



Planning Commission Staff Report

Date: October 24, 2012

Case No.: 5.1285 CUP – Lighted Tennis Court / 3.3594 SFR

Type: Conditional Use Permit for Lighted Tennis Court /
Final Planned Development Amendment – PD-262 (Minor
Change)

Location: 3181 & 3194 Las Brisas Way – Estancias Development

APN: 512-320-031, 512-320-032

Applicant: Donald Skeoch

General Plan: Estate Residential

Zone: R-1-B (Single Family Residential)

From: Edward O. Robertson, Principal Planner

Project Planner: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION:

The applicant, Donald Skeoch is seeking architectural approval for an approximately 6,283-square foot custom home with a casita and a Conditional Use Permit for a lighted tennis court on an approximately 42,253-square feet lot within the Estancias Development.

RECOMMENDATION:

That the Planning Commission approve Case 5.1285 CUP for a lighted tennis court and Case 3.3594 minor change to the Final Development Plan for PD-262 to allow the construction of an approximately 6,283-square foot single-family residence subject to the conditions of approval attached as Exhibit A.

PRIOR ACTIONS:

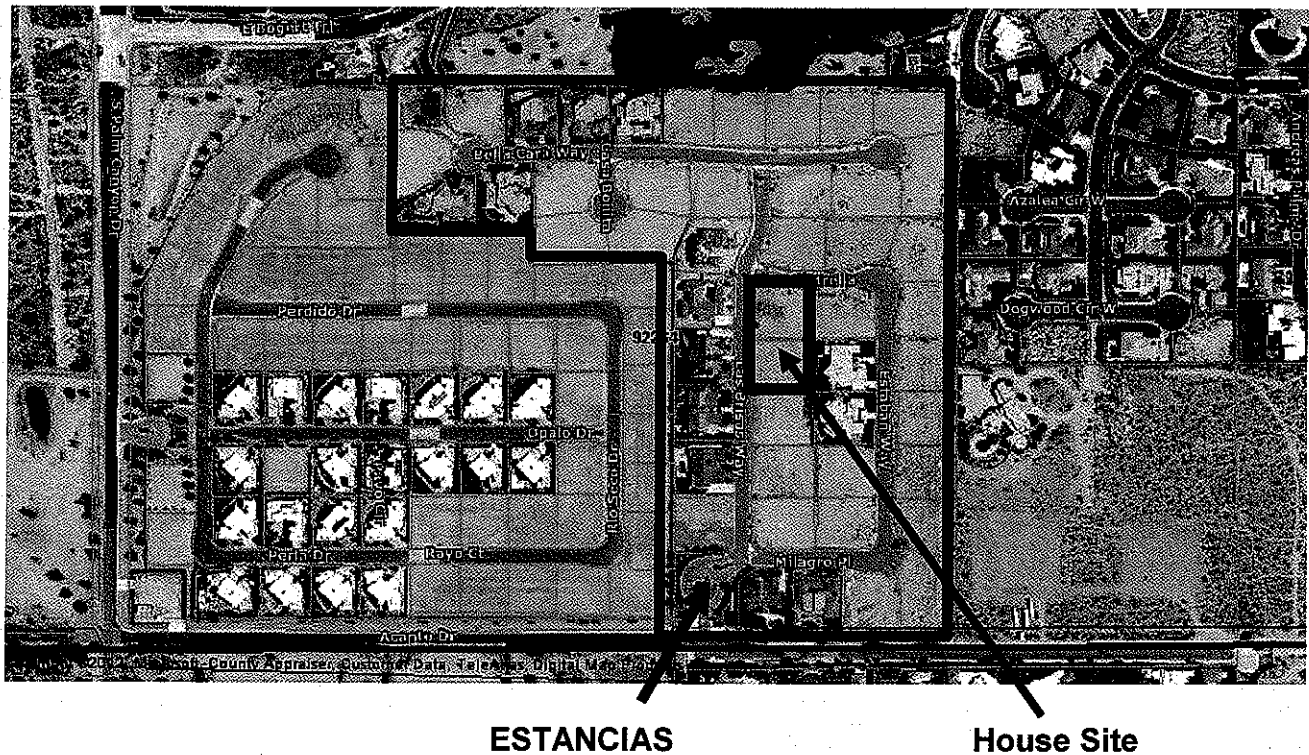
On September 24, 2012, the Architectural Advisory Committee (AAC) reviewed the project and voted 5-0-3, (absent, Ortega, Fredricks, Secoy-Jensen) to recommend approval to the Planning Commission as submitted.

BACKGROUND AND SETTING:

The custom home and lighted tennis court will occupy two recently merged lots of approximately 42,243-square feet in the Estancias Development. The Estancia project consists of forty-eight detached single-family residential units, on approximately 25 acres at 500 Acanto Way.

The subject property is zoned R-1-B / PD-262, and is within the Canyon Park Specific Plan (SP-1A). When Preliminary PD-262 was approved, certain modifications of the R-1-B Zone development standards were allowed, including a twenty-foot front yard set-back for casitas (25 foot front yard normally required) and a 22-foot building height maximum (18 foot maximum height normally required).

The proposed project meets these standards and will meet the remaining development standards required within the R-1-B Zone.



