



Planning Commission Staff Report

Date: March 28, 2012
Case No.: 3.3551 SFR
Type: Single-Family Residence
Location: 3100 Marigold Circle
APN: 512-280-001
Applicant: Richard Chambers & Larry Daymude, Owners
General Plan: Estate Residential
Zone: R-1-B (Single Family Residential)
From: Craig A. Ewing, AICP, Director of Planning Services
Project Planner: Ken Lyon, Associate Planner

PROJECT DESCRIPTION:

An application for a 5,304 square foot single family residence on an approximately 21,551-square foot lot at 3100 Marigold Circle.

RECOMMENDATION:

That the Planning Commission approves Case 3.3551 SFR to allow development of a single-family residence, subject to the Conditions of Approval noted in Exhibit A.

PRIOR ACTIONS:

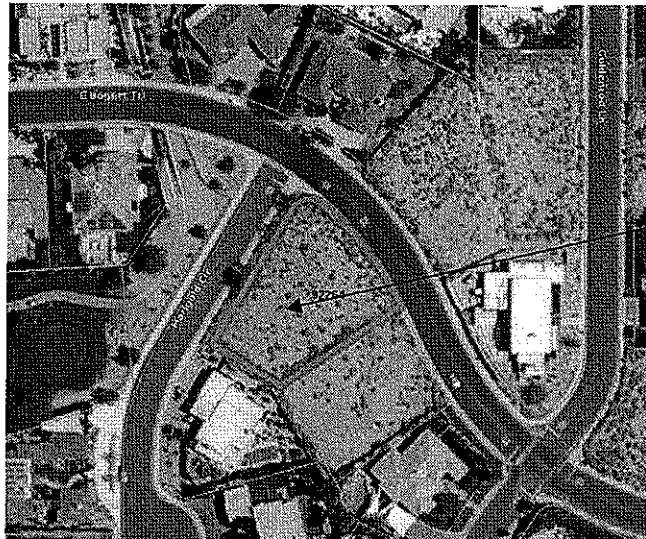
On March 12, 2012, the Architectural Advisory Committee (AAC) reviewed the project and voted unanimously to recommend approval to the Planning Commission.

BACKGROUND AND SETTING:

The roughly 21,551-square foot site is located within a subdivision in south Palm Springs developed primarily with estate size parcels & custom homes. The property is zoned R-1-B. The parcel is essentially a flat vacant corner lot. It contains no significant vegetation. The surrounding Land Uses are noted in the table below:

Table 1: General Plan, Zone and Surrounding Land Uses

	General Plan	Zone	Land Use
North	Estate Residential (0-2.0 du/ac)	R-1-B	Single Family Residence (SFR) / Vacant
South	Estate Residential (0-2.0 du/ac)	R-1-B	Single Family Residence
East	Estate Residential (0-2.0 du/ac)	R-1-B	SFR (vacant)
West	Estate Residential (0-2.0 du/ac)	R-1-B	SFR / Golf Course



AERIAL PHOTO SHOWING THE PARCEL AND SURROUNDING DEVELOPMENT

PROJECT DESCRIPTION:

The project is comprised of an approximately 4,064 square foot custom single family home with a 1,116 square foot 4-car garage and other utility rooms totaling 124 square feet. Total lot coverage is 5,304 square feet, or roughly 25% lot coverage. The home is designed in a contemporary motif. The structure is roughly 16' in height at its highest point. 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

	R-1-B	Proposed Project
Lot Area	15,000 square feet	21,551 square feet
Lot Width	120 feet	Varies (138 feet at front, 86 feet front, 120 feet average, conforms)
Lot Depth	120 feet	153 feet & 169 feet (varies; conforms)
Front Yard	25 feet	25 feet (conforms)
Side Front Yard	20 feet	27.5 feet (conforms)
Side Yard	10 feet	15 feet (conforms)
Rear Yard	15 feet	22.5 feet (conforms)
Bldg. Height (max.)	18 feet	12 feet to a max. of 16 feet (conforms)
Lot Coverage (max.)	35%	25% (conforms)
Covered off-street Parking	Min. 2 car off-street covered	Four (4) covered off street spaces (conforms)
Dwelling size	1,500 sq. feet min.	4.064 square feet (conforms)

The home appears to conform to the required setbacks and height restrictions of the zone. The home is proposed in muted neutral colors with accents of aquamarine and amber in glazed masonry units in the walls surrounding the home. A large motor court provides area for maneuvering vehicles with access onto Marigold Circle.

The site is proposed to be fully landscaped with a variety of palms, Palo Verde trees, fruit trees, and a variety of drought tolerant, desert appropriate shrubs, groundcovers and boulders. Desert Gold ¼ to ½ inch crushed granite is proposed as a ground cover. A small accent area of synthetic turf is proposed adjacent to the swimming pool.

ANALYSIS:

General Plan:

The General Plan Designation of the subject site is Estate Residential (0-2.0 dwelling units per acre). This designation allows for single family dwellings to a maximum density of two dwelling units per acre. The project proposes one single family residence on a site just less than half an acre. Thus the project is consistent with this General Plan designation.

The project has been evaluated against various policies and action statements from the 2007 Palm Springs General Plan as noted below:

HS 2.7 Foster and ensure that residential projects are of high quality and thoughtful design through the implementation of adopted architectural and design standards and architectural review.

