



City of Palm Springs

Department of Planning Services

MEMORANDUM

Date: March 25, 2013
To: AAC Members
From: Glenn Mlaker, AICP – Assistant Planner *GM*
Subject: 3.2701 MAA – 2150 North Leonard Road

Introduction:

A request by Renova Energy Corporation for the installation of a ground mounted solar array equaling 635-square feet in size with a maximum height of 70-inches on a hillside lot located at 2150 North Leonard Road.

General Plan & Zoning Designation: Estate Residential (ER) / Single-Family Residential (R-1-A)

Staff Analysis:

The proposal is to construct a new 635-square foot ground mounted solar array located on the south side of a hillside lot. Currently the R-1-A zoned lot contains a large home, attached garage, and pool. The R-1-A zone requires a side yard setback of ten (10) feet and the proposed structure meets this standard. The solar array will be mounted on a double row of sixteen (16), two (2) inch poles placed in a twelve (12) inch diameter footing. The panels will be affixed at a maximum tilt of 15 degrees with height from ground to top of panel at seventy (70) inches. Conduit trenches will be eighteen (18) inches deep and run from the solar array underground to the south side of the house. Existing landscaping at the proposed array location consists of desert plantings, sand and boulders as shown on attached photographs.

Notification:

In accordance with Section 93.13.00(B)(b) of the Palm Springs Zoning Code (PSZC), written notification of the project was mailed to adjacent property owners. At the time of the writing of the Staff Memo, no correspondence has been received.

Recommendation:

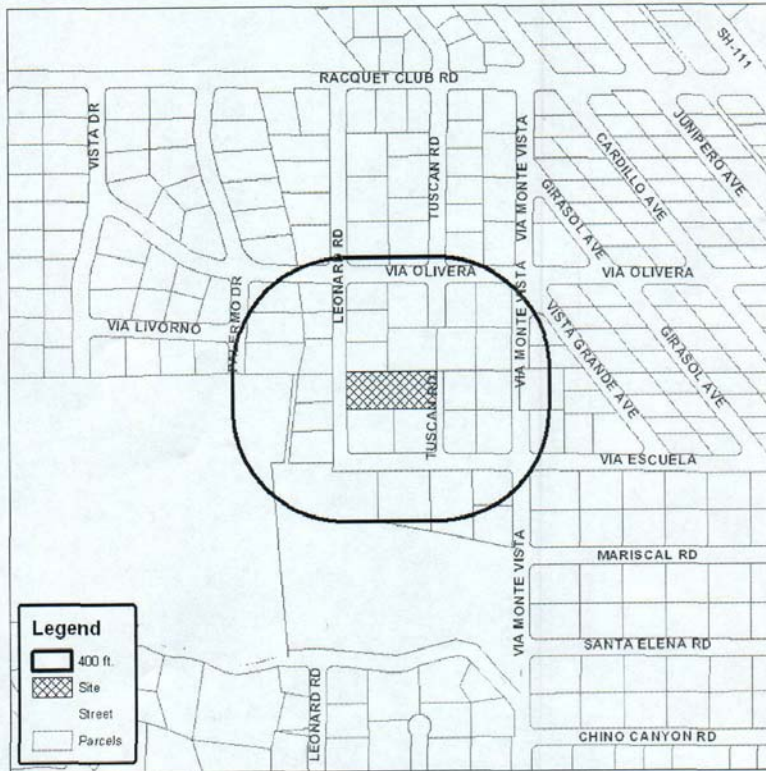
Staff is seeking a recommendation from the AAC to be forwarded to the Planning Director for final action.

