



Planning Commission Staff Report

Date: August 10, 2011

Case No.: 5.1266 – PDD 359

Type: Planned Development District (PDD 358) (Conditional Use Permit)

Location: 1910 South Camino Real

APN: APN 511-141-001

Applicant: Michael T. Cartwright, Palm Springs Treatment Centers, LLC

General: MDR (Medium Density Residential)

Zone: R-2 (Multi Family Residential)

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

Planner: Ken Lyon, Associate Planner

PROJECT DESCRIPTION:

The project is a Planned Development District (PDD) application seeking approval of an assisted living facility use in an R-2 zone. It includes a proposed modification of the methodology for calculating density for an assisted living facility at this specific site and minor adjustment of other development standards. The site is a roughly 1.27-acre parcel (52,677 square feet) located at 1910 South Camino Real. The PDD application serves as the mechanism for both the CUP application for the assisted living facility use and the alternative density calculation request. The applicant is seeking both preliminary and final PDD approval at this hearing.

RECOMMENDATION:

That the Planning Commission approves Case 5.1266 – PDD 359 a preliminary and final Planned Development District / Conditional Use Permit to allow an assisted living facility/substance abuse recovery center use in a renovated facility at 1910 South Camino Real in accordance with a revised methodology for calculating density, subject to the attached Conditions of Approval, and recommends approval by the City Council of the

same.

PRIOR ACTIONS:

On June 20, 2011 the project was reviewed by the Architectural Advisory Committee. The Committee voted 7-0 to recommend approval of the project by the Planning Commission.

BACKGROUND AND SETTING:

The existing hotel at 1910 South Camino Real was constructed in the 1960's and was known as the Tiki Spa Hotel. The site has been vacant for many years. The applicant proposes to renovate and convert the existing thirty (30) room hotel into a substance abuse recovery center (assisted living facility) for 60 patients (60 beds) in 21 rooms. The existing deteriorated asphalt parking lot will be replaced with a 32-car concrete-paved lot of similar layout and will include landscape screening and shade trees. The project includes construction of a commercial kitchen and a community dining/multi-purpose room. In addition to the patient rooms and kitchen/dining/multi-purpose room area, there are treatment/counseling rooms and an administrative office suite as well as indoor and outdoor recreational areas. The existing facility is roughly 16,550 square feet in area. Roughly 350 square feet will be demolished and approximately 1,837 square feet of new construction is proposed. When completed, the total proposed building area will be 18,037 square feet. The subject parcel is approximately 52,677 square feet (1.27 acres) in size. The proposed lot coverage would be roughly 34%. South Camino Real is a secondary thoroughfare on the City's General Plan Circulation Map.

Surrounding Land Uses and Existing Development

The project site is located on the south side of the city, in a fully developed area of multi-family, single family and mobile home park uses. The table below denotes the zoning, general plan and surrounding existing land uses.

	Land Use	General Plan	Zoning
North	Hotel	MDR (Medium Density Residential 6.1 to 15 du/ac)	R-2 (Multi Family)
South	Hotel	MDR	R-2
East	Single Family Residential	VLDR (Very Low Density Residential)	R1—C (single family)
West	Mobile Home Park	MDR	RMHP (residential mobile home park)



AERIAL PHOTO OF 1910 SOUTH CAMINO REAL

The site, comprised of two lots, is approximately 160 feet in depth and 327 feet in width.

ANALYSIS:

General Plan:

The General Plan land use designation for this site is "Medium Density Residential" (6.1 to 15 dwelling units per acre). The existing hotel contains 30 hotel rooms on 1.27 acres and thus is deemed "legal non-conforming".

The proposed use is in harmony with the General Plan as noted in the following goals and policies from the General Plan Housing Element:

Goal HS1: "Facilitate a broad range of housing types, prices and opportunities to address current and future housing needs in the community."

The project addresses a special type of supportive housing need for persons recovering from alcohol and substance abuse that cannot otherwise be accommodated with

conventional housing units. Thus the project contributes to the provision of a broad range of housing types within the City.

Policy HS1.6: *"Provide for various regulatory and financial incentives to encourage well designed housing, special needs housing, and housing affordable to households of different income levels."*

As a recovery center for those seeking treatment for substance abuse, the facility provides a unique type of special needs housing. The PDD establishes a methodology for calculating density that allows slightly greater bed count than the standard methodology of the zoning code. It does so by linking it to off-street parking capacity. This assures a stable density that does not exceed the capacities of the site while providing a regulatory incentive for providing a unique special need type of housing. The project is therefore supportive of this policy.

Policy HS3.2: *"Assist... in the development of emergency, transitional and permanent supportive housing, and the provision of supportive services..."*

As a fully staffed facility, the proposed project will provide a source of permanent, but short term housing that provides supportive services for those seeking treatment and recovery from substance abuse and addictions. The project is harmonious with this policy.

Zoning:

Conditional Use Permit required:

The facility is proposed to be used as a drug and substance abuse recovery center with patients in treatment programs lasting anywhere from thirty (30) to ninety (90) days. Similar facilities and uses have been owned and operated for many years by the same applicant under a separate Conditional Use Permit at 2095 North Indian Canyon Drive and at 430 Cahuilla Road. An assisted living facility is classified as a residential use within the Palm Springs Zoning Ordinance. Drug and substance abuse recovery centers fall within the definition of "assisted living facilities" uses in PSZO Section 91.00.10 (Definitions) which states:

"Assisted living facility" means a special combination of housing, supportive services; personalized assistance and health care licensed and designed to respond to the individual needs of those who need help with activities of daily living and instrumental activities of daily living. Supportive services are available twenty-four (24) hours a day to meet scheduled and unscheduled needs in a way that promotes maximum dignity and independence for each resident and involves the resident's family, neighbors and friends, and professional caretakers.

Pursuant to Section 92.03.01(A)(2), assisted living facilities are allowed with the approval of a Conditional Use Permit (or PDD) in the R-2 zone.

Development Standards:

The following table provides a summary of the development standards for the R-2 zone compared to the parameters of the proposed development.

TABLE 2 - Comparison of development regulations & proposed conditions

R-2	Required/Allowed	Proposed PDD 359
Lot Area	Minimum 20,000 sf	52,677 sf (conforms)
Lot Width	130 feet	327 feet (conforms)
Lot Depth	150 feet	160 feet (conforms)
Density	General Plan: 15 du/ac; 1.27 acres = 19 dwelling units Zoning Code: 15 du/ac x 1.96 persons x 1.27 ac = 37 beds	21 rooms and 60 beds (Requires PDD to conform)
Building Height	24 feet and 2 stories	15 feet at ridge of decorative gables, 9 feet to roof (conforms)
Set Back Front yard	30 feet on secondary thoroughfares	37.5 feet at the closest point (conforms)
Interior setback side yard	10 feet or equal to height for bldgs greater than 12 feet	10 feet (conforms)
Distance between bldgs.	15 feet	16 feet at the closet point (conforms)
Rear Yard Set Back	10 feet	10 feet (conforms)
Parking	0.5 space/bed + 1/every 3 staff (60 beds + 8 staff = 30 + 3 = 33 required spaces)	32 off-street parking spaces proposed (Requires PDD to conform)
Height of wall	6 feet side yard	Existing 6 feet (conforms)
Lot Coverage	30% maximum on sites with structure over 18 feet in height	34% (Requires PDD to conform)
Open/usable landscape/recreational Space	50% of the site shall be usable landscaped open space.	45% (Requires PDD to conform)

The applicant has submitted a Planned Development District (PDD) seeking to revise the methodology for calculating density for an assisted living facility at this specific site, based upon a fixed bed count related to on-site parking rather than average household size, and minor deviations in certain development standards as noted in the table above.

Density Analysis pursuant to the Zoning Code

Density calculations in the Zoning Code for assisted living facilities do not directly correlate in a simple way with density calculations in the General Plan. The Zoning Code establishes permitted densities for assisted living facilities based on the permitted density of the zone (dwelling units per acre) multiplied by the latest census figure for the average

household size in Palm Springs times the net area of the site. The 2010 census estimates the average household size to be 1.96 persons. This figure (1.96) multiplied by the density of the zone (15 dwelling unit/acre), times the lot size of 1.27 acres yields a maximum allowable density for an assisted living facility at this site of thirty-seven (37) beds. The project proposes sixty (60) beds and thus is not consistent with the Zoning Code.

An alternative method for calculating density

The concept of limiting density for assisted living facilities to a fixed number of beds based on the number of off-street parking spaces is a concept that has been approved elsewhere in the City. The Planning Commission and City Council approved Case 5.1193 PDD 354, and Case 5.1249 PDD 358, both which established a fixed bed count (density) for a proposed new assisted living facility based on the quantity of off-street parking. A similar parking and density ratio that was used in those applications is being proposed in this application.

The current proposal would eliminate the potential density fluctuation caused by tying density to census figures by fixing the bed count to a fixed ratio of roughly 0.48 parking space for every bed (This is very similar to the two previously approved PDD's which had a ratio of 0.50). As a development standard of the proposed PDD, a *fixed* bed count of 60 beds is proposed that relates directly to 29 off-street parking spaces provided for patients at this particular site, plus 3 spaces based on a 1 to 3 ratio for eight staff members. Staff believes this is a more logical and controlled method of establishing an appropriate density for the proposed facility and should reduce the possibility of over-crowding or potential parking shortages at this facility in the future.

Building Composition and Architecture.

The project site, formerly known as the "Tiki Spa Hotel" was constructed in the 1960's and is comprised of three separate wood frame buildings that have been vacant for many years. The facility was originally detailed with a series of steeply pitched gable elements with extended beams and rafter tails that were cut to resemble a Polynesian/Tiki-type of motif, however any significant detailing was removed from the buildings many years ago and only a few repetitive steeply gabled roof elements remain that give a hint of its original architectural styling. Although the building is architecturally interesting, it is not considered historically significant. The applicant proposes to retain the steeply pitched gables and replace the wood shake shingles with flat cementitious "shake" shingles. A color palette of browns and tans is proposed on the stucco walls, doors and metal fences, with the beams, rafters and triangular insets in the gables painted in a red accent color. The existing windows are proposed to be removed and replaced with dark bronze anodized aluminum frames with bronze tinted glazing. A random ledge stone veneer is also proposed.