The project proposes a custom designed house that is compatible and complementary with the high quality development that already exists in the surrounding neighborhood.

CD7.1 Encourage the use of native desert plants and trees that require minimal water and maintenance.

The project proposes a water efficient landscape palette with mostly native desert plants that require a minimum of water.

Based on the above, staff concludes the project is consistent with the General Plan.

Zoning Designation:

The proposed site is zoned R-1-B. Pursuant to the City of Palm Springs Zoning Code (PSZC), Section 92.01.01(A)(1), permanent single-family dwellings are permitted within the R-1-B zone. The project therefore conforms to the applicable zone designation. The project also conforms to the development standards of the zone as denoted in Table 2 above.

Off-street parking:

The City of Palm Springs Zoning Code, Section 93.06.00(29)(a), requires all single-family homes to provide two covered parking spaces per dwelling unit. The parking standards are met by the proposed four car enclosed garage.

REQUIRED FINDINGS:

There are no required findings for architectural approval which do not require environmental assessments. This project's conformance to the architectural guidelines of the Zoning Ordinance is analyzed below.

Architectural Review. Specific aspects of design shall be examined to determine whether the proposed development will provide 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 project proposes a single family house, four-car garage and related landscaping, paved drives, and terraces surrounding a swimming pool. The project conforms to the setbacks and requirements for open space and yards. The landscaping is designed to maintain privacy while not blocking views. Staff has concluded the project conforms to this statement.

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 project is located in a neighborhood of large custom designed homes, each individual in their design and orientation on the lots. The proposed house is complementary to the existing development, and is respectful of views from adjacent unbuilt lots. Staff believes the project conforms to this statement.

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;*

The proposed residence conforms to all setbacks, height limits, minimum and maximum area limits. Perimeter walls conform to the development standards of the Zoning Code. Therefore staff has concluded the project conforms to this statement.

4. *Building design, materials and colors to be sympathetic with desert surroundings; AND*
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 home is designed in a contemporary motif clad in stucco with accent areas of ledgerstone. The materials and colors are warm hued colors considered to be complementary to the desert. Staff has concluded the project is consistent with these statements.

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;*

The project proposes mostly drought-tolerant plant species deemed appropriate to the desert environment. There are no landmark or specimen plants or trees on the site. The project is therefore deemed in conformance with this statement.

CONCLUSION:

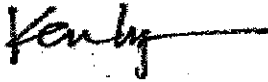
The project is recommended for approval by the Architectural Advisory Committee. Pursuant to the Zoning Code, it is allowed by right-of-zone. It is also consistent with the Estate Residential land use designation of the General Plan. It is in conformance with the criteria in Section 94.04.00(D)(9) "Architectural Review" of the zoning code and conforms to the development standards of the zone. Therefore based on the above analysis, staff is recommending approval of Case 3.3551 SFR, subject to Conditions of Approval outlined in Exhibit A, attached.

ENVIRONMENTAL DETERMINATION:

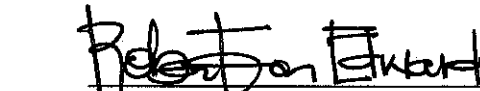
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is a Class III exemption and is categorically exempt per Section 15303(a) (New Single-family residence).

NOTIFICATION:

No notification is required.



Ken Lyon
Associate Planner



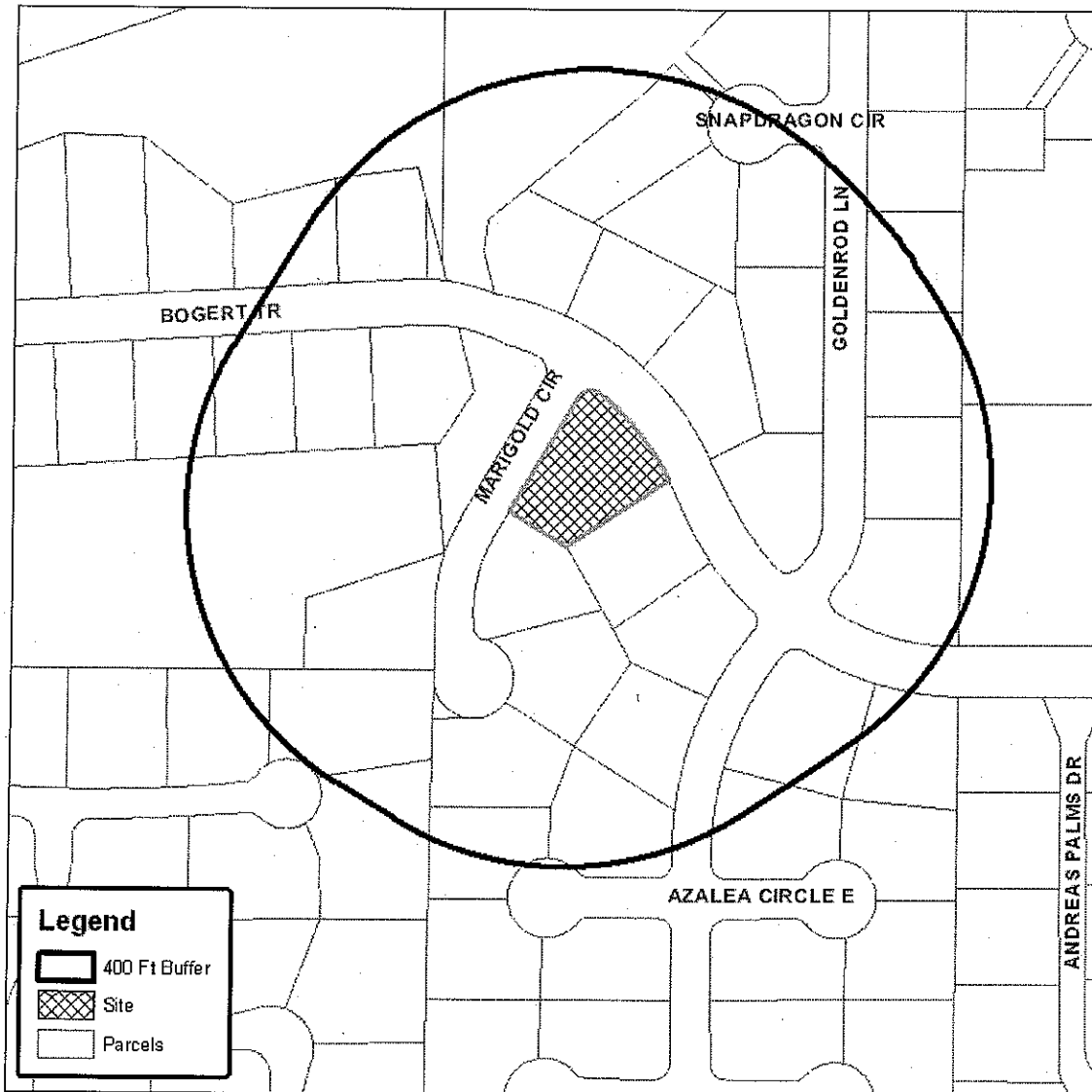
Craig A. Ewing, AICP
Director of Planning Services

