



Planning Commission Staff Report

Date: October 13, 2010

Case No.: 3.3368 MAA / 5.1109 CUP

Type: Minor Architectural Amendment

Location: 3989 North Indian Canyon Drive

APN: 669-404-008

Applicant: La Luz Del Mundo Church

General Plan: Neighborhood Community Commercial (NCC)

Zone: C-1 (General Commercial)

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

Project Planner: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION:

La Luz Del Mundo Church is proposing an amendment to a previously approved project that included the construction of a sanctuary building. The new proposal is for the construction of a twenty-six (26) space parking lot and installation of new landscaping plan at 3989 North Indian Canyon Drive.

RECOMMENDATION:

That the Planning Commission approve amendment to Case No. 3.3368 for the construction of a twenty-six (26) space parking lot and landscape plan, subject to revised conditions of approval for case 5.1109 CUP adopted on August 25, 2004.

PRIOR ACTIONS:

On August 25, 2004 the Planning Commission approved a conditional use permit (CUP) for a church use in the General Commercial (C-1) zone to include the construction of a 3,700 square foot sanctuary building and small parking lot.

On October 16, 2006 a building permit was issued for the construction of a new sanctuary and renovation of the existing storage building. This building permit remains active.

On July 20, 2009 the Architectural Advisory Committee (AAC) reviewed a new proposal for an expanded parking lot and by a vote of 6-0 recommended a re-study of the parking lot area and landscape plan.

On September 20, 2010, the Architectural Advisory Committee reviewed the revised proposal and voted 6-0-1, (abstain, Escalante) to recommend approval to the Planning Commission.

On September 23, 2010 the Riverside County Assessor and Recorder, recorded the parcel merger of six (6) lots into one owned by La Luz Del Mundo Church.

BACKGROUND AND SETTING:

The existing church property contains one sanctuary building approximately 3,700 square feet in size and one small storage building. Over the years, La Luz Del Mundo Church has been acquiring adjacent vacant parcels for the purpose of merging the lots and building a parking lot. The merger of six (6) lots into one 38,070 square foot parcel has recently been recorded.

The new parcel has double frontage on El Dorado Boulevard to the west and the frontage road of North Indian Canyon Drive to the east. The newly merged lot contains areas that are vacant with various desert scrub brush and low growing vegetation. There is a utility easement with over head wires running south to north splitting the new parcel.

The adjacent properties on three sides are vacant; there is a multi-family residential unit across El Dorado Boulevard. The zoning of the subject parcel is General Commercial (C-1) which allows for parking facilities as an accessory use to the main church use. The merging of six lots into one lot meets the zoning ordinance requirement.

Table 1: Surrounding Land Uses

	Land Use	General Plan	Zoning
North	Vacant	Neighborhood Community Commercial	General Commercial C-1
East	Vacant	Neighborhood Community Commercial	General Commercial C-1
South	Vacant	Neighborhood Community Commercial	General Commercial C-1
West	Multi-Family Residential	Low Density Res. 4.1 – 6.0 dwelling / acre	Low Density Residential R-1-D

New Parking Lot

The proposed parking lot will consist of twenty-six (26) spaces with a large drop-off area consisting of a round landscaped island. The number of spaces corresponds to the zoning ordinance requirement of one (1) space per three (3) assembly seats. The total number of seats located within the sanctuary is seventy-eight (78). The proposed parking lot landscape plan meets the City requirement by including a variety of water efficient plants and providing shade for the parking lot.

The area between the new sanctuary and existing storage building contains a landscaped courtyard. A children's area with active play equipment is located in the northwest corner of the site. The Architectural Advisory Committee (AAC) reviewed a site perimeter fence enclosing the 0.87 acre parcel and recommended approval to Staff. This fence will be a combination of CMU block and wrought iron in a decorative pattern.

Ingress and egress into the parking lot will be from two driveways off El Dorado Boulevard. No vehicle access will occur from North Indian Canyon Drive and a previously approved driveway was eliminated to accommodate an on-site storm water retention area. The Palm Springs Fire Department (PSFD) requires that this site have two parking lot access points and room to maneuver a fire engine. These entries will be gated, with key card access for security purposes. It is intended that the gates will be open for church functions and closed all other times. A pedestrian link will connect the site to North Indian Canyon Drive.

