



Planning Commission Staff Report

Date: October 13, 2010

Case No.: 3.3331 SFR & 7.1347 AMM

Type: Hillside Single Family Residential & Administrative Minor Modification

Location: 700 West Ramon Road

APN: 513-550-004 & 513-550-005

Applicant: Hal J. Hall

General Plan: ER (Estate Residential)

Zone: R-1-A (Single-family Residential)

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

Project Planner: David A. Newell, Associate Planner

PROJECT DESCRIPTION:

The proposal is a request by Hal J. Hall, representing Peter Halper (owner), for architectural approval to demolish an existing single-family residence to make way for the construction of an approximately 5,299 square foot residence, including an attached 294 square foot accessory living quarter (guest house), on a hillside lot located at 700 West Ramon Road.

RECOMMENDATION:

That the Planning Commission approve Case No. 3.3331 SFR, for the construction of a new residence and accessory living quarter of approximately 5,299-square feet in size located on a hillside lot at 700 West Ramon Road.

PRIOR ACTIONS:

On August 9, 2010, the Architectural Advisory Committee (AAC) reviewed the proposal and voted 5-2 (Members King and McGrew opposed) to recommend approval of the project as submitted to the Planning Commission.

On August 10, 2010, the Historic Site Preservation Board (HSPB) reviewed the request to demolish the existing residence, outbuildings and pool, and voted 7-0 to approve the demolition request.

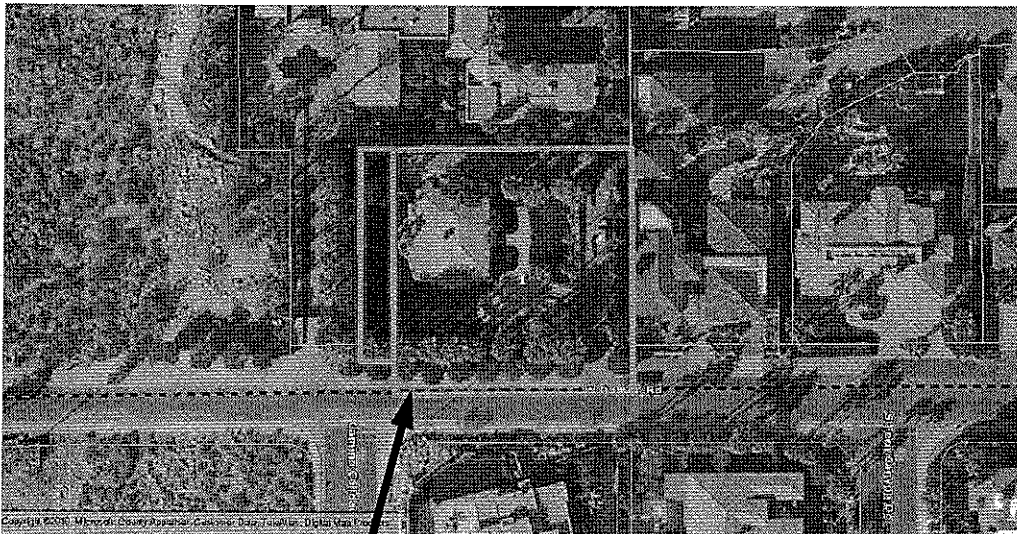
BACKGROUND AND SETTING:

The subject property is a 25,265 square foot parcel with an existing 3,185 square foot house and casita, attached carport, pool and miscellaneous structures. The existing house is located at the rear of the lot. The existing casita and carport are located behind the house on the north side of the property. The curvilinear pool is located in front of the residence.

The applicant proposes to demolish the residence, casita, carport and curvilinear pool for the new residence. The existing landscaping and stone wall that fronts Ramon Road will remain. The surrounding Land Uses are tabled below:

Table 1: Surrounding designations and land uses

	General Plan	Zone	Land Use
North	Estate Residential	R-1-A	Single-Family Residence
South	Estate Residential	R-1-A	Single-Family Residence
East	Estate Residential	R-1-A	Single-Family Residence
West	Estate Residential	R-1-A	Vacant



SITE

ANALYSIS:

Zoning

The proposed project is a single-family residence within the R-1-A Zone. Permanent single-family dwellings are permitted within the R-1-A Zone pursuant to Section 92.01.01(A)(1) of the Palm Springs Zoning Code. Pursuant to Section 92.01.01(A)(2) of the PSZC, an accessory living quarter is permitted if the unit is less than 1/50th of the lot size and there are no cooking facilities provided in the unit. The accessory living quarter will be located at the front of the residence without cooking facilities and is approximately 294 square feet in size where 505 square feet (1/50th of the lot size) maximum is permitted.

Development Standards

Details of the property development standards for the proposed project in relation to the requirements of the R-1-A Zone are shown in Table 2.

Table 2: Development Standards Compared with Proposed Project

	R-1-A Standards	Proposed Project (approx.)
Lot Area	20,000 square feet	25,265 square feet
Lot Width	130 feet	170 feet
Lot Depth	120 feet	150 feet
Front Yard	25 feet	25 feet
Side Yard	10 feet	11 feet 9 inches on west 23 feet on east
Rear Yard	15 feet	31 feet 6 inches
Building Height	12 feet at setback 18 feet maximum 30 feet on hillside lots with approval of AMM	21 feet
Building Coverage	35%	21%
Minimum Dwelling Size (excluding garage / carport)	1,500 square feet	4,743 square feet

The proposed development is consistent with all the parameters set by the R-1-A development standards.

Building Height

The residence will utilize the existing building pad and will be eighteen feet in height with the exception of two tower structures that are proposed to be twenty-one feet in height. An Administrative Minor Modification (AMM) has been submitted to allow the increase in height.

Administrative Minor Modification (AMM)

The proposed maximum height of the dwelling is twenty-one feet when measured from the existing building pad. Since the property is on a hillside lot, the maximum building height may reach thirty feet provided that an AMM to increase the height beyond eighteen feet is approved by the Planning Commission, pursuant to Section 94.06.01(A)(8) of the PSZC. The findings in support of the AMM are provided below:

Before the Planning Commission may approve a minor modification, the Commission shall make all of the following findings, based on evidence presented:

- a. The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;*

There is no General Plan Policy that would be adversely affected by this modification nor are there any specific plans associated with this property. The Palm Springs Zoning Code, Section 94.06.01(A)(8), specifically allows the modification of building height to a maximum of thirty feet.

- b. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;*

There will be no structures built within the setback areas that will affect neighboring properties; residences on hillside lots are allowed a maximum height of 30 feet; and the proposed height of the project is similar to maximum heights seen in the adjacent properties. Therefore, it is concluded that there is no adverse effect to the surrounding properties.

- c. The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity;*

The proposed project will not be detrimental to the health, safety or general welfare of persons residing or working on the site and vicinity since adequate provisions have been made through imposed conditions. These conditions include requirements that the building be built to the standards of the Uniform Building Code and PSZC.