Attachments:

- Vicinity Map
- Draft Resolution
- Exhibit A: Conditions of Approval
- Reductions of site plan and elevations



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3551 SFR

APPLICANT: Chambers &
Daymude

DESCRIPTION: A proposed single family residence
at 3100 Marigold Circle, Zone R1B Section 35.

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3551 SFR; AN APPLICATION FOR A 5,304 SQUARE FOOT SINGLE FAMILY RESIDENCE ON A ROUGHLY 21,551 SQUARE FOOT LOT AT 3100 MARIGOLD CIRCLE; ZONE R-1-B, APN 512-280-001; SECTION 35.

WHEREAS, Richard Chambers and Larry Daymude, (the "Applicant") have filed an application with the City pursuant to Section 94.04.00 of the Palm Springs Zoning Code (PSZC) for a Major Architectural application to allow the construction of a single family residence on a lot at 3100 Marigold Circle, Zone R-1-B; and

WHEREAS, on March 12, 2012, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted unanimously to recommend approval of the project to the Planning Commission; and

WHEREAS, on March 28, 2012, a public meeting for Major Architectural Application Case 3.3551 SFR was held by the Planning Commission in accordance with applicable law; and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is a Class III exemption and is categorically exempt per Section 15303(a) (New single-family residence).

Section 2: Architectural Review is required for development of each lot in Tract 29632 pursuant to Zoning Code Section 94.04.00. Specific aspects of design shall be examined to determine whether the proposed development will provide 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 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 project proposes a single family house, detached casita and related landscaping, paved drives, and terraces surrounding a swimming pool. The project conforms to the setbacks and requirements for open space and yards. The landscaping is designed to maintain privacy while not blocking views. The Planning Commission has concluded

the project conforms to this statement.

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 project is located in a neighborhood of large custom designed homes, each individual in their design and orientation on the lots. The proposed house is complementary to the existing development, and is respectful of views from adjacent unbuilt lots. The Planning Commission determines that the project conforms to this statement.

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;*

The proposed residence conforms to all setbacks, height limits, minimum and maximum area limits. Perimeter walls conform to the development standards of the Zoning Code. Therefore the project conforms to this statement.

4. *Building design, materials and colors to be sympathetic with desert surroundings; AND*
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 project is proposed with a traditional "Spanish ranch style" motif clad in stucco with two-piece barrel tile on gable roofs. The materials and colors are warm hued colors considered to be complementary to the desert. Thus, the project is consistent with these statements.

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;*

The project proposes mostly drought-tolerant plant species deemed appropriate to the desert environment. There are no landmark or specimen plants or trees on the site. The project is therefore deemed in conformance with this statement.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.3551 SFR; a roughly 5,306 square foot single

family home on a roughly 21,551 square foot lot, subject to those conditions set forth in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 28th day of March 2012.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.3551 SFR

A Single Family Residence at 3100 Marigold Way
March 28, 2012

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 (3.3551 SFR); 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 (February 14, 2012), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 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 3.3551 SFR. 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, 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 Major Architectural Applications (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 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.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) NOT required.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

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. 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 4. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.

- PLN 5. 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 6. 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 7. 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 8. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 9. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 10. No decomposed granite. In lieu of decomposed granite for lot coverage between plantings, use ¼ inch to ½ inch crushed Palm Springs Gold granite.
- PLN 11. (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

The 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.

