



## PLANNING COMMISSION STAFF REPORT

DATE: September 11, 2013

SUBJECT: IMAD MUHAREB FOR A MAJOR ARCHITECTURAL APPLICATION TO BUILD A 10,300-SQUARE FOOT SERVICE / MANUFACTURING BUILDING CONSISTING OF FOUR SEPARATE UNITS ON APPROXIMATELY 21,840 SQUARE FOOT VACANT LAND LOCATED AT 200 OASIS ROAD (3.3649-MAJ).

FROM: Department of Planning Services

### SUMMARY

The Planning Commission will consider a Major Architectural application (MAJ) to construct a 10,300-square foot service/manufacturing building and associated landscaping and parking facility on a currently vacant property of approximately 21,840-square feet in size. The proposed service/manufacturing building will consist of four (4) separate units; three of which are 2,100 square feet and the fourth one is 4,000 square foot in size.

### RECOMMENDATION:

Approve, subject to Conditions of Approval.

### ISSUES:

- None

### BACKGROUND:

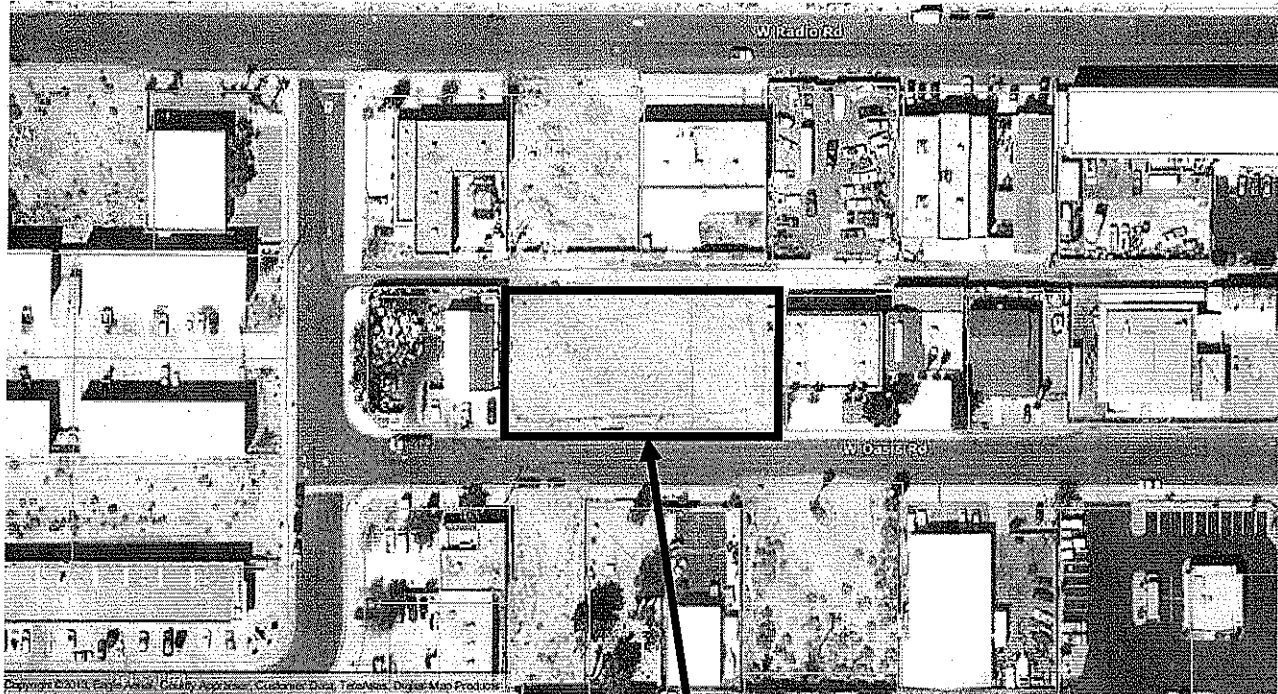
<b><i>Planning Areas</i></b>		
Specific Plan	None	
Design Plan	None	
Airport Overlay	Yes	Zone E of the Airport Influence Area – Riverside County Airport Land Use Compatibility Plan
Indian Land	None	

<b><i>Most Recent Change of Ownership</i></b>	
8/12/2012	Imad Muhareb purchased the property.