Landscape:

The project is proposed to be fully landscaped with drought-tolerant, desert-appropriate plant materials. New plant material is proposed to screen the parking lot from the street and to provide shade. The buildings are configured to create several landscaped

courtyard areas. The center courtyard contains an existing swimming pool and a proposed volley ball court

Bicycle Parking:

Section 93.06.00(C)(5) of the PSZO states that bicycle racks or bicycle parking facilities may be required on projects submitted for architectural approval. Bicycle parking facilities are proposed for this project.

Off Street loading, Trash Enclosures and Recycling:

Section 93.07.00 of the PSZO regulates development standards for off-street loading and trash enclosures. Pursuant to 93.07.01(A), every commercial building shall have and maintain loading spaces. The subject project does not have a loading dock. PSZO Section 93.07.01(A)(8) notes that parking areas and drive aisles may be used for the loading space for a project subject to approval of the Planning Commission. Freight entry and garbage removal on this project are handled from the west side of the site. A new relocated trash enclosure is proposed adjacent to the commercial kitchen.

Public Benefit Policy for Planned Development Districts

On September 17, 2008, the City Council adopted a policy requiring public benefits be provided with every proposed Planned Development District. The policy states that the public benefit should be proportionate to the deviation or relief sought from the underlying development standards for the zone. In this case, the applicant requests a different methodology be approved for calculating density for an assisted living facility for this specific site and approval of minor deviations in the development standards for lot coverage and usable open space. By approving the PDD the applicant would be permitted 60 beds. Without the PDD, 37 beds would be permitted.

Staff believes the degree of relief sought by the applicant is significant.

The applicant has proposed that the use itself - that of an assisted living facility providing diagnosis and treatment of substance dependence and secondary diagnosis of mental health concerns - provides a substantial public service and benefit to the community. Furthermore, the applicant notes the "secondary economic effects" of the clients and their families using local restaurants, hotels, and other business establishments adds to the economic vitality of the City of Palm Springs.

REQUIRED FINDINGS:

Planned Development District Findings.

Findings for a Planned Development District are the same as findings for the Conditional Use Permit. The process outlined in Section 94.02.00 of the Zoning Code requires the Planning Commission and the City Council to make a number of findings for approval of the permit. The findings are listed below followed by an evaluation of the project by Staff against these findings.

- 1) *That the use applied for at the location set forth in the application is properly*

one for which a conditional use permit is authorized by this Zoning Code.

Pursuant to Section 92.03.01(A)(2), assisted living facilities are allowed with a Conditional Use Permit in the R-2 zone. The project therefore conforms to this finding.

- 2) *That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed use of this site for an assisted living facility is a residential type use which is consistent with the Medium Density Residential designation in the General Plan. The proposed site was originally a 30-room hotel. The proposed use is desirable for the development of the community not only for the substance abuse recovery services that it provides to the community, but also in rehabilitating an otherwise obsolete facility for a new adaptive re-use. Thus, the proposed use is not detrimental to existing or future uses. The proposed use is in harmony with the General Plan as noted in the following goals and policies from the General Plan Housing Element:

Goal HS1: *"Facilitate a broad range of housing types, prices and opportunities to address current and future housing needs in the community."*

The project addresses a special type of supportive housing need for persons recovering from alcohol and substance abuse that cannot otherwise be accommodated with conventional housing units. Thus the project contributes to the provision of a broad range of housing types within the City.

Policy HS1.6: *"Provide for various regulatory and financial incentives to encourage well designed housing, special needs housing, and housing affordable to households of different income levels."*

As a recovery center for those seeking treatment for substance abuse, the facility provides a unique type of special needs housing. The PDD establishes a methodology for calculating density that allows slightly greater bed count than the standard methodology of the zoning code. It does so by linking it to off-street parking capacity. This assures a stable density that does not exceed the capacities of the site while providing a regulatory incentive for providing a unique special need type of housing. The project is therefore supportive of this policy.

Policy HS3.2: *"Assist... in the development of emergency, transitional and permanent supportive housing, and the provision of supportive services..."*

As a fully staffed facility, the proposed project will provide a source of permanent, but short term housing that provides supportive services for those seeking treatment and recovery from substance abuse and addictions. The project is harmonious with this

policy.

- 3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The flat site is roughly 1.27 acres and contains existing structures that were built with permits in the 1960's with 30 hotel rooms and 32 off-street parking spaces. The project proposes 32 off street parking spaces, as well as mature landscaping, walls and other features that provide privacy and separation between the various uses in the immediate vicinity. The proposed number of dwelling units proposed is 21, and the proposed number of patient beds is sixty (60). Total lot coverage proposed is 34% and the percentage of usable open space is proposed at 45%. With the proposed PDD, the existing and proposed non-conforming conditions can be established as the recognized legal standards within the PDD. The site plan and arrangement of parking, open space landscaping, walls, buildings and fences provides a functional arrangement that successfully accommodates the proposed use and is harmonious with the surrounding existing development. Therefore, Staff concludes that the site is adequate for the proposed use.

- 4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The site fronts a secondary thoroughfare (South Camino Real). Off-street parking is provided along the west side of the site, accessed from several driveway curb cuts along Camino Real. The adjacent roadways are developed to carry the type and quantity of traffic generated by the proposed use because the roadway network as shown in the General Plan is capable of accommodating the proposed land use density without adverse impacts or reductions in Level of Service (LOS). Staff has therefore concluded that the site adequately relates to the circulation network of the City.

CONCLUSION:

The proposed Planned Development District provides a means of establishing fixed density based on parking capacity for an assisted living facility / substance abuse recovery center at this site. The PDD also establishes the non-conforming development standards as the new standards for the parcel. Furthermore, the PDD replaces the CUP as the mechanism for approving Assisted Living Facility / substance abuse recovery uses at this site. The project is in harmony with the General Plan and relates well to the surrounding neighborhood, roadway network and general development pattern for this area. The proposed use also represents a successful adaptive re-use while preserving the hotel character of the site. The applicant has proposed a public benefit that Staff believes is proportionate to the development standard (density) relief sought via the PDD. Therefore Staff recommends approval of the application as both the preliminary and final PDD,

subject to attached conditions of approval.

ENVIRONMENTAL DETERMINATION:

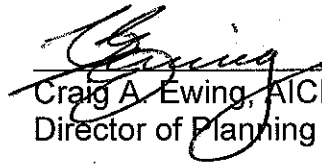
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorical Exempt as a minor change to an existing structure pursuant to Section 15301 of the CEQA Guidelines.

NOTIFICATION:

A notice was mailed to all property owners within a four hundred foot radius in accordance with state law. As of the writing of this staff report, staff received correspondence from the public which is attached to this report.



Ken Lyon
Associate Planner



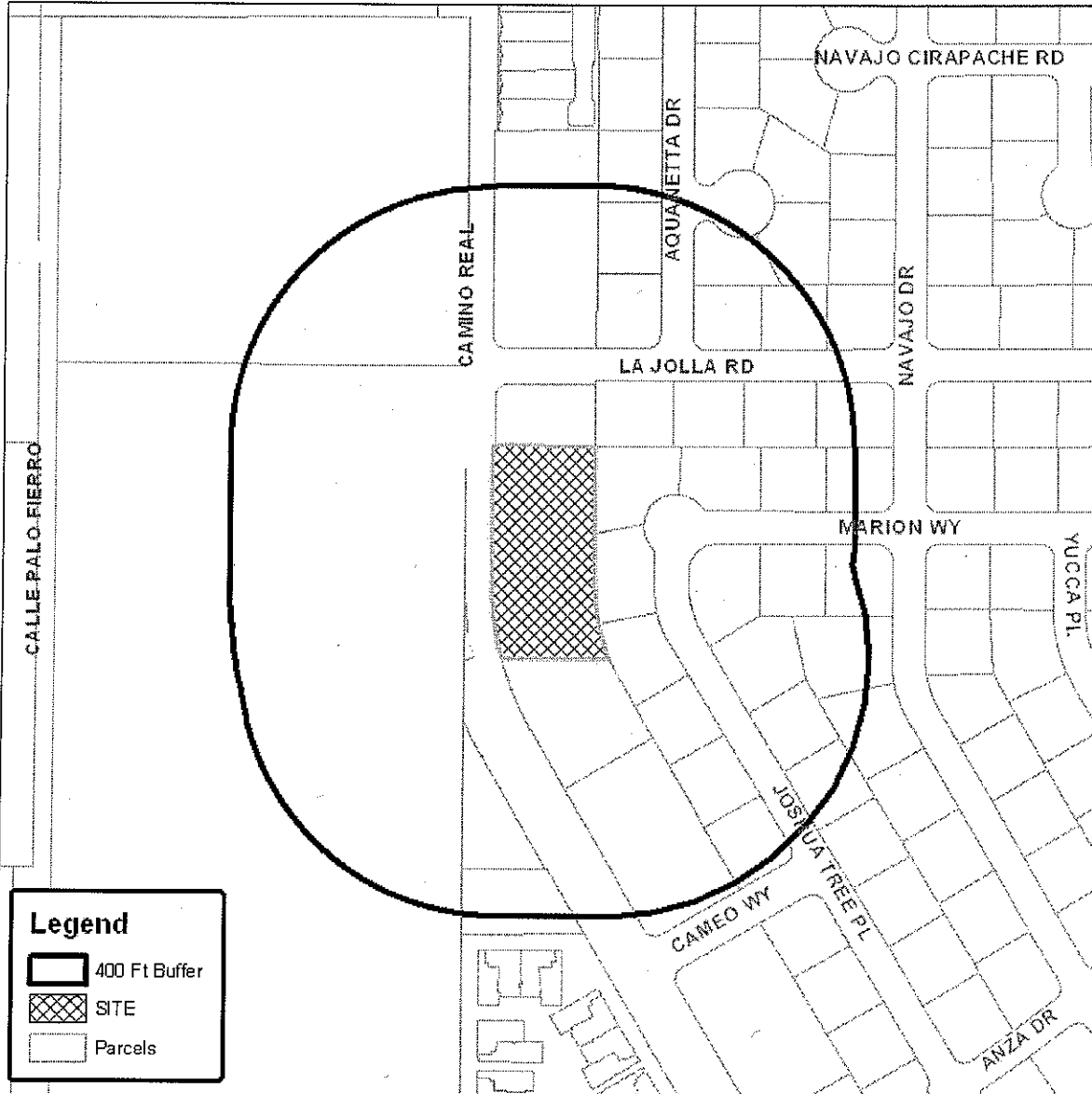
Craig A. Ewing, AICP
Director of Planning Services

Attachments:

- 400' Radius Vicinity Map
- Draft Resolution and Conditions of Approval
- Site Plan, elevations, landscape plan



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.1266 PDD 359

APPLICANT: Palm Springs
Treatment Centers, LLC

DESCRIPTION: A Planned Development District application seeking an alternative methodology for calculating density for an assisted living facility use at a roughly 1.27 acre parcel at 1910 S. Camino Real, APN 511-141-001.

