO ELECTRICAL ENGINEERS PLANS FOR LIGHT POST INFORMATION  
 Parking Lot "G" Solar Canopy  
 Project: Palms Center - 1115 N. Indian Canyon Dr., Palm Springs, CA 92292

**WILSON JACOBO**  
**FORM 10 ROUND**  
**CP / MP POST TOP MOUNT**

GENERAL SPECIFICATIONS: This fixture is designed for use in parking lots and areas where high visibility is required. It features a round, dome-shaped lens and a sturdy mounting post. The fixture is available in two versions: Form 10 Round CP (Copper) and Form 10 Round MP (Matte Black).

**EXPLANATION**

NO.	DESCRIPTION	QTY	UNIT
1	Form 10 Round CP	1	Fixture
2	Form 10 Round MP	1	Fixture

**NOTES**

- See drawing for details.
- Material: Aluminum die-cast.
- Finish: Anodized aluminum.
- Mounting post: 1/2" diameter, 12" high.
- Weight: 15 lbs.
- Dimensions: 10" diameter, 12" high.

**WILSON JACOBO**  
**GLOWTOP**  
**CPG/MPG/MPGL POST TOP MOUNT**

GENERAL SPECIFICATIONS: This fixture is designed for use in parking lots and areas where high visibility is required. It features a glowtop lens and a sturdy mounting post. The fixture is available in three versions: CPG (Copper), MPG (Matte Black), and MPGL (Matte Black with Glass Lens).

**EXPLANATION**

NO.	DESCRIPTION	QTY	UNIT
1	CPG	1	Fixture
2	MPG	1	Fixture
3	MPGL	1	Fixture

**NOTES**

- See drawing for details.
- Material: Aluminum die-cast.
- Finish: Anodized aluminum.
- Mounting post: 1/2" diameter, 12" high.
- Weight: 15 lbs.
- Dimensions: 10" diameter, 12" high.

**ORCA TECH**  
**1200 DIMENSIONAL FLOORLIGHT'S COMPACT & SLIM DESIGN**

GENERAL SPECIFICATIONS: This fixture is designed for use in parking lots and areas where high visibility is required. It features a compact and slim design, making it ideal for tight spaces. The fixture is available in two versions: Compact and Slim.

**EXPLANATION**

NO.	DESCRIPTION	QTY	UNIT
1	Compact	1	Fixture
2	Slim	1	Fixture

**NOTES**

- See drawing for details.
- Material: Aluminum die-cast.
- Finish: Anodized aluminum.
- Mounting post: 1/2" diameter, 12" high.
- Weight: 15 lbs.
- Dimensions: 10" diameter, 12" high.

**ORCA TECH**  
**WIPSE-LED**  
**WIPSE-LED**

GENERAL SPECIFICATIONS: This fixture is designed for use in parking lots and areas where high visibility is required. It features a WIPSE-LED lens and a sturdy mounting post. The fixture is available in two versions: WIPSE-LED and WIPSE-LED.

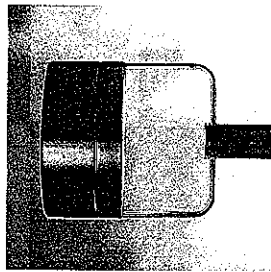
**EXPLANATION**

NO.	DESCRIPTION	QTY	UNIT
1	WIPSE-LED	1	Fixture
2	WIPSE-LED	1	Fixture

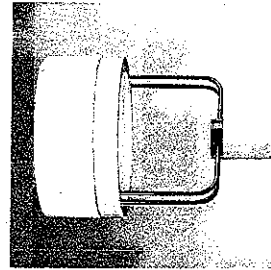
**NOTES**

- See drawing for details.
- Material: Aluminum die-cast.
- Finish: Anodized aluminum.
- Mounting post: 1/2" diameter, 12" high.
- Weight: 15 lbs.
- Dimensions: 10" diameter, 12" high.

**FIXTURE TYPE 1,2,3 & 4**



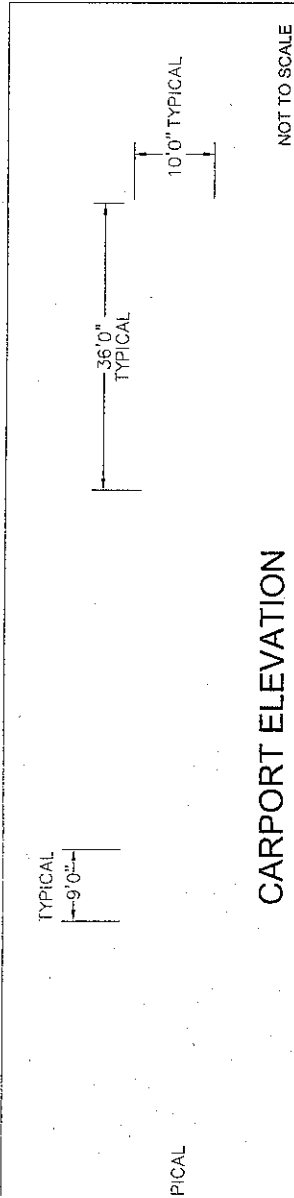
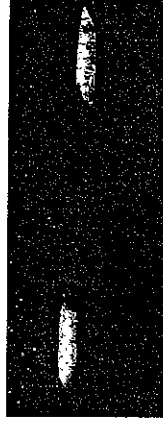
**FIXTURE TYPE 5**