ANALYSIS:

Amendment to the Planned Development District:

The Estancia Tract was approved as a 48-lot subdivision which included approval of standard architecture with several house types and styles. There have also been individual lot owners who have received approval for custom residential homes within the community. Pursuant to Section 94.03.00(G) of the Zoning Code, the applicant has submitted an amendment to the Final Development Plans for PD-262 in order to develop one custom home.

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 almost an acre in size. Thus the project is consistent with this General Plan designation.

Zoning Designation:

The proposed site is zoned R-1-B / PD-262. 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 zoning designation and standards set forth by PD-262. The project also conforms to the development standards of the zone.

Development Standards:

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.

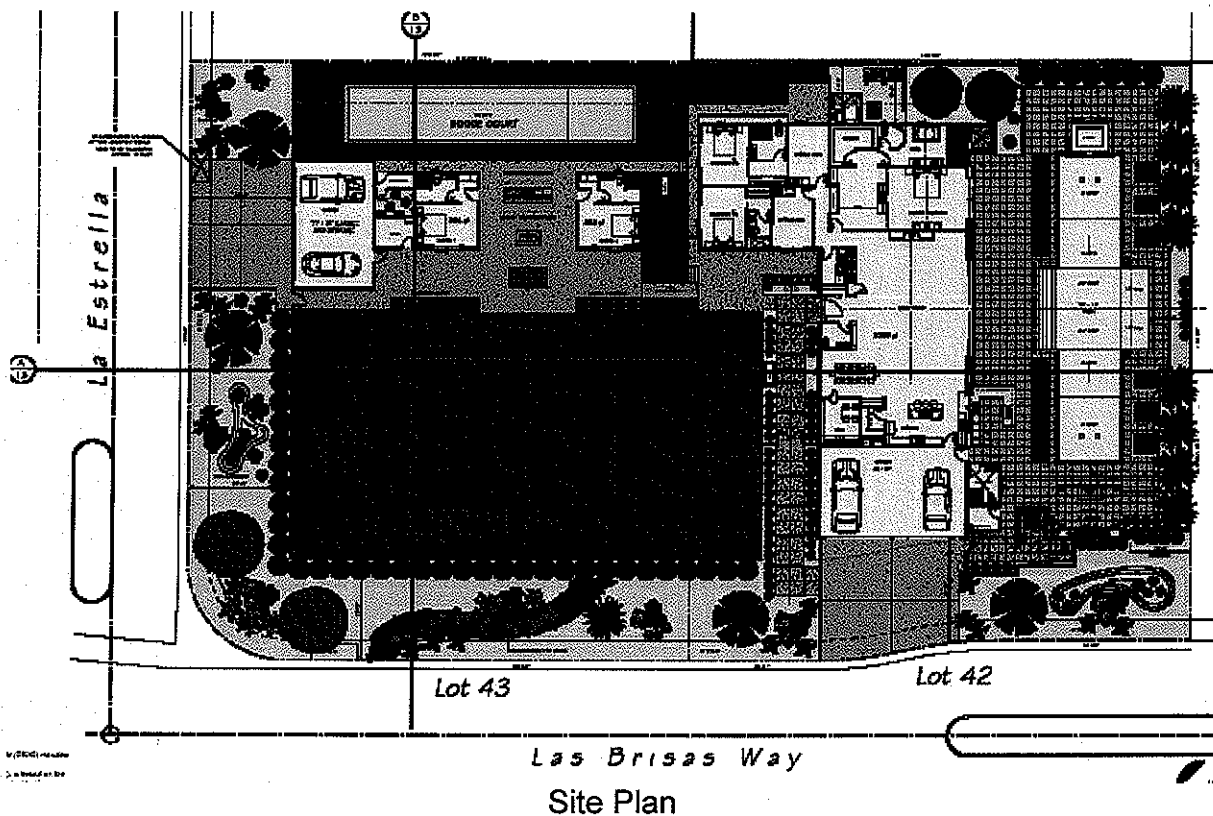
Lighted Tennis Court requires Conditional Use Permit:

Pursuant to PSZC Section 93.01.01(A)(f), "Night lighting of tennis courts may be allowed under conditional use permit approval by the Planning Commission in accordance with subsections (f)(i-iv)". The height of the proposed light poles will not exceed twelve (12) feet with a maximum of five (5) light poles on each side of the court. The light emitted from the poles will not spillover onto adjoining properties due to the presence of a ten (10) foot tall wall / fence and landscaping. The type of light fixture proposed will not be Quartz with wattage greater than 400 per fixture.