- d. The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.*

The subject property is located within a hillside area and has a downward slope from the west property line to the east property line. An existing residence is located near the center of the property and the proposed

residence will utilize the existing building pad. Any new structure on this property will be difficult to comply with the required height standards. Therefore, the height modification is justified by the existing environmental features such as slope and site conditions of the property including the existing building pad.

Architecture

The proposed residence includes a mix of architectural styles. Stucco, sloped tile roofs, flat roofs and stone and wrought iron detailing create an eclectic Mediterranean architecture. The existing curvilinear pool will be removed and a lap pool will be constructed on the northwesterly portion of the property.

The AAC reviewed the proposed architecture and recommended approval as submitted by a vote of 5-2. The two members that dissented felt the design could be better and should be a unified architectural style. The majority of the AAC believed the project met the review guidelines for good architecture.

There are no required findings for architectural approval which do not require environmental assessments. Instead, the Zoning Code Section 94.04.00(D)(1-9) provides guidelines for the architectural review of development projects to determine that the proposal will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated, based on consideration of the following:

- 1. Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The proposed residence is located at the center of the property. The proposed residence will utilize the existing building pad and there will be little impact on site topography.

- 2. Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties are all zoned for single-family residences, with several of the adjacent properties having existing custom single-family residences. The project creates a visual harmony within the neighborhood through a consistency in land use and similar development patterns. The architecture of the proposed residence includes Mediterranean elements which can be found throughout the surrounding neighborhoods.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

A majority of the proposed residence does not exceed the eighteen feet in height. Tower elements reach a height of twenty-one feet which is permitted with the approval of an Administrative Minor Modification. The project complies with all setback requirements, and the overall mass is not excessive for the property or neighborhood.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously; And*
6. *Consistency of composition and treatment;*

The proposed residence includes a mix of architectural styles. Stucco, sloped tile roofs, flat roofs and stone, wood and wrought iron detailing create an eclectic Mediterranean architecture. Reveals and pop-outs are used to enhance design. The main color of the residence is tan which is sensitive to the desert surroundings.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*


All existing landscaping on the site will remain. The existing pool will be removed and a lap pool will be constructed on the northwesterly portion of the property.

CONCLUSION:

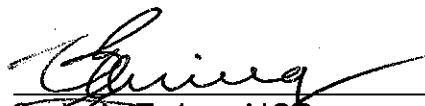
The proposed project is consistent with the City of Palm Springs Zoning Code. The residence has received a recommendation of approval from the AAC. Therefore, Staff is recommending approval of Case No. 3.3331 SFR & Case No. 7.1347 AMM.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt per Section 15303(e)(new single family residence).



David A. Newell
Associate Planner



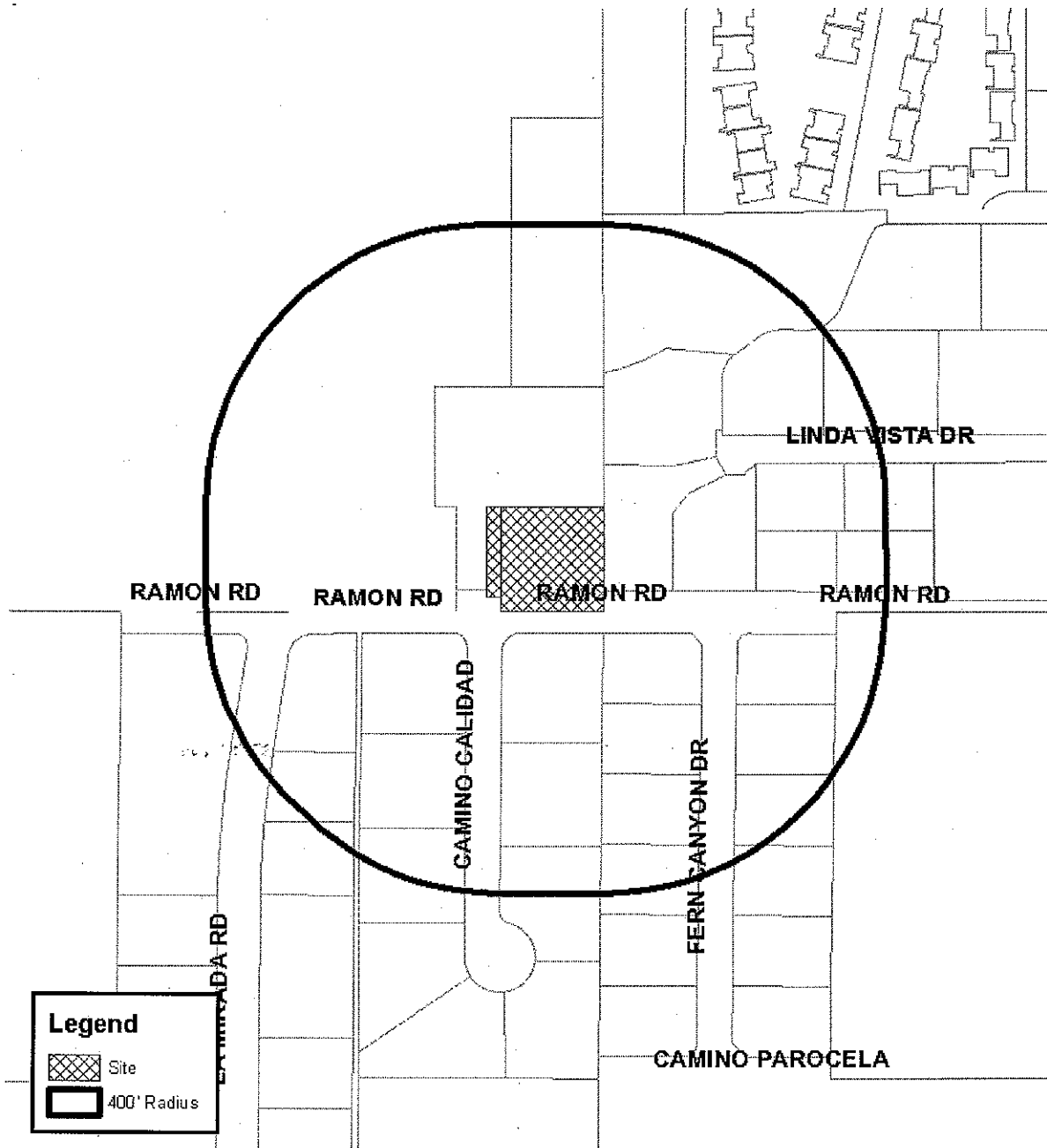
Craig A. Ewing, AICP
Director of Planning Services

Attachments:

- Vicinity Map
- Draft Resolution with Conditions of Approval
- Site / Floor Plan
- Existing Site Plan
- Roof Plan
- Conceptual Landscape Plan
- Elevations



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3331 SFR & 7.1347 AMM

APPLICANT: Hal J. Hall

DESCRIPTION: To consider an application for architectural approval of a single-family residence that is approximately 5,299 square feet in size on a hillside lot located at 700 West Ramon Road, Zone R-1-A, Section 15.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 3.3331 SFR, TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND ACCESSORY LIVING QUARTER, AND CASE NO. 7.1347 AMM, TO ALLOW AN INCREASED BUILDING HEIGHT, FOR THE PROPERTY LOCATED AT 700 WEST RAMON ROAD.

