



Planning Commission Staff Report

Date: March 13, 2013

Case No.: 3.2172 MAA

Type: Single-Family Residence – Hillside

Location: 295 Camino Carmelita

APN: 513-410-040-2

Applicant: William and Madelyn Trainor, Owner

General Plan: Estate Residential

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

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

Project Planner: Ken Lyon, RA, Associate Planner

PROJECT DESCRIPTION:

The applicant is proposing a major renovation to an existing 2,076 square foot home and additions totalling roughly 1,407 square feet on a roughly 47,916 square foot (1.1 acre) hillside lot at the corner of Camino Carmelita and Camino Monte. The project includes a second unit of approximately 1,165 square feet.

RECOMMENDATION:

That the Planning Commission approves Case 3.2172 MAA to allow development of a single-family residence, subject to the Conditions of Approval noted in Exhibit A.

PRIOR ACTIONS:

On February 11, 2013, the Architectural Advisory Committee (AAC) reviewed the project and voted unanimously to recommend approval to the Planning Commission.

BACKGROUND AND SETTING:

The site is located in the Mesa neighborhood, just south of downtown Palm Springs. The area is developed primarily with estate size parcels and custom homes. The parcel is mostly flat, but has significant slopes on the south and west parts of the lot. The current parcel was created by the merger of two adjacent parcels that make up the entire development.

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 (SFR)
South	Estate Residential (0-2.0 du/ac)	R-1-B	SFR
East	Estate Residential (0-2.0 du/ac)	R-1-B	SFR
West	Estate Residential (0-2.0 du/ac)	R-1-B	SFR



AERIAL PHOTO OF 295 CAMINO CARMELITA

PROJECT DESCRIPTION:

The existing one-story home and related structures are simple contemporary ranch-style buildings. The project includes a comprehensive renovation of the existing home with new utilities, windows and roofing. The structure is roughly 12 feet in height at its highest point. The existing home and the proposed new structures conform to the required setbacks and height restrictions of the zone. The entire home is proposed to be painted in varying shades of grey, with bronze colored doors and windows. The various structures are clad in stucco, board-formed concrete, "Hardi-board" board and batten siding, concrete masonry retaining walls and a metal shake roof system.

The project includes a 1,165 square foot detached second unit that is attached structurally to the new garage via a covered breezeway but is detached from the primary dwelling unit. The State requires jurisdictions to allow second units in single family zones subject to certain standards of the state, and the City's development standards of the zone in which it is proposed. The proposed second unit conforms to the required standards in terms of maximum size and all relevant zoning standards. Table 2 below includes evaluation of the second unit.

The site is proposed to be fully landscaped with a variety of palms, citrus, Palo Verde and smoke trees and a variety of drought tolerant, desert appropriate shrubs, groundcovers and boulders. Existing landscape material will be retained where possible and portions of the lot that are generally undisturbed will remain as such.

Table 2: Development Standards

	R-1-B Zone	Proposed Project
Min Lot Area	15,000 square feet	47,916 square feet
Min Lot Width	120 feet	110 feet (conforms)
Min Lot Depth	120 feet	370 feet (conforms)
Front Yard	25 feet	25 feet (conforms)
Street Side Yard	15 feet (Roadway dedication of 5 feet reduces side front to 15 feet)	15 feet (conforms)
Interior Side Yard	10 feet	10 feet (conforms)
Rear Yard	15 feet	More than 60' (conforms)
Building Height (max.)	12 feet at setback up to 18 feet;	12 feet (conforms)
Lot Coverage (max.)	35% (includes second unit)	22% (conforms)
Covered off-street Parking	Minimum 2 car covered	Two covered off street (conforms)
Dwelling size	1,500 square feet minimum	4,111 square feet (conforms)
Second dwelling unit	State mandated maximum square footage: 1,200 square feet	1,165 square feet (conforms)
Detached garage	Permitted in hillside areas and R-1-AH only	Hillside lot (conforms)

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 slightly more 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 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 major renovation and addition to an existing single family house, with landscaping and a 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. Existing perimeter walls do not conform to the development standards of the Zoning Code. The wall along Camino Monte is located in the corner cut-back. Furthermore, no building permit is on file for the construction of the existing perimeter wall. A condition of approval has been included to remove and replace the perimeter walls with permits and in accordance with the zoning code. With this condition, 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 project is proposed with a traditional "California ranch style" motif clad in stucco with a metal shake roof. 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:

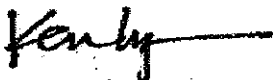
The project is recommended for approval by the Architectural Advisory Committee. Pursuant to the Zoning Code, it is allowed by right-of-zone. The proposed second unit conforms to state and local zoning development standards. The proposed project is in conformance with the criteria in Section 94.04.00(D)(9) "*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 3.2172 MAA, 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 and or conversion renovation of existing).

NOTIFICATION:

Pursuant to the hillside ordinance of the Zoning Code, property owners immediately adjacent to the subject house were notified by the City. To date, no comments have been received by the Planning Department.



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

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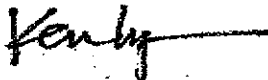
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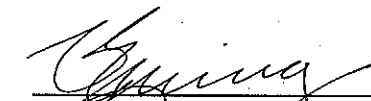
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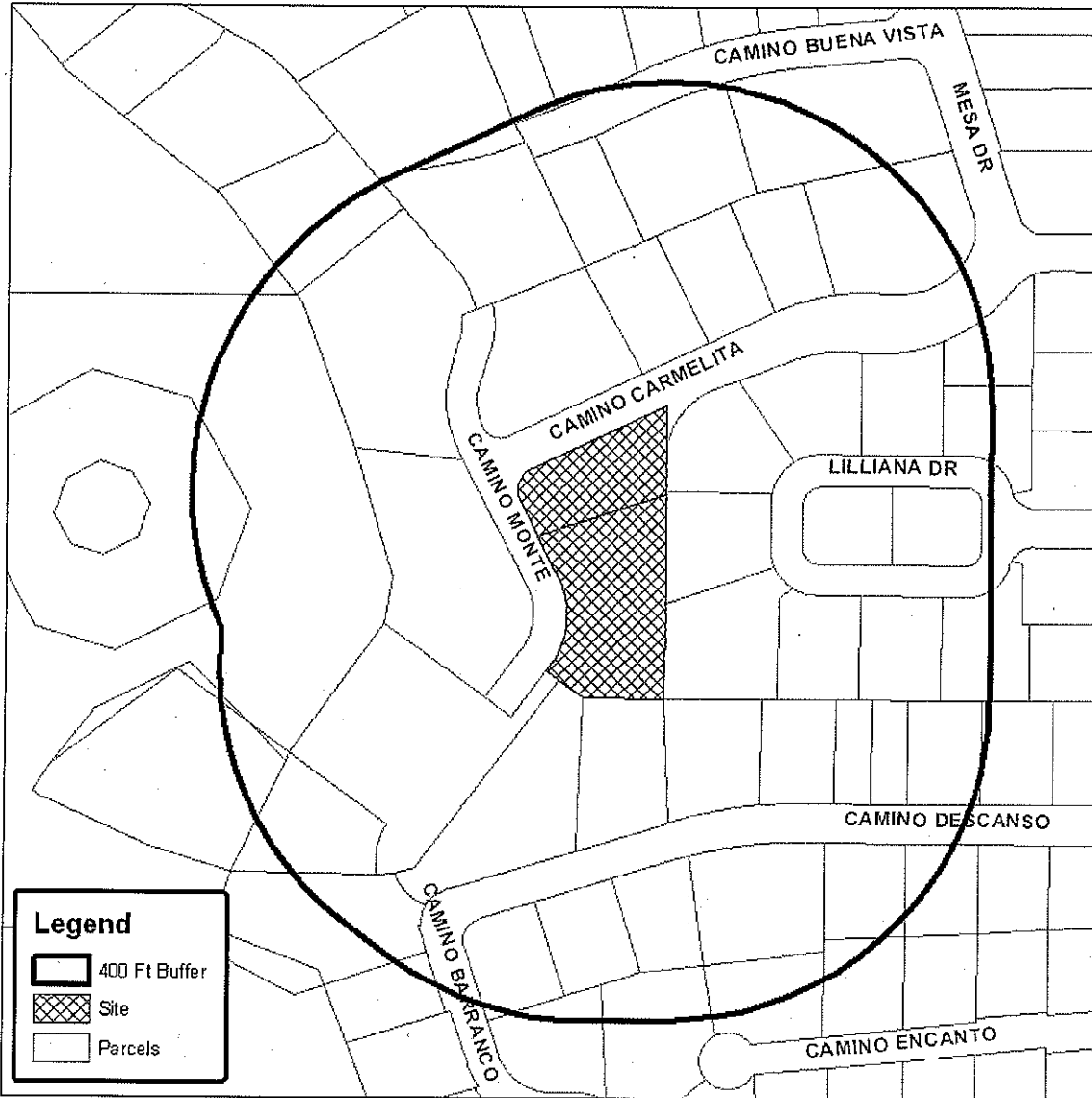
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Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.2172 MAJ