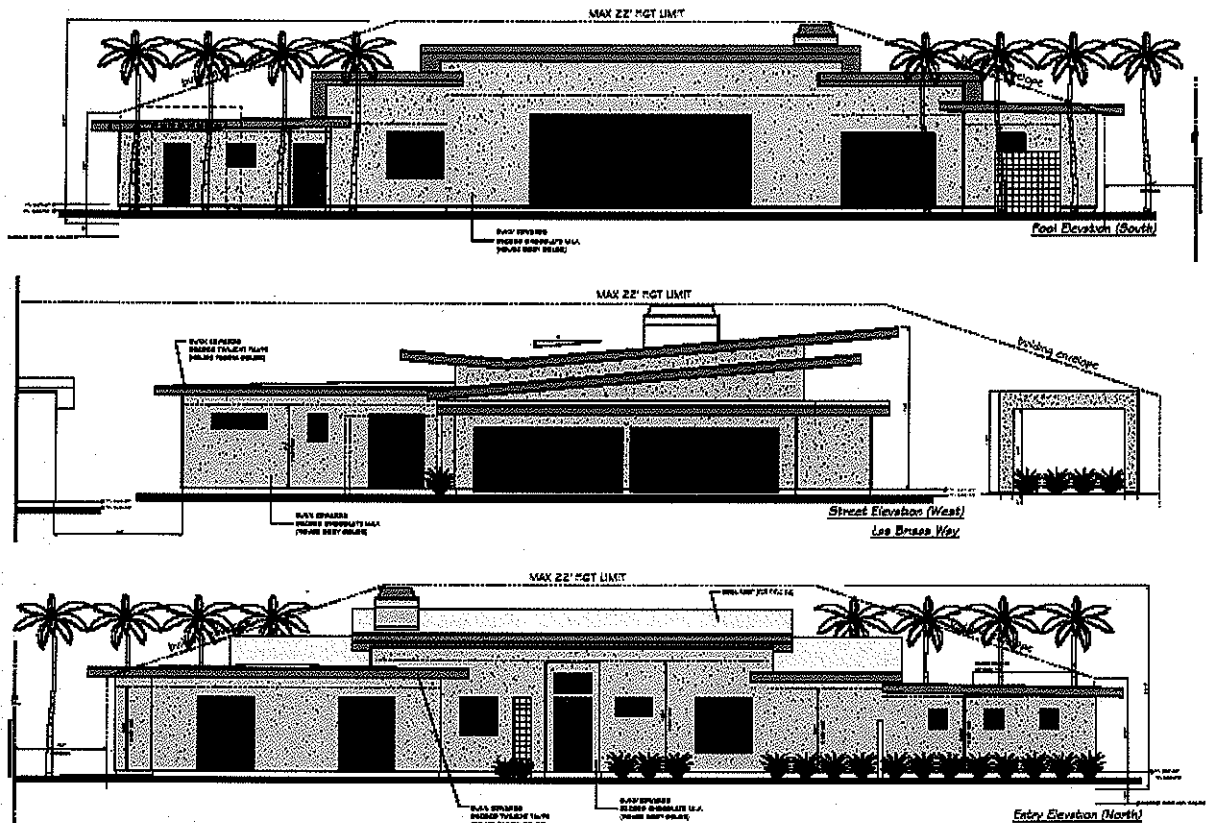
Proposed Project

The proposed project is for the construction of an approximately 6,283-square foot custom single-family home consisting of a main house equaling 3,090-square feet; two – two car garages equaling 1,602-square feet; a 608-square foot casita; and a 165-square foot pool cabana. The merged lot is located on the corner of Las Brisas Way and La Estrada with two driveways and two garages attached to the main house and casita. Other proposed amenities include a lap pool, spa, Bocce court and lighted tennis court.

Site Design: The proposed home is on a rectangular shaped lot with two buildings (main house and casita) in an "L" shape. Access to the main house will be from Las Brisas Way with secondary entry to the detached casita from La Estrada. A lighted tennis court will occupy the northwest portion of the parcel with lap pool on the south end of the lot and detached pool cabana. Other site features include two outdoor kitchens and Bocce court. The landscape palette is of a drought-tolerant design utilizing a variety of desert-hardy species. Vertical hedges planted around the tennis court walls will be used to establish texture, provide visual privacy and help mitigate light spillover. A minimal amount of turf is proposed for recreational use adjacent to the pool and Bocce court. A six foot perimeter masonry wall is present on the east and south property lines.



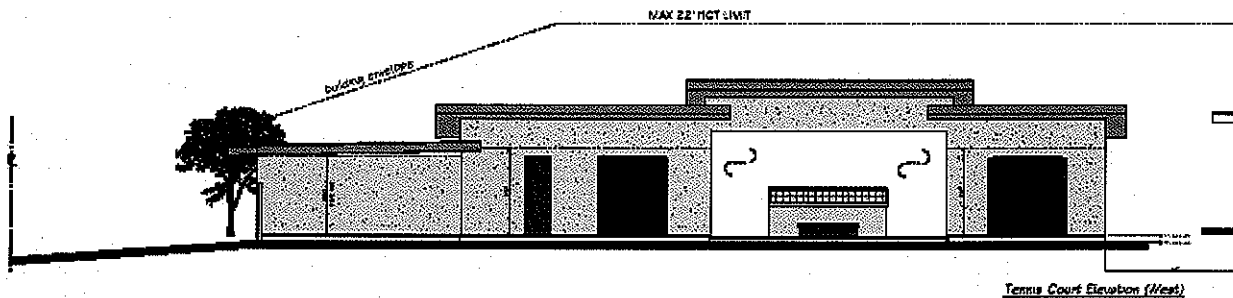
Architecture: The design of the house is modern with flat sloping roofs, and smooth stucco walls. The color scheme for the exterior will be "Chocolate Milk" for the main body; "Twilight Taupe" fascia and eaves; and "River Rocks" for the trim and painted doors. Garage doors will be constructed of clear anodized aluminum frosted glass. The main house elevation facing west as viewed from Las Brisas Way will include two large garage doors; other sections of the house will be blocked from view by the tennis court.