ENG 2. A Road and Bridge Impact Fee of \$2,704 per single family residential unit; as well as a Fire Station Fee of \$469.00 per acre for single family residential units shall be paid (or as may be adjusted annually) in accordance with Chapter 9.69.040 and 9.69.060 of the Palm Springs Municipal Code; the fees shall be paid prior to issuance of a building permit.

MARIGOLD CIRCLE

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

BOGERT TRAIL

ENG 4. Remove existing street improvements as necessary to construct a driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.

ENG 5. An application for an Encroachment Agreement shall be submitted to the Engineering Division to allow construction and/or installation of concrete stepping stone walkways within the public right-of-way of Bogert Trail. The application for the Encroachment Agreement shall be approved prior to issuance of a grading or building permit.

ENG 6. Remove and replace the existing curb ramp at the southeast corner of Bogert Trail and Marigold Circle, upon review and a determination by the City Engineer that the existing curb ramp does not meet current ADA standards. If required, construct a Type B curb ramp meeting current California State Accessibility standards in accordance with City of Palm Springs Standard Drawing No. 213 as required.

ENG 7. All broken or off grade street improvements shall be repaired or replaced.

SANITARY SEWER

ENG 8. 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. New laterals shall not be connected at manholes.

ENG 9. The project is subject to a sewer assessment fee of \$146.19 per lot for construction of the 15" sewer main in Avenida Granada, Calle Palo Fierro and Laverne Way. The fee shall be paid prior to issuance of the building permit.

GRADING

ENG 10. 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.

- 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.
- 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 11. Prior to approval of the Grading Plan, 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 12. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will

not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

- ENG 13. Perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 14. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 15. Prior to issuance of grading permit, the applicant shall provide verification to the City that the fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).
- ENG 16. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 17. The pad elevation shall be within 2 inches of that shown on the approved Grading Plan for Tract No. 16149 (541.00) which is on file in the Engineering Division, unless otherwise approved by the City Engineer.
- ENG 18. 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 at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 19. 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 20. 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 21. 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 22. 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 23. 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 24. The project is subject to an "Area Benefit Fee" drainage fee of \$4,213.00 per acre of single family residential development, in accordance with Chapter 9.69.040, or as may be adjusted annually in accordance with Chapter 9.69.060 of the Palm Springs Municipal Code. The drainage fee shall be paid prior to issuance of a building permit.

GENERAL

- ENG 25. 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. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
- ENG 26. All proposed utility lines shall be installed underground.

- ENG 27. 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 28. 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 29. 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 30. Nothing shall be constructed or planted in the corner cut-off area of any intersection and 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 31. 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.

TRAFFIC

- ENG 32. 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 33. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, and striping, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 34. 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 January 13, 2012, or subsequent editions in force at the time of construction.
- ENG 35. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

GENERAL CONDITIONS

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated February 14, 2012. Additional requirements may be required at that time based on revisions to site plans.

FID 2 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 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 Access During Construction (CFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 6 Access Road Dimensions (CFC 503.2.1): Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an

unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 7 Fire Apparatus Access Gates (8.04.260 PSMC): Entrance gates shall have a clear width of at least 15 feet and be equipped with a frangible chain and padlock.

FID 8 Dimensions (CFC 503.2.1): Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

FID 9 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 10 NFPA 13D Fire Sprinklers Required: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2010 Edition, as modified by local ordinance. The contractor should submit fire sprinkler plans as soon as possible. No portion of the fire sprinkler system may be installed prior to plan approval.

FID 11 Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3; CRC R315): Provide and install Residential Smoke and Carbon Monoxide Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke and carbon monoxide alarms or equal system 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, carbon monoxide alarm or fire sprinkler flow switch causes all smoke and carbon monoxide alarms within the dwelling to sound and activate the exterior horn/strobe.

- FID 12 The wiring of this system shall be in accordance with Kidde SM120X Relay / Power Supply Module manual and Figure 2 (see attached). The 120 volt device wired to turn on when alarm sounds is the exterior horn / strobe. The pull for fire device is the fire sprinkler flow switch.
- FID 13 Additional Residential Smoke Alarm Requirements (NFPA 72: 29.5.1.3): Where the interior floor area for a given level of a dwelling unit, excluding garage areas, is greater than 1,000 Sq. Ft., the additional requirements are that all points on the ceiling shall have:
- A smoke alarm within a distance of 30 ft travel distance or
 - An equivalent of one smoke alarm per 500 Sq. Ft. of floor area.
 - One smoke alarm per 500 Sq. Ft. is evaluated by dividing the total interior square footage of floor area per level by 500 Sq. Ft.
- FID 14 Carbon Monoxide Alarm or Detector Locations (NFPA 720: 9.4.1.1 & 9.4.1.2; CRC R315.3): Carbon monoxide alarms or detectors shall be installed as follows:
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces
 - Other locations where required by applicable laws, codes, or standards
 - Each alarm or detector shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instructions that accompany the unit.
- FID 15 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 outdoor rated.