WHEREAS, Hal J. Hall ("Applicant") has filed an application with the City pursuant to Section 94.04.00 and 94.06.01 of the Zoning Ordinance to remove the existing single-family residence, casita, carport and pool, to allow the construction of a 5,299 square-foot single-family dwelling unit (including a 294 square foot accessory living quarter) and an increased building height to twenty-one feet for the property located at 700 West Ramon Road (APN: 513-550-004 & 513-550-005), Zone R-1-A, Section 15; and

WHEREAS, on August 9, 2010, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, on August 10, 2010, the Historic Site Preservation Board met and voted to approve the demolition of the existing residence, casita, carport and pool; and

WHEREAS, on October 13, 2010, a public meeting on the applications for architectural and administrative minor modification approval were held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class III exemption (single-family residence) pursuant to Section 15303(a) of the CEQA Guidelines; 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: Pursuant to the California Environmental Quality Act (CEQA Guidelines), the proposed project is Categorically Exempt under Section 15303(a) (New Single-family residence).

Section 2: Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The proposed residence is located at the center of the property. The proposed residence will utilize the existing building pad and there will be little impact on site topography.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties are all zoned for single-family residences, with several of the adjacent properties having existing custom single-family residences. The project creates a visual harmony within the neighborhood through a consistency in land use and similar development patterns. The architecture of the proposed residence includes Mediterranean elements which can be found throughout the surrounding neighborhoods.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

A majority of the proposed residence does not exceed the eighteen feet in height. Tower elements reach a height of twenty-one feet which is permitted with the approval of an Administrative Minor Modification. The project complies with all setback requirements, and the overall mass is not excessive for the property or neighborhood.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously; AND,*
6. *Consistency of composition and treatment,*

The proposed residence includes a mix of architectural styles. Stucco, sloped tile roofs, flat roofs and stone, wood and wrought iron detailing create an eclectic Mediterranean architecture. Reveals and pop-outs are used to enhance design. The main color of the residence is tan which is sensitive to the desert surroundings.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

All existing landscaping on the site will remain. The existing pool will be removed and a lap pool will be constructed on the northwesterly portion of the property.

Section 3: Pursuant to Section 94.06.01 (Administrative Minor Modifications) of the Palm Springs Zoning Code, the Planning Commission finds that:

a. The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;

There is no General Plan Policy that would be adversely affected by this modification nor are there any specific plans associated with this property. The Palm Springs Zoning Code, Section 94.06.01(A)(8), specifically allows the modification of building height to a maximum of thirty feet.

b. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;

There will be no structures built within the setback areas that will affect neighboring properties; residences on hillside lots are allowed a maximum height of 30 feet; and the proposed height of the project is similar to maximum heights seen in the adjacent properties. Therefore, it is concluded that there is no adverse effect to the surrounding properties.

c. The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity;

The proposed project will not be detrimental to the health, safety or general welfare of persons residing or working on the site and vicinity since adequate provisions have been made through imposed conditions. These conditions include requirements that the building be built to the standards of the Uniform Building Code and PSZC.

d. The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.

The subject property is located within a hillside area and has a downward slope from the west property line to the east property line. An existing residence is located near the center of the property and the proposed residence will utilize the existing building pad. Any new structure on this property will be difficult to comply with the required height standards. Therefore, the height modification is justified by the existing environmental

features such as slope and site conditions of the property including the existing building pad.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case Nos. 3.3331 SFR and 7.1347 AMM, subject to the conditions of approval attached herewith as 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 3.3331 SFR & 7.1347 AMM
Halper Residence

700 West Ramon Road
APN: 513-550-004 & 513-550-005

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 3.3331 SFR & 7.1347 AMM, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, including site plans, architectural elevations and exterior materials and colors on file in the Planning Division, except as modified by the conditions below.
- ADM 3. 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 4. 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 5. 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 3.3331 SFR & 7.1347 AMM. 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 6. 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 7. Time Limit on Approval. Approval of Architectural Applications is 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 8. 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 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts

Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

ADM 10. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

ENV1 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).

PLANNING DEPARTMENT CONDITIONS

PLN 1. Front Setback. The applicant shall provide a twenty-five foot front yard setback as required by Section 92.01.01(B)(1)(a) of the Zoning Code.

PLN 2. Outdoor Lighting Conformance. Any nonincandescent light source shall not be visible from off the property and shall be so arranged to reflect light away from adjoining properties and streets. No lighting of hillsides is permitted.

PLN 3. Flat Roof Requirements. Roof materials on flat roofs must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 and minimum initial solar reflectance of 0.70. Only matte (non-specular) roofing is allowed in colors such as off-white, beige or tan.

PLN 4. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Code.

- PLN 5. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 6. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 7. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 8. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

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.

W. RAMON ROAD

- ENG 2. A grant of right-of-way for Ramon Road over the southerly 20 feet of the applicant's property was recorded as Document No. 57389, on May 19, 1975. The current Assessor's Map 513-55 does not correctly show the prior dedication of right-of-way across the property. The applicant shall provide a current title report to verify record of the prior right-of-way dedication, and shall dedicate right-of-way in the event the prior dedication is not of record.
- ENG 3. An application for an Encroachment Agreement shall be submitted to the Engineering Division to allow construction of any structure within the public right-of-way of Ramon Road. An application for an Encroachment Agreement

shall be approved prior to issuance of a grading permit; an application for an Encroachment Agreement shall be prior to issuance of a building permit.

- ENG 4. Remove street improvements as necessary in to construct a 6 inch concrete driveway, unless otherwise approved by the City Engineer, from the property line to the existing edge of pavement.
- ENG 5. All broken or off grade street improvements shall be repaired or replaced.

ON-SITE

- ENG 6. The minimum pavement section shall be a minimum of two and one-half inches (2½") asphalt concrete pavement over native soil or equal, in accordance with City of Palm Springs Zoning Code 93.06.00C2(b). 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.

SANITARY SEWER

- ENG 7. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities.