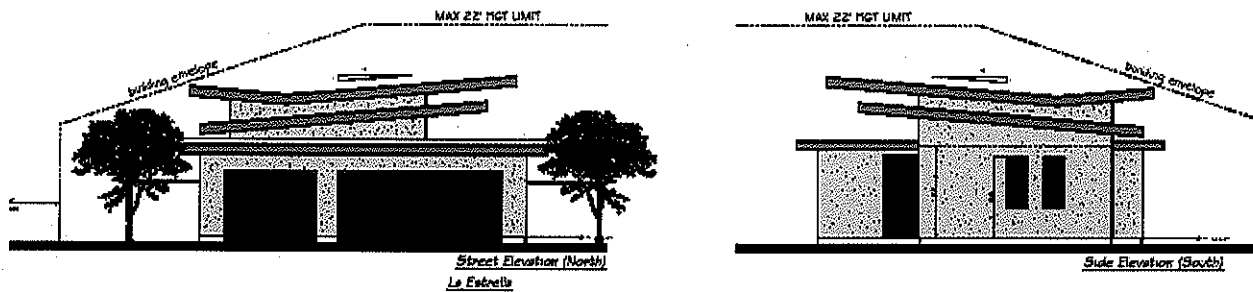
House Elevations

Casita:

The proposed project includes a 608-square foot casita with a three (3) car attached garage accessed from La Estrella. The detached casita will consist of two bedroom buildings connected by a large roof structure forming a covered breezeway with outdoor kitchen and fireplace. The covered area will provide a viewing area for the tennis and Bocce courts. The zoning code currently limits detached casitas without kitchen facilities to 1/50th of the lot size. Based on a lot size of 42,243-square feet, a 845-square foot casita is permitted. Therefore, the proposed 608-square foot casita is consistent with the Zoning Code.



West Casita Elevation



North and South Casita Elevations

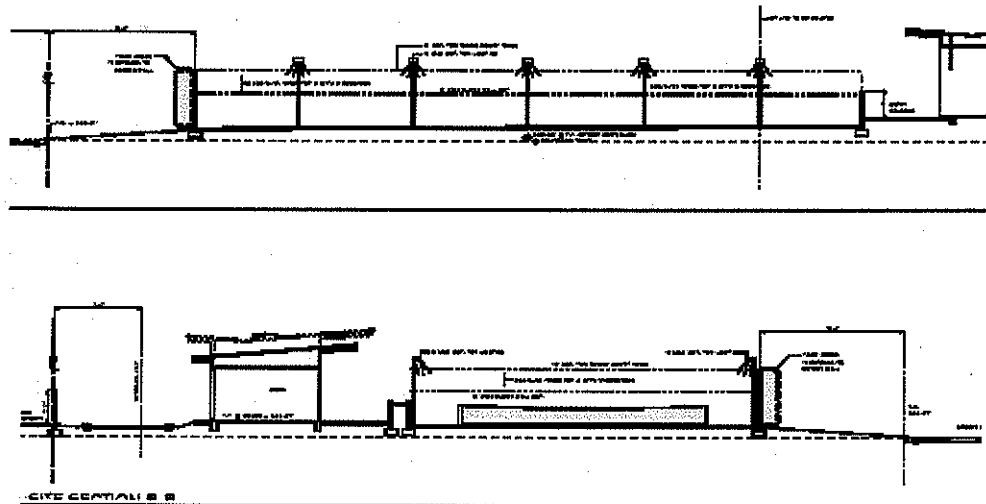
Details of the property development standards for the proposed project in relation to the requirements of the R-1-B zone are shown in Table 2.

Table 2: Development Standards (Minimums, unless otherwise stated)

| | R-1-B | Proposed Project |
|----------------------------|---|--|
| Lot Area | 15,000 square feet | 42,253 square feet (merged lots) |
| Lot Width | 120 feet interior - 130 feet corner | 175 feet and 122 feet (conforms) |
| Lot Depth | 120 feet | 122 feet (conforms) |
| Front Yard | 25 feet | 25 feet (conforms) |
| Side Yard | 10 feet | 10 feet (conforms) |
| Rear Yard | 15 feet | 15 feet (conforms) |
| Building Height (max.) | 12 feet at set-back up to 18 feet | 12 feet at set-backs, with a max height of 22 feet per PD 262 Estancias Development (conforms) |
| Building Coverage (max.) | 35% | 6.7% (conforms) |
| Casita allowed | Greater than 1/50 th of the lot requires CUP (1/50 th of 42,253 = 845 sf. | 608-square foot casita (conforms) |
| Covered off-street Parking | Minimum 2 car off-street covered required for SFR | Four covered off street spaces (conforms) |
| Dwelling size | 1,500 square feet minimum | 6,283 square feet (includes all living areas, casita, garages, other rooms (conforms) |

Lighted Tennis Court: The proposal includes a lighted tennis court which requires a Conditional Use Permit approved by the Planning Commission. The court will be located at the northwest corner of the lot at grade. Section 93.01.01(A)(1)(a) of the PSZC states that tennis courts shall not be allowed within any yard or set-back area. The proposed tennis court will meet this standard and be located twenty-five (25) feet set-back from both streets. The tennis court will be surrounded by a six (6) foot tall block wall with four (4) feet of chain link fencing on top to a maximum allowable height of ten (10) feet. To further mask the tennis court, a dark green mesh wind and privacy screen will be attached on the outside of the chain link fencing. In addition, a row of ficus hedges will be planted at the base of the block wall. Ten (10) total tennis court

light poles will be located on both sides of the court at a maximum allowable height of twelve (12) feet. The light source will be no greater than the maximum allowable lighting standard of 400 watts per fixture.