Attachments:

- Vicinity Map
- Site Plan / Aerial of Site
- Elevation
- Site Photographs



Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

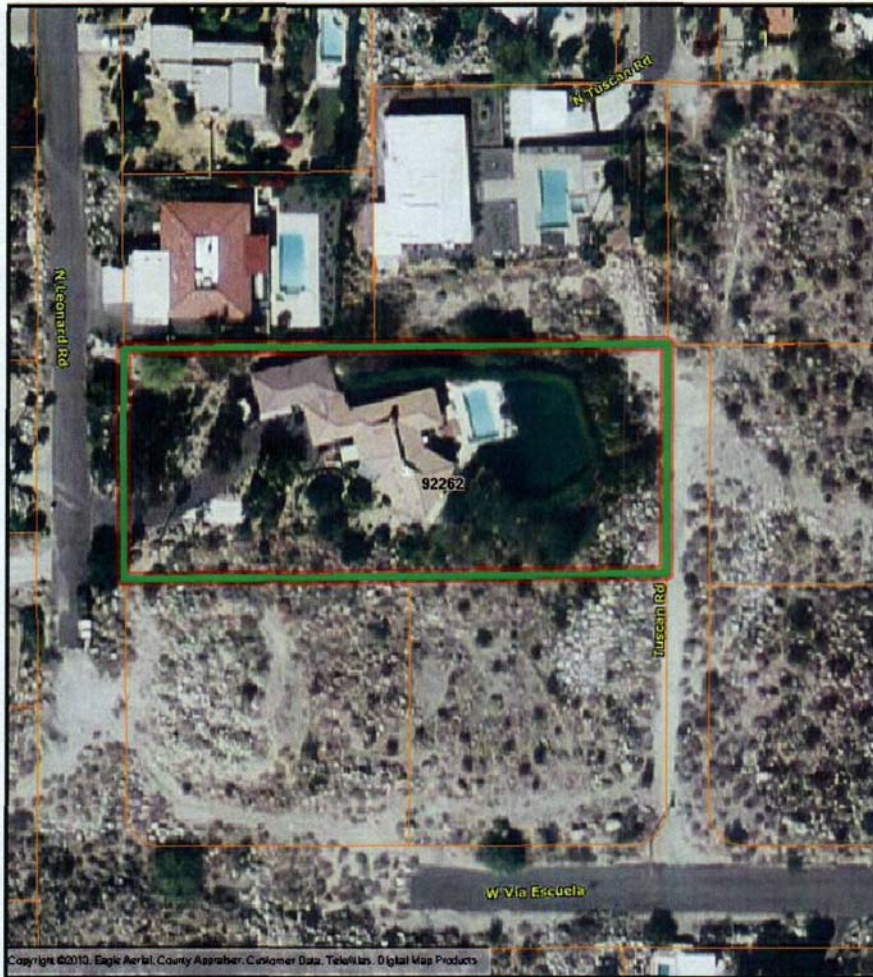
CASE NO: 3.2701 MAA

APPLICANT: Renova Solar

DESCRIPTION: Renova Energy Corporation for the installation of a ground mounted solar array equaling 635-square feet in size with a maximum height of 70-inches on a hillside lot located at 2150 North Leonard Road, Zone R-1-A, Section 3