APPLICANT: Bill & Madeline
Trainer

DESCRIPTION: A proposed major renovation and addition of an existing single family residence at 295 Camino Carmelita, Zone R1B., Section 27. APN 513-410-040

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.2172 MAJ; AN APPLICATION FOR A 2,348 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A SECOND UNIT OF 1,165 SQUARE FEET, GARAGE AND UNCONDITIONED SPACE OF 840 SQUARE FEET, ON A ROUGHLY 47,916 SQUARE FOOT LOT AT 295 CAMINO CARMELITA; ZONE R-1-B; APN 513-410-040-2.

WHEREAS, William and Madelyn Trainor, (the "Applicant") have filed an application with the City pursuant to Section 94.04.00 (Architectural Review) of the Palm Springs Zoning Code (PSZC) for a Major Architectural application to allow a major renovation and addition to an existing single family residence at 295 Camino Carmelita, Zone R-1-B, APN 513-410-040-2; and

WHEREAS, on February 11, 2013, 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 13, 2013, a public meeting for Major Architectural Application Case 3.2172 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 have been 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 major renovation and addition to an existing single family house, with landscaping and a 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. Existing perimeter walls do not conform to the development standards of the Zoning Code. The wall along Camino Monte is located in the corner cut-back. Furthermore, no building permit is on file for the construction of the existing perimeter wall. A condition of approval has been included to remove and replace the perimeter walls with permits and in accordance with the zoning code. With this condition, 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 project is proposed with a traditional "California ranch style" motif clad in stucco with a metal shake roof. 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.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.2172 MAJ / SFR; a 3,483 square foot single family home with a roughly 1,165 square foot guest casita, and 840 square feet of unconditioned space on a roughly 47,916 square foot lot, subject to those conditions set forth in the attached Exhibit A.

ADOPTED this 13th day of March 2013.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.2172 MAJ - SFR

295 Camino Carmelita
March 13, 2013

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 3.2172 MAJ / SFR; 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 November 5, 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 3.2172 MAJ - 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. 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. 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 off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 11. Remove unpermitted perimeter wall. No building permits were found on record at the City for the perimeter masonry wall. If no permits can be shown, the wall must be removed and rebuilt with both zoning and building permits, pursuant to Section 93.02.00 of the Zoning Code, within the perimeter boundaries of the lot, and in accordance with the California Building Code. Walls in the roadway right-of-way that were built without permits must be removed.
- PLN 12. Paved Driveways. Pursuant to Section 93.06 of the zoning code, driveways shall be paved as approved by the City Engineer. Gravel, decomposed granite or other loose granular materials are prohibited due to potential for erosion into the public right-of-way, and wind-borne dust.

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. The Engineering Division recommends deferral of off-site improvement items (identified as "**Deferred**") at this time due to lack of full improvements in the immediate area. The owner shall execute a street improvement covenant agreeing to construct all required street improvements upon the request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner(s) prior to approval of the Grading Plan or issuance of grading or building permits. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the covenant is submitted shall be paid by the applicant prior to issuance of any grading or building permits.
- ENG 2. Any legally permitted improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
- ENG 3. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits. **Deferred**

CAMINO CARMELITA

- ENG 4. Dedicate an easement 2 feet wide along the back of the proposed driveway approach for sidewalk purposes. **Deferred**
- ENG 5. Construct a 6 inch curb and gutter, 18 feet south of centerline along the entire frontage, with a 25 feet radius curb return at the southeast corner of the intersection of Camino Carmelita and Camino Monte in accordance with City of Palm Springs Standard Drawing No. 200 and 206. **Deferred**
- ENG 6. Construct a 6 inch concrete driveway at the motorized vehicle gate location, unless otherwise approved by the City Engineer, from the property line to the existing edge of pavement.
- ENG 7. Construct a driveway approach at the motorized vehicle gate location in accordance with City of Palm Springs Standard Drawing No. 201. **Deferred**
- ENG 8. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210. **Deferred**

- ENG 9. Construct a Type A curb ramp meeting current California State Accessibility standards at the southeast corner of the intersection of Camino Carmelita and Camino Monte in accordance with City of Palm Springs Standard Drawing No. 212. **Deferred**
- ENG 10. Construct pavement with a minimum pavement section of 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire Camino Carmelita frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 300. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval. **Deferred**
- ENG 11. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

CAMINO MONTE

- ENG 12. Dedicate an easement 2 feet wide along the back of the proposed driveway approach for sidewalk purposes. **Deferred**
- ENG 13. Construct a 6 inch curb and gutter, 18 feet east of centerline along the entire frontage, with a 25 feet radius curb return at the southeast corner of the intersection of Camino Carmelita and Camino Monte in accordance with City of Palm Springs Standard Drawing No. 200 and 206. **Deferred**
- ENG 14. Construct a 6 inch concrete driveway at the motorized vehicle gate location, unless otherwise approved by the City Engineer, from the ultimate property line to the existing edge of pavement.
- ENG 15. Construct a driveway approach at the motorized vehicle gate location in accordance with City of Palm Springs Standard Drawing No. 201. **Deferred**
- ENG 16. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210. **Deferred**
- ENG 17. Construct pavement with a minimum pavement section of 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire Camino Monte frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 300. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical

Engineer using "R" values from the project site and submitted to the City Engineer for approval. **Deferred**

ENG 18. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

ENG 19. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property may be used for new sanitary facilities. New laterals shall not be connected at manholes.