Elevations of Lighted Tennis Court

REQUIRED FINDINGS:

Findings for Architectural Review

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

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

The use and density of the subject property remains the same and are not affected by the proposed changes. The architecture will be consistent with other custom homes in the Estancias Development. The home will have garage parking which is common in this community. The proposed front yard landscape will be similar to other desert landscapes in the community. Therefore, the minor architectural and site changes do not affect the intent of the PD.

Findings for the CUP for a lighted tennis court:

The commission shall not approve or recommend approval of a conditional use permit unless it finds as follows:

- a. *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;*

The applicant has requested approval for a lighted tennis court which is permitted with a conditional use permit. The design and layout of the lighted tennis court meets all regulations as set forth in Section 93.01.01 of the PSZC. The set-back requirements, light pole heights, type of lighting fixture, wattage, and tennis court barrier meets all standards, therefore the project is consistent with this finding.

- b. *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 applicant is proposing a lighted tennis court as part of a house compound constructed in the Estate Residential land use designation. This project with its merged lots provides a lot size large enough to accommodate a larger home and casita with an array of outdoor amenities to include a pool, spa, Bocce court, and lighted tennis court. The proposed lighted tennis court is sited such that it is conforming to all setback and other development standards for the zone. The main house and casita also conforms to all required setbacks. The project is in harmony with many applicable policies in the general plan and is an attractive and desirable addition to the neighborhood.

- c. *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;*

Minimum lot size in the R-1-B / PD-262 zone is 15,000 square feet. The subject site is a merged lot of approximately 42,253-square feet. The proposed project conforms to all minimum setback requirements. It proposes a water-efficient landscape planting palette with a 6-foot high perimeter masonry wall conforming to the Zoning Code. The proposed house and landscape has been designed to maximize privacy for the owner and adjacent homeowners. Therefore, staff has concluded that the site is adequate for the proposed use.

- d. *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 has direct access to a public street that is adequately and properly designed to serve the estate residential neighborhood in which it is located. The project conforms to this finding

- e. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare*

and may include minor modification of the zone's property development standards.

Staff has included necessary conditions of approval to ensure compliance with all required development standards for PD-262 Estancias Development.

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).

CONCLUSION:

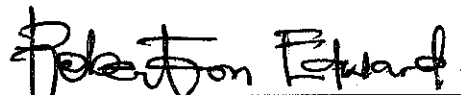
The project is recommended for approval by the Architectural Advisory Committee. Pursuant to the Zoning Code, a lighted tennis court is permissible with the approval of a Conditional Use Permit. In addition, the introduction of a custom built home as a minor change to the Estancia Development PD-262 is consistent with previous approvals. It is also consistent with the very low density land use designation of the General Plan. Therefore based on the above analysis, staff is recommending approval of Case No. 5.1285-CUP and minor PD amendment 3.3594 subject to the attached Conditions of Approval outlined in Exhibit A.

NOTIFICATION:

Notification was sent to adjacent property owners on October 11, 2012 to inform the neighbors that there has been an application submitted for the subject property. An additional notice was sent to all property owners within four hundred feet radius of the subject property, to inform the surrounding area that the project will be reviewed by the Planning Commission. As of the writing of this report, staff has not received comments or correspondence from the public.