The conditions of approval (COA) attached as Exhibit A to the Planning Commission resolution are updated and revised from the originally approved Case 5.1009 CUP, dated August 25, 2004. The revised document reflects changes to City requirements that have occurred in the past six (6) years.

REQUIRED FINDINGS:

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 points of entry to the parking lot facility are 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 the site.

- 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 site. A variety of desert species will be utilized and planted throughout. Larger trees will be planted to provide parking lot area shading. Enhanced landscaping to include trees and boulders will be located along both street frontages.

- 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 the parking lot will utilize a cut-off style fixture of high pressure sodium mounted on a twelve (12) foot high pole.

- 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 within the parking lot not exceeding twelve (12) feet in height. Lights will be mounted on the exterior of the buildings to provide additional illumination.

- 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.

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 3.3368 MAA to include the original conditions of approval adopted by the Planning Commission on August 25, 2004

ENVIRONMENTAL DETERMINATION:

The original conditional use permit (CUP) 5.1009 CUP was categorically exempt from the California Environmental Quality Act (CEQA) per section 15332 (In-Fill Development); the proposed project is consistent with the General Plan, compiles with all Zoning Ordinance development standards. Furthermore, the project is less than five (5) acres; the site can be serviced by existing public utilities and has no value as a habitat for endangered, rare, or threatened species.



Glenn Mlaker, AICP
Assistant Planner



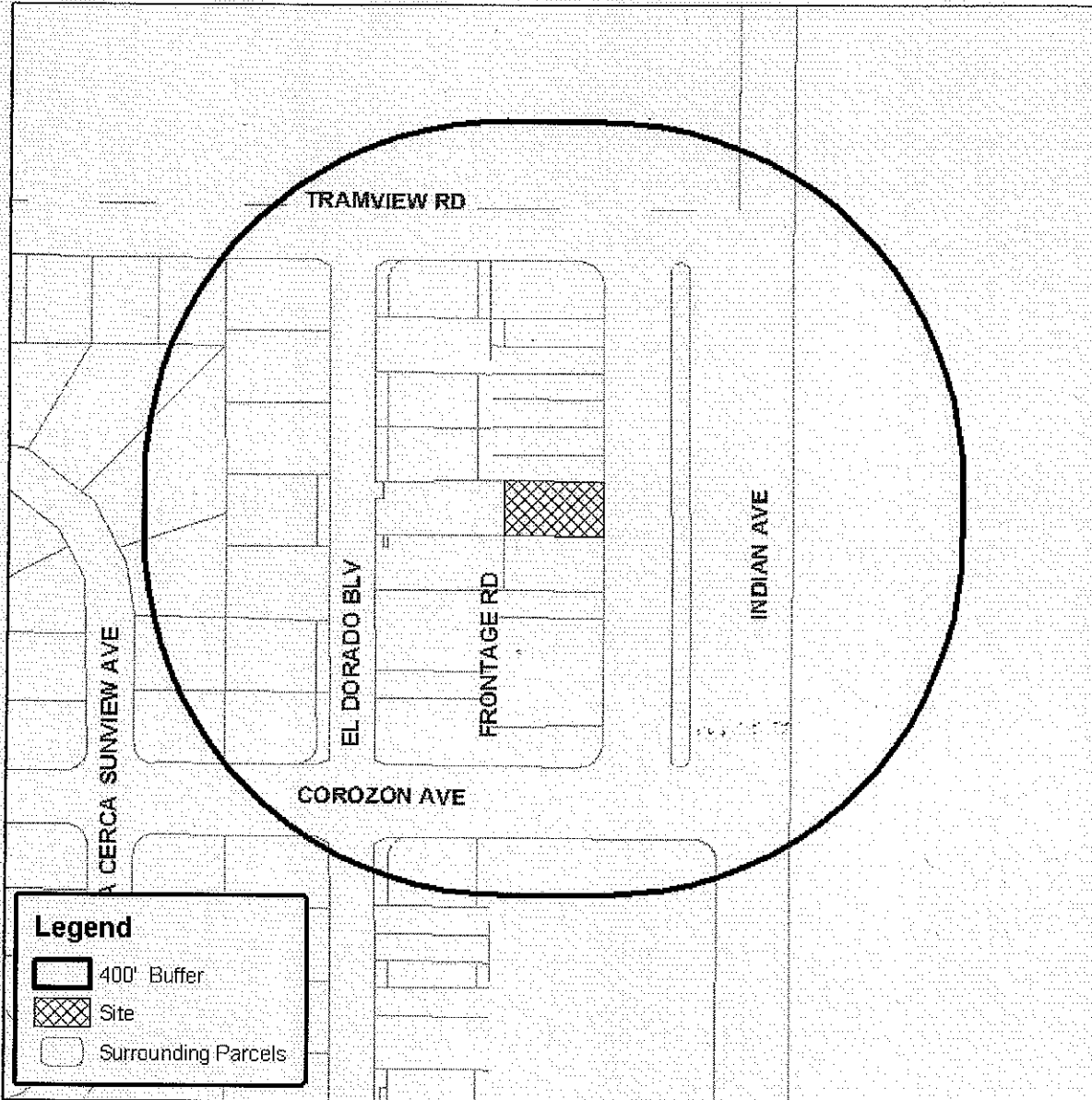
Craig A. Ewing, AICP
Director of Planning Services