GRADING

ENG 20. Submit cut and fill quantities to City Engineer to determine if a Grading Plan is required. If required, the Grading Plan shall be submitted to the Engineering Division for review and approval by the City Engineer prior to issuance of grading permit. If the earthwork quantity is less than 50 cubic yards, a formal grading plan is not required. To qualify for the exemption, a signed original written statement of design earthwork quantities from the owner (or design professional, prepared on company letterhead) shall be provided to the Engineering Division. Exemption of a formal Grading Plan reviewed and approved by the City Engineer does not exempt the applicant from a site grading plan that may be required from the Building Department, or any other requirement that may be necessary to satisfy the California Building Code.

- a. Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.

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

- ENG 21. Prior to approval of a Grading Plan or issuance of any permit, the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 22. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 23. Temporary dust control 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 24. 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 25. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters. **Deferred**
- ENG 26. 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 (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 27. 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 (if required).

- ENG 28. 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 even though there may not be a grading plan for the project. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 29. 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 30. 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 31. 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 32. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No

more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.

- ENG 33. The project is subject to flood control and drainage implementation fees pursuant to Resolution 14082. The acreage drainage fee at the present time is \$7,271.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.
- ENG 34. This property is located within a special flood hazard area (SFHA), and is subject to the provisions of Chapter 8.68 *et. seq.* ("Flood Damage Prevention") of the Palm Springs Municipal Code, and applicable state and federal laws and regulations. Specifically, this property is located within a designated SFHA identified by Zone AO (depth = 2.0) as shown on the current Federal Insurance Rate Map (FIRM) for the City of Palm Springs, California, Riverside County, Community Panel Number 06065C1566G, dated August 28, 2008. The applicant shall comply with all applicable local, state and federal laws and regulations associated with development occurring within a SFHA.
- ENG 35. In accordance with Chapter 8.68.150 of the Palm Springs Municipal Code, at a minimum, the following items shall be submitted to the City by the applicant before construction or other development begins within any Special Flood Hazard Area (SFHA): plans in triplicate drawn to scale showing the location, dimensions, and elevation of the area in question, existing or proposed structures, storage of materials and equipment and their location; proposed locations of water supply, sanitary sewer, and other utilities; grading information showing existing and proposed contours, any proposed fill, and drainage facilities. The submittals shall be subject to review and approval by the City Engineer. Specifically, the following information is also required:
- a. Base Flood Elevation (BFE) information as specified in Chapter 8.68.070 or Section 8.68.140(c)(2) of the Palm Springs Municipal Code;
 - b. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures. In Zone AO(2), all new construction shall be elevated above the highest adjacent grade to a height two feet above the depth number specified in feet on the Federal Insurance Rate Map (FIRM) or elevated at least 4 feet above the highest adjacent grade if no depth number is specified (see Section 8.68.170(c)(1)(b) of the Palm Springs Municipal Code);
 - c. Proposed elevation in relation to mean sea level to which any nonresidential structure will be floodproofed, as required in Chapter 8.68.170(c)(2) of the Palm Springs Municipal Code and detailed in FEMA Technical Bulletin TB 3-93.

- d. Certification from a registered civil engineer or architect that the nonresidential floodproofed building meets the floodproofing criteria in Chapter 8.68.170(c)(2) of the Palm Springs Municipal Code.
- e. For a crawl-space foundation, location, and total net area of foundation openings as required in Chapter 8.68.170(c)(3) of the Palm Springs Municipal Code and detailed in FEMA Technical Bulletins 1-93 and 7-93.
- f. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- g. All appropriate certifications listed in Section 8.68.140(e) of the Palm Springs Municipal Code.

ENG 36. Applicant shall provide the Building Department with the elevation of the lowest floor. The elevation certification shall be done, on a form acceptable to FEMA, by a registered professional civil engineer or surveyor.

ENG 37. Development of the site shall preserve existing drainage patterns, natural streams and local watershed boundaries. Preservation of existing drainageways that extend across the lot is required. Provisions for protecting existing drainageways and maintaining natural drainage systems, acceptable to the City Engineer, are required for this project when construction encroaches into drainageway.

GENERAL

ENG 38. 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 39. All proposed utility lines shall be installed underground.

ENG 40. The record property owner(s) shall enter into a covenant agreeing to underground all of the existing overhead utilities required by the Municipal Code in the future

upon request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner and submitted to the City Engineer prior to issuance of a grading or building permit. A current title report or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the covenant is submitted shall be paid by the applicant prior to issuance of any grading or building permits.

- ENG 41. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 42. Upon approval of any improvement plan (if required) 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 by the City Engineer.
- ENG 43. 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 44. Nothing shall be constructed or planted in the corner cut-off area of any intersection or 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 45. 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. **Deferred**

TRAFFIC

- ENG 46. 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 47. 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.

FIRE DEPARTMENT CONDITIONS

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

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FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated November 5, 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 **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 7 **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 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 **Fire Hydrant Flow and Number of Fire Hydrants (CFC 508.5):** Fire hydrants shall be provided in accordance with CFC Appendix B, Fire Flow Requirements for Buildings, for the protection of buildings, or portions of buildings, hereafter constructed. The required fire hydrant flow for this project is 875 gallons per minute (sprinklered) (CFC Appendix B). One fire hydrant must be available within 250 feet from any point on your lot street frontage. (CFC Appendix C)
- FID 11 **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 12 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 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. 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.