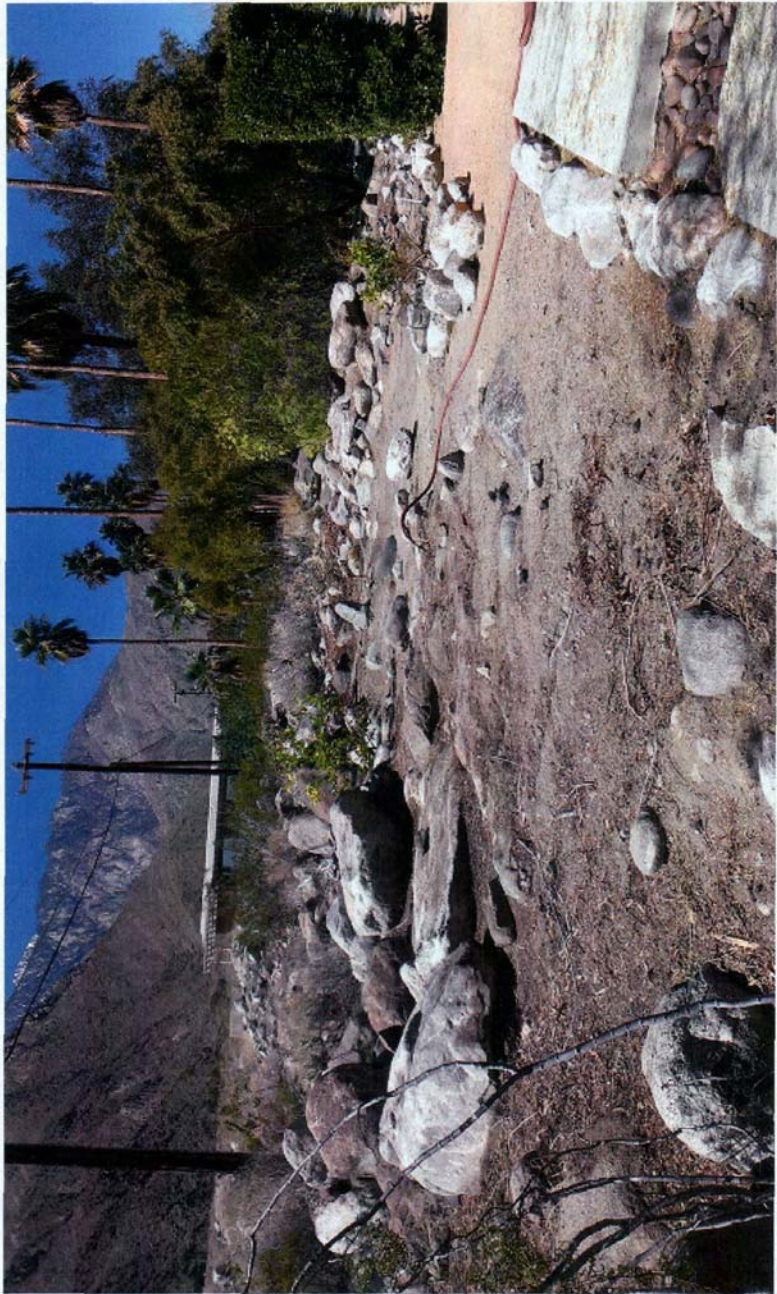


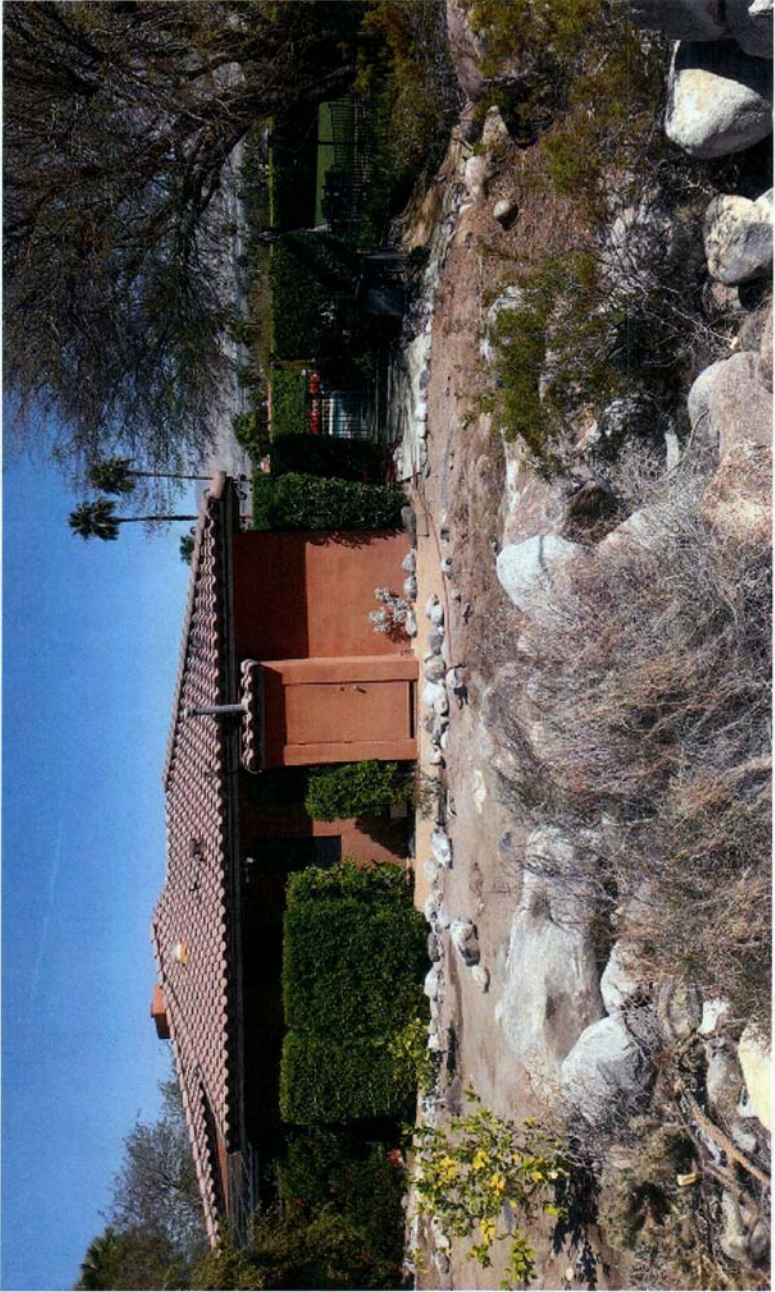
Project Name	ROBERT DOREN 2150 N LEONARD RD PALM SPRINGS CA, 92262	renova. Renova Energy Corp 75-181 Mediterranean Ave. Palm Desert, CA 92260 (760)568-3413 Contractor's License #910836