RESOLUTION NO _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA FOR APPROVAL OF CASE 5.1266 PDD 359, A PLANNED DEVELOPMENT DISTRICT APPLICATION SEEKING TO REVISE THE DEVELOPMENT STANDARDS AND THE METHOD FOR CALCULATING DENSITY FOR AN ASSISTED LIVING FACILITY / SUBSTANCE ABUSE RECOVERY CENTER ON A ROUGHLY 1.27-ACRE PARCEL AT 1910 SOUTH CAMINO REAL; ZONE R-2 SECTION 26/T4/R4; APN 511-141-001.

WHEREAS, Palm Springs Treatment Centers, LLC, "applicant", has filed an application with the City pursuant to Sections 94.02.00 (Conditional Use Permit) and 94.03.00 (Planned Development District) of the Zoning Code seeking approval for an assisted living facility use at an existing facility located at 1910 South Camino Real and seeking adjustment in the development standards of the R-2 zone and method for calculating density for an assisted living facility at this specific site; and

WHEREAS, a notice of public hearing for Case 5.1266 PDD 359 was given in accordance with applicable law; and

WHEREAS, on August 10, 2011, a public meeting on Case 5.1266 PDD 359 was 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 is determined to be Categorically Exempt pursuant to CEQA guidelines as a Class 1 (Existing Facilities) exemption; 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 project is determined to be a Class 1 (Section 15301) Categorical Exemption (Existing Facilities).

Section 2: Pursuant to PSZC Section 94.02.00 (Conditional Use Permit) and Section 94.03.00 (Planned Development District), the Planning Commission finds as follows:

- 1) *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Pursuant to Section 92.03.01(A)(2), assisted living facilities are allowed with a Conditional Use Permit in the R-2 zone. The project therefore conforms to this finding.

- 2) *That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed use of this site for an assisted living facility is a residential type use which is consistent with the Medium Density Residential designation in the General Plan. The proposed site was originally a 30-room hotel. The proposed use is desirable for the development of the community not only for the substance abuse recovery services that it provides to the community, but also in rehabilitating an otherwise obsolete facility for a new adaptive re-use. Thus, the proposed use is not detrimental to existing or future uses. The proposed use is in harmony with the General Plan as noted in the following goals and policies from the General Plan Housing Element:

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The project addresses a special type of supportive housing need for persons recovering from alcohol and substance abuse that cannot otherwise be accommodated with conventional housing units. Thus the project contributes to the provision of a broad range of housing types within the City.

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Policy HS3.2: *"Assist... in the development of emergency, transitional and permanent supportive housing, and the provision of supportive services..."*

As a fully staffed facility, the proposed project will provide a source of permanent, but short term housing that provides supportive services for those seeking treatment and recovery from substance abuse and addictions. The project is harmonious with this policy.

- 3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The flat site is roughly 1.27 acres and contains existing structures that were built with permits in the 1960's. With the proposed PDD, non-conforming conditions including off-street parking, lot coverage and usable open space can be established as the recognized legal standards within the PDD. The site has existing parking totaling 32 spaces, as well as mature landscaping, walls and other features that provide privacy and separation between the various uses in the immediate vicinity. The number of dwelling units proposed is 21, and the number of patient beds is sixty (60). The design provides the required off-street parking. Therefore, the site is adequate for the proposed use.

- 4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The site fronts a secondary thoroughfare (South Camino Real). Off-street parking is provided along the west side of the site, accessed from several driveway curb cuts along Camino Real. The adjacent roadways are developed to carry the type and quantity of traffic generated by the proposed use because the roadway network as shown in the General Plan is capable of accommodating the proposed land use density without adverse impacts or reductions in Level of Service (LOS). The site adequately relates to the circulation network of the City.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 5.1266 PDD 359 for the establishment of an assisted living facility / substance abuse recovery center at 1910 S. Camino Real and to adopt minor adjustments in the development standards and method for calculating density for an assisted living facility at this specific site.

ADOPTED this 10th day of August, 2011.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 5.1266 PDD 359

Michael's House
1910 South Camino Real

August 10, 2011

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 5.1266 PD 359; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (July 25, 2011), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved 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 5.1266 PDD 359. 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 the Planned Development District (PDD) 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 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. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.
- ADM 11. 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 22. Conditional Use Permit/PDD Availability. The applicant shall provide a copy of this Conditional Use Permit/PDD to all buyers and potential buyers

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) NOT required. This project is exempt of payment of the CVMSHCP LDMF pursuant the terms of that plan.
- 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 Categorical Exempt from CEQA).

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 all other water efficient landscape 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 local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.

- 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.
- PLN 4. 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 beige or tan.
- PLN 5. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 6. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 7. 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 8. 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 9. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 10. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 11. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 12. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by patrons and staff. Location and design shall be approved by the Director of Planning.

PLN 13. (add any additional conditions imposed by the Planning Commission or City Council here)

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

Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

STREETS

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

S. CAMINO REAL

ENG 2. Remove and replace existing driveway approaches as needed to reconstruct parking lot with Portland cement concrete pavement. Construct driveway approach(es) in accordance with City of Palm Springs Standard Drawing No. 201.

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

ON-SITE

ENG 4. The minimum pavement section for all on-site drive aisles and parking spaces shall be 2-1/2 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.

SANITARY SEWER

ENG 5. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for existing and new sanitary facilities.

GRADING

ENG 6. 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 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 Precise Grading and Paving 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; a copy of Soils Report; and a copy of the project-specific Water Quality Management Plan).

ENG 7. Prior to approval of a 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 8. In accordance with an approved PM-10 Dust Control Plan, temporary dust control fencing shall be installed along the frontage of the parking lot that is to be reconstructed in conjunction with this project. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 9. Temporary dust control fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the temporary dust control fence screening shall not be allowed. Temporary dust control fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 10. Within 10 days of ceasing all construction activity in the parking lot 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, temporary dust control fencing shall be removed, as required by the City Engineer.
- ENG 11. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 12. 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 13. 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 final approval will be issued until the required certification is provided to the City Engineer.

- ENG 14. The applicant shall provide pad 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 15. 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).

WATER QUALITY MANAGEMENT PLAN

- ENG 16. 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 contaminated stormwater and non-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 contaminated stormwater and non-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 17. A Final Project-Specific Water Quality Management Plan (WQMP) for the redeveloped parking lot area (only) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the redeveloped parking lot area. Direct release of nuisance water to the adjacent property or public streets is prohibited.

Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.

ENG 18. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Covenants, Conditions, and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to the issuance of any grading or building permits.

ENG 19. Prior to issuance of certificate of occupancy or final City approvals, the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

ENG 20. 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).

GENERAL

ENG 21. 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 22. All proposed utility lines shall be installed underground.

- ENG 23. 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 24. 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 25. 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 final approval. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 26. 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 27. 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 28. The existing parcels identified as Lots 86 and 87 of the El Camino Estates map, Map Book 31, Pages 66 through 67, 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 building permit.
- ENG 29. A copy of draft Covenants, Conditions and Restrictions (CC&R's) for maintenance of the Best Management Practices as required in the approved project-specific Water Quality Management Plan for the redeveloped parking lot area, shall be submitted to the City Attorney for review and approval for any restrictions related to the Engineering Division's recommendations. The CC&R's shall be submitted and approved by the City Attorney prior to issuance of Certificate of Occupancy.

TRAFFIC

- ENG 30. 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 31. 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** These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated May 23, 2011. Additional requirements may be required at that time based on revisions to site plans.

Fire Department Conditions were based on the 2010 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 2** **Public Safety CFD:** The Project will bring a significant number of additional residents to the community. The City's existing public safety and recreation services, including police protection, criminal justice, fire protection and suppression, ambulance, paramedic, and other safety services and recreation, library, cultural services are near capacity. Accordingly, the City may determine to form a Community Services District under the authority of Government Code Section 53311 et seq, or other appropriate statutory or municipal authority. Developer agrees to support the formation of such assessment district and shall waive any right to protest, provided that the amount of such assessment shall be established through appropriate study and shall not exceed \$500 annually with a consumer price index escalator. The district shall be formed prior to sale of any lots or a covenant agreement shall be recorded against each parcel, permitting incorporation of the parcel in the district.

- FID 3** **Plot Plan:** Prior to completion of the project, an 8.5"x11" plot plan or drawing, and an electronic version in an industry standard file format capable of being used in a geographical information system (GIS) preferably an ESRI shape file(s) shall be provided to the fire department. The GIS file shall be projected in the California State Plane Zone VI

coordinate system and capable of being re-projected into the North American Datum 1983 coordinate system. PDF files by themselves will not meet this requirement. The GIS and ESRI shape file(s) shall clearly show all access points, fire hydrants, KNOX™ box locations, fire department connections, dwelling unit or suite identifiers, main electrical panel location(s), sprinkler riser and fire alarm locations. Industry standard symbols used in emergency management and pre-fire planning are encouraged. Large projects may require more than one page. AutoCAD files will be accepted but must be approved prior to acceptance.

FID 4

PLANS AND PERMITS

When there are significant changes in occupancy, water supply, storage heights, type, and quantity of storage, storage configurations, Tenant Improvements or any other changes which may affect the fire sprinkler system design, the owner, tenant or contractor shall submit plans and secure permits.

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain two sets.

Plans shall be submitted to:

**City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262**

Counter Hours: M – TH, 8:00 AM – 11:00 AM and 2:00 PM – 6:00 PM

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. The minimum fee is \$ 208.00. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall indicate all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supportive data (calculations and manufacturer's technical data sheets) shall be submitted

with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

Plot Plan: Prior to completion of the project, a 8.5"x11" plot plan and an electronic CAD version shall be provided to the fire department. This shall clearly show all access points, fire hydrants, knox box locations, fire department connections, unit identifiers, main electrical panel locations, sprinkler riser and fire alarm locations. Large projects may require more than one page.

FID 5 Premises Identification (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 numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high for R-3 occupancies and 6" - 12" for all other occupancies depending on distance from street with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the *public* way, a monument, pole or other sign or means shall be used to identify the structure.