END OF CONDITIONS

PLANTING LEGEND

SYMBOL	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
[Symbol]	AGAVE	12" DIA.	10
[Symbol]	AGAVE	18" DIA.	5
[Symbol]	AGAVE	24" DIA.	3
[Symbol]	AGAVE	30" DIA.	2
[Symbol]	AGAVE	36" DIA.	1
[Symbol]	AGAVE	42" DIA.	1
[Symbol]	AGAVE	48" DIA.	1
[Symbol]	AGAVE	54" DIA.	1
[Symbol]	AGAVE	60" DIA.	1
[Symbol]	AGAVE	66" DIA.	1
[Symbol]	AGAVE	72" DIA.	1
[Symbol]	AGAVE	78" DIA.	1
[Symbol]	AGAVE	84" DIA.	1
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[Symbol]	AGAVE	1002" DIA.	1

LANDSCAPE & PLANTING LEGEND

1. ALL PLANTING SHALL BE INSTALLED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.

2. ALL PLANTING SHALL BE INSTALLED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.

3. ALL PLANTING SHALL BE INSTALLED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.

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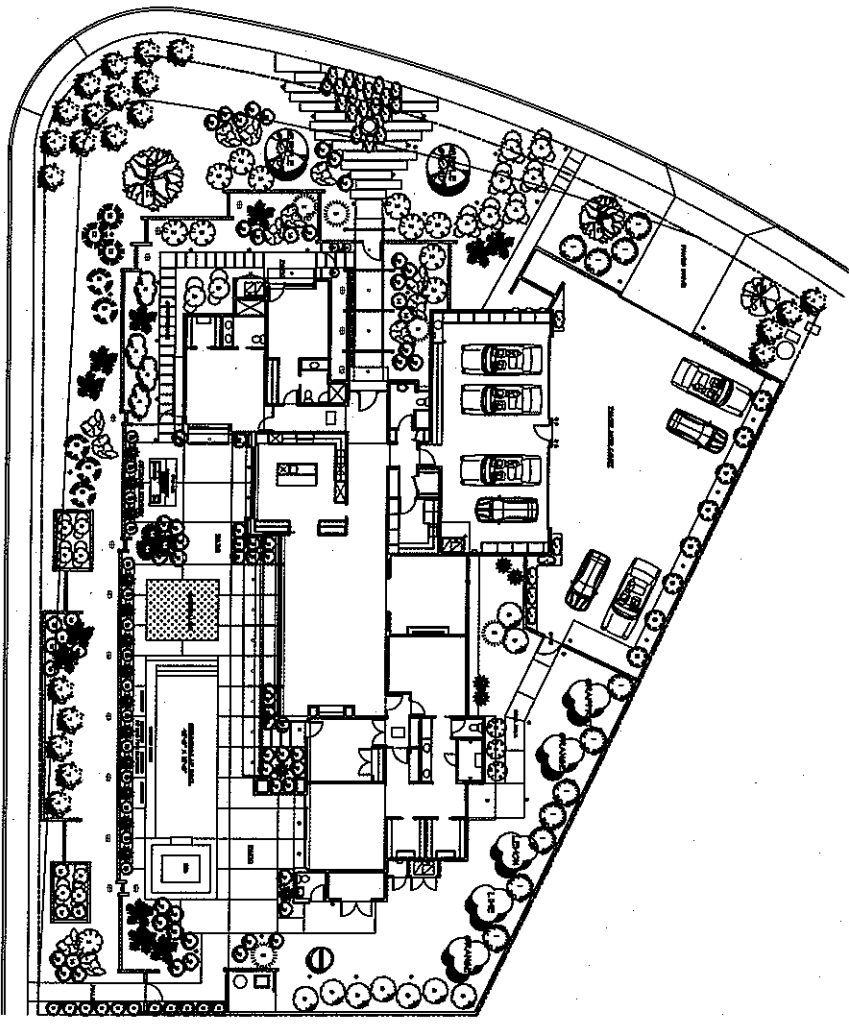
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9. ALL PLANTING SHALL BE INSTALLED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.

10. ALL PLANTING SHALL BE INSTALLED AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.



Preliminary Landscape Plan

0' 16' 32' 48' SCALE: 3/32" = 1'-0"