<b><i>Neighborhood Meetings</i></b>	
N/A	None

<b>Related Relevant City Actions by Planning, Fire, Building, etc...</b>	
7/22/2013	The Architectural Advisory Committee recommended approval of the project, subject to the following: <ul style="list-style-type: none"> <li>• Wood trellis to be replaced with metal.</li> <li>• Study site plan for parkway location alternative.</li> <li>• Consider replacing concrete block.</li> <li>• Landscape plan to return to subcommittee (Fredricks and Purnel).</li> </ul>

<b>General Plan, Zoning and Land Uses of Site &amp; Surrounding Areas</b>			
	<b>Existing General Plan Designation</b>	<b>Existing Zoning Designation</b>	<b>Existing Land Use</b>
Subject Property	MU / MU (Mixed Use / Multi-use)	M-1 (Service / Manufacturing)	Vacant
North	MU / MU	M-1	Alley, Vacant & Industrial Bldg.
South	MU / MU	M-1	Vacant, DWA Site & Industrial Building
East	MU / MU	M-1	Industrial Building
West	MU / MU	M-1	Recycling Center



**SUBJECT SITE**

**ANALYSIS:**

<b>General Plan</b>			
<b>Land Use Designation</b>	<b>F.A.R.</b>	<b>Request</b>	<b>Compliance</b>
Mixed Use / Multi-Use	0.50 FAR	0.47 FAR	Yes

<b>Zoning – Uses &amp; Lot Standards</b>			
	<b>M-1 Zone</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Uses permitted</b>	Various Service Manufacturing Use	Same	Yes
<b>Lot Standards</b>			
Min. Area	20,000 sq. ft. minimum	No change (21,840 sq. ft.)	Yes
Min. Width	150 ft. minimum	No change (210 feet)	Yes
Min. Depth	100 ft. minimum	No change (104 feet)	Yes

<b>Zoning – Building Development Standards</b>			
	<b>M-1 Zone</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Building Height</b>	30 ft.	24 ft.	Yes
<b>Yard Setbacks</b>			
Front	20 ft.	25 ft.	Yes
Front Landscape	25% of front yard	25% of front yard	Yes
Rear	25 ft. from opposite side of alley	25 ft. from opposite side of alley	Yes
<b>Lot Coverage</b>	60% maximum	47%	Yes
<b>Off-street Parking</b>	1 parking space / 500 sq. ft. 10,800 s.f. / 500 s.f. = 21 spaces required	21 parking spaces	Yes
<b>Trash Enclosure</b>	Required	Proposed at NE corner of site	Yes

**REQUIRED FINDINGS:**

**Architectural Review:** Staff evaluated the proposal against the architectural review guidelines, pursuant to Section 94.04.00 of the Zoning Code, and prepared the following response:

<b>Item</b>	<b>Guideline:</b>	<b>Conforms?</b>	<b>Staff Evaluation:</b>
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The proposed building will provide a desirable place for its occupants and the types of permitted uses in the area.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The proposed development is for a service/manufacturing use; the building will be similar and an improvement over the existing structures in the surrounding area

3	Is the proposed development of good composition, materials, textures, and colors?	Yes	There is room for improvements with the proposed architecture to become a successful design and good composition, materials, texture and colors
4	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 lot areas	Yes	The proposed site layout will allow for ease of pedestrian and vehicular circulation. Proposed vehicular access and driveway widths are consistent with City Standards
5	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	Yes	The proposed architectural design and style could enhance the existing developments in the immediate surroundings. As a service/manufacturing building, not much variety was provided; nonetheless, it fits the character of the area.
6	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	Yes	The maximum height, overall mass, and setbacks are all in keeping with the required development standards of the M-1 zone. Mechanical equipment on roof will be screened.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	There is consistency in the composition and treatment of the building as proposed.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Minimal	The proposed materials, colors and other components of the building is adequate but can be improved.
9	Consistency of composition and treatment	Yes	There is consistency in the composition and treatment of the building as proposed.
10	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	Yes	The proposed landscape plans are consistent with desert appropriate plants. However, given the overall size of the property, additional trees and plant materials could complement the project.

**ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class 32 exemption per Section 15332 (Class 32 – In-fill

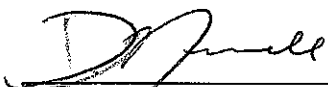
Development). Class 32 consists of projects characterized as in-fill development meeting the conditions described below:

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- c. *The project site has no value as habitat for endangered, rare or threatened species.*
- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- e. *The site can be adequately served by all required utilities and public services.*

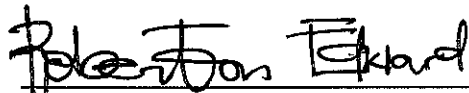
The proposed project is consistent with the Mixed Use / Multi-use General Plan Designation, all applicable general plan policies, as well as the M-1 Zone designation. The site is less than five acres in size at roughly one-half acre. There are no known habitats for endangered, rare or threatened species. It is anticipated that the approval of the project will not result in any significant effects to traffic, noise, air quality or water quality. Finally, the site is served by utilities and public services such as sewer, water, etc.

NOTIFICATION:

Notification is not required for a Major Architectural Application that is exempt from CEQA.



David A. Newell  
Associate Planner



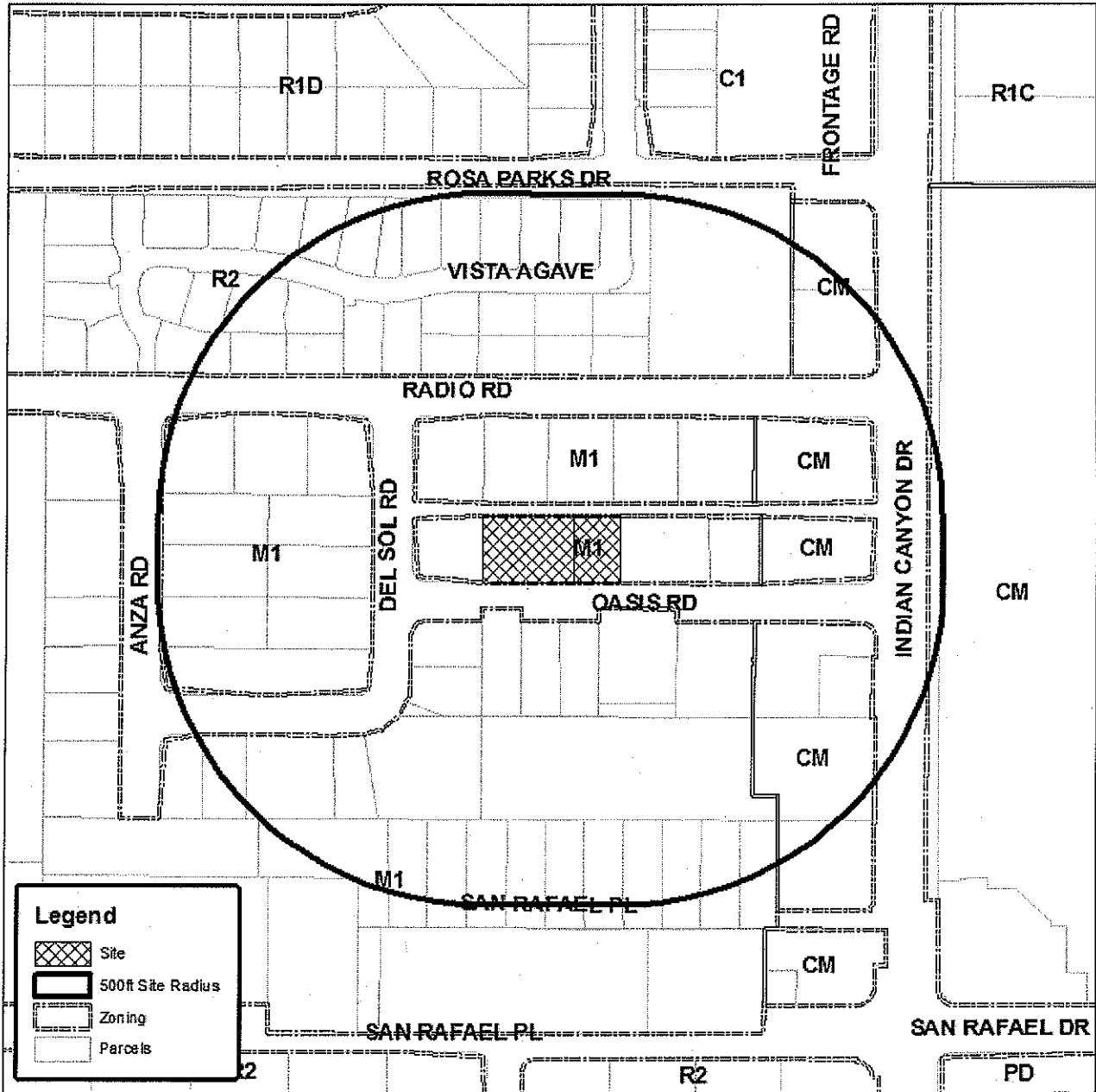
For Margo Wheeler, AICP  
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. 7/22/2013 AAC Draft Minutes (excerpt)
4. Site Plan and Building Elevations