FID 6 Key Box Required to be Installed (CFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

FID 7 Key Box Contents (CFC 506.1): The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

FID 8 NFPA 13 Fire Sprinkler System is Required: An automatic fire sprinkler system is required based upon an R-4 occupancy. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation.

System to be designed and installed in accordance with NFPA 13, 2010 Edition and using Cp of 0.74 and l/r Ratio of 200. No portion of the fire sprinkler system shall be installed prior to plan approval. Prior to final approval of the installation, contractor shall submit a completed Contractors Material and Test Certificate for Aboveground Piping to the Fire Department. (NFPA 13: Figure 24.1)

- FID 9** **Fire Department Connections (CFC 912.2.1 & 912.3):** Fire Department connections shall be visible and accessible, have two 2.5 inch NST female inlets, and have an approved check valve located as close to the FDC as possible. All FDC's shall have KNOX locking protective caps. Contact the fire prevention secretary at 760-323-8186 for a KNOX application form.
- FID 10** **Ventilating Hood & Duct System (CFC 904.11 & CMC 507.1):** A Type I ventilating hood and duct system shall be provided for commercial-type food heat-processing equipment that produces smoke or grease-laden vapors.
- FID 11** **Fire Extinguishing System Required (CFC 904.11):** Approved UL 300 automatic fire-extinguishing systems shall be provided for the protection of commercial type-cooking equipment.
- FID 12** **Portable Fire Extinguishers for Food Processing Equipment (CFC 906.1 & 4):** In addition to the fixed system, a fire extinguisher listed and labeled for Class K fires shall be installed within 30 feet of commercial food heat processing equipment, as measured along an unobstructed path of travel. The preferred location is near the exit from the cooking equipment area.
- FID 13** **Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.
- FID 14** **Posting of Occupant Load (CFC 1004.3):** Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

FID 15 Applicant will need to submit an 850 application (State of California Fire Safety Inspection Request).

END OF CONDITIONS

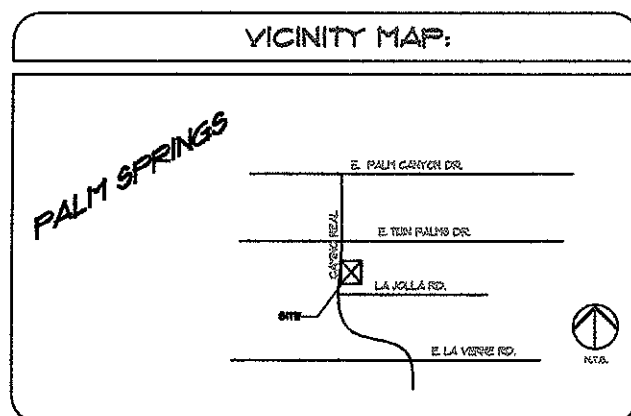
A P.D.D. APPLICATION FOR: MICHAELS HOUSE

511-141-001 A.P.N. 1910 S. CAMINO REAL PALM SPRINGS, CALIFORNIA

Cioffi
ARCHITECT

A P.D.D. APPLICATION FOR:
MICHAELS HOUSE
511-141-001 A.P.N.
1910 S. CAMINO REAL
PALM SPRINGS, CALIFORNIA

REVISION SCHEDULE:	



PROJECT CONSULTANTS:	
<p>OWNER PALM SPRINGS TREATMENT CENTERS, LLC 210 BRYANTWOOD PLACE, SUITE 100 BRYANTWOOD, TN 37027 (615) 545-0324</p> <p>CIVIL ENGINEER GREGORY A / E 1100 SAN LUCIANO DRIVE-1 PALMDALE, CA 93550 PHONE: (909) 435-0000 FAX: (909) 435-0000 CONTACT: MR. JOHN GREGORY</p>	<p>ARCHITECT: Cioffi ARCHITECT 1315 E. TANGENT CANYON WAY 13 PALM SPRINGS, CALIFORNIA 92264 PHONE: 760-325-5971 FAX: 760-325-5974 CONTACT: MR. JAMES CIOFFI</p> <p>CONTRACTOR DEL JOHNSON CONSTRUCTION, INC. 1410 N. GARDNER WAY, STE 203 PALM SPRINGS, CA 92264 PHONE: 760-424-1144 FAX: 760-424-1154 CONTACT: MR. DAVID JOHNSON</p>

BUILDING CODE DATA:
<p>THIS PROJECT TO COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> 1. THIS PROJECT SHALL COMPLY WITH 2010 CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2, VOLUMES 1 AND 2, CALIFORNIA BUILDING STANDARDS COMMISSION EFFECTIVE JANUARY 1, 2010 2. THE 2010 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) 3. THE 2010 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) 4. THE 2010 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) 5. THE 2010 EDITION OF THE CALIFORNIA FIRE CODE (FC) 6. THE 2010 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS. <p>SEE ADDITIONAL BUILDING CODE DATA BLOCK SHEET C-02 FOR ADDITIONAL SPECIFICATIONS.</p>

PROJECT DATA:																																										
<p>OCCUPANCY GROUP <u> A-2, B & R-4 </u> <small>SEPARATED OCCUPANCIES-2010 CBC 505.4</small></p> <p>CONSTR TYPE <u> VB (non retail) - FIRE SPRINKLED </u></p> <p>STORIES <u> 1 (including TTI-4th) </u></p> <p>HEIGHT <u> 14'-0" (2009 CBC) </u></p> <p>TOTAL HABITABLE AREA <u> 11,992 </u> sq. ft. <small>(SEE ADDITIONAL PROJECT DATA BLOCK SHEET)</small></p> <p>LEGAL DESCRIPTION <u> APN 511-141-001 </u> <u> 1910 S. CAMINO REAL </u> <u> CITY OF PALM SPRINGS, CAL </u></p>																																										
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GRAND TOTAL	11,992 sq. ft.																																									

LEGAL DESCRIPTION
<p>APN. # 511-141-001 LEGAL DESCRIPTION LOT 26 & 27 TRACT 12635 FOR E 1/2 SE 1/4 NW 1/4 SEC. 26 T49R4E M/B 31 / 66-67 EL CAMINO ESTATES</p>

NO.	DESCRIPTION	NO.	DESCRIPTION
C-01	VICINITY MAP, PROJECT CONSULTANTS, PROJECT DATA, REQUIRED SPECIAL INSPECTIONS, BUILDING CODE DATA & SHEET INDEX	L-1	LANDSCAPE PLAN
C-02	GENERAL NOTES		
A-01	SITE PLAN		
A-02	SITE CROSS SECTIONS		
A-03	KEY PLAN		
A-04	EXISTING SITE PHOTOGRAPHS		
A-11	ROOF PLAN		
A-21	ELEVATIONS		

PROJECT DESCRIPTION
<ul style="list-style-type: none"> — CONVERT EXISTING 1 STORY, 30 ROOM HOTEL, PUBLIC BUILDING, KITCHEN AND DINING ROOM INTO 21 ROOM, 60 OCCUPANT, DRUG AND ALCOHOL RECOVERY CENTER — NEW CONSTRUCTION OF A KITCHEN AND A GROUP ROOM — CONVERT EXISTING GUEST ROOM INTO A NEW ADA COMPLIANT ROOM WITH ROLL-IN SHOWER — NEW LANDSCAPING — RESURFACE & RESTRIPE EXISTING PARKING AREAS — NEW POOL, SPA & GAME COURT

1. 5. 1266

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JAMES CIOFFI ARCHITECT

#	REVISION

PLOT DATE:

11/11

DATE: _____

SCALE: _____

DRAWN BY: JCA

PROJECT NO: 1109

FILE: 1109-CODRES2

SHEET

C/S.1

2010 CALIFORNIA BUILDING CODE

THIS PROJECT SHALL COMPLY WITH 2010 CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2, CHAPTERS 1 AND 2, CALIFORNIA BUILDING STANDARDS COMMISSION EXECUTIVE ORDER L 122.

PROJECT DATA:

OCCUPANCY GROUP (THIS PERMIT) A-2, B & R-4 SPRINKLER-SEPARATED OCCUPANCIES
CONSTR TYPE (THIS PERMIT) V B (non-rated) - SPRINKLER
(SEE LISTS TO BE RELEASED UNDER THIS PERMIT)

THIS PERMIT APPLICATION

Table with columns: EXISTING CONSTR, DEMOLITION, NEW CONSTR, and GRAND TOTAL. Rows include R-1, R-2, R-4, and A-2 occupancy groups.

EXISTING CONSTR TYPE: V B (non-rated) - NON SPRINKLER
EXISTING GROUPS: 1
EXISTING HEIGHT: 0'-0" (1 STORY)

OCCUPANCY CLASSIFICATION:

EXISTING OCC SECTION 104 GROUP B
EXISTING OCC SECTION 104 GROUP B
EXISTING OCC SECTION 104 GROUP R-1
EXISTING OCC SECTION 104 GROUP R-1

CHANGE OF OCCUPANCY

2010 CALIFORNIA BUILDING CODE SECTION 5405 CHANGE OF OCCUPANCY
3405I CONFORMANCE
NO CHANGE SHALL BE MADE IN THE USE OR OCCUPANCY OF ANY BUILDING

B SECTIONS A-2
(PARTIAL) R-1 SECTIONS B
(PARTIAL) R-1 SECTIONS R-2

BUILDING HEIGHT/AREA:

CBC TABLE 503 ALLOWS OCC A-2 VS TO BE 1 STORY, 6,825 sq. ft. STORY.
A-2 = 1 STORY / 3,281 sq. ft.
CBC TABLE 503 ALLOWS OCC B VS TO BE 1 STORY, 3,281 sq. ft. STORY.

CBC SEC 503.5 ALLOWS 200% INCREASE IN AREA FOR AUTOMATIC SPRINKLERS
THEREFORE R-4 ALLOWABLE BECOMES 7,160 sq. ft. 1 STORY

BUILDING CODES OF TABLE 503 / SEC. 503.5 AREA REQUIREMENTS

BUILDING HEIGHT:
OCC A-2 - EXISTING BUILDING 1 STORY - 0'-0" (EXISTING) (1 STORY ALLOWABLE)
OCC B - EXISTING BUILDING 1 STORY - 0'-0" (EXISTING) (2 STORIES ALLOWABLE)

BUILDING AREAS:
CBC SEC 503.2 ALLOWS FRONTAGE INCREASE - NOT USED

EXIT ACCESS TRAVEL DISTANCE:

CBC TABLE 1030.1
OCCUPANCY A-2 - w/ SPRINKLER SYSTEM 75'0"
OCCUPANCY B - w/ SPRINKLER SYSTEM 75'0"
OCCUPANCY R-4 - w/ SPRINKLER SYSTEM 75'0"

ALL SPACES LESS THAN ALLOWABLE TRAVEL DISTANCE

EXIT AND EXIT ACCESS DOORWAYS:

CBC SEC 1030.1
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED UNLESS:
1. THE OCCUPANT LOAD OF THE SPACE EXCEEDS THE VALUES IN TABLE 1030.1
ALL SPACES HAVE TWO OR MORE EXITS

ACCESS TO A PUBLIC WAY:

CBC SEC 1030.6
THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.