Attachments:

1. 400' Radius Map
2. Draft Resolution
3. Conditions of Approval
4. Site and Landscape Plan
5. Building Elevations
6. Site Photographs



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3368 MAA

APPLICANT: La Luz Del Mundo Church

DESCRIPTION: Review of parking lot and landscape plan at 3989 N. Indian Canyon Drive, Zone C-1, Section 34.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NUMBER 3.3368 MAA AN APPLICATION BY LA LUZ DEL MUNDO CHURCH FOR A TWENTY-SIX (26) SPACE PARKING LOT AND LANDSCAPE PLAN AT 3989 NORTH INDIAN CANYON DRIVE, ZONE C-1, SECTION 34, APN 669-404-008.

WHEREAS, La Luz Del Mundo Church ("Applicant") filed an application with the City for an amendment to a previously approved minor architectural plan to allow for the construction of a twenty-six (26) space parking lot and associated landscaping at 3989 North Indian Canyon Drive, APN 669-404-008, Section 34; and

WHEREAS, on August 25, 2004, the Planning Commission approved a conditional use permit (CUP) for a church use in the C-1 zone to include the construction of a 3,700 square foot sanctuary building and small parking lot.

WHEREAS, on September 20, 2010, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; 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 original conditional use permit (CUP) 5.1009 CUP was categorically exempt from the California Environmental Quality Act (CEQA) per section 15332 (In-Fill Development) where the proposed project is consistent with the General Plan, complies with all Zoning Ordinance development standards, is within the City limits, is less than five (5) acres, can be serviced by existing public utilities and has no value as a habitat for endangered, rare, or threatened species.

Section 2: 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. The following findings must be made in support of the minor change:

- 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 entrances to the parking lot facility are 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 the site.

- 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 site. A variety of desert species will be utilized and planted throughout. Larger trees will be planted to provide parking lot area shading. Enhanced landscaping to include trees and boulders will be located along both street frontages.

- 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 the parking lot will utilize a cut-off style fixture of high pressure sodium mounted on a twelve (12) foot high pole.

- 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 within the parking lot not exceeding twelve (12) feet in height. Lights will be mounted on the exterior of the buildings to provide additional illumination.

- 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.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Minor Architectural Case 3.3368, subject to the attached revised conditions of approval set forth in Exhibit A.

ADOPTED this 13th day of October, 2010.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.3368
La Luz Del Mundo

3989 North Indian Canyon Drive

October 13, 2010

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.3368; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Prior CUP Conditions of Approval. Previously approved conditions of approval granted by the Planning Commission for Case 5.1009 CUP on August 25, 2004 remain in effect.
- ADM 3. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped October 13, 2010, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 4. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 5. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.