# Department of Planning Services Vicinity Map



**Legend**

- Site
- 500ft Site Radius
- Zoning
- Parcels

## CITY OF PALM SPRINGS

**CASE NO:** 3.3649 MAJ

**APPLICANT:** Imad Muhareb

**DESCRIPTION:** Proposal to construct a 10,300-square foot warehouse/service building at 200 Oasis Road, Zone M-1, Section 34.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3649 MAJ; AN APPLICATION FOR SITE PLAN AND ARCHITECTURAL APPROVAL TO CONSTRUCT A ROUGHLY 10,300-SQUARE FOOT SERVICE MANUFACTURING BUILDING ON A 21,840-SQUARE FOOT PROPERTY LOCATED AT 200 OASIS ROAD.

WHEREAS, Imad Muhareb ("Applicant") filed an application with the City pursuant to Section 94.04.00 of the Palm Springs Zoning Code (PSZC) for a Major Architectural Application (Case 3.3649 MAJ) to construct an approximately 10,300-square foot service / manufacturing building on a 21,840-square foot property located at 200 Oasis Road, Zone M-1, APN: 669-444-011 and 669-444-012; and

WHEREAS, on July 22, 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 September 11, 2013, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class 32 exemption (In-fill Development) pursuant to Section 15332 of the CEQA Guidelines; 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 exempt from CEQA review as the proposal meets the Class 32 Exemption criterion, including:

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- c. *The project site has no value as habitat for endangered, rare or threatened species.*

- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- e. *The site can be adequately served by all required utilities and public services.*

The proposed project is consistent with the Mixed Use / Multi-use General Plan Designation, all applicable general plan policies, as well as the M-1 Zone designation. The site is less than five acres in size at roughly one-half acre. There are no known habitats for endangered, rare or threatened species. It is anticipated that the approval of the project will not result in any significant effects to traffic, noise, air quality or water quality. Finally, the site is served by utilities and public services such as sewer, water, etc.