**FIXTURE TYPE 6**



**FIXTURE TYPE 7,8,9, & 10**



**JRE SPECIFICATIONS, FIXTURE SCHEDULE & CARPORT ELEVATION**

**C PARKING LOT "G" SOLAR CARPORTS**

global Medical Center, 1150 N. Indian Canyon Dr., Palm Springs, CA 92262

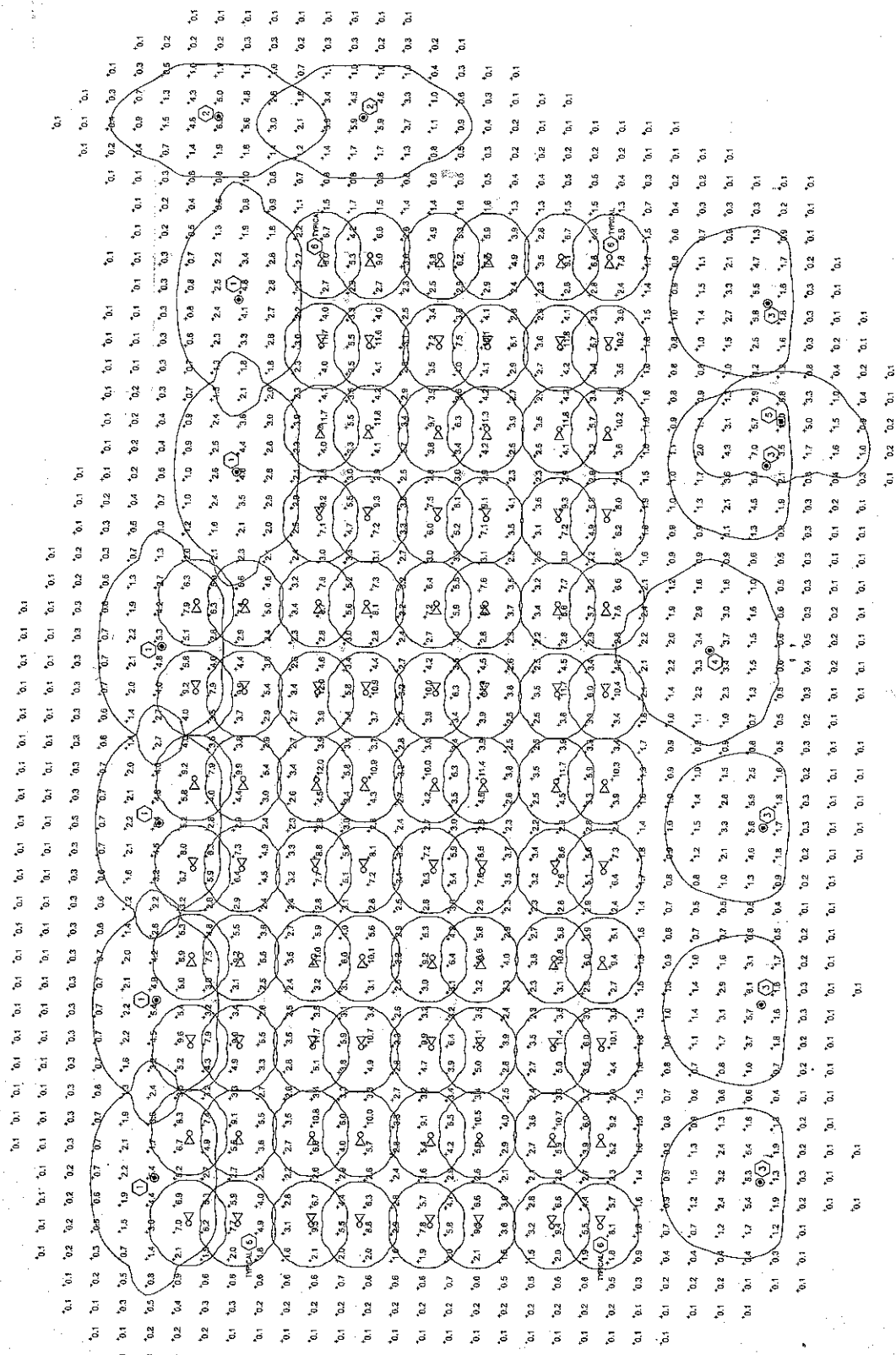
T:\w4848-rem\114637.dwg: parking lot g solar wipse\_led\_100\Technical Sizing

**LIGHTING FIXTURE SCHEDULE**  
 (REFER TO THE PROJECT ELECTRICAL GENERAL NOTES FOR ADDITIONAL LIGHTING FIXTURE SCHEDULES)

SYMBOL	TYPE	QTY	FIXTURE MANUFACTURE	WATTAGE (LAMP TYPE)	FINISH
1	1	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED
2	2	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED
3	3	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED
4	4	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED
5	5	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED
6	6	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED
7	7	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED
8	8	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED
9	9	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED
10	10	1	ORCA TECH WIPSE-LED	100W IP65	WIPSE-LED

E1

Scale: N/A  
 Job Number: 08p022.03  
 Date: 04-09-2010  
 490 S. Farrell Drive, Suite C-203, Palm Springs, CA 92262-7944 / 760.320.1709



HIGH PRESSURE SODIUM (HPS) PHOTOMETRIC PLAN - OPTION 1

DRMC PARKING LOT "G" SOLAR CARPORTS

Jessert Regional Medical Center, 1150 N. Indian Canyon Dr., Palm Springs, CA 92262

11/02/2007 11:45:02 am using AutoCAD LT 2007

STATISTICS					
Dimension	Symbol	Area	Perim	Min	Max
PARKING LOT	+	1.5K	35K	15.21	64.11

Scale: 1" = 20'-0"

490 S. Farrell Drive, Suite C-203, Palm Springs, CA 92262-7944 / 760.320.1709

Job Number: 08P022.03  
Date: 04-09-2010

E2





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