REVIEW THIS SITE PLAN PROVIDED - ALL EXITS LEAD TO PUBLIC WALKWAYS OR TO THE ON SITE PARKING LOT WHICH IN TURN LEADS TO PUBLIC WALKWAYS/STREETS.
ACCESS OF THIS BUILDING MEETS THE REQUIREMENT.

ACCESSIBLE PARKING SPACES:

Table with columns: TOTAL NUMBER OF PARKING SPACES, MINIMUM REQUIRED NUMBER OF SPACES, and 33 TOTAL SPACES PROVIDED.

CBC 903.5 IS VAN SPACES ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE...

33 TOTAL SPACES PROVIDED
INCLUDES (2) ADA SPACES BOTH OF WHICH ARE VAN ACCESSIBLE

ACCESSIBILITY REQUIRED - PARTICIPATION AREAS: (SWIMMING POOL)

CBC SECTION 903.4.4

ADDITIONAL ACCESSIBILITY REQUIRED IN GUEST ROOMS OR SUITES

Table with columns: TOTAL NUMBER OF ROOMS, FULLY ACCESSIBLE ROOMS, PLUS ADDITIONAL ACCESSIBLE ROOMS BY ROLL-IN ENTRANCE, and 23 ROOMS ACTUAL.

ADDITIONAL ACCESSIBILITY REQUIRED FOR HEARING IMPAIRED IN GUEST ROOMS

Table with columns: TOTAL NUMBER OF ROOMS, NUMBER OF ROOMS EQUIPPED, and 23 ROOMS ACTUAL.

GREEN BUILDING STANDARDS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE GREEN BUILDING STANDARDS...
1. A DESCRIPTION OF THE CONSTRUCTION WORK TO BE PROVIDED FOR THE PROJECT...
2. A DESCRIPTION OF THE CONSTRUCTION WORK TO BE PROVIDED FOR THE PROJECT...

OCCUPANT LOAD:

CBC TABLE 1024.1
OCC A-2 (DINING ASSEMBLY WITHIN FOOD SERVICE-RECREATED AREAS) 4 CHAIRS
FLOOR AREA PER OCCUPANT 10 NET
OCC A-1 (COMMERCIAL KITCHENS)
FLOOR AREA PER OCCUPANT 250 GROSS
OCC B (BUSINESS AREAS)
FLOOR AREA PER OCCUPANT 150 GROSS

OCCUPANT TOTALS ARE CALCULATED BY ADDING INDIVIDUAL SLEEPING AREAS ALLOWABLE TOTALS ROUNDED DOWN TO THE NEAREST FULL OCCUPANT. THE ACTUAL NUMBER IS LESS THAN ALLOWABLE BASED ON SLEEPING ROOMS

BUILDING TOTAL OCCUPANTS:
GRAND TOTAL = 240 OCCUPANTS ALLOWABLE
235 ACTUAL OCCUPANTS

EGRESS WIDTH:

CBC SEC 1030.1 EGRESS WIDTH
CBC SEC 1030.1 EGRESS WIDTH
MINIMUM REQUIRED EGRESS WIDTH
STAIRWAYS (INCHES PER OCCUPANT) = 3 - NOT APPLICABLE THIS PERMIT
OTHER COMPONENTS (INCHES PER OCCUPANT) = 2

GROUP A-2 OCCUPANCY
91 OCCUPANTS

DINING ROOMS GROUP B: 20' MINIMUM EGRESS WIDTH + 3 FROM KITCHEN = 146' TOTAL REQUIRED
2 EXITS @ 36% (MIN) TOTAL EXIT WIDTH = 72'

GROUP B OCCUPANCY
20 OCCUPANTS

THEREFORE: 20x2 = 4' REQUIRED EGRESS WIDTH
1 EXITS @ 36% (MIN) TOTAL EXIT WIDTH = 20'

GROUP R-4 OCCUPANCY
133 OCCUPANTS

THEREFORE: 133x2 = 266' REQUIRED EGRESS WIDTH
33 EXITS @ 36% (MIN) TOTAL EXIT WIDTH = 133'

ACCESSIBLE MEANS OF EGRESS:

CBC SEC 1030.1 EXCEPTION 1
ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS.

SPACES WITH ONE MEANS OF EGRESS:

CBC TABLE 1030.1
A-2 OCCUPANCY - MAXIMUM OCCUPANT LOAD = 48 2 EXITS REQUIRED 4 EXITS PROVIDED
B OCCUPANCY - MAXIMUM OCCUPANT LOAD = 48 1 EXITS REQUIRED 1 EXITS PROVIDED
R-4 OCCUPANCY - MAXIMUM OCCUPANT LOAD = 10 2 EXITS REQUIRED 2 EXITS PROVIDED

ALL EXISTING SPACES HAVE TWO OR MORE EXITS. THE NEW SPACE HAS TWO EXITS. (A-2) ADDITION

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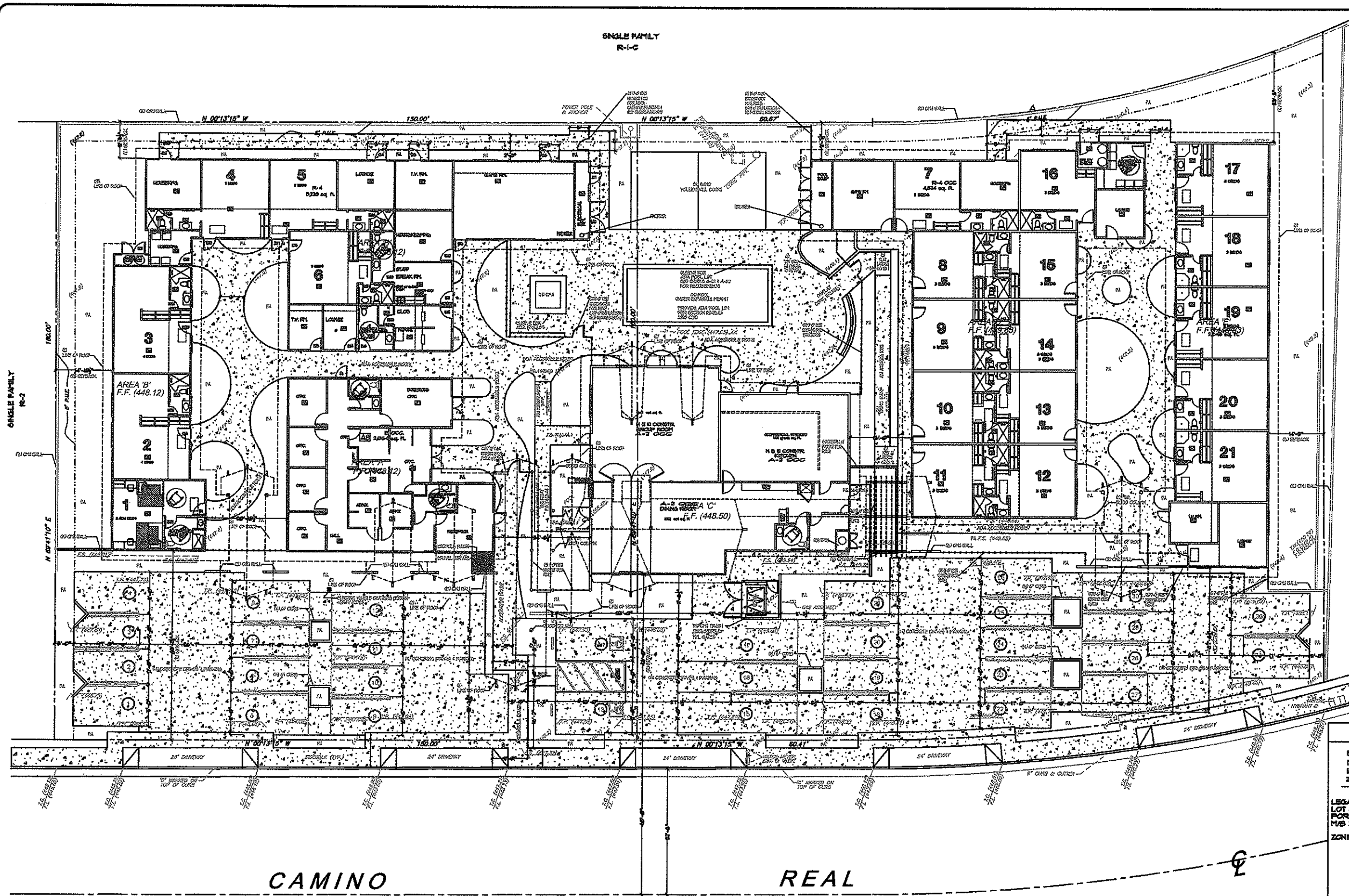
JAMES CIOFFI ARCHITECT



Cioffi ARCHITECT

A P.D.D. APPLICATION FOR:
MICHAELS HOUSE
511-141-001 A.P.N.
1910 S. CAMINO REAL
PALM SPRINGS, CALIFORNIA

Table with columns: REVISION, PLOT DATE, SCALE: 3/16" = 1'-0", PROJECT NO: 1109, FILE: 1109-CS.2, SHEET C/S.2



PROJECT DATA			
52PTI	63. FT.	12 AC	180 %
11882	63. FT.	BUILDING FOOTPRINT	342 %
5843	63. FT.	PARKING + DRIVES	71.6 %
33882	63. FT.	OPEN SPACE	44.6 %
			180 %