Section 2: Architectural Review is required for hillside development pursuant to Zoning Code Section 94.04.00 (Architectural Review). 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:

Item	Guideline:	Project Evaluation:
1	<i>Does the proposed development provide a desirable environment for its occupants?</i>	The proposed building will provide a desirable place for its occupants and the types of permitted uses in the area.
2	<i>Is the proposed development compatible with the character of adjacent and surrounding developments?</i>	The proposed development is for a service/manufacturing use; the building will be similar and an improvement over the existing structures in the surrounding area
3	<i>Is the proposed development of good composition, materials, textures, and colors?</i>	There is room for improvements with the proposed architecture to become a successful design and good composition, materials, texture and colors
4	<i>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 lot areas</i>	The proposed site layout will allow for ease of pedestrian and vehicular circulation. Proposed vehicular access and driveway widths are consistent with City Standards
5	<i>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</i>	The proposed architectural design and style could enhance the existing developments in the immediate surroundings. As a service/manufacturing building, not much variety was provided; nonetheless, it fits the character of the area.



6	<i>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</i>	The maximum height, overall mass, and setbacks are all in keeping with the required development standards of the M-1 zone. Mechanical equipment on roof will be screened.
7	<i>Building design, materials and colors to be sympathetic with desert surroundings</i>	There is consistency in the composition and treatment of the building as proposed.
8	<i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously</i>	The proposed materials, colors and other components of the building is adequate but can be improved.
9	<i>Consistency of composition and treatment</i>	There is consistency in the composition and treatment of the building as proposed.
10	<i>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</i>	The proposed landscape plans are consistent with desert appropriate plants. However, given the overall size of the property, additional trees and plant materials could complement the project.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.3649 MAJ, for the construction of a 10,300-square foot service / manufacturing building on a roughly 21,840-square foot property located at 200 Oasis Road, subject to those conditions set forth in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 11<sup>th</sup> day of September, 2013.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Margo Wheeler, AICP  
Director of Planning Services

RESOLUTION NO. \_\_\_\_\_

**EXHIBIT A**

Case 3.3649 MAJ  
Muhareb Service / Manufacturing Building

200 Oasis Road

September 11, 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 3.3649 MAJ, except as modified with the approved conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped July 11, 2013, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.3649 MAJ. The City of Palm Springs will promptly

notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Major Architectural Application (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

ADM 10. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.

## **ENVIRONMENTAL ASSESSMENT CONDITIONS**

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- 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. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
- a. Wood trellis to be replaced with metal.
  - b. Study site plan for parkway location alternative.
  - c. Consider replacing concrete block.
  - d. Landscape plan to return to subcommittee (Fredricks and Purnel).
- PLN 4. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.
- PLN 5. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 6. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 7. Screen Roof-mounted Equipment. No mechanical equipment or duct work shall be allowed on the roof unless it is located in an orderly fashion to blend in with its surroundings and is concealed by roof structure, or other approved screening, which is no less than six (6) inches greater in height than the equipment being screened. Required screening shall be an integral part of the architecture.
- PLN 8. 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 9. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 10. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 11. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 12. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and commercial/retail patrons

and owners. Location and design shall be approved by the Director of Planning.

#### **POLICE DEPARTMENT CONDITIONS**

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

#### **BUILDING DEPARTMENT CONDITIONS**

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

#### **ENGINEERING DEPARTMENT CONDITIONS**

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

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

#### **STREETS**

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

ENG 2. 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.

#### **OASIS ROAD**

ENG 3. Construct a 6 inch curb and gutter, 20 feet north of centerline along the entire frontage to match existing curb and gutter on the east and west side of the project, in accordance with City of Palm Springs Standard Drawing No. 200.

ENG 4. Construct one driveway approach along the entire frontage to accommodate bay parking stalls along Oasis Road, as well as the entrance into the on-site parking lot, in accordance with City of Palm Springs Standard Drawing No. 201. Bay parking stalls along Oasis Road shall be located completely on-site, behind sidewalk, and not within public right-of-way.