GRADING

- ENG 8. Submit cut and fill quantities to City Engineer to determine if a Grading Plan is required. If required, the Grading Plan shall be submitted to the Engineering Division for review and approval by the City Engineer prior to issuance of grading permit. If the earthwork quantity is less than 50 cubic yards, a formal grading plan is not required. To qualify for the exemption, a signed original written statement of design earthwork quantities from the owner (or design professional, prepared on company letterhead) shall be provided to the Engineering Division. Exemption of a formal Grading Plan reviewed and approved by the City Engineer does not exempt the applicant from a site grading plan that may be required from the Building Department, or any other requirement that may be necessary to satisfy the California Building Code.
- 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 9. 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 10. 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. ***This condition shall be waived if all existing perimeter walls will remain in place during construction.***
- ENG 11. 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. ***This condition shall be waived if all existing perimeter walls will remain in place during construction.***
- ENG 12. 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.
This condition shall be waived if all existing perimeter walls will remain in place during construction.

- ENG 13. 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 14. 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 15. The applicant shall provide pad or finish floor elevation certifications for all building pads in conformance with the approved grading plan, to the Engineering Division prior to construction of any building foundation.
- 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 across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMP's).
- ENG 18. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$9,212.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 19. 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 20. All proposed utility lines shall be installed underground.
- ENG 21. 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 22. 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 23. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) 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 24. 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 25. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.
- ENG 26. The existing parcels identified by Assessor's Parcel Numbers 513-550-004 and 513-550-005 shall be merged. An application for a parcel merger shall be submitted to the Engineering Division for review and approval. A copy of a current title report and copies of record documents shall be submitted with the application for the parcel merger. The application shall be submitted to and approved by the City Engineer prior to issuance of a certificate of occupancy.

TRAFFIC

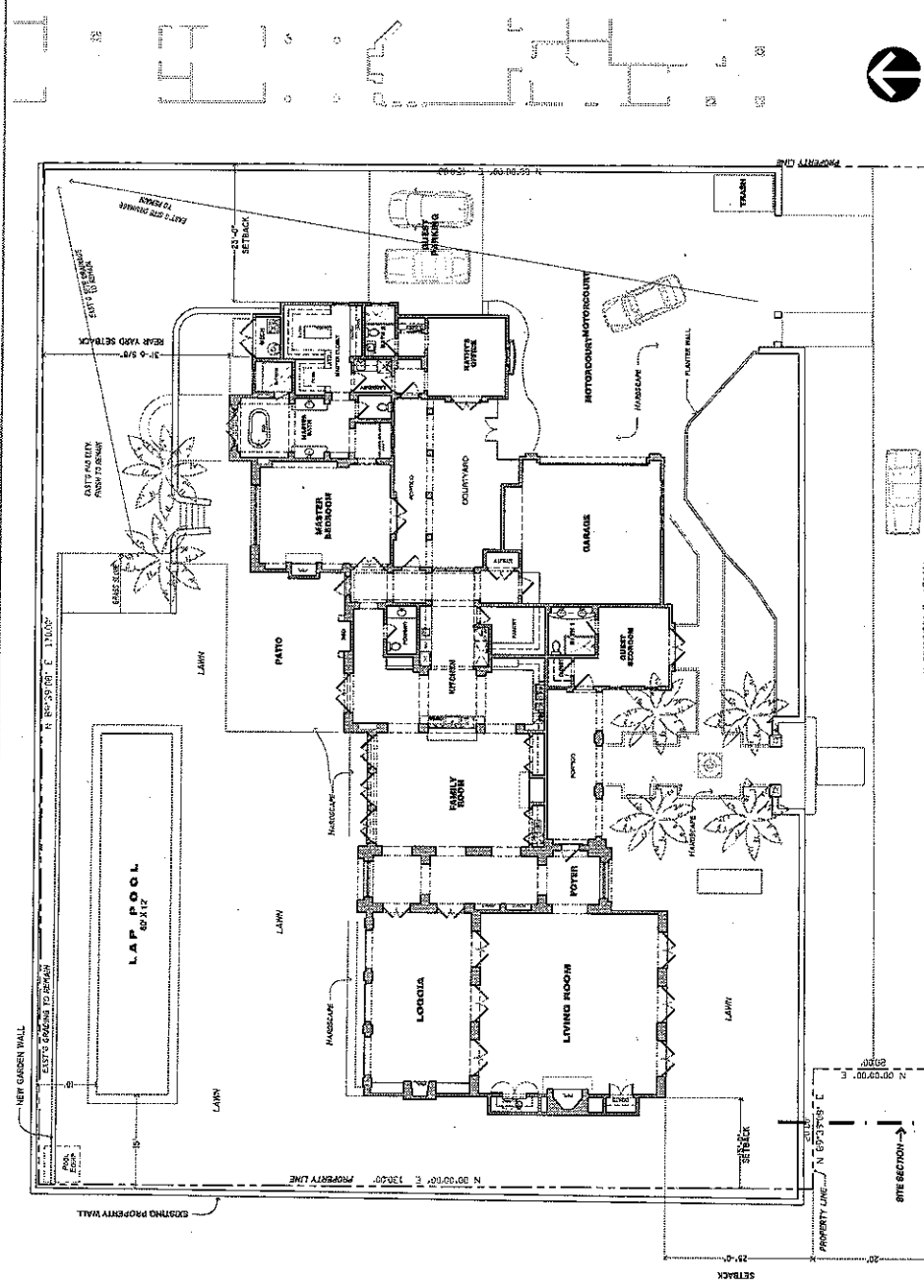
- ENG 27. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 28. Construction signing, lighting 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.
- ENG 29. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

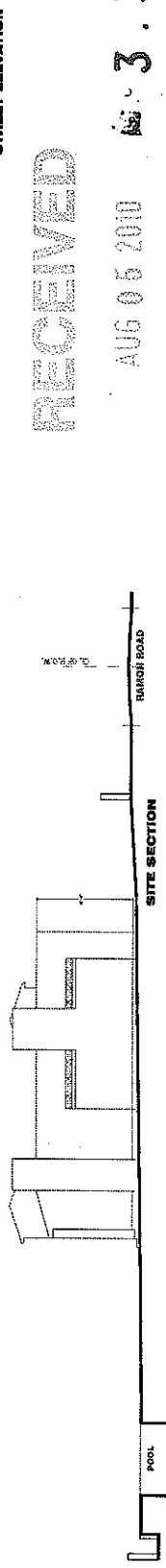
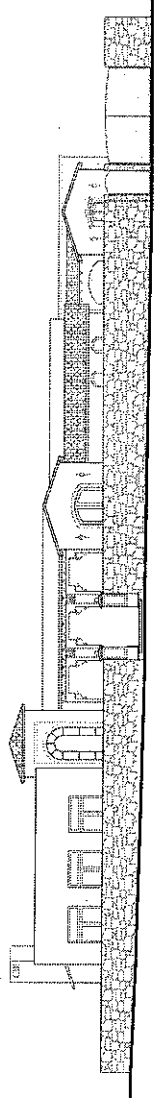
- FID 1. These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated and received on 8/5/2010. Additional requirements may be required at that time based on revisions to site plans.
- FID 2. Fire Department Conditions were based on the 2007 California Fire Code. Four complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.
- FID 3. **Buildings and Facilities (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- FID 4. **Security Gates (CFC 503.6):** Security gate for driveway entry shall have an approved means of emergency operation. The security gate and the emergency operation shall be maintained at all times. Secured automated vehicle gates or entries shall utilize approved Knox access switches as required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) as required by the fire code official.