Drawn By:	C.L.	
Date Drawn:	2/18/13	
Revision No.	0	
Sheet No.	S.2	

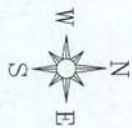


CityGIS

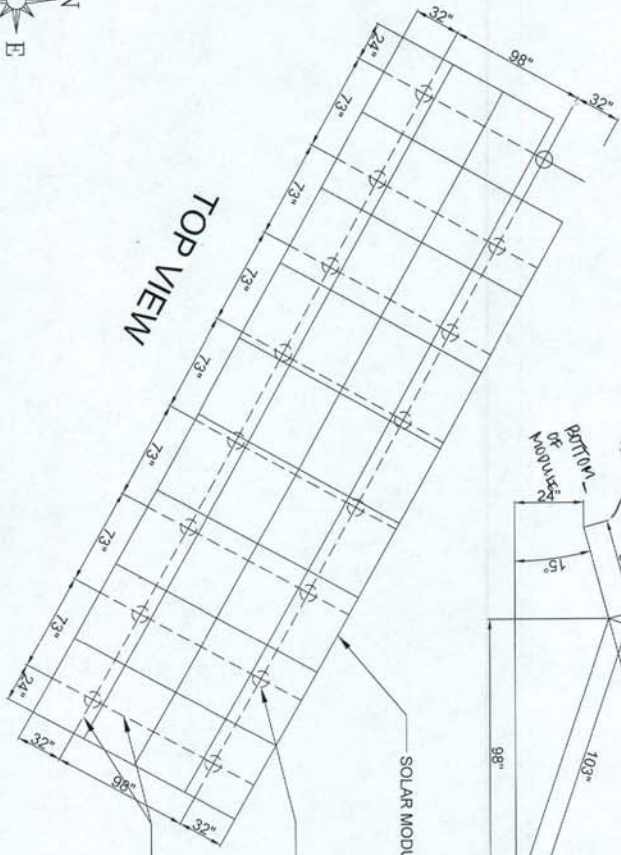
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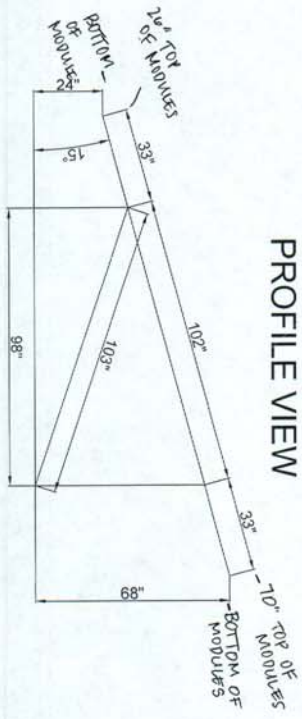