LEGAL DESCRIPTION
 LOT 26 & 27 TRACT 12635
 POR. E 1/2 SE 1/4 NW 1/4 SEC. 26 T49R4E
 M18 31 / 66-67 EL CAMINO ESTATES

ZONING USE : ASSISTED LIVING FACILITY
 INDEPENDENT LIVING FACILITY
 40 BEDS + 9 EMPLOYEES
 60/65% - 33 SPACES

REQUIRED _____ 33 SPACES
 PROVIDED _____ 33 SPACES

INCH INCLUDE: BICYCLE RACK
 (1) VAN ACCESSIBLE ADA SPACES
 (1) ELECTRIC VEHICLE CHARGING STATION

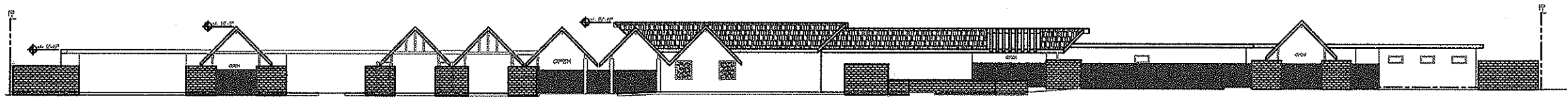
SITE PLAN
 SCALE: 1" = 10'-0"

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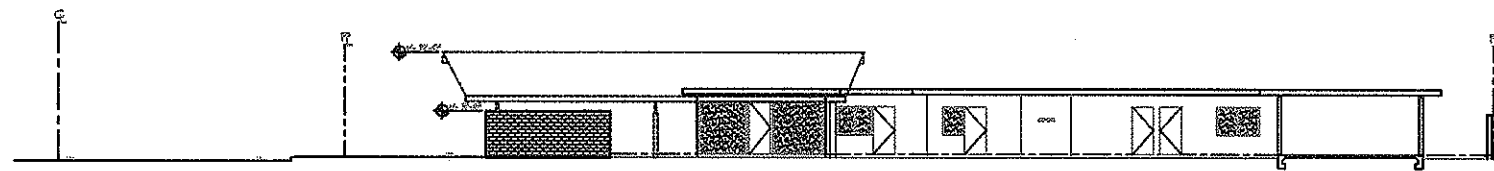
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 1010 S. CAMINO REAL
 PALM SPRINGS, CALIFORNIA

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 1010 S. CAMINO REAL
 PALM SPRINGS, CALIFORNIA

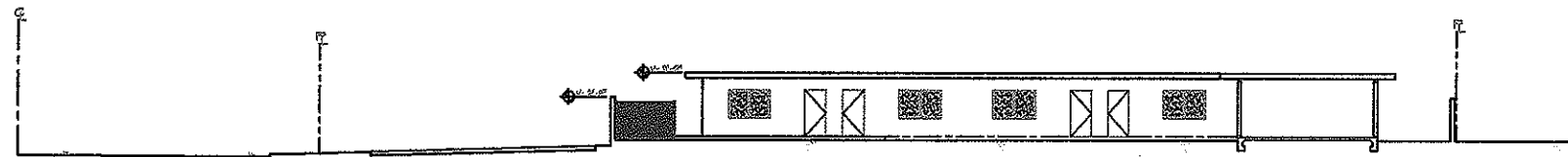
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		PROJECT NO: 1109
		FILE: 1109-SPL
		PLOT DATE
		5-11-11 PRELIM
		6-20-11
		SHEET
		A-0.1



SITE CROSS SECTION 'A'
SCALE: 1" = 10'-0"



SITE CROSS SECTION 'B'
SCALE: 1" = 10'-0"



SITE CROSS SECTION 'C'
SCALE: 1" = 10'-0"

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ARCHITECTS & PLANNERS
1910 S. CAMINO REAL
PALM SPRINGS, CALIFORNIA 92262

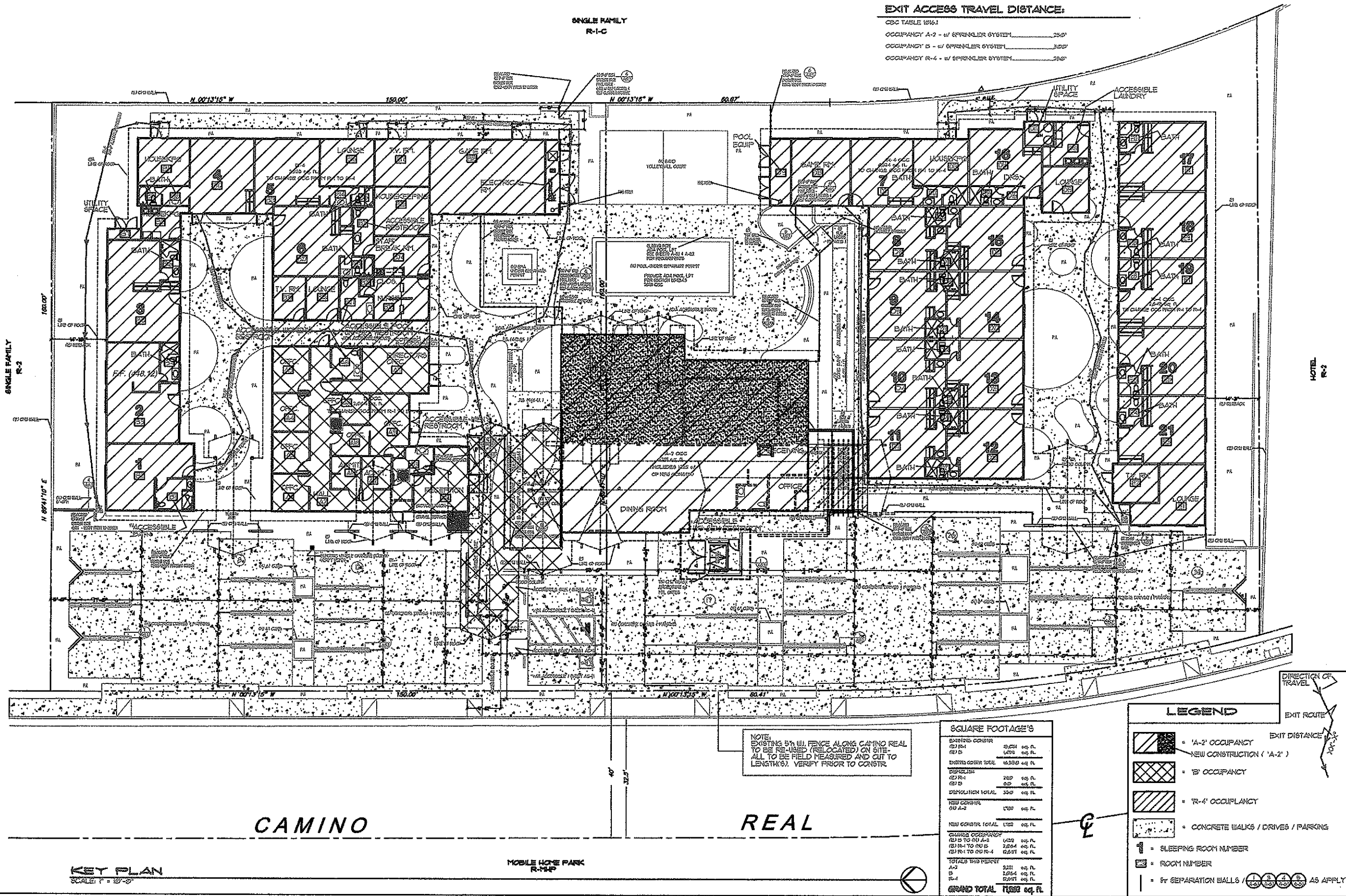


Δ	REVISION

SCALE: 1/8" = 1'-0"
PROJECT NO: 1109
FILE: 1109-SPL

PLOT DATE
8-11-11 PRELIM

SHEET
A-0.2



EXIT ACCESS TRAVEL DISTANCE:

CBC TABLE 1033.1

OCCUPANCY A-2 - w/ SPRINKLER SYSTEM _____ 35'

OCCUPANCY B - w/ SPRINKLER SYSTEM _____ 30'

OCCUPANCY R-4 - w/ SPRINKLER SYSTEM _____ 35'

NOTE:
EXISTING 5' W. FENCE ALONG CAMINO REAL
TO BE RE-USED (RE-LOCATED) ON SITE.
ALL TO BE FIELD MEASURED AND CUT TO
LENGTH(S). VERIFY PRIOR TO CONSTR.

SQUARE FOOTAGE'S

EXISTING CONSTR	1475 sq. ft.
NEW CONSTR	1700 sq. ft.
TOTAL	3175 sq. ft.

CHANGED OCCUPANCY	1475 sq. ft.
(R-1 TO R-2)	2204 sq. ft.
(R-1 TO R-4)	2204 sq. ft.
TOTALS THIS PROJECT	3221 sq. ft.
A-2	1264 sq. ft.
B	2204 sq. ft.
R-4	2204 sq. ft.
GRAND TOTAL	11272 sq. ft.

LEGEND

- [Hatched Box] = 'A-2' OCCUPANCY
- [Cross-hatched Box] = NEW CONSTRUCTION ('A-2')
- [Diagonal Lines] = 'B' OCCUPANCY
- [Diagonal Lines] = 'R-4' OCCUPANCY
- [Dotted Box] = CONCRETE WALKS / DRIVES / PARKING
- [Number in Circle] = SLEEPING ROOM NUMBER
- [Number in Square] = ROOM NUMBER
- [Line with Circle] = BY SEPARATION WALLS / (1) (2) (3) (4) AS APPLY

EXIT ROUTE

EXIT DISTANCE

KEY PLAN
SCALE: 1" = 10'-0"