- FID 5. **Premises Identification (CFC 505.1):** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4" high with a minimum stroke width of 0.5".
- FID 6. **Fire Flow (CFC 508.3):** Fire flow requirements for buildings or portions of buildings and facilities are estimated to be 1,000 GPM with the installation of fire sprinklers based on Appendix B of the 2007 CFC.
- FID 7. **Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.
- FID 8. **NFPA 13D Sprinkler System Required (903.3.1.3).** Automatic fire sprinkler system is required. An approved NFPA 13D automatic fire sprinkler system shall be installed in all new detached one and two-family dwellings where more than 1,500 GPM fire flow is required. (1,500 GPM fire flow equals 3,600 square feet in Type V wood frame buildings).
- FID 9. **Residential Smoke Alarms Installation With Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3):** Provide Residential Smoke Alarms (FIREX # 0498 accessory module connected to multi-station FIREX smoke alarms or equal per dwelling and fire sprinkler flow switch). Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected so that operation of any smoke alarm causes all smoke alarms within the dwelling to sound.
- FID 10. **Audible Residential Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be out door rated.
- FID 11. **Residential Smoke Alarms (CFC 907.2.10):** Provide residential single and multiple-station smoke alarms which shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected.

END OF CONDITIONS



SITE PLAN
 SCALE: 1/8" = 1'-0"

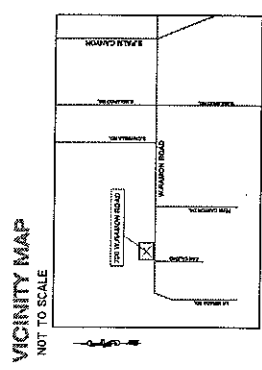


RECEIVED

AUG 05 2010

3.3331

PLANNING SERVICES
 DEPARTMENT



PROJECT DATA	
AREA TOTAL	2000 SQ. FT.
RESIDENCE	1000 SQ. FT.
GARAGE	1000 SQ. FT.
COURTYARD	1000 SQ. FT.
POOL	1000 SQ. FT.
LOT AREA	2000 SQ. FT.
MOTORCOURT AREA	2000 SQ. FT.
LOT COVERAGE	50%
TOTAL	10%

PROJECT ADDRESS
 700 W. RAMON ROAD
 Palm Springs, CA 92662

ASSESSOR'S PARCEL NO.
 APN 513-550-005

LEGAL DESCRIPTION
 LOT 100, TRACT NO. 1000
 Sect. 100, Township 4 S, Range 4 E, S. 8, B. 8, & Mer.

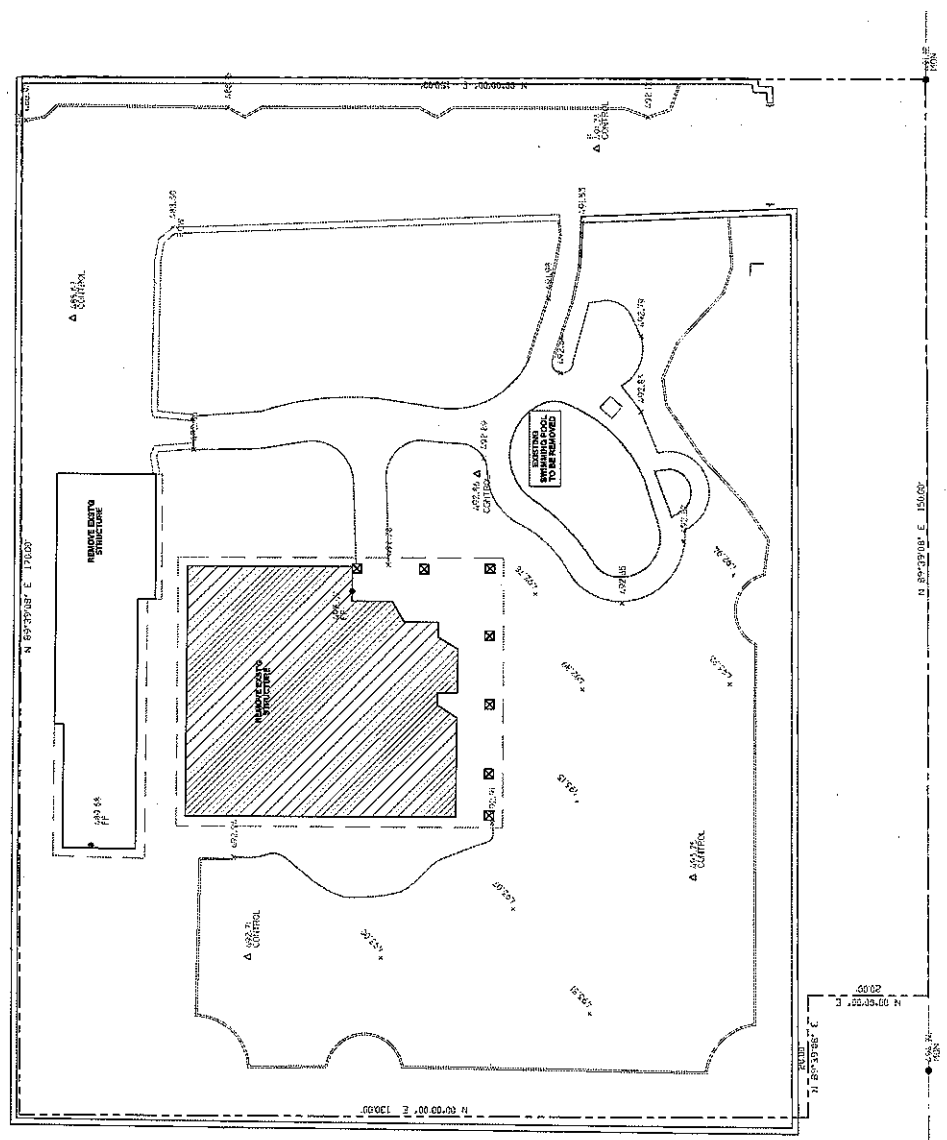
MENDOZA DESIGN
 MANUEL MENDOZA
 7800 W. 190th St.
 Suite 100
 Richmond, BC V6V 2G9
 Ph: (604) 273-2333

THE HALPER RESIDENCE
 700 WEST RAMON ROAD, PALM SPRINGS, CA
PETER & KATHY HALPER
 P.O. BOX 508, LAGUNA BEACH, CA 92652 (949) 715-9407