TOP VIEW



PROFILE VIEW



POST IS 2" (INCHES) SCHEDULE 40 RIGID FOOTING DIAMETER 12" (INCHES) FOOTING DEPTH 36" (INCHES)

[Handwritten Signature]

 ROBERT DOREN
 ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 10171

<p>Project Name: ROBERT DOREN 2150 N LEONARD RD PALM SPRINGS CA, 92262</p>	<p>Drawn By: C.L.</p>	<p>Client: CL</p>	<p>Date Drawn: 2/18/13</p>	<p>Revision No. 0</p>	<p>Sheet No. E.3</p>
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ACCREDITED
 PV Installation
 Renova Energy Corp.
 California # 502

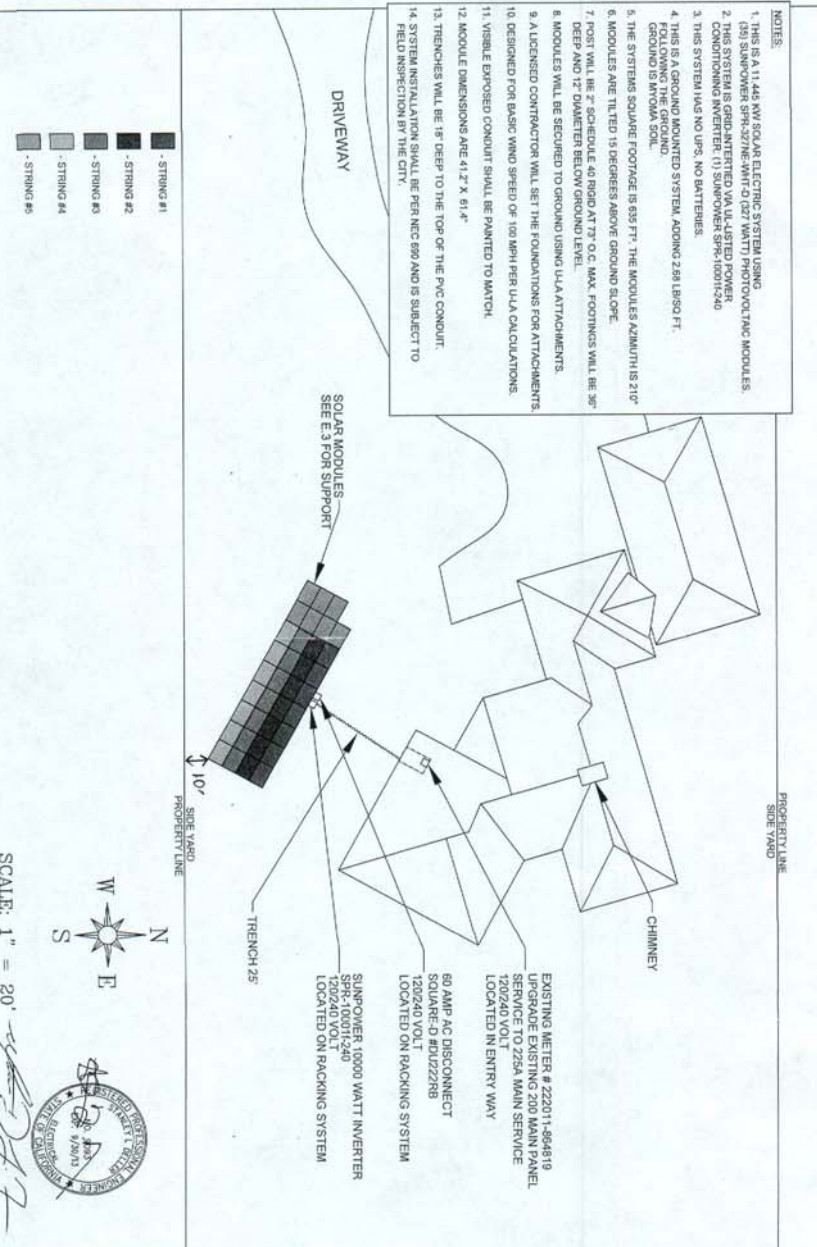
Renova Energy Corp.
 75-181 Mediterranean Ave.
 Palm Desert, CA 92260
 (760) 958-3413
 Contractor's License #910836