- Construct a 194 feet wide driveway approach located approximately 105 feet east of the west site property line. The landscaped planters shall be located completely on-site and north of the north right-of-way of Oasis Road.
- ENG 5. Construct a 5 feet wide sidewalk behind the curb to match existing sidewalk east and west of the project, along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 6. 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 frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 300. Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane. 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.

#### PUBLIC ALLEY

- ENG 7. Construct a 6 inch barrier curb along the south edge of the public alley frontage in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 8. Construct a Type B2 gutter, modified to 3 feet wide, along the centerline of the public alley adjacent to the entire frontage (if not already existing), in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 9. Construct 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, through the full width of the public alley (20 feet wide excluding the 3 feet wide gutter at centerline) along the entire frontage (if not already existing). The pavement section shall be designed, using "R" values, by a licensed Soils Engineer and submitted to the City Engineer for approval. 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.
- ENG 10. All broken or off grade public alley improvements along the project frontage shall be repaired or replaced.

## ON-SITE

- ENG 11. The on-site layout of parking spaces is subject to further review and approval by the City Engineer. Deletion or relocation of proposed parking spaces may be required during review and approval of construction plans for on-site improvements, as required by the City Engineer. Approval of the preliminary site plan does not constitute approval of the on-site layout of parking spaces as proposed.
- ENG 12. The minimum pavement section for all on-site pavement shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 13. The on-site parking lot shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey surface drainage to the on-site drainage system, in accordance with applicable City standards.

## SANITARY SEWER

- ENG 14. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities. New laterals shall not be connected at manholes.
- ENG 15. Pay a sewer assessment fee of \$4,652.88 in accordance with the terms of the Sewer Construction Refund Agreement between the City of Palm Springs and Mike Sirelson, Sewer Agreement No. 3283. The fee shall be paid prior to issuance of a building permit.

## GRADING

- ENG 16. Submit a Precise Grading and Paving Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading and Paving Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its



contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <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 Precise Grading and Paving Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the project-specific Final Water Quality Management Plan.
- ENG 17. 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 18. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed as necessary. 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 19. 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 20. 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 21. Contact Desert Water Agency at (760) 323-4971 Ext. 146 to determine impacts to any existing Whitewater Mutual Water Company water lines and other facilities that may be located within the property if any. Make appropriate arrangements to protect in place or relocate any facilities that are impacted by the development. A letter of approval for relocated or adjusted facilities from Desert Water Agency shall be submitted to the Engineering Division prior to approval of the Grading Plan.
- ENG 22. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 23. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit, for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 24. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 25. 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. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 26. The applicant shall provide pad (or finish floor) elevation certifications for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Division prior to construction of any building (or structure) foundation.
- ENG 27. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of

Orange, Riverside, and Los Angeles Counties” (RIFA Form CA-1) prior to approval of the Grading Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

## WATER QUALITY MANAGEMENT PLAN

- ENG 28. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).
- ENG 29. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property or public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 30. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.

- ENG 31. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall:
- a. Demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMPs included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and
  - c. Demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

#### DRAINAGE

- ENG 32. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to Oasis Road. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
- ENG 33. All on-site storm drain systems shall be privately maintained.
- ENG 34. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$6,511.00 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

#### GENERAL

- ENG 35. 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 36. All proposed utility lines shall be installed underground.
- ENG 37. 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 38. 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 39. The original improvement plans prepared for the proposed development and approved by the City Engineer 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 40. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 41. 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.
- ENG 42. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

#### MAP

- ENG 43. The existing parcels identified as Lots 15, 16, and 17 of the Wright & Leonard Tract Map, Map Book 23, Page 83, shall be merged. An application for a parcel merger shall be submitted to the Engineering Division for review and approval. A copy of a current title report and copies of record documents shall be submitted with the application for the parcel merger. The application shall

be submitted to and approved by the City Engineer prior to issuance of building permit.