EXISTING SITE PLAN / TOPOGRAPHY

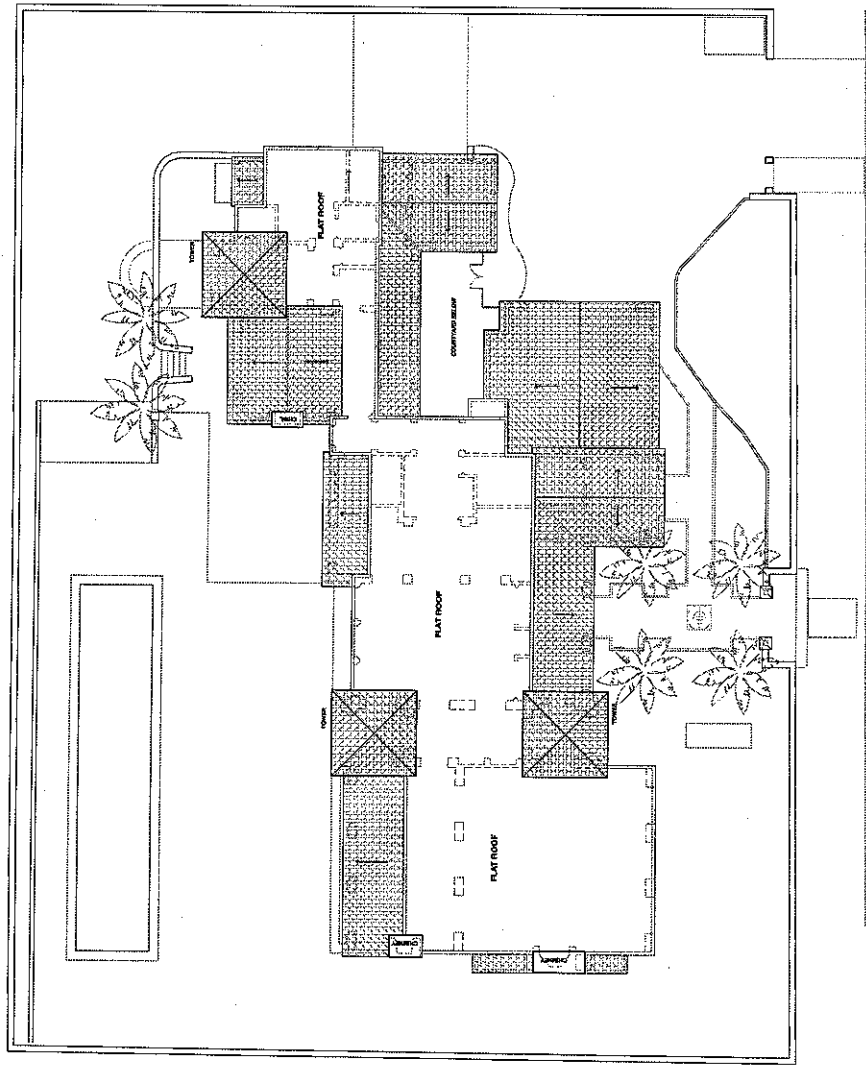
2

EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"



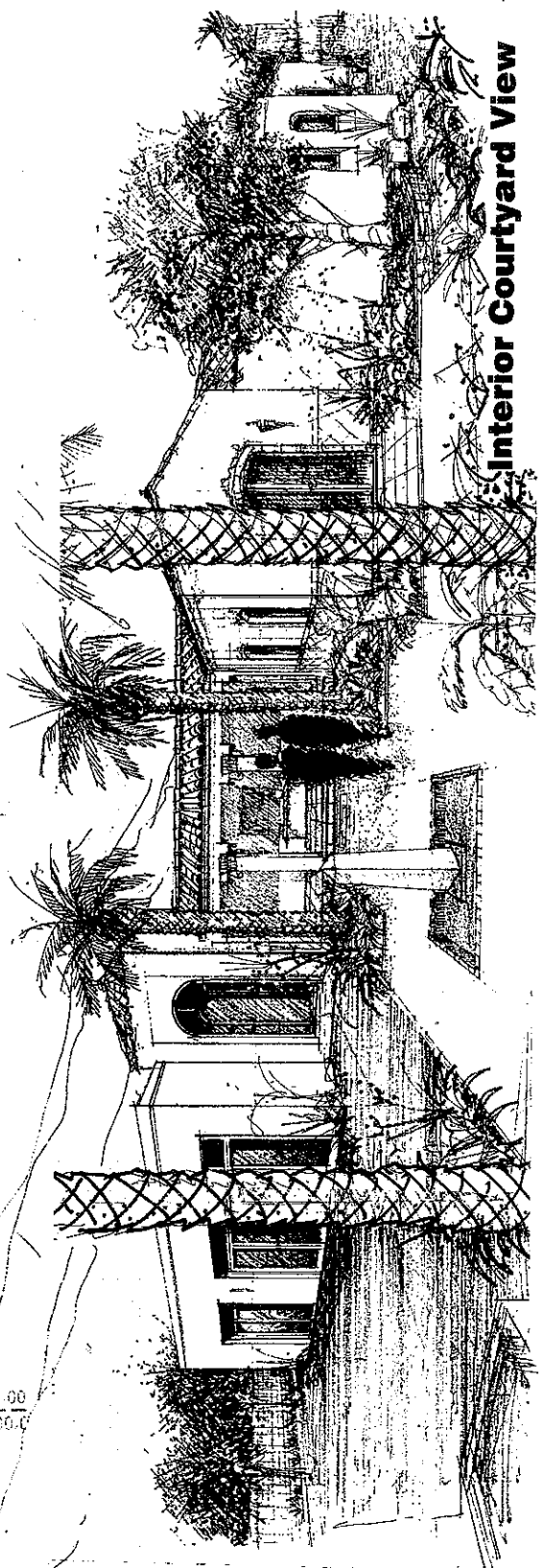
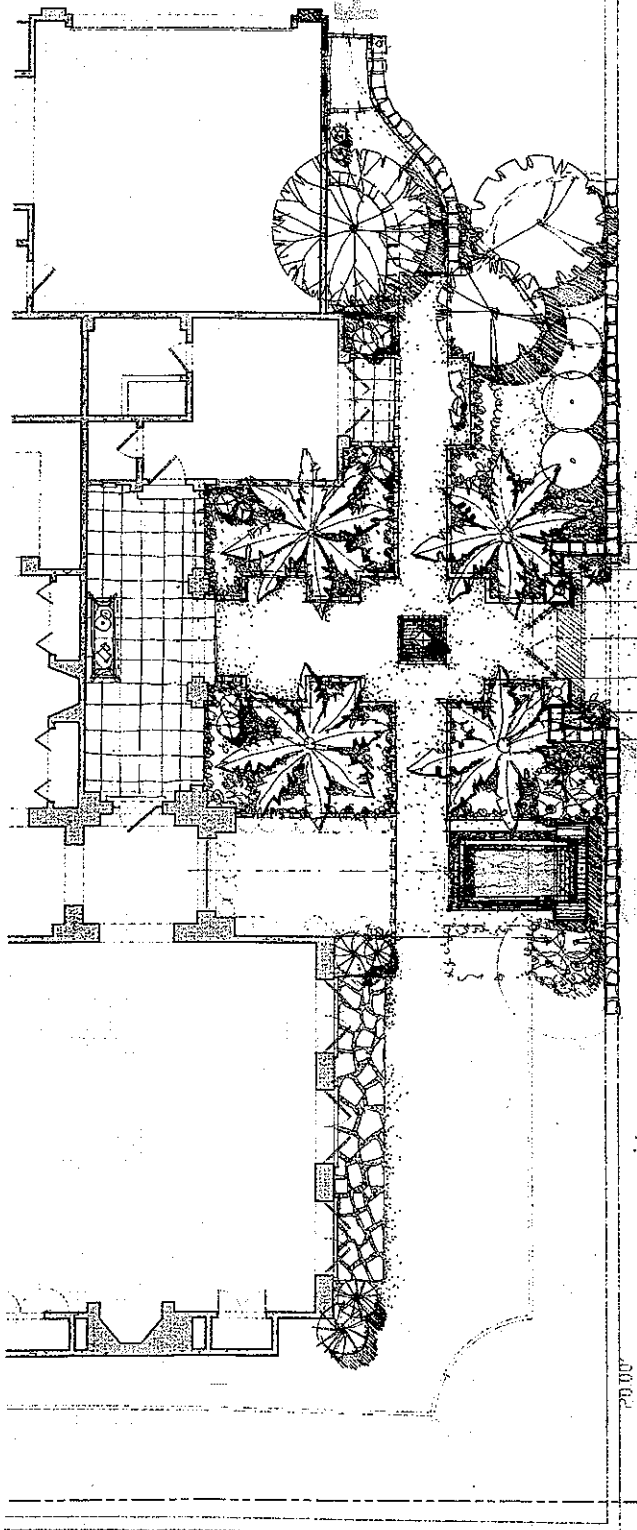
**ROOF
PLAN**