DRAWN BY: CLS
 DATE: 12-1-11
 JOB NO.: 11-111
 SHEET NO.: 6
 SD-6

SHEET TITLE
 Preliminary
 Landscape
 Plan

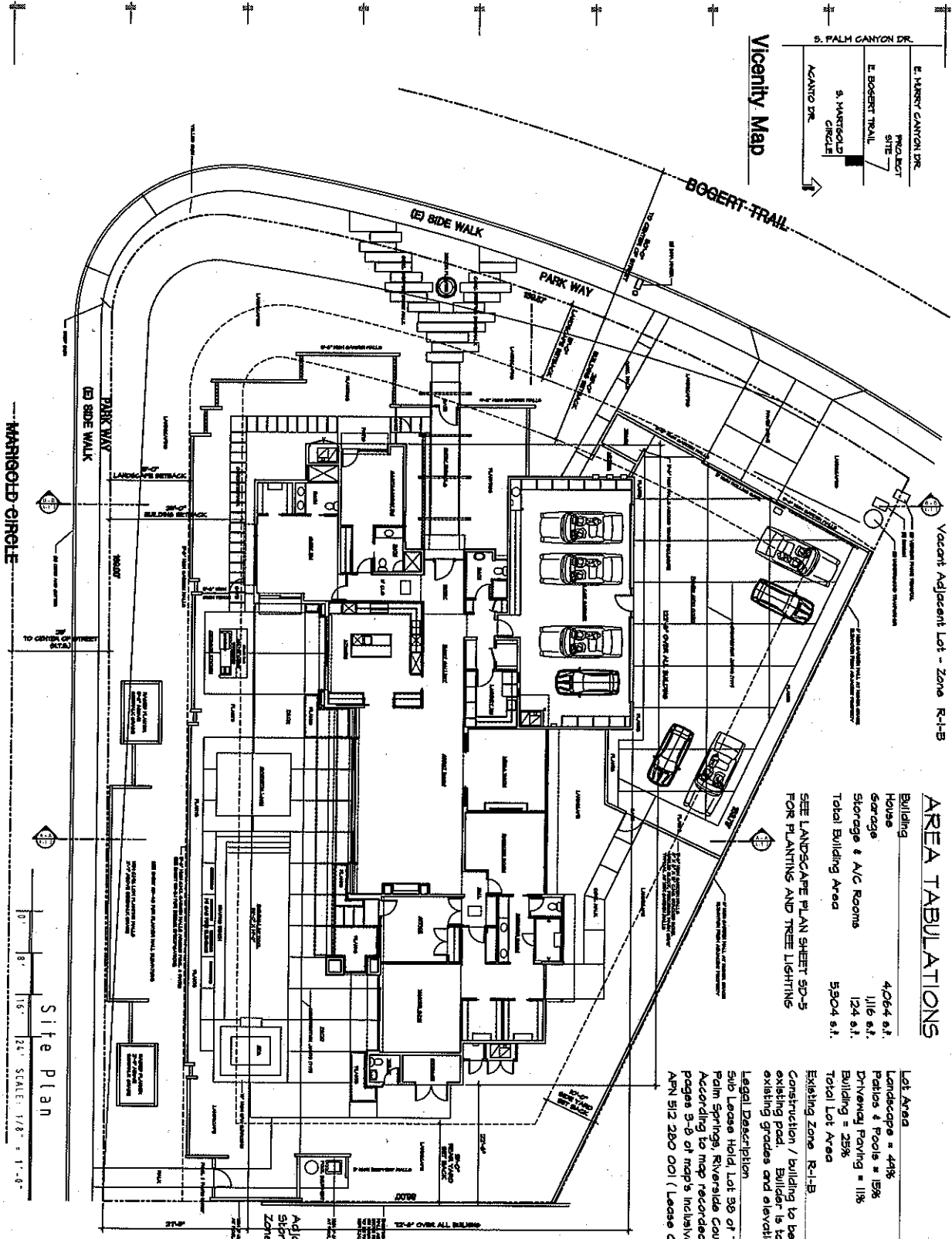
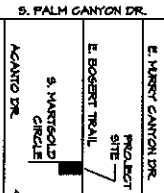
Revisions	Date

PROJECT Private Residence
 3100 S. Marigold Circle
 Palm Springs, CA
 FOR Chambers / Daymude



CSA
 Chris Smith Architects
 115 Robinson Dr. Ste. 100
 Palm Springs, California 92262
 Tel: 760 333 5511
 Fax: 760 333 5513

Vicinity Map



AREA TABULATIONS

Building	4,064 s.f.
House	1,116 s.f.
Garage	124 s.f.
Storage & A/C Rooms	5,904 s.f.
Total Building Area	5,904 s.f.

SEE LANDSCAPE PLAN SHEET SD-5 FOR PLANTING AND TREE LIGHTING

Lot Area	10,957 s.f.
Landscaping = 4%	438 s.f.
Pools & Pools = 15%	1,644 s.f.
Driveway Paving = 11%	1,205 s.f.
Building = 25%	2,739 s.f.
Total Lot Area	10,957 s.f.

Existing Zone R-1-B
 Construction / building to be placed on existing pad. Builder is to verify existing grades and elevations.

Legal Description
 Sub Lease Hold, Lot 98 of Tract 16144 Palm Springs, Riverside County, California According to map recorded in Book 116, pages 5-8 of map's inclusive.
 APN 512 280 001 (Lease 004 607 545)

Site Plan
 SCALE: 1/8" = 1'-0"



SD-11

DRAWN BY: CLS
 DATE: 12-1-11
 JOB NO.: 11-111
 SHEET NO.: ©

Revisions table with columns for REVISIONS and DATE.

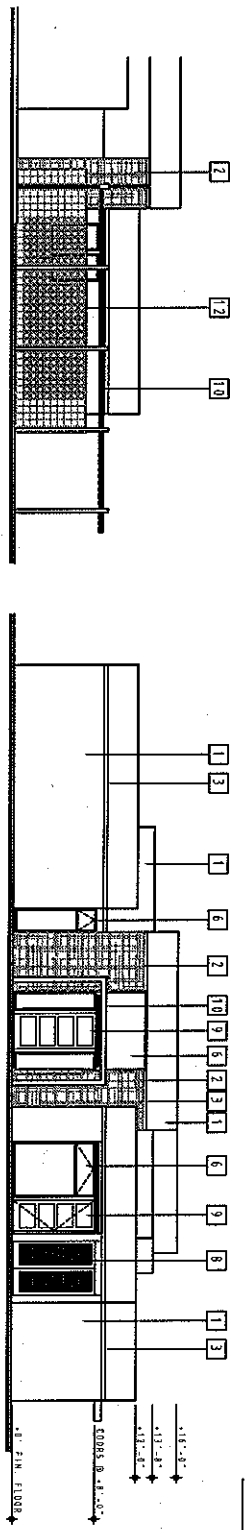
PROJECT **Private Residence**
 3500 S. Marigold Circle
 Palm Springs, CA