MOBILE HOME PARK
R-1-P

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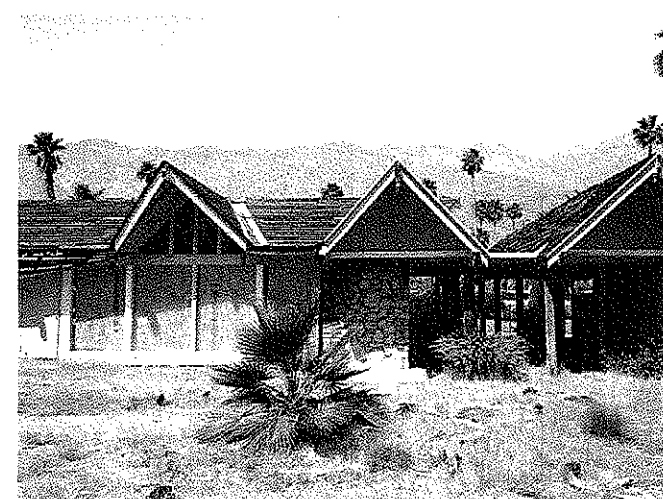
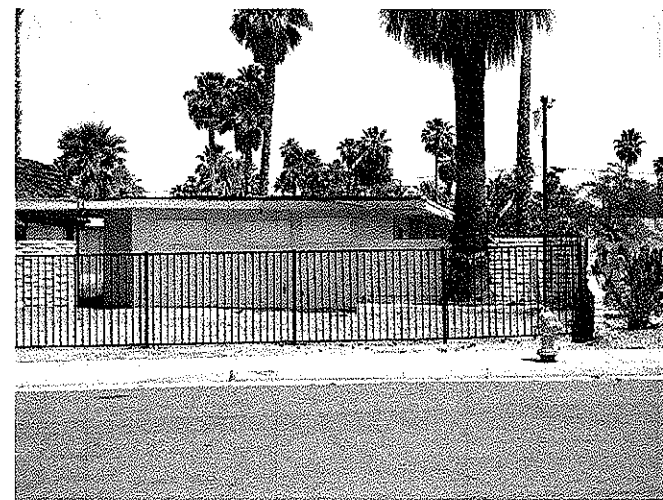
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REVISION	SCALE: 1" = 10'-0"
	PROJECT NO: 1109
	FILE: 1109-SKETCHPLAN
PLOT DATE	SHEET
8-11-11 PRELIM	A-0.3
8-20-11	



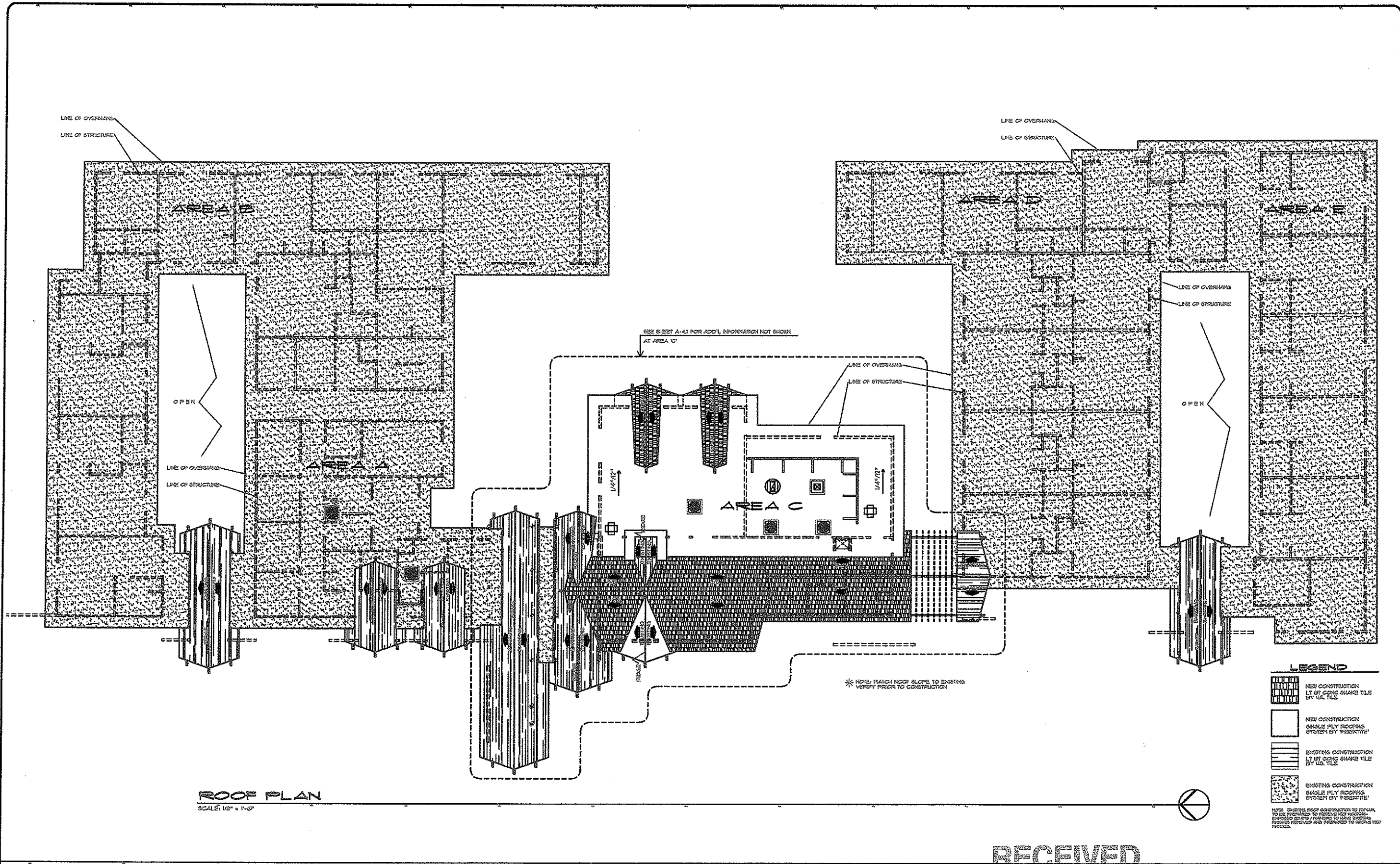
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MICHAELS HOUSE
511-141-001 A.P.N.
1910 S. CAMINO REAL
PALM SPRINGS, CALIFORNIA

JAMES CIOFFI ARCHITECT
2121 E. PALM SPRINGS AVENUE - SUITE 2
PALM SPRINGS, CALIFORNIA 92262-4214
PHONE 951-251-1101 FAX 951-251-4214



Δ	REVISION	SCALE: PROJECT NO: 1109 FILE: 1109-8PL
	PLOT DATE 5-11-11 PRELIM	SHEET A-0.4



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

- LEGEND**
- NEW CONSTRUCTION
LT w/ CORNG SHANKS TILE
BY UA, TILE
 - NEW CONSTRUCTION
SINGLE PLY ROOFING
SYSTEM BY FIRESTONE
 - EXISTING CONSTRUCTION
LT w/ CORNG SHANKS TILE
BY UA, TILE
 - EXISTING CONSTRUCTION
SINGLE PLY ROOFING
SYSTEM BY FIRESTONE
- NOTE: EXISTING ROOF CONSTRUCTION TO REMAIN TO BE REPAIRED TO RESUME NEW ROOFING. EXISTING ROOFING TO BE REMOVED TO ALLOW ROOFING. ROOFING REMOVED AND PREPARED TO RECEIVE NEW ROOFING.

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MICHAELS HOUSE
511-141-001 A.P.N.
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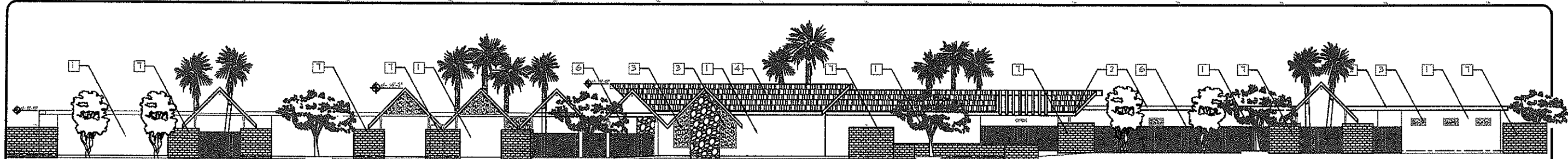
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CORPORATE

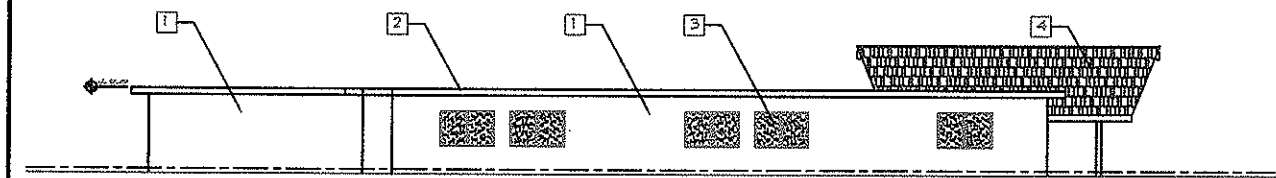
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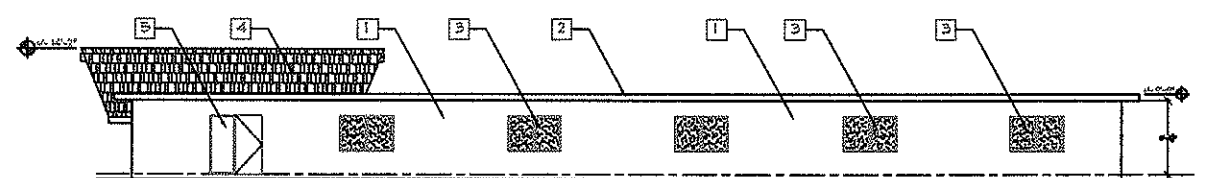
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	PROJECT NO: 1109
	FILE: 1109-SPL
DATE	SHEET
	A-1.1



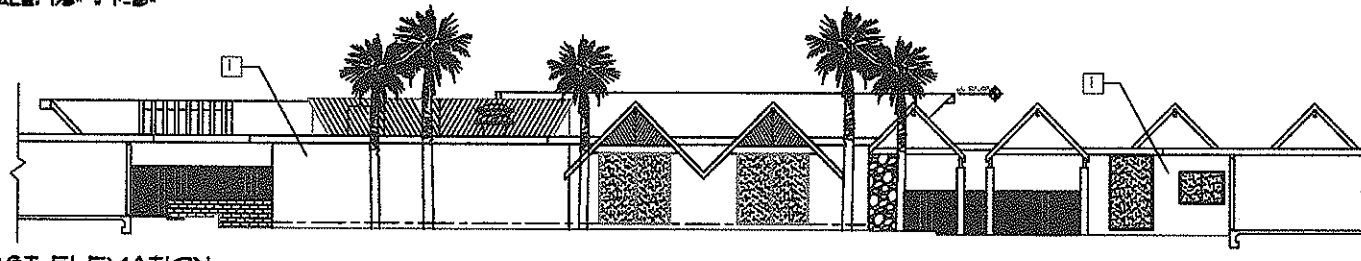
STREET ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