- ADM 6. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.3368. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
- ADM 7. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation 'all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 8. Time Limit on Approval. Approval of the (Planned Development District (PDD) Tentative Tract Map (TTM) and Major Architectural Applications (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 9. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 10. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.

ADM 11. Seating Count. The applicant shall be limited to the total number of seats as follows: a maximum of 78 seats inside for public assembly. Any deviation from these numbers shall require prior approval by the Director of Planning.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).
- ENV 3. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.

- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and any state water efficiency ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the Desert Water Agency that they are in conformance with the State Water Efficient Landscape Ordinance. Refer to Chapter 8.60 of the Municipal Code for specific requirements.
- PLN 3. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.
- PLN 4. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 5. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 6. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and commercial/retail patrons and owners. Location and design shall be approved by the Director of Planning.

POLICE DEPARTMENT CONDITIONS

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

- BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

INDIAN CANYON DRIVE FRONTAGE ROAD

- ENG 2. Remove the existing driveway approach and replace with 6 inch curb and gutter, 18 feet west of construction centerline and a 5 feet wide sidewalk behind the curb

to match existing improvements in accordance with City of Palm Springs Standard Drawing No. 200 and 210, respectively. There shall be no vehicular access to the site from the N. Indian Canyon Drive frontage road.

ENG 3. All broken or off grade street improvements shall be repaired or replaced.

EL DORADO BLVD.

ENG 4. Dedicate an easement 2 feet wide along the back of the proposed driveway approaches for sidewalk purposes.

ENG 5. Remove existing street improvements as necessary to construct two driveway approaches a minimum of 24 feet wide in accordance with City of Palm Springs Standard Drawing No. 201.

ENG 6. All broken or off grade street improvements shall be repaired or replaced.

ON-SITE

ENG 7. The minimum pavement section for all on-site pavement (drive aisles and parking spaces) shall be 2½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 8. The gated entries are subject to review and approval by the City Engineer and Fire Marshall. The ingress and egress lanes shall be a minimum of 20 feet wide, unless otherwise approved by the Fire Marshall. A Knox box (or approved equal) for use by emergency vehicles shall be installed on all gates meeting the approval of the Fire Marshall.

GRADING

ENG 9. Submit a Precise Grading and Paving Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading and Paving Plan shall be approved by the City Engineer prior to issuance of grading permit.

- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control

Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.

- b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; and a copy of Soils Report.

ENG 10. Prior to approval of the Grading Plan or issuance of a Grading Permit, the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

ENG 11. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

ENG 12. Perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

ENG 13. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.

- ENG 14. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 15. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 16. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

DRAINAGE

- ENG 17. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study.
- ENG 18. This project will be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality

Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating stormwater runoff, will be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).

ENG 19. The project is subject to flood control and drainage implementation fees pursuant to Resolution 14082. The acreage drainage fee at the present time is \$6,511.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

ENG 20. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.

ENG 21. All proposed utility lines shall be installed underground.

ENG 22. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 23. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

ENG 24. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 25. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 26. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

MAP

ENG 27. The existing parcels identified as Lots 5, 6, northerly half of Lot 7, northerly half of Lot 29, and Lots 30 and 31 of the Desert Highland Estates map (Map Book 24, Page 53), and adjacent parcels of vacated right-of-way, shall be merged. The application for the parcel merger shall be submitted to and approved by the City Engineer prior to issuance of building permit.

TRAFFIC

ENG 28. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.

ENG 29. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated September 26, 2006, or subsequent editions in force at the time of construction.

FIRE DEPARTMENT CONDITIONS

FID 1. Parking lot gate locking devices: locked gates shall be equipped with a KNOX key switch device or key box. Application must be obtained from the Palm Springs Fire Department.