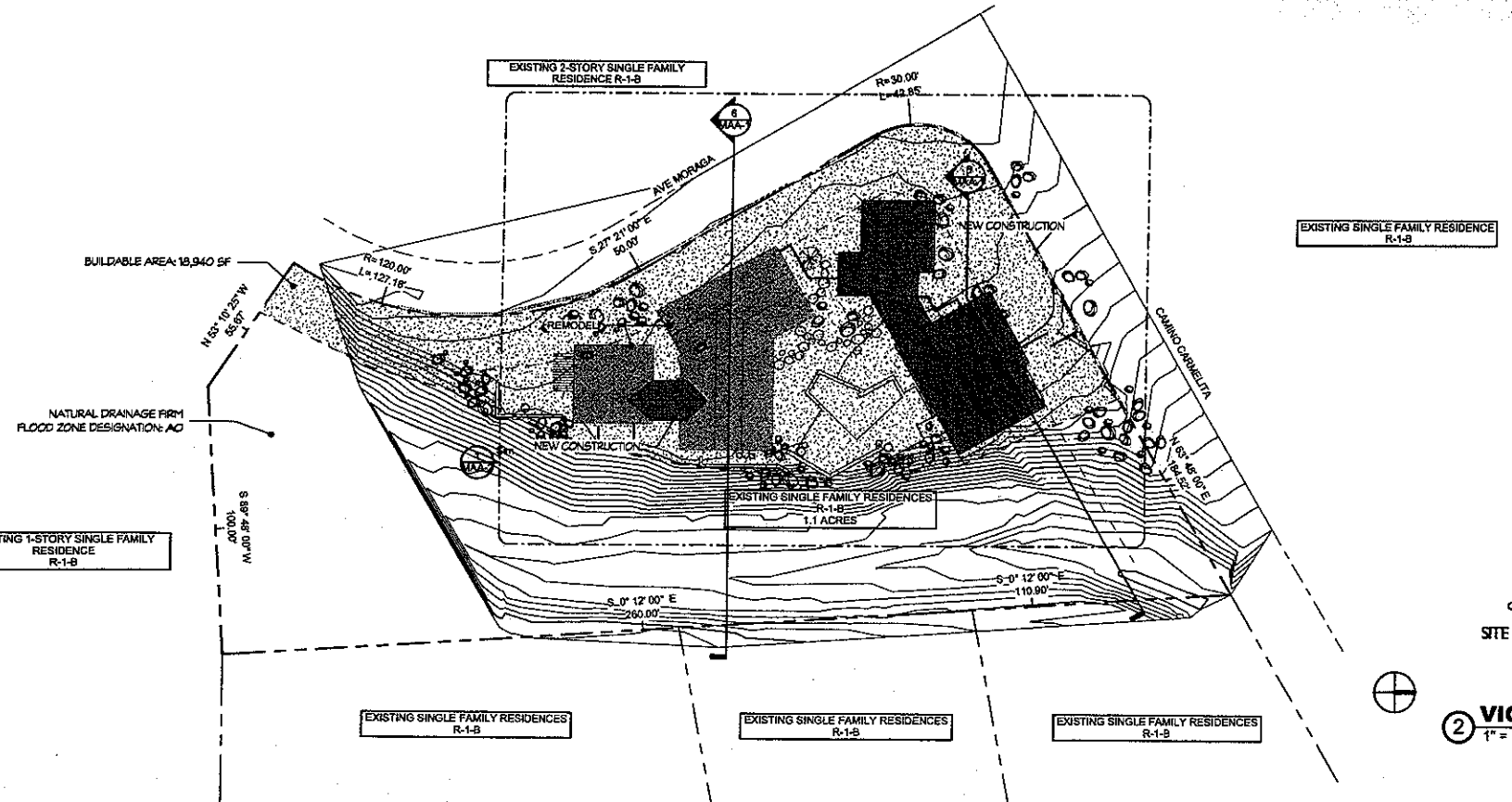
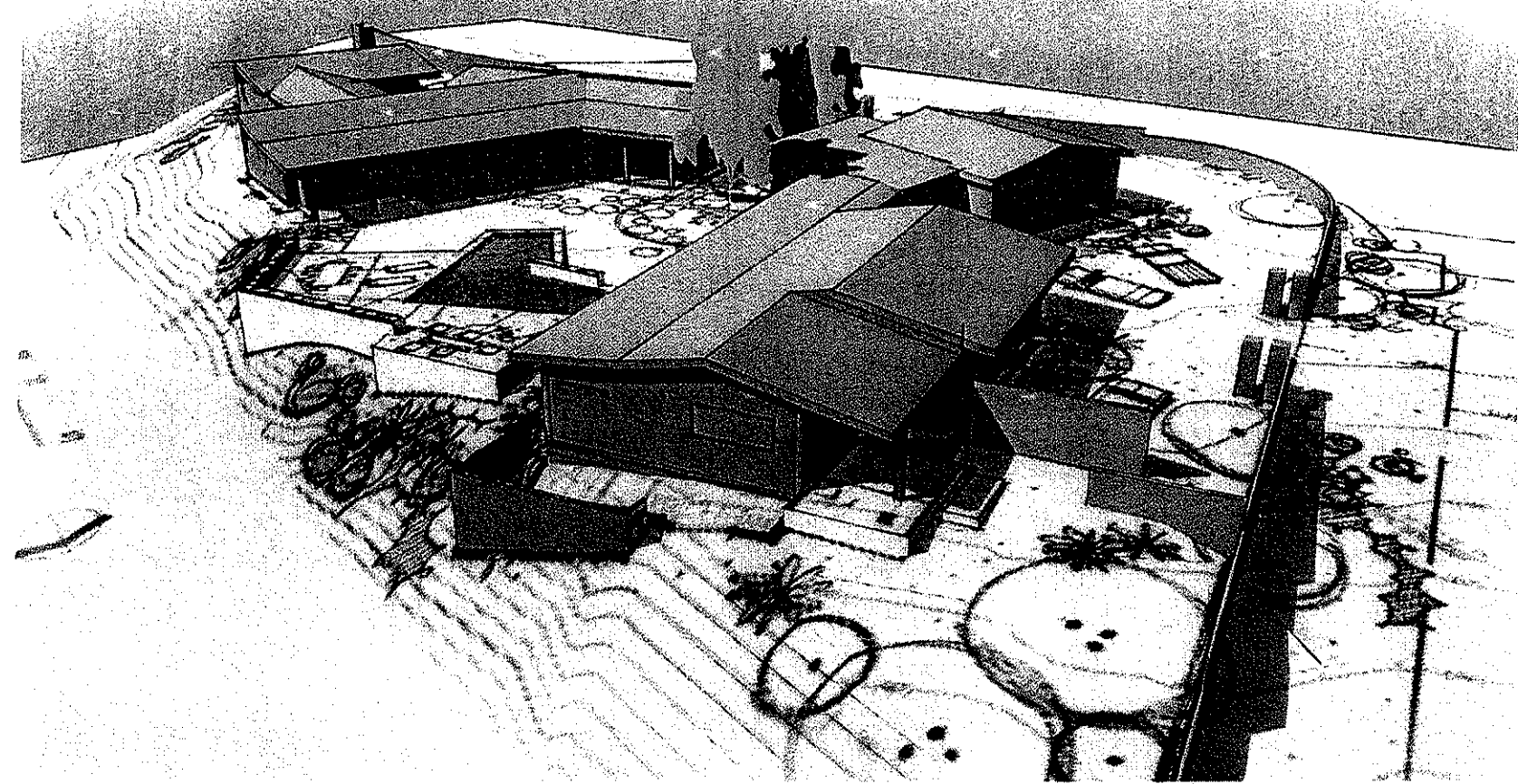
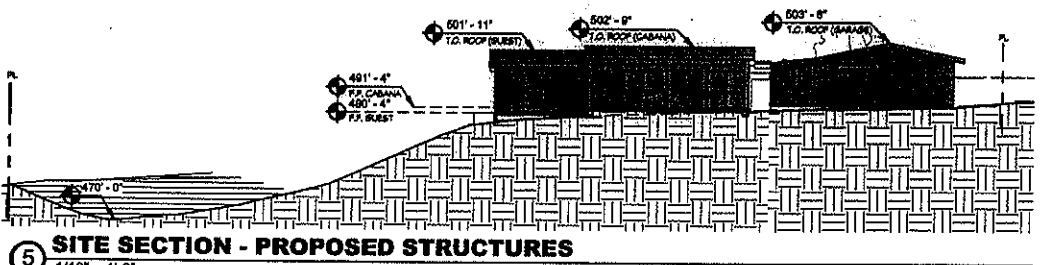
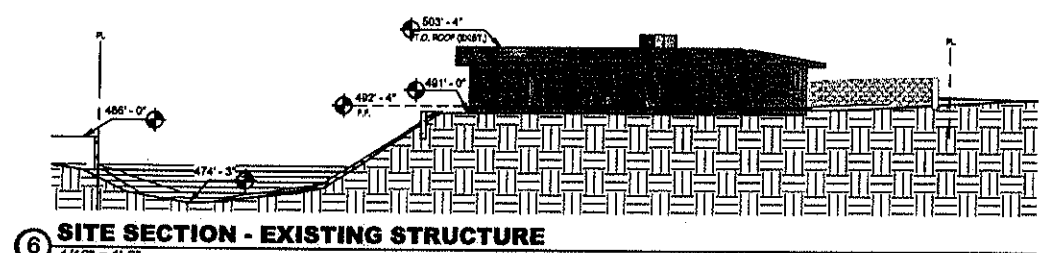
FID 14 Carbon Monoxide Alarm or Detector Locations (NFPA 720: 9.4.1.1 & 9.4.1.2; CRC R315.3): Carbon monoxide alarms or detectors shall be installed as follows:

- (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 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



2 VICINITY MAP
1" = 1'-0"

PROJECT DATA:

ASSESSORS PARCEL NUMBER:	513-410-040-2
STREET ADDRESS:	295 Camino Carmelita Palm Springs, CA 92264
LEGAL DESCRIPTION:	Lot/Parcel : 57 MB 1641 Records of Riverside County, CA
ZONING / LAND USE DESIGNATION:	R-1-B / ER. (Single Family Residential)
BUILDING SIZE:	EXISTING STRUCTURES: Existing Residence: 1,500 SF Existing Garage: 576 SF Total Existing Structure: 2,076 SF
	REMODELED CONDITIONED SPACE: Existing Residence: 1,500 SF Existing Garage to M. Bedroom Suite: 576 SF Total Remodel Space: 2,076 SF
	NEW CONDITIONED SPACE: New Dining Atrium: 50 SF New Library Space: 192 SF New Guest Casita: 1,165 SF Total New Cond. Space: 1,407 SF
	NEW NON-CONDITIONED SPACE: New Garage: 840 SF
TOTALS:	Total Conditioned Space (New & Remodel): 3,241 SF Total Non-Conditioned: 870 SF Proposed Total Structures: 4,111 SF
LOT SIZE:	1.1 Acres 47,916 SF
	Buildable Area 18,940 SF
LOT COVERAGE:	Total Bldg. Footprint 4,111 SF Lot Coverage 21.7% Allowable 35%
BUILDING:	Existing single story, free-standing masonry, single family residence, constructed in 1957.

PROJECT DESCRIPTION:

The homeowners propose to remodel their existing single family residence. Improvements include conversion of the existing garage to a master bedroom suite, remodel of the interior of the home, construction of a modest library connecting the existing buildings, construction of a garage, construction of a new guest casita, and replacement of existing windows and patio doors.

The project involves new foundation work, framing, plumbing reconfiguration, hvac equipment upgrade, electrical improvements, new exterior windows and doors, and new roofing.

Site work includes construction of a new pool, privacy walls, retaining walls and landscaping.

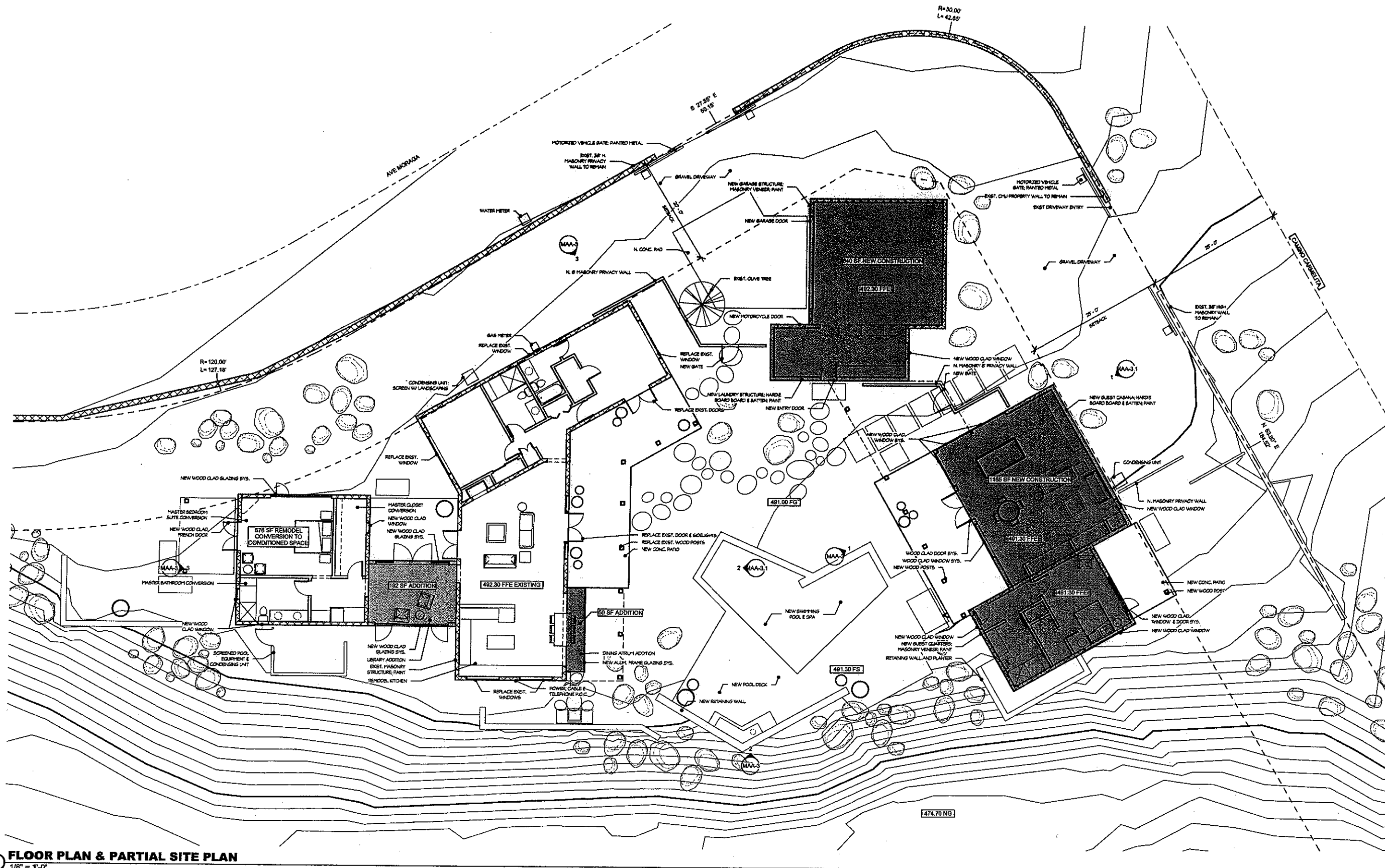
CONTACT INFORMATION:

PROJECT OWNER & CLIENT: Bill & Madelyn Trainor
11680 Miro Circle
San Diego, CA 92131
T: 619.813.8627

ARCHITECT: McAuliffe & Company, Inc.
Michael T. McAuliffe, AIA C-27929
42-600 Caroline Court
Suite 102
Palm Desert, CA 92211
T: 760.773.0907