Glenn Mlaker, AICP
Assistant Planner



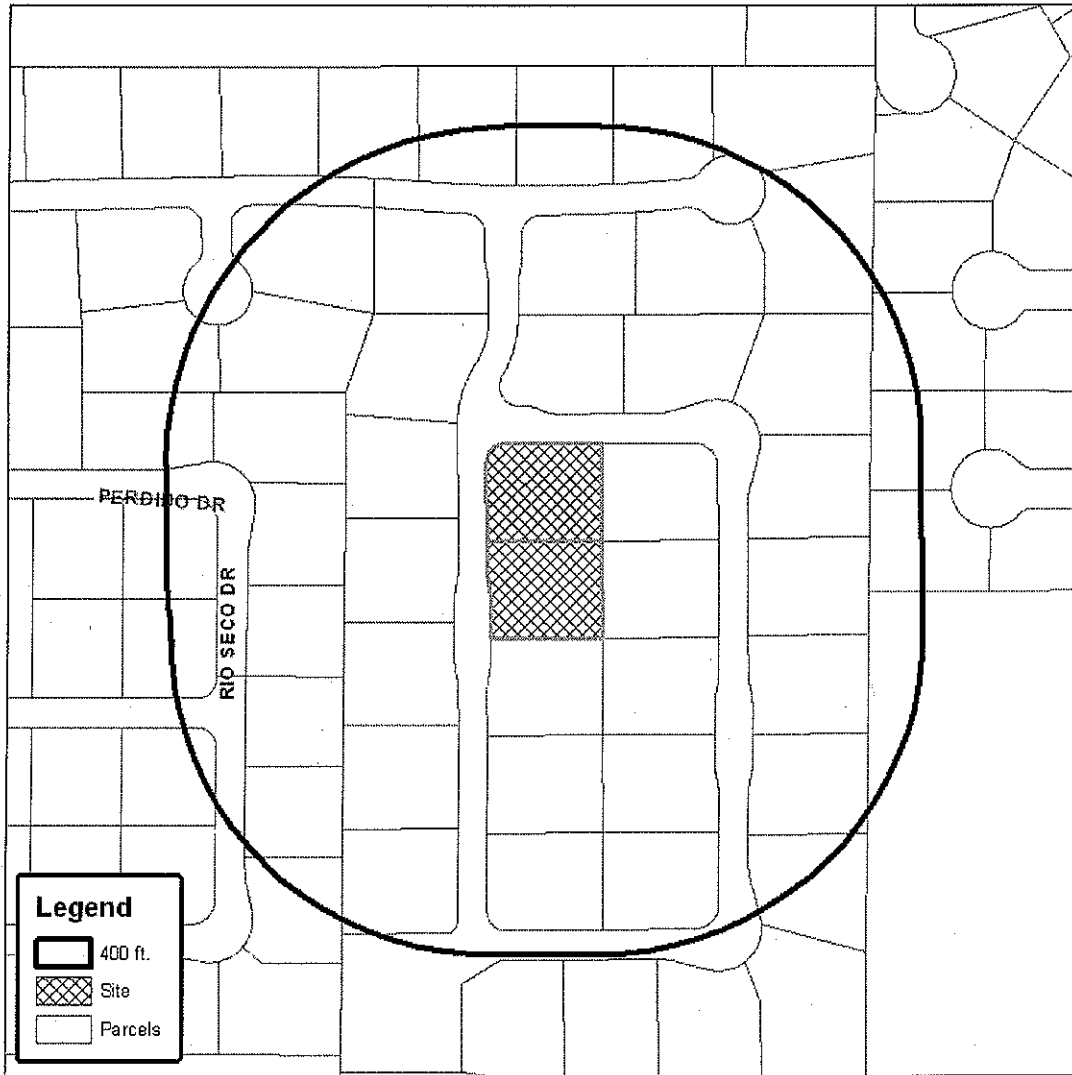
Edward O. Robertson
Principal Planner

Attachments:

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



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3594 SFR-5.1285 CUP

APPLICANT: Keoch Residence
Estancias Development

DESCRIPTION: Custom home equaling 6,283-square feet and lighted tennis court on a 42,253-square foot lot located in the Estancias Development, 194 Las Brisas Way, Zone R-1-B, Section 38

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 5.1285 CUP AND 3.3594 PD 262-AMEND; CONDITIONAL USE PERMIT FOR A LIGHTED TENNIS COURT AND AN AMENDMENT TO PREVIOUSLY APPROVED FINAL PLANNED DEVELOPMENT FOR NEW SINGLE FAMILY RESIDENCE ON A VACANT LOT LOCATED AT 3181 & 3194 LAS BRISAS WAY (ESTANCIAS).

WHEREAS, Donald Skeoch (the "Applicants") has filed an application Case 5.1285 for a Conditional Use Permit for a lighted tennis court and to amend the Final Development Plans of PD-262, Case No. 3.3594, to construct a 6,283-square foot single family residence, with lighted tennis court on a 42,253-square foot lot located at 3181 & 3194 Las Brisas Way; Estancias residential development, Zone R-1-B, Section 35; and

WHEREAS, in accordance with Section 93.01.01(A)(f) lighted tennis courts may be allowed under a Conditional Use Permit approved by the Planning Commission in accordance with the Zoning Code; and

WHEREAS, in accordance with Section 94.03.00(G) of the Zoning Code, the Planning Commission may approve minor architectural or site changes that do not affect the intent of the PD; and

WHEREAS, on October 24, 2012, a public meeting on Case No. 5.1285 CUP and Case 3.3594 PD-262 AMEND was held by the Planning Commission in accordance with applicable law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed amendment has been determined to be a project subject to environmental analysis under CEQA; and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed project is Categorically Exempt under Section 15303(a) (New Single-family residence).

Section 2: Pursuant to the requirements for a Conditional Use Permit, Section 94.02.00 (B)(6) of the zoning ordinance the Planning Commission finds:

- a. *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;*

The applicant has requested approval for a lighted tennis court which is permitted with a conditional use permit. The design and layout of the lighted tennis court meets all regulations as set forth in Section 93.01.01 of the PSZC. The set-back requirements, light pole heights, type of lighting fixture, wattage, and tennis court barrier meets all standards, therefore the project is consistent with this finding.