END OF CONDITIONS



JOHN ANTHONY RIVERA
 ARCHITECT
 26-296 DESERT PRINCESS DRIVE
 CATHEDRAL CITY, CALIFORNIA 92234
 (760) 323-0300 F-MAIL
 JOHN.ANTHONY.RIVERA@ATTN.TX

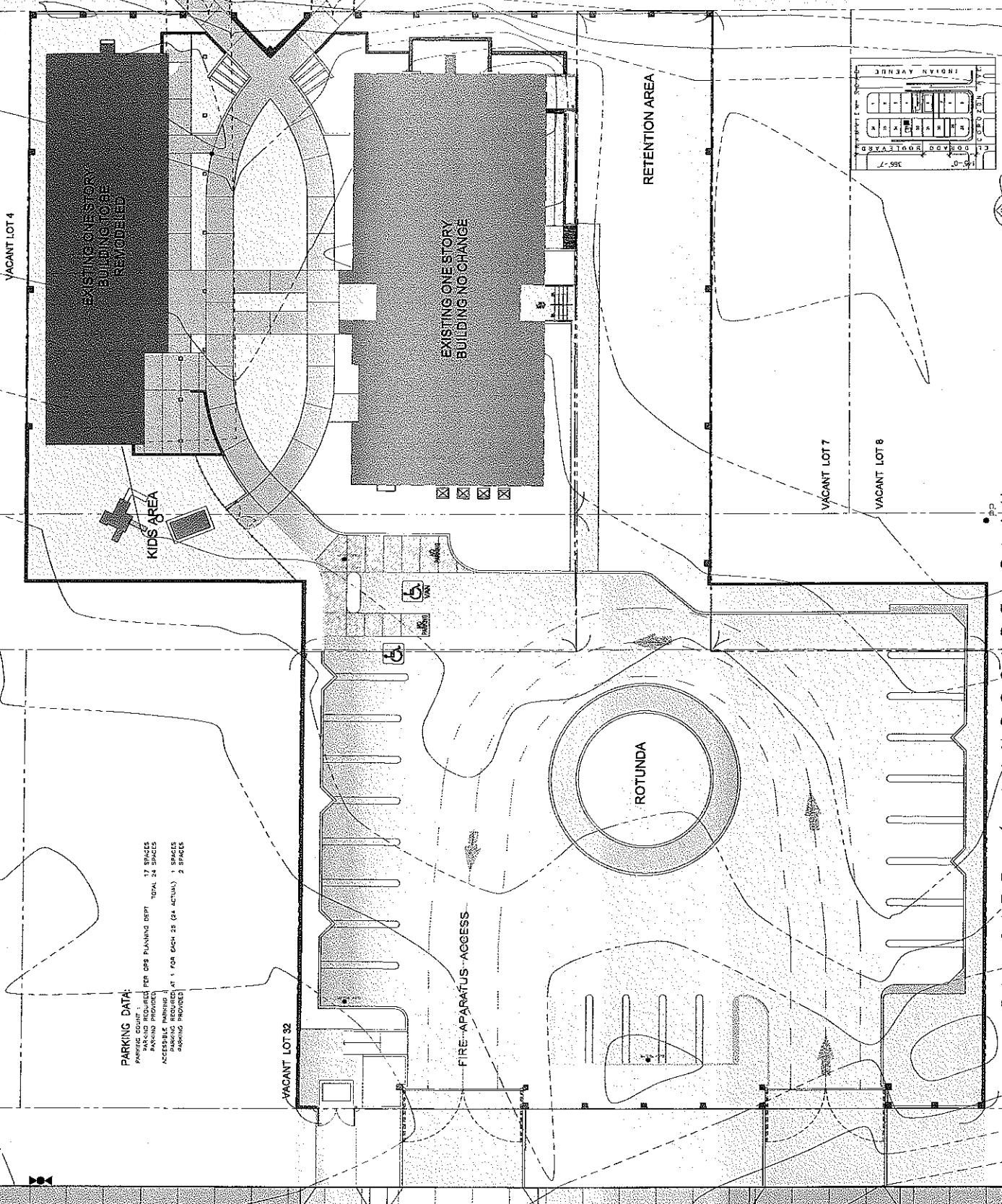
APRIL 13, 2009
 REVISIONS

PROPOSED BUILDING / SITE IMPROVEMENT FOR
LA LUZ DEL MUNDO
 3989 NORTH INDIAN CANYON DRIVE
 PALM SPRINGS, CALIFORNIA 92292-1621