FOR **Chambers / Daymude**

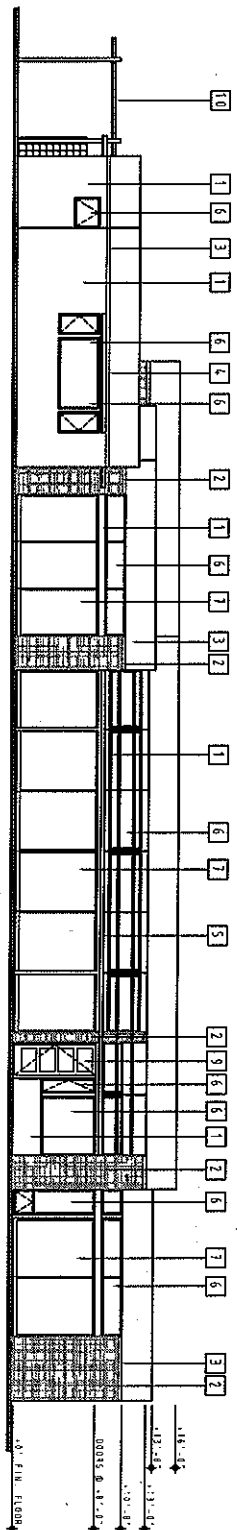


CSA

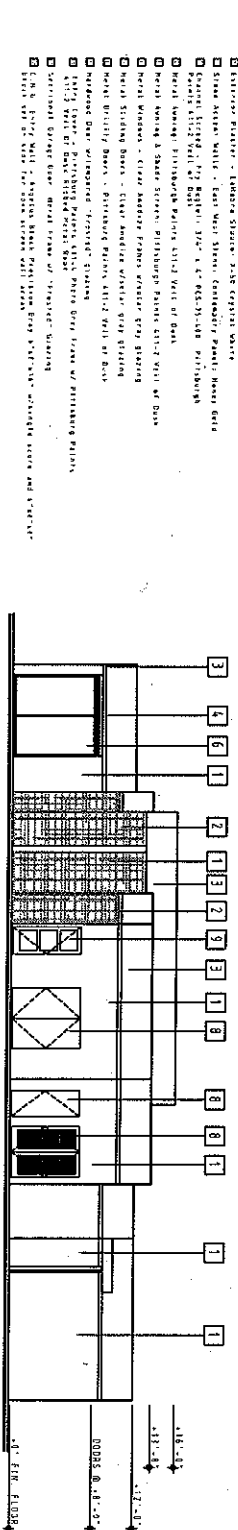
Chris Smith Architects
 111 S. Palm Canyon Dr., Ste. 100
 Palm Springs, California 92260
 Tel. 760 325 5100
 Fax. 760 325 5100



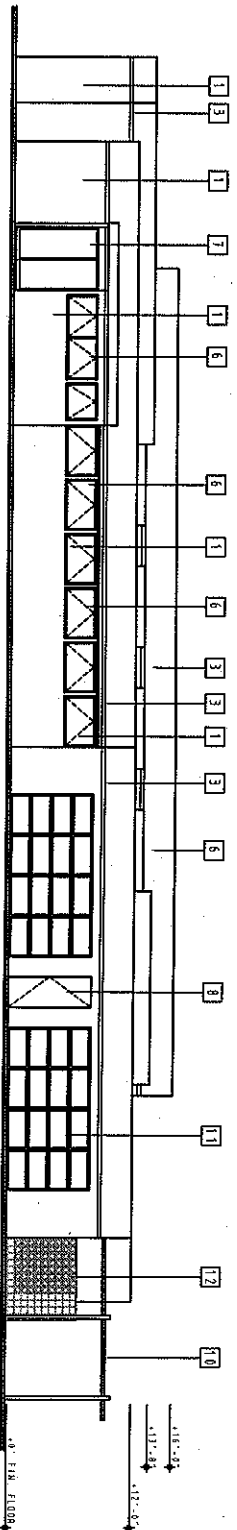
North Elevation



West Elevation



South Elevation



East Elevation

Exterior Elevations

1/8" = 1'-0"

- Color & Materials Schedule**
- 1 Exterior Paint - Latex Enamel - Eggshell Finish
 - 2 Stone Material - East West Stone, Contemporary Panels, Hand Split
 - 3 Concrete, Light Gray, 1/2" Rebar, 3/4" x 6" Rebar, 3/4" x 6" Rebar
 - 4 Brick, Orange, Pittsburgh Pattern, 2 1/2" x 8" x 4"
 - 5 Brick, Orange, 2 Stone, Pittsburgh Pattern, 2 1/2" x 8" x 4"
 - 6 Metal Windows - Clear Anodized Frame, White, Gray, Slatted
 - 7 Metal Sliding Doors - Clear Anodized Frame, White, Gray, Slatted
 - 8 Metal Utility Doors - Clear Anodized Frame, White, Gray, Slatted
 - 9 Hardwood Door, White, Slatted, 1 1/2" x 6" x 2 1/2"
 - 10 1 1/2" x 6" x 2 1/2" Hardwood Door, White, Slatted, 1 1/2" x 6" x 2 1/2"
 - 11 Vertical Slatted Door - Metal Slatted, 1 1/2" x 6" x 2 1/2"
 - 12 1 1/2" x 6" x 2 1/2" Hardwood Door, White, Slatted, 1 1/2" x 6" x 2 1/2"