- b. *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 applicant is proposing a lighted tennis court as part of a house compound constructed in the Estate Residential land use designation. This project with its merged lots provides a lot size large enough to accommodate a larger home and casita with an array of outdoor amenities to include a pool, spa, Bocce court, and lighted tennis court. The proposed lighted tennis court is sited such that it is conforming to all setback and other development standards for the zone. The main house and casita also conforms to all required setbacks. The project is in harmony with many applicable policies in the general plan and is an attractive and desirable addition to the neighborhood.

- c. *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;*

Minimum lot size in the R-1-B / PD-262 zone is 15,000 square feet. The subject site is a merged lot of approximately 42,253-square feet. The proposed project conforms to all minimum setback requirements. It proposes a water-efficient landscape planting palette with a 6-foot high perimeter masonry wall conforming to the Zoning Code. The proposed house and landscape has been designed to maximize privacy for the owner and adjacent homeowners. Therefore, staff has concluded that the site is adequate for the proposed use.

- d. *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 has direct access to a public street that is adequately and properly designed to serve the estate residential neighborhood in which it is located. The project conforms to this finding

- e. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

Staff has included necessary conditions of approval to ensure compliance with all required development standards for PD-262 Estancias Development.

Section 3: Pursuant to Section 94.03.00(G) of the zoning ordinance, final development plans may be modified if minor architectural or site changes do not affect the intent of the PD, the Planning Commission finds:

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

The use and density of the subject property remains the same and are not affected by the proposed changes. The architecture will be consistent with other custom homes in the Estancias Development. The home will have garage parking which is common in this community. The proposed front yard landscape will be similar to other desert landscapes in the community. Therefore, the minor architectural and site changes do not affect the intent of the PD.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves an amendment to Case No. 5.1285 CUP & 3.3594 PD-262 AMND, to allow the construction of a lighted tennis court and 6,283-square foot residence, in the Estancias Development located 3181 & 3194 Las Brisas Way, subject to the attached Exhibit A Conditions of Approval.

ADOPTED this 24th day of October 2012.

AYES:
NOES:
ABSENT:
ABSTENTIONS:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

5.1285 Conditional Use Permit / 3.3594 PD-262 Amendment

3181 & 3194 Las Brisas Way
October 24, 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 5.1285 CUP / 3.3594 PD-262 Amendment; except as modified with the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped October 24, 2012, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1285 CUP / 3.3594 PD-262 Amendment. 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. 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 8. 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. Lighted Tennis Court. Tennis court lighting associated with this Conditional Use Permit shall comply with all regulations as stipulated in Section 93.01.01(A)(1)(a) as depicted on the approved site plan and building elevations.
- PLN 2. Outdoor Lighting Conformance. Exterior lighting plans, shall conform with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be submitted. If lights are proposed to be mounted on buildings, down-lights shall be utilized.
- PLN 3. 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 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.

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

none

FIRE DEPARTMENT 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 October 24, 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 **Fire Department Access:** Fire Department Access Roads shall be provided and maintained in accordance with (Sections 503 CFC)
- **Minimum Access Road Dimensions:**
 1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a minimum width of 24 feet is required for this project, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway.
 2. Roads must be 30 feet wide when parking is not allowed on only one side of the roadway.
 3. Roads must be 40 feet wide when parking is not restricted.

- FID 9 **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 10 **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 11 **Fire Personnel Access Requirements:** Provide fire personnel 4 ft. access gates and minimum 4 ft. clearance around entire house. A gate will be required on the west side of the residence at the front of the structure for fire personnel access.
- FID 12 **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 13 **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.

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 14 **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. A smoke alarm within a distance of 30 ft travel distance or
 - b. 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 15 **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:

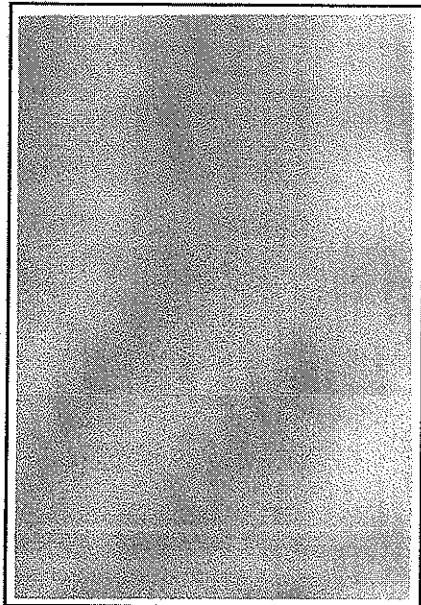
- (1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
- (2) On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces
- (3) Other locations where required by applicable laws, codes, or standards

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.

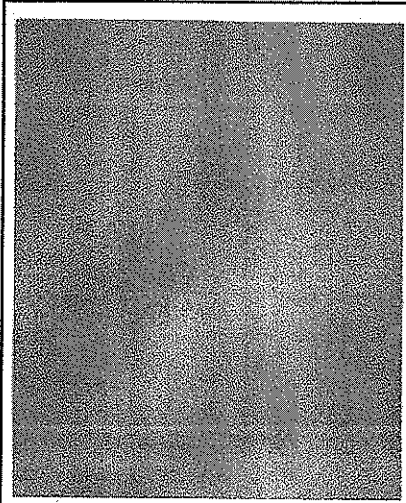
- FID 16 **Audible Residential Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor rated.