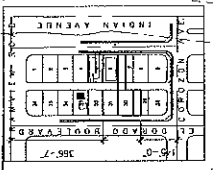
DATE PLOTTED
A10
 SHEET NO. 10

INDIAN AVENUE

EL DORADO BOULEVARD



PARKING DATA:
 PER OPS PLANNING DEPT.
 PARKING COUNT 1 2 SPACES
 ACCESSIBLE PARKING 1 2 SPACES
 TOTAL 24 SPACES
 ACCESSIBLE PARKING 1 2 SPACES
 PARKING REQUIRED AT 1 FOR EACH 25 (24 ACTUAL) 1 SPACES
 PARKING PROVIDED 2 SPACES



KEY PLAN

PRELIMINARY SITE / VACANT LOT 32 VACANT LOT 7 VACANT LOT 8
 SCALE 1/8" = 1'-0"

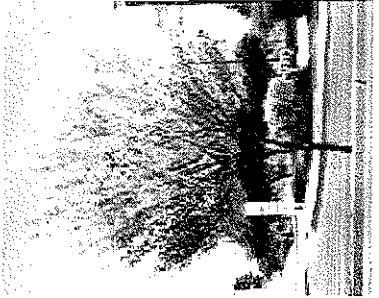
PLANT PALETTE



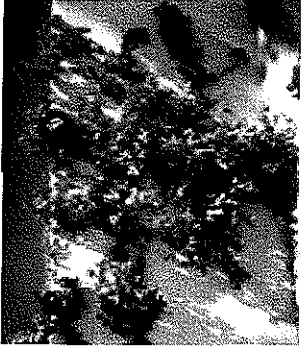
WASHINGTONIA HYBRID



GERCIIDIUM PIGEON TREE RT MUSEUM



ACACIA ANE-LINA



JOUSAINVILLEA BARBARA KARST



CALLIANTHE INAFQUILATERA



CARISSA ROXWOOD BEAUJI



CARISSA GARTEN CARPEI



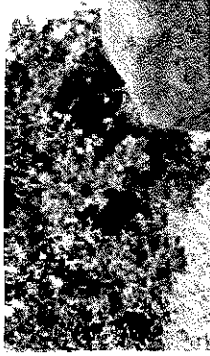
BAUCAHNEA FEC-RVANTA



B. TIA CAPITATA



CLIVIA MERU'S HUMILIS



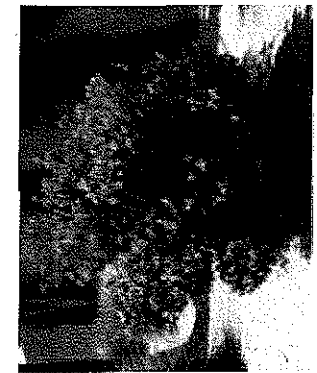
BDO-GAINVILCA DO LA LA



CAESALPINIA PILI-C-BERLIMA



TECOMA STANS



LE-COCHWIT-MIT GREEN CLOUD



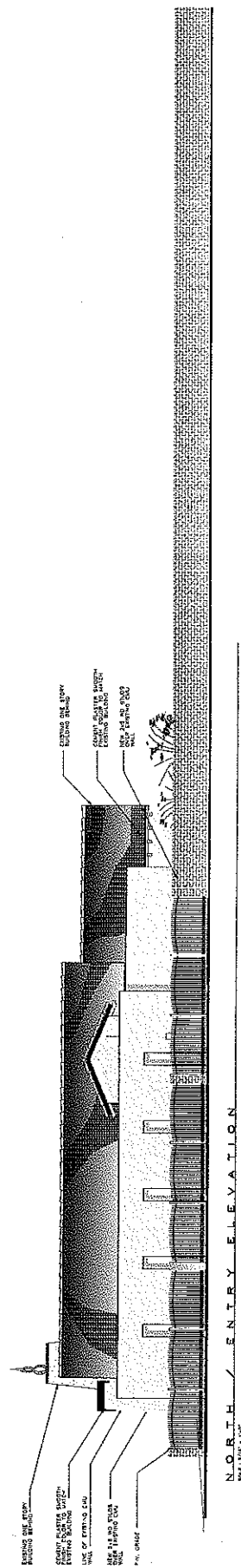
LAN' ANA NEW GOID



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APRIL 15, 2009
REVISED
REVISIONS