DATE:	9 JULY 2010
PROJECT:	REF1001
SCALE:	1/4" = 1'-0"

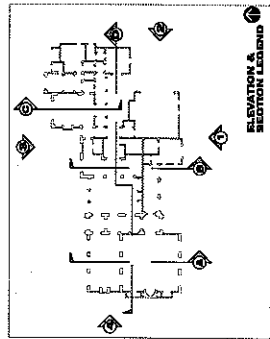
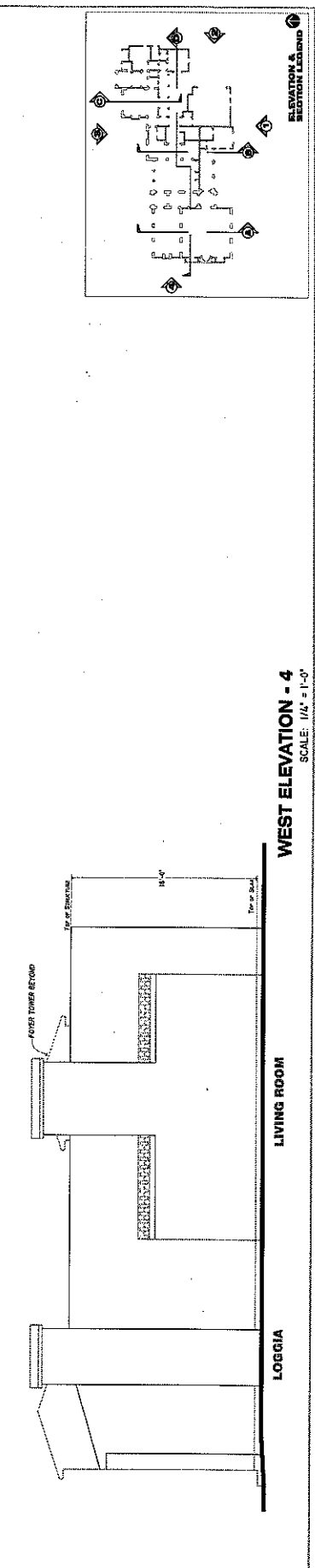
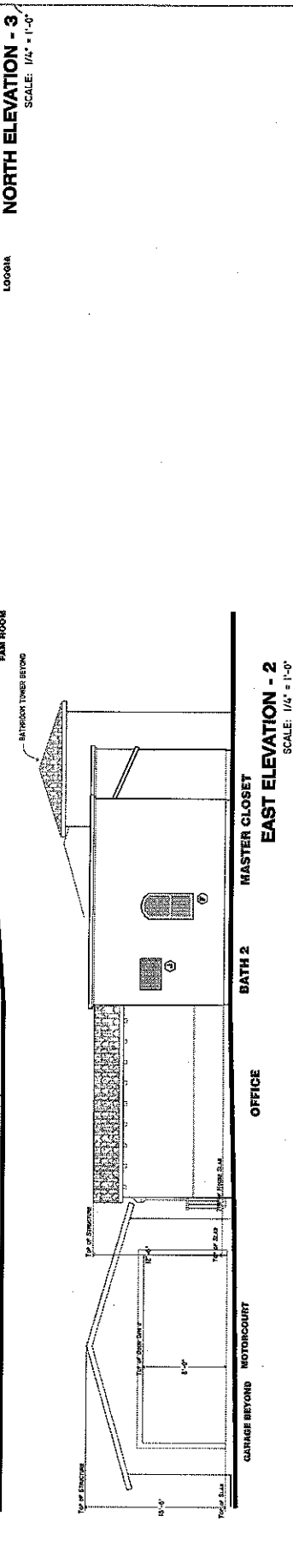
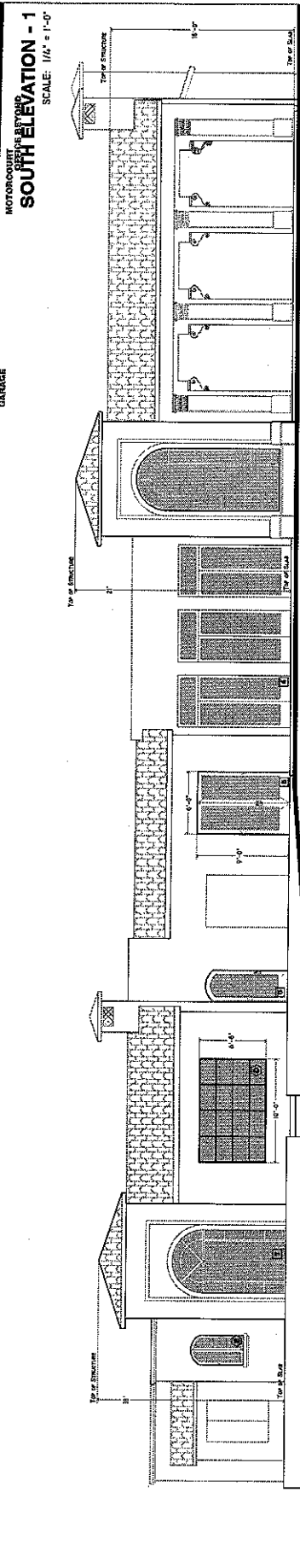
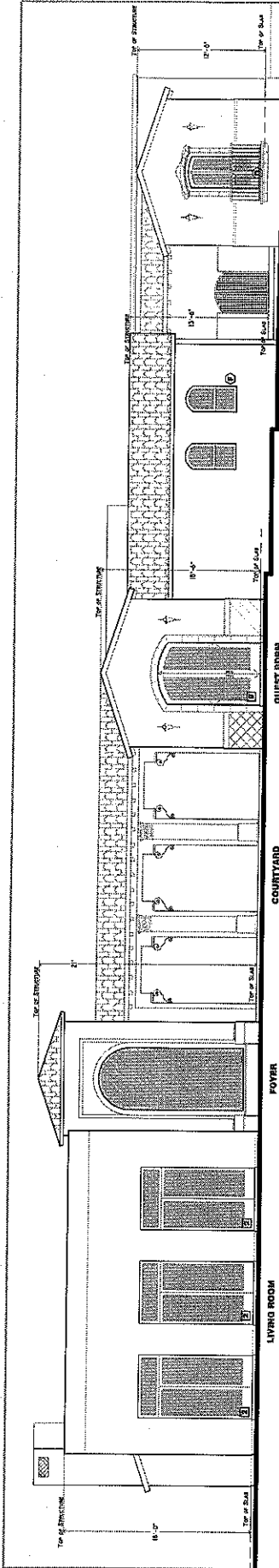