LANDSCAPE ARCHITECT: RPLA
Randy Purnel, ASLA, PLA
44-536 Portola Ave
Palm Desert, CA 92260
T: 760.636.1922

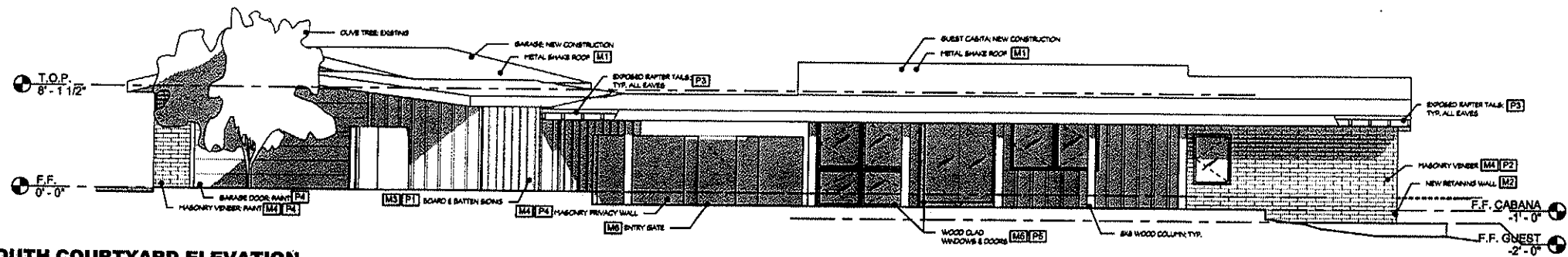
PROJECT INFORMATION & SITE PLAN
MINOR ARCHITECTURAL APPLICATION



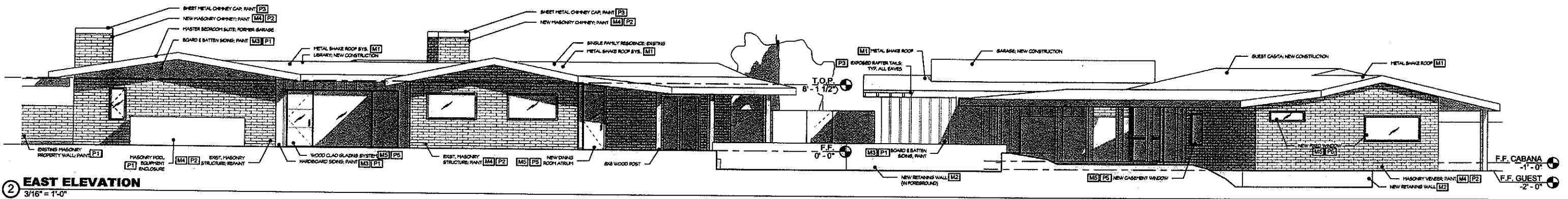
1 FLOOR PLAN & PARTIAL SITE PLAN
1/8" = 1'-0"

FLOOR PLAN & PARTIAL SITE PLAN

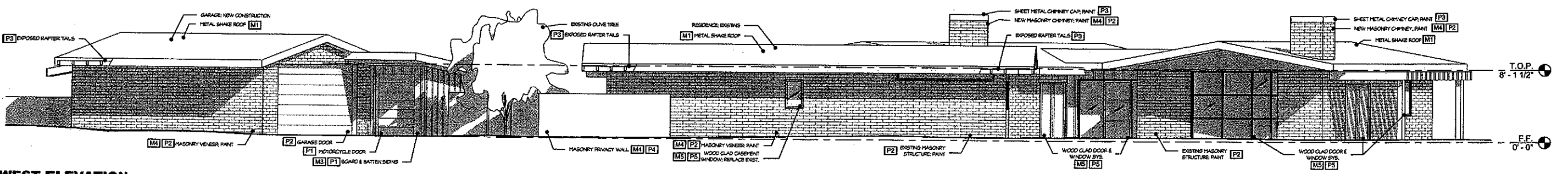
MINOR ARCHITECTURAL APPLICATION



1 SOUTH COURTYARD ELEVATION
3/16" = 1'-0"



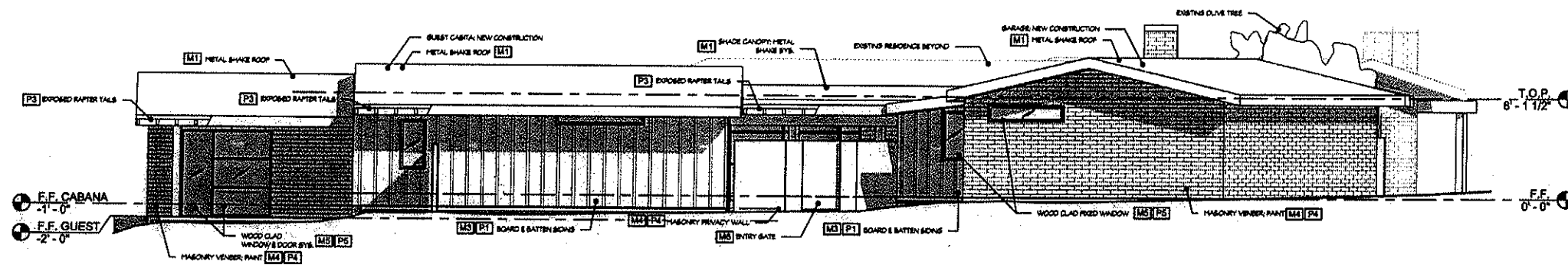
2 EAST ELEVATION
3/16" = 1'-0"



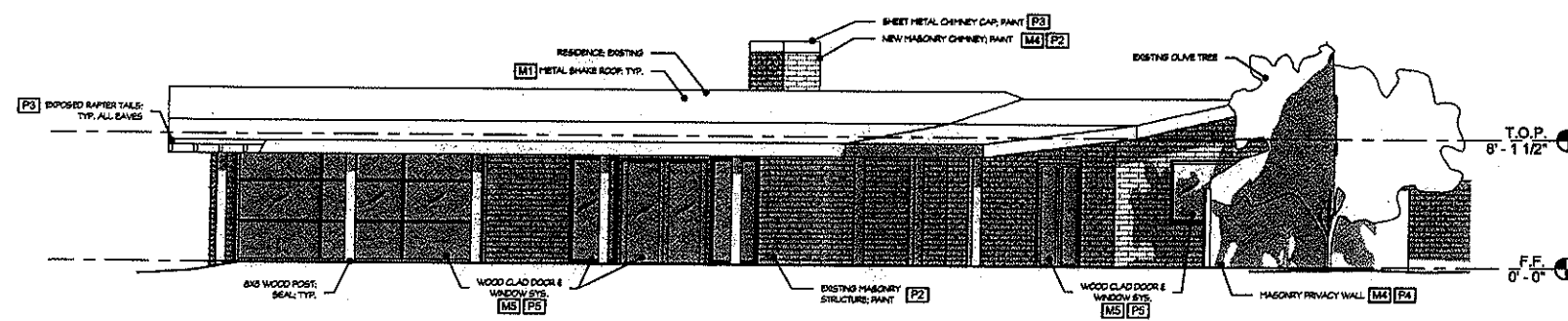
3 WEST ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATIONS

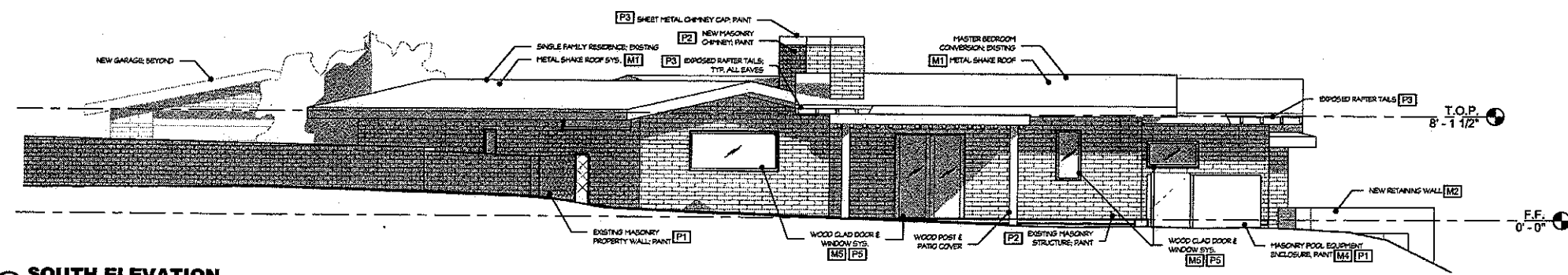
MINOR ARCHITECTURAL APPLICATION



1 NORTH ELEVATION
3/16" = 1'-0"



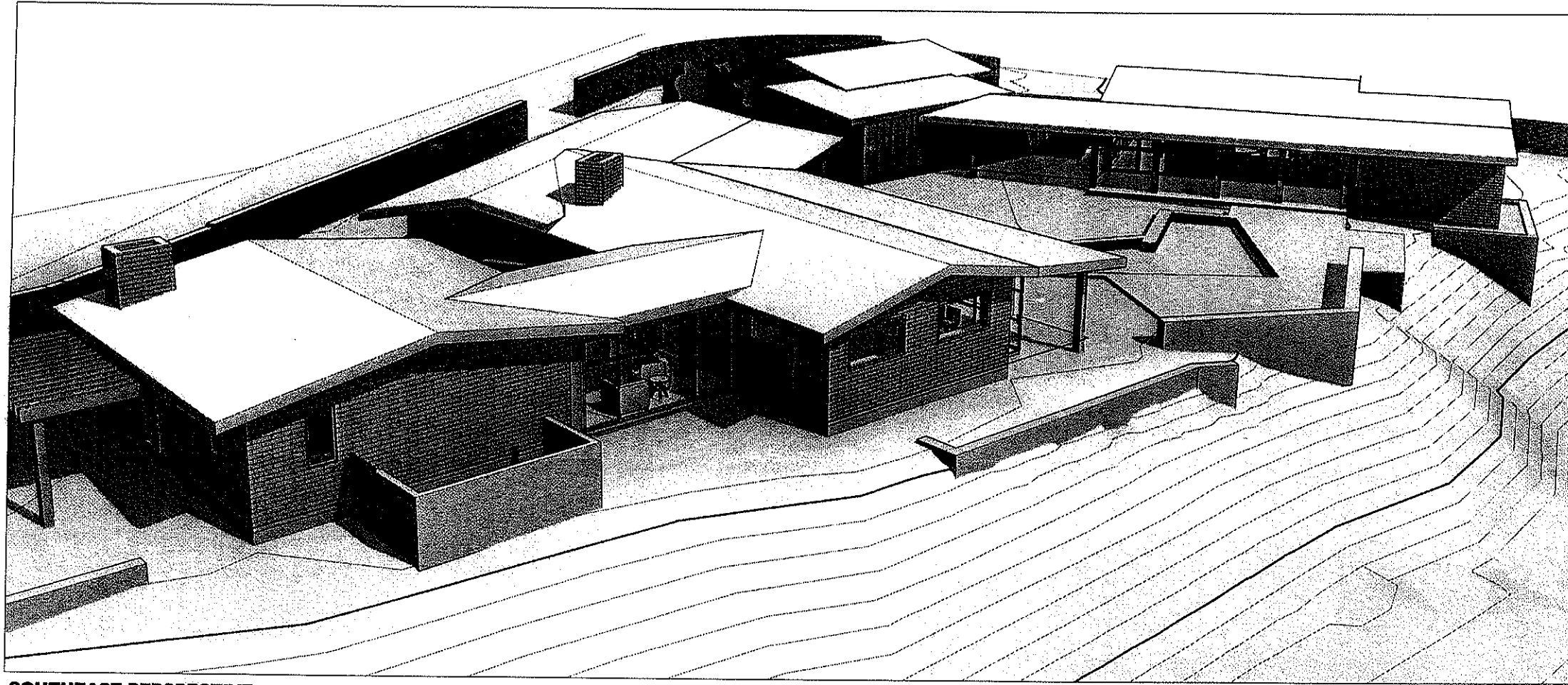
2 NORTH COURTYARD ELEVATION
3/16" = 1'-0"



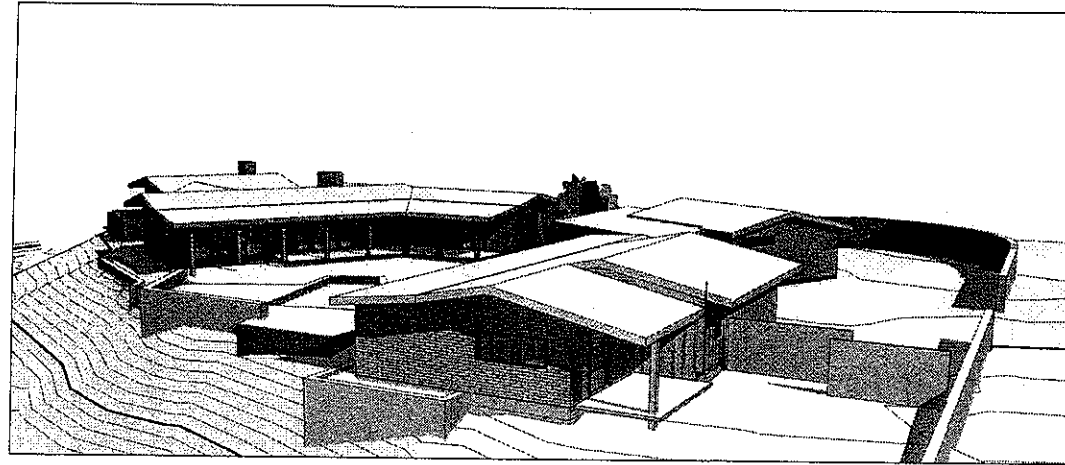
3 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATIONS

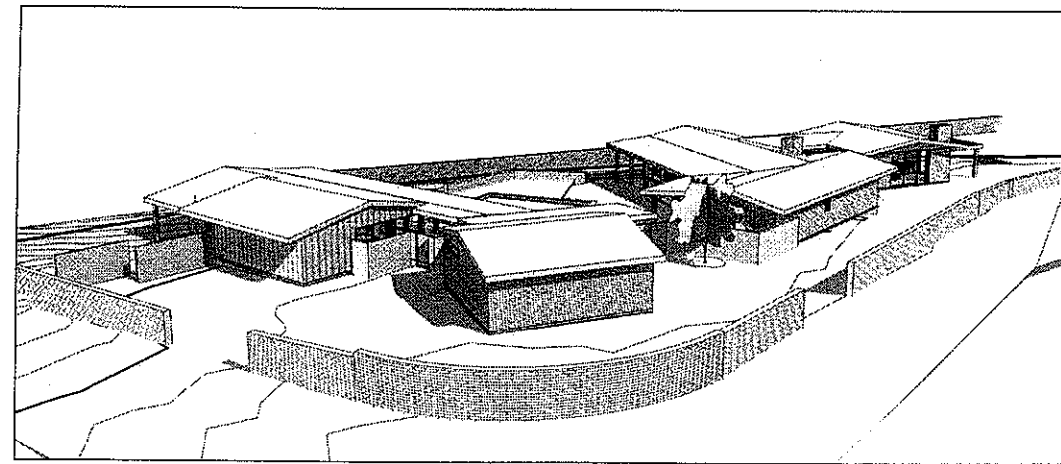
MINOR ARCHITECTURAL APPLICATION



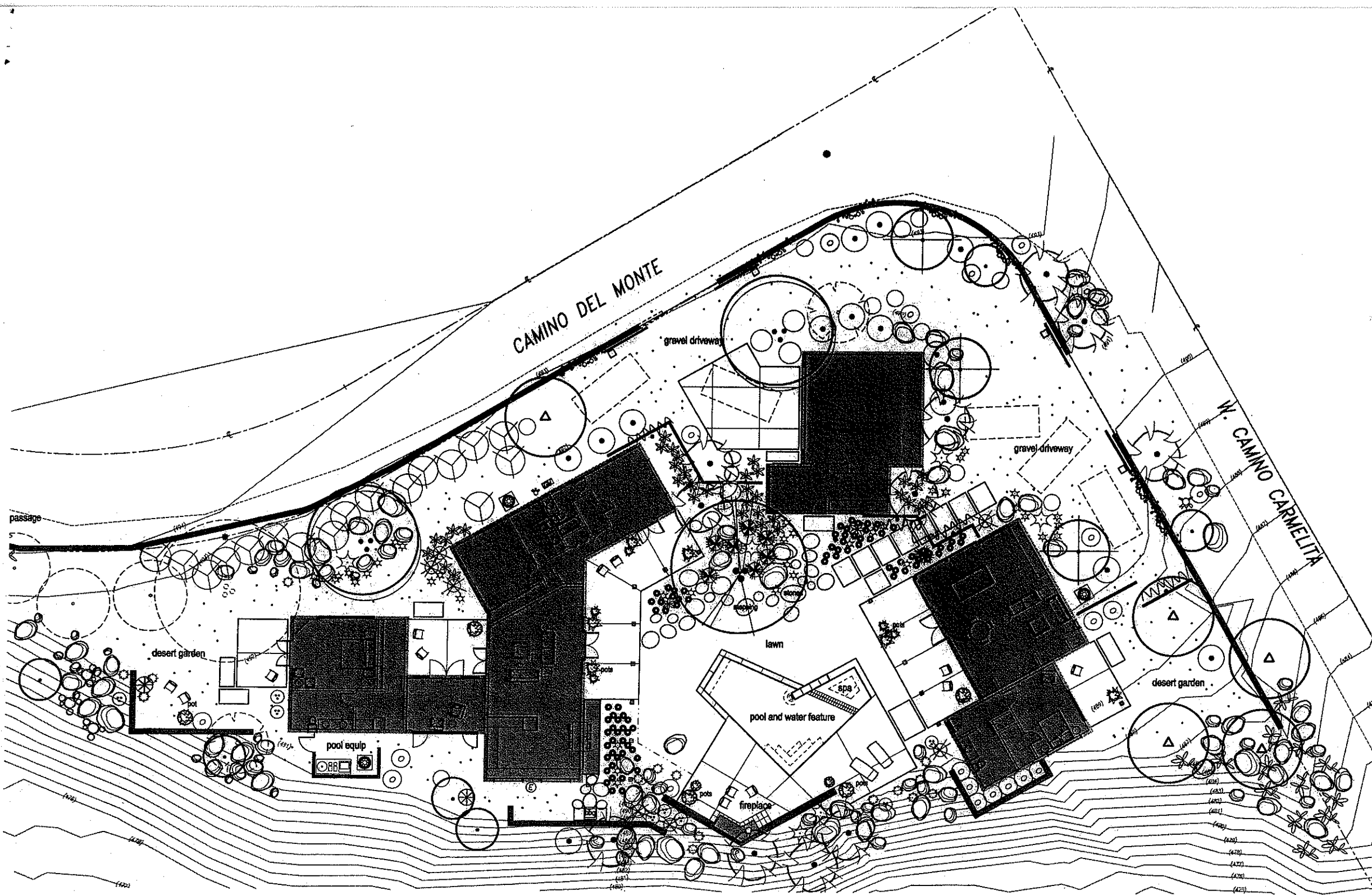
① **SOUTHEAST PERSPECTIVE**



② **EAST PERSPECTIVE**



③ **NORTHWEST CORNER PERSPECTIVE**



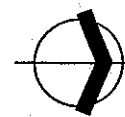
PLANTING LEGEND					
DESCRIPTION	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PALM		Date Palm	Coconut Palm	24" tall	
		Washingtonia Palm	California Fan Palm	see plan for heights	
		Sabal Washingtonia Palm To Be Determined	Washingtonia Palm		
TREES		Sycamore Tree To Be Determined		40' - 50' tall	
		Palo Verde or Citrus Mimosol	Citrus Mimosol Palm Yucca	30' tall	
		Shady Magnolia Tree To Be Determined			
		Silver Cholla	Silver Cholla	30' tall	
		Agave	Agave	24" tall	
		Cholla	Cholla		
		Yucca	Yucca	1 gallon	
		Desert Anemone To Be Determined		24" tall	
ACCENTS		Agave	Agave	24" tall	
		Blue Cholla	Blue Cholla	18 gallon	
		Agave	Agave	18 gallon	
		Yucca	Yucca	18 gallon	
		Yucca	Yucca	6 gallon	
		Cholla	Cholla	18 gallon	
		Yucca	Yucca	18 gallon	
		Yucca	Yucca	6 gallon	
		Yucca	Yucca	18 gallon	
		Yucca	Yucca	6 gallon	
GRAND COVER		Yucca	Yucca	18 gallon	
		Yucca	Yucca	6 gallon	
		Yucca	Yucca	6 gallon	
GRASS		Grass	Grass	6 gallon	
		Grass	Grass	6 gallon	
TREES		Tree	Tree	18 gallon	
		Tree	Tree	6 gallon	
LAWN		Lawn	Lawn		
POLETOPS		Poletop	Poletop		See Schedule in Detail Docs
		Poletop	Poletop		
POTS		Pot	Pot		

SCALE: 1"=10'-0"

PRELIMINARY LANDSCAPE PLAN

TRAINOR RESIDENCE

295 Camino Carmelita
Palm Springs, CA. 92264



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drawn: rwp

date: 11.05.12

PRELIM