WORK TO BE PERFORMED ACCORDING TO THE FOLLOWING CODES: 2010 DEC, 2010 CBC & NEC 2008

SOLAR SYSTEM SIZE: 11,445 KW DC
CEC AC SYSTEM SIZE: 10,074 KW AC

NORTH LEONARD ROAD

- NOTES:**
1. THIS IS A 11,445 KW SOLAR ELECTRIC SYSTEM USING (36) SUNPOWER SPR-327NE-WHT (21727 WATT) PHOTOVOLTAIC MODULES.
 2. THE SYSTEM IS GRID-INTERCONNECTED AND WILL BE INSTALLED ON CONCRETE FOUNDATIONS WITH 1/2" BATTERIES.
 3. THIS SYSTEM HAS NO UPS, NO BATTERIES.
 4. THIS IS A GROUND MOUNTED SYSTEM, ADDING 2.88 LB/SQ FT. FOLLOWING THE GROUND.
 5. THE SYSTEM SQUARE FOOTAGE IS 833 FT². THE MODULES AZIMUTH IS 210°.
 6. MODULES ARE TILTED 15 DEGREES ABOVE GROUND SLOPE.
 7. POST WILL BE 2" SCHEDULE 40 RIGID AT 73 O.C. MAX. FOOTINGS WILL BE 36" DEEP AND 12" DIAMETER BELOW GROUND LEVEL.
 8. MODULES WILL BE SECURED TO GROUND USING U/LA ATTACHMENTS.
 9. A LICENSED CONTRACTOR WILL SET THE FOUNDATIONS FOR ATTACHMENTS.
 10. DESIGNED FOR BASIC WIND SPEED OF 100 MPH PER U/LA CALCULATIONS.
 11. VISIBLE EXPOSED CONDUIT SHALL BE PAINTED TO MATCH.
 12. MODULE DIMENSIONS ARE 41.2" X 61.4"
 13. TRENCHES WILL BE 18" DEEP TO THE TOP OF THE PVC CONDUIT.
 14. SYSTEM INSTALLATION SHALL BE PER MCC 609 AND IS SUBJECT TO FIELD INSPECTION BY THE CITY.



SCALE: 1" = 20'



Drawn By:	C.L.
Check Date:	2/18/13
Revised No.:	0
Sheet No.:	S.1

Project Name:
ROBERT DOREN
2150 N LEONARD RD
PALM SPRINGS CA, 92262



renova.
Renova Energy Corp
75-181 Mediterranean Ave.
Palm Desert, CA 92260
(760) 958-9413
Contractor's License #910836