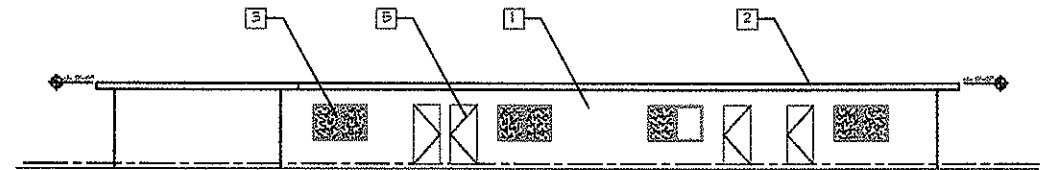
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



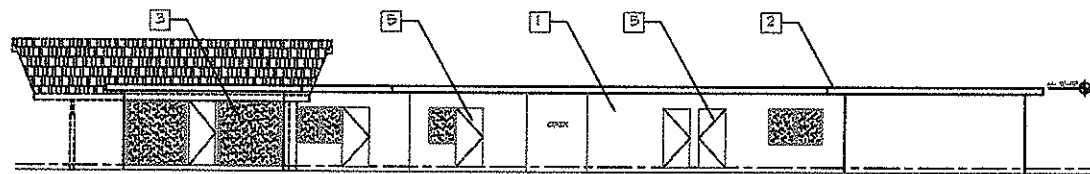
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



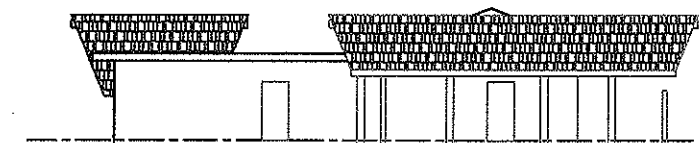
EAST ELEVATION
SCALE: 1/8" = 1'-0"



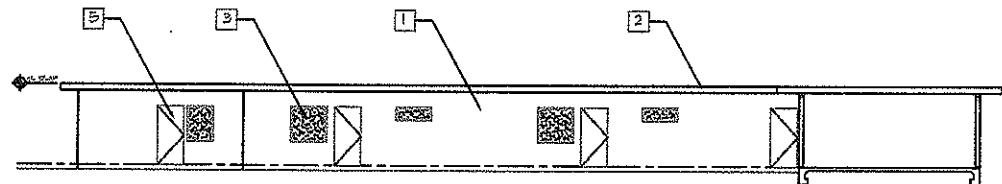
NORTH ELEVATION • COURTYARD OF MAIN BUILDING
SCALE: 1/8" = 1'-0"



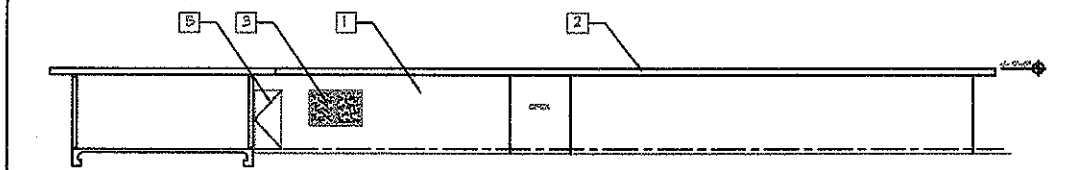
SOUTH ELEVATION • COURTYARD OF NORTH BUILDING
SCALE: 1/8" = 1'-0"



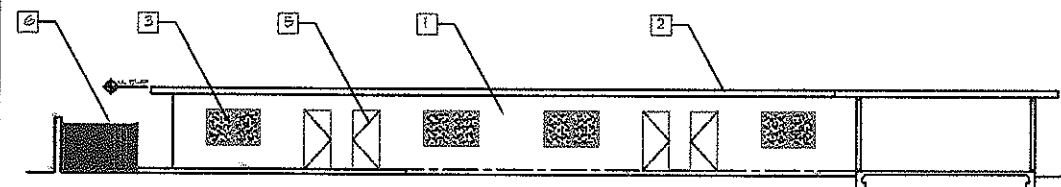
NORTH ELEVATION • COURTYARD OF MAIN BUILDING
SCALE: 1/8" = 1'-0"



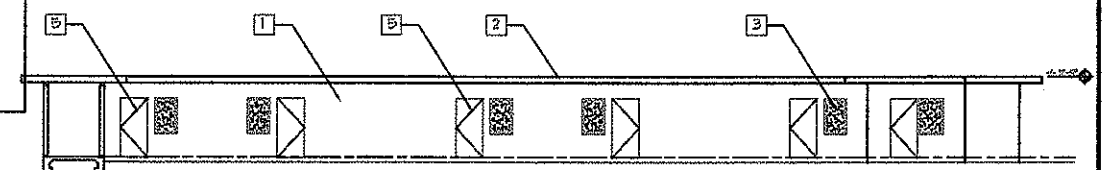
SOUTH ELEVATION • COURTYARD OF NORTH BUILDING
SCALE: 1/8" = 1'-0"



NORTH ELEVATION • COURTYARD OF NORTH BUILDING
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION • COURTYARD OF SOUTH BUILDING
SCALE: 1/8" = 1'-0"



NORTH ELEVATION • COURTYARD OF SOUTH BUILDING
SCALE: 1/8" = 1'-0"

MATERIALS / FINISHES

- 1 EXTERIOR CEMENT PLASTER
PAINT COLOR - DUNN EDWARDS - DE624 - PIGEON GRAY
TEXTURE: LIGHT SAND FLOAT FINISH
INSTALL PER MANIP SPEC
- 2 FASCIA / TRIM
PAINT COLOR - DUNN EDWARDS - DE625 - WOODEN PEG
- 3 WINDOWS
GLAZING COLOR - BRONZE
ALUM FRAME COLOR ALUM FINISH BRONZE ANODIZED
INSTALL PER MANIP SPEC
- 4 US TILE - PRO SHAKE TILE
COLOR: MADENA
INSTALL PER MANIP SPEC
- 5 DOOR
PAINT COLOR - DUNN EDWARDS - DE624 - PIGEON GRAY
- 6 TUBE STEEL FENCE
PAINT COLOR - DUNN EDWARDS - DE626 - BARREL STONE
INSTALL PER MANIP SPEC
- 7 CHU WALL
PAINT COLOR - DUNN EDWARDS - DE621 - ANCIENT EARTH
INSTALL PER MANIP SPEC

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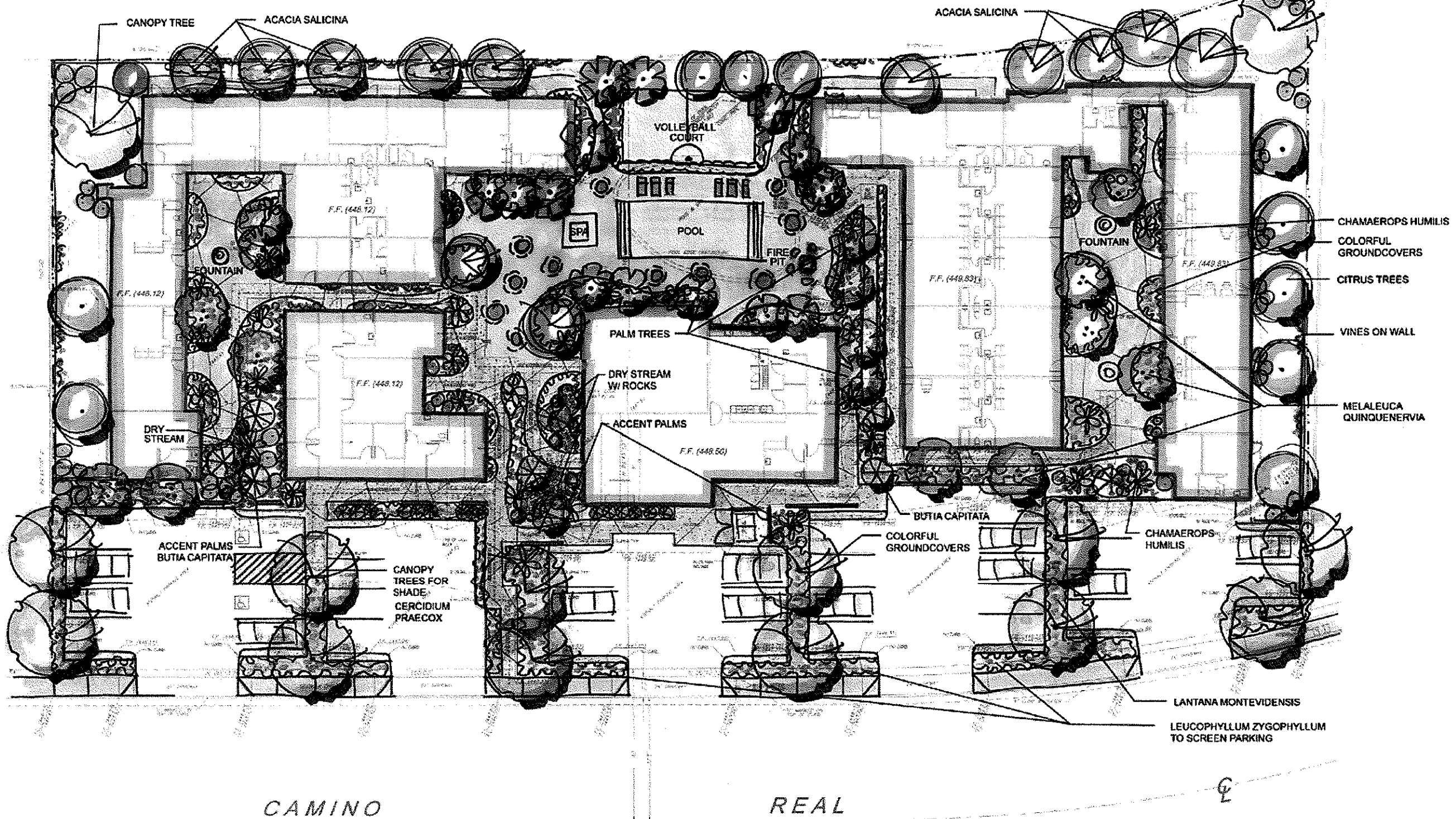
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DEPARTMENT

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SCALE: 1/8" = 1'-0"
PROJECT NO: 1109
FILE: 1109-SPL

PLOT DATE
5-11-11 PRELIM

SHEET
A-2.1



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	PROJECT NO. 1109
	FILE 1109-BAP
PAGE DATE	SHEET
	L-1