PROPOSED BUILDING / SITE IMPROVEMENT FOR
LA LUZ DEL MUNDO
3989 NORTH INDIAN CANYON DRIVE
PALM SPRINGS, CALIFORNIA 92262-1621
SCALE: 1/4" = 1'-0"
A.31
DATE: 04/15/09



NORTH ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

Angelus
ARCHITECTURE

NEUTRALWEIGHT COLORS

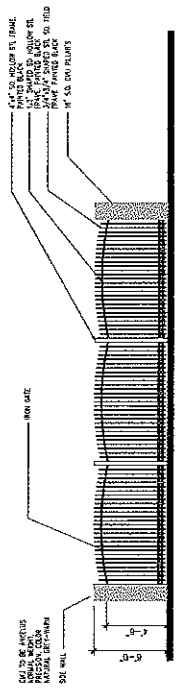
Neutralweight colors are pre-mixed pigments in 100% wet liquid application for the application of color. Colors are available in 1/2" and 1" containers. Colors of the same name may vary from batch to batch. Colors are not intended for use as a primer or undercoat. Colors of the same name may vary from batch to batch. Colors are not intended for use as a primer or undercoat.

NEW! Please contact your manufacturer for current color application. Availability of colors may vary from time to time. Colors are not intended for use as a primer or undercoat. Colors of the same name may vary from batch to batch. Colors are not intended for use as a primer or undercoat.

Color is shown as subject to manufacturer's application. Neutralweight colors are pre-mixed pigments in 100% wet liquid application for the application of color. Colors are available in 1/2" and 1" containers. Colors of the same name may vary from batch to batch. Colors are not intended for use as a primer or undercoat.

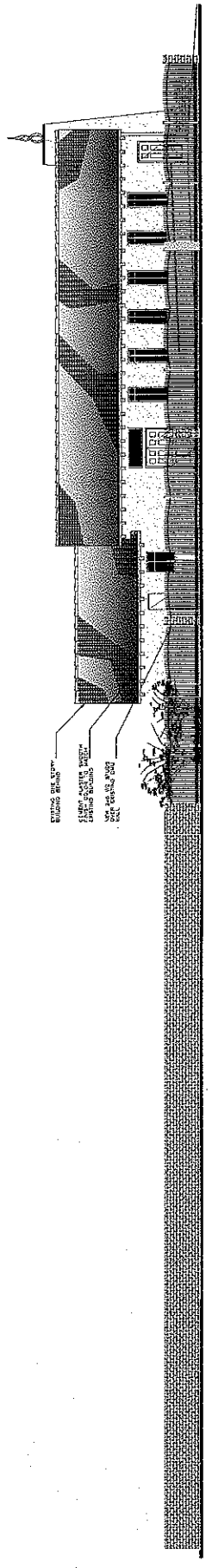
For more information please contact your architectural representative.
For non-commercial inquiries, call 800-368-3688.