END OF CONDITIONS

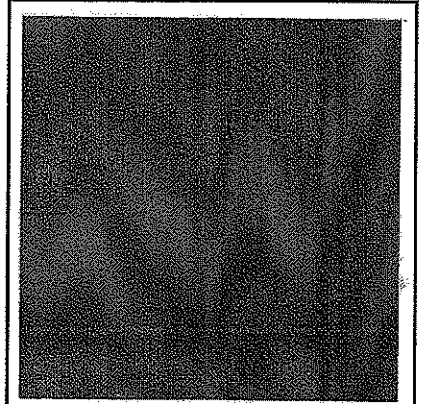
Skeoch Residence Color Exhibits



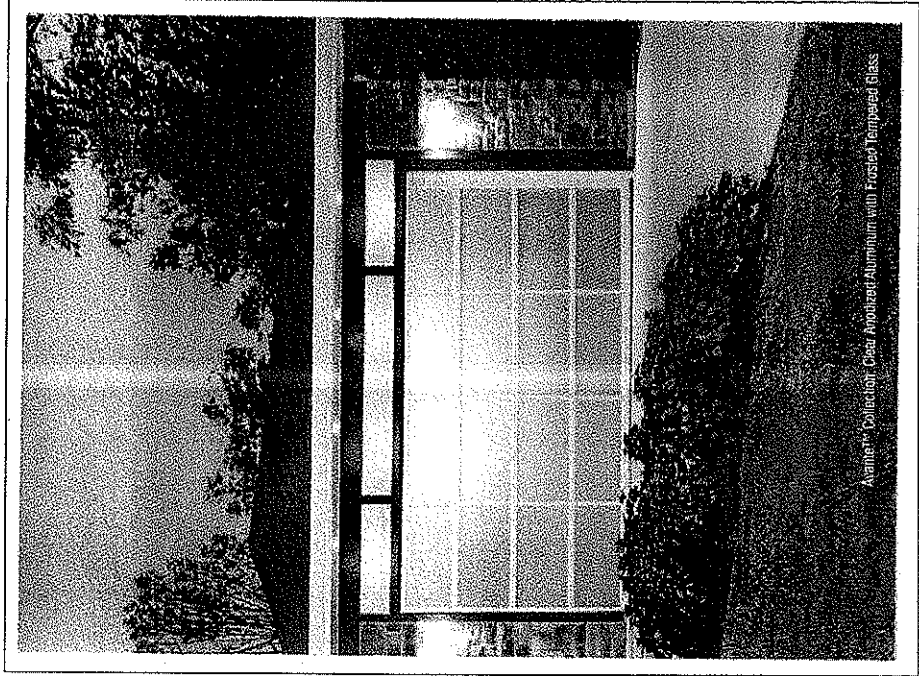
HOUSE BODY COLOR
 MISSION FINISH (SMOOTH STUCCO)
 DUNN EDWARDS,
 CHOCOLATE MILK (DE6059)



FASCIA AND EAVES
 MISSION FINISH
 (SMOOTH STUCCO)
 DUNN EDWARDS,
 TWILIGHT TAUPE (DE6060)



TRIM (PAINTED DOORS)
 DUNN EDWARDS,
 RIVER ROCKS (DE6061)



Aluminet® Collection: Clear Anodized Aluminum with Frost® Tempered Glass

GARAGE DOOR STYLE

Mr. Don Skeoch
 3182 # 3184 Las Brisas Way
 Palm Springs, CA
 (213) 256-4092

Custom Home Design for:

DESIGN CONCEPTS
 DRAFTING AND DESIGN SERVICE
 57445 29 Palms Hwy., Suite 304
 Yucca Valley, CA 92284
 Phone (760) 365-8742
 Fax (760) 365-8743



Colors

RECEIVED

AUG 28 2012

PLANNING SERVICES
DEPARTMENT

**ESTANCIAS AT SOUTH CANYON
HOMEOWNERS ASSOCIATION**

c/o Allen & Associates

PO Box 2805

Palm Springs, CA 92263

3.3594

5.1285

July 26, 2012

Via Hand Delivery

ATTN: Mr. Terry Tatum
City of Palm Springs
Building & Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs CA 92262

ATTN: Craig A. Ewing, AICP,
City of Palm Springs
Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs CA 92262

**Re: Architectural Review Committee Approval Letter
Custom Home Construction at 3182 & 3194 Las Brisas Way, Palm Springs,
CA 92264**

Dear Sirs:

This letter confirms that the plans and elevations for the design of the custom home at 3182 & 3194 Las Brisas Way, Palm Springs, CA 92264, were submitted to the Architectural Review Committee for the Estancias at South Canyon Homeowner's Association ("Estancias HOA") by owner Don Skeoch. The Architectural Review Committee voted to approve the plans and elevations.

The approval of these plans and elevations was re-confirmed via written email response(s) from the members.

Should you have any questions regarding the approval of these plans, please feel free to contact me at (760) 808-1449.

Sincerely,

DocuSigned by:

Darcey Deetz-Harrison

Ms. Darcey Deetz-Harrison

Vice President of the Board and Member of the Architectural Review Committee,
The Estancias at South Canyon Homeowners Association