DRAWN BY: CLS
 DATE: 12-1-11
 JOB NO.: 11-111
 SHEET NO.: 42

SHEET TITLE
 Exterior Elevations

Revisions	Date

PROJECT: Private Residence
 3100 S. Marigold Circle
 Palm Springs, CA
 FOR: Chambers / Daymude



CSA
 Chris Sabin Architects
 1115 S. Palm Canyon Dr., Ste. 208
 Palm Springs, California 92262
 Tel. 760.325.3222
 Fax: 760.325.3219

CSA

CHES SANITA ARCHITECTS
 101 S. Palm Canyon Dr., Ste. 209
 Palm Springs, California 92262
 Tel. 760.326.2023
 Fax. 760.326.2023



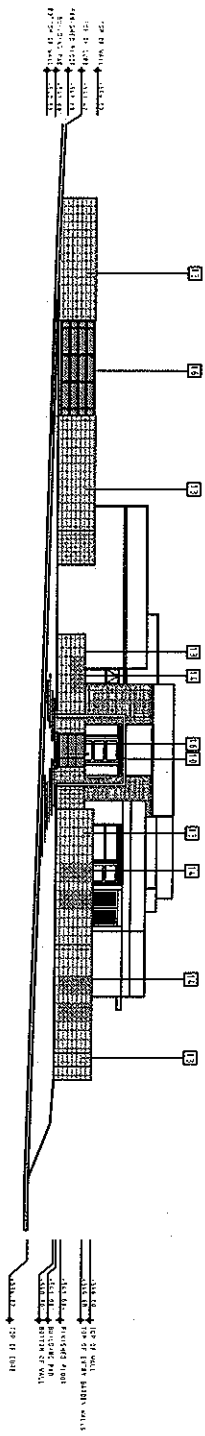
PROJECT Private Residence
 3700 S. Margold Circle
 Palm Springs, CA
 FOR Chambers / Daymude

REVISIONS	DATE

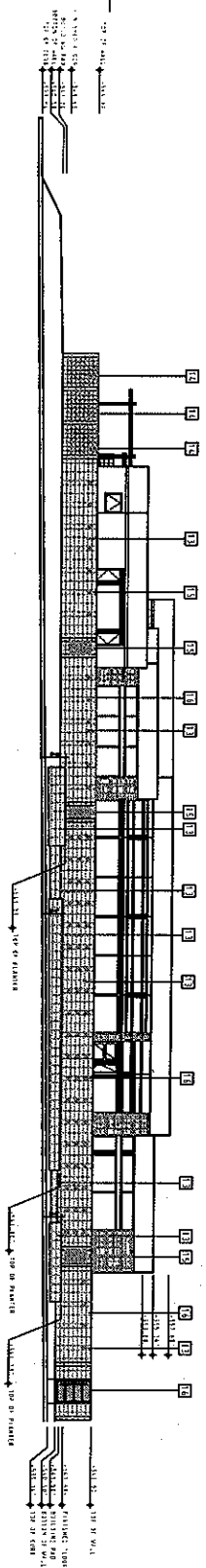
SHEET TITLE
 Street Elevations

DRAWN BY CLS
 DATE 12-1-11
 JOB NO. 11-1113
 SHEET NO. ©
SD-4.3

NORTH STREET ELEVATION



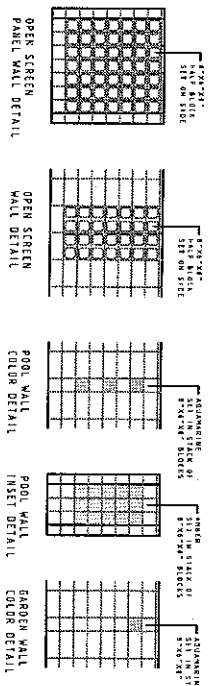
WEST STREET ELEVATION



Color & Materials Schedule

- GARDEN WALL COLOR: BROWNISH GREY PAINT WITH GREY STAIN OF PLASTERED PORTLAND CEMENT
- OPEN SCREEN COLOR: BROWNISH GREY PAINT WITH GREY STAIN OF PLASTERED PORTLAND CEMENT
- POOL WALL COLOR: BROWNISH GREY PAINT WITH GREY STAIN OF PLASTERED PORTLAND CEMENT
- GARDEN WALL COLOR: BROWNISH GREY PAINT WITH GREY STAIN OF PLASTERED PORTLAND CEMENT
- OPEN SCREEN COLOR: BROWNISH GREY PAINT WITH GREY STAIN OF PLASTERED PORTLAND CEMENT
- POOL WALL COLOR: BROWNISH GREY PAINT WITH GREY STAIN OF PLASTERED PORTLAND CEMENT
- GARDEN WALL COLOR: BROWNISH GREY PAINT WITH GREY STAIN OF PLASTERED PORTLAND CEMENT

Garden Wall Block Details



Street Elevations
 SCALE: 1/8" = 1'-0"