Product Name: Neutralweight Colors
Product Code: NW-100
Product Weight: 100 lbs
Product Volume: 100 lbs



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

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



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

BUILDING WALLS:

PLASTER/ARTAL ORNAMENT
MS SURFACES FINISHING



PLASTER/ARTAL ORNAMENT
MS SURFACES FINISHING

CEMENT PLASTER SMOOTH FINISH
EXISTING WINDOWS TO BE REFRAMED
WITH NEW DOUBLE FRAME WINDOWS
CEMENT PLASTER OVER EXISTING CMU
WALL SMOOTH FINISH



WOOD JOIST WITH SHAPED END
GREEN FINISH DOOR/BOOM



WOOD BEAM
CONCRETE IMPRES INLUSTRE
8x8 TO COLUMN
GRANITE IMPRES INLUSTRE



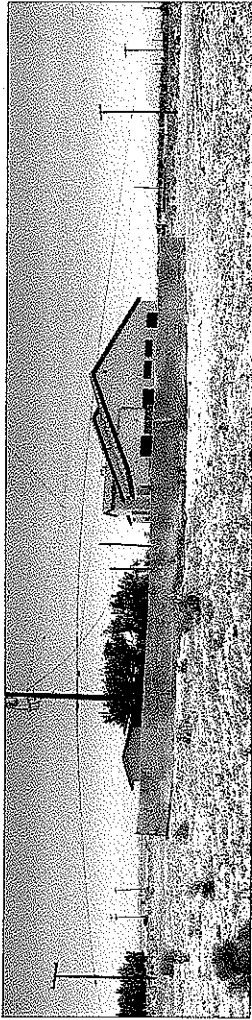
18x18-INCH CONCRETE BASE
ONE COLOR DARK GRAY GRANITE



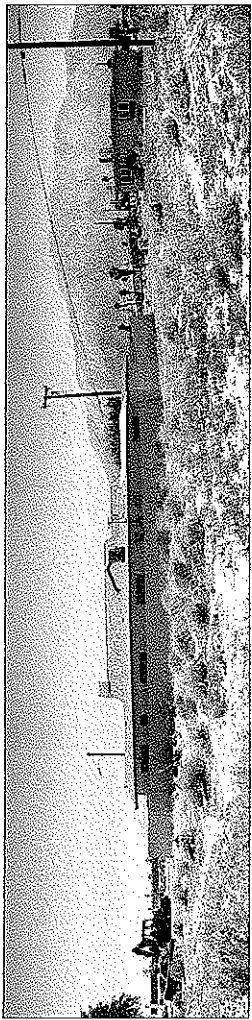
EXTERIOR PAVING CONCRETE
ONE COLOR LIGHT GRAY

BUILDING ROOF:

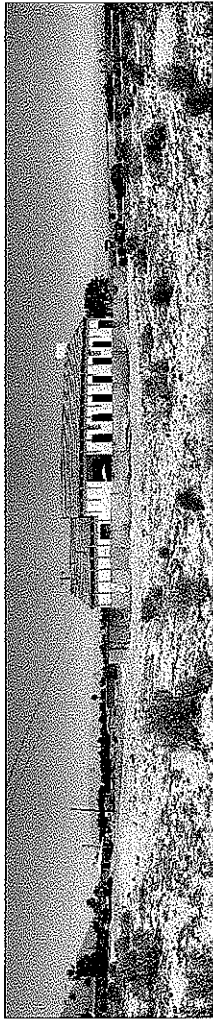
TWO PIECE MESSON TILE/COLOR TO MATCH EXISTING



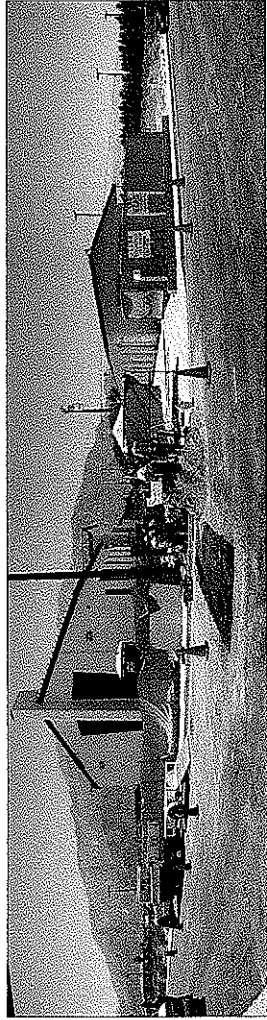
WEST / REAR ELEVATION



NORTH / SIDE ELEVATION



SOUTH / SIDE ELEVATION



EAST / STREET ELEVATION