3. 33331
RECEIVED
 JUL 15 2010
 PLANNING SERVICES DEPARTMENT

MAIN COURTYARD
 SCALE: 1/4" = 1'-0"



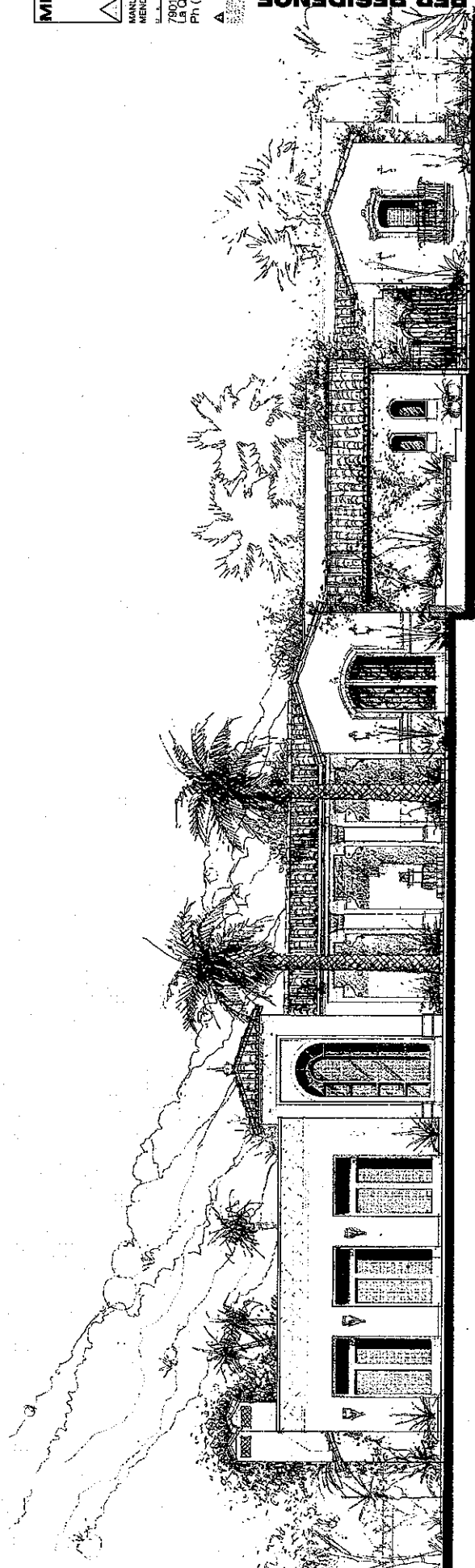
Interior Courtyard View



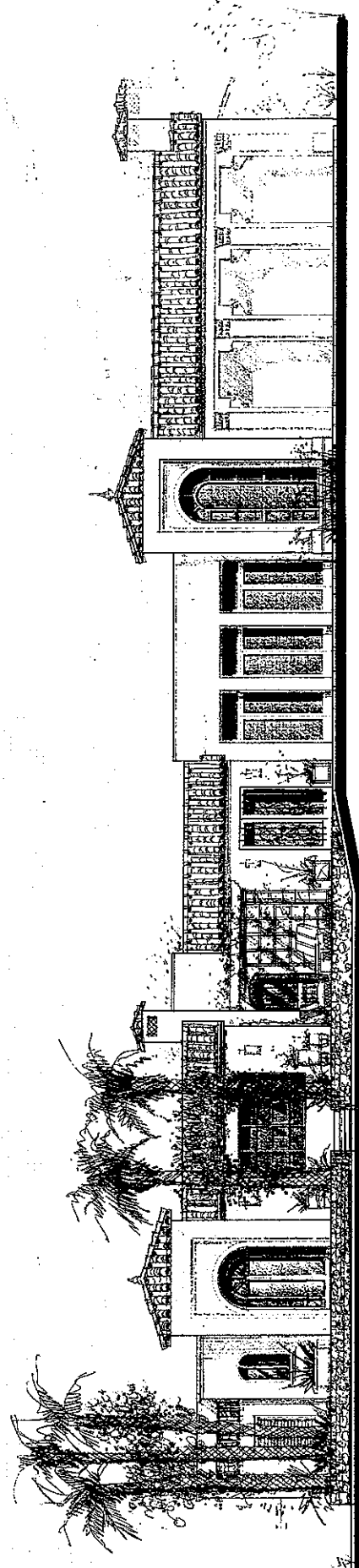
MENDOZA DESIGN
 MANUEL MENDOZA
 YOLANDA MENDOZA
 79010 Victoria Drive
 La Jolla CA 92033
 Ph (760)610-2833

THE HALPER RESIDENCE
 700 WEST RAMON ROAD, PALM SPRINGS, CA
PETER & KATHY HALPER
 P.O. BOX 508, LAGUNA BEACH, CA 92652 (949)715-9407

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



CONCEPT ELEVATIONS



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

3.3331

RECEIVED

JUL 15 2010

PLANNING SERVICES
 COUNTY OF SAN DIEGO

A2

22 APRIL 2012
 NSCH1001
 10' x 11'