## TRAFFIC

- ENG 44. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development. Minimum clearance on public sidewalks (or pedestrian paths of travel) shall be provided by either an additional dedication of a sidewalk easement (if necessary) and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the Oasis Road frontage of the subject property.
- ENG 45. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction.
- ENG 46. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

## FIRE DEPARTMENT CONDITIONS

### GENERAL CONDITIONS

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

- FID 1        These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated July 2, 2013. 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 Premises Identification (505.1):** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the



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

**FID 10**      **NFPA 13 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 13, current edition, as modified by local ordinance. The contractor should submit fire sprinkler plans as soon as possible. No portion of the fire sprinkler system may be installed prior to plan approval.

**FID 11**      **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

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

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

**FID 12**      **Fire Hydrant Flow (CFC 507.3):** Fire flow requirements for buildings or portions of buildings and facilities are shall be determined by Appendix B.

**FID 13**      **Fire Hydrant Flow and Number of Fire Hydrants (CFC 507.5):** 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.

- FID 14     **Fire Hydrant Systems (CFC 507.5):** Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C.
- FID 15     **Operational Fire Hydrant(s) (CFC 507.1, 507.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.
- FID 16     **Water Plan (CFC 501.3 & 901.2):** A water plan for on-site and off-site is required and shall include underground private fire main for fire sprinkler riser(s), public fire hydrant(s), public water mains, Double Check Detector Assembly, Fire Department Connection and associated valves.
- FID 17     **Private Fire Service Main Calculations (CFC Appendix K - Palm Springs Fire Department Development Guidelines 3.27):** When the private fire service main serves both fire sprinkler system(s) and private fire hydrant(s), the hydraulic calculation shall include the fire hydrant flow rate with associated private fire hydrant(s) and fire sprinkler flow rate for a minimum design of 20 PSI residual pressure for the fire hydrant(s).
- FID 18     **Water Systems and Hydrants (CFC 507.1, 507.2, 507.4, 901.5 & 1412.1):** Underground private fire service mains and fire hydrants shall be installed, completed, tested and in service prior to the time when combustible materials are delivered to the construction site. (903 CFC) Installation, testing, and inspection will meet the requirements of NFPA 24, 2010 Edition. Prior to final approval of the installation, contractor shall submit a completed Contractors Material & Test Certificate for Underground Piping to the Fire Department. (NFPA 24: 10.10, 2010 Edition).
- FID 19     **Identification (CFC 509.1):** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.
- FID 20     **Fire Sprinkler Supervision and Alarms System (CFC 903.4/4.1):** All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all fire sprinkler systems shall be electrically supervised by a listed Fire Alarm Control Unit (FACU). The listed FACU alarm, supervisory and trouble signals shall be distinctly different and shall be monitored at a UL listed central station service. The fire sprinkler

supervision and alarms system shall comply with the requirements of NFPA 72, 2010 Edition. All control valves shall be locked in the open position.

- FID 21     **Audible Water Flow Alarms (CFC 903.4.2 & Appendix K: 4.3):** An approved audible sprinkler flow alarm (Wheelock horn/strobe 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. A second horn/strobe shall be installed in the interior of the building in a normally occupied location. In multiple suite buildings, additional interior horn/strobes shall be installed in all suites with 50 or more occupant load. Power shall be provided from a fire alarm control unit. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.
- FID 22     **Fire Department Connections (CFC 912.2.1 & 912.3):** Fire Department connections shall be visible and accessible, have two 2.5 inch NST female inlets, and have an approved check valve located as close to the FDC as possible. All FDC's shall have KNOX locking protective caps. Contact the fire prevention secretary at 760-323-8186 for a KNOX application form.
- FID 23     **Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.
- FID 24     **High Piled Storage:** If materials to be stored are anticipated to exceed 12 feet in height, additional requirements will be required. Contact the fire department plans examiner for more detailed requirements.

**END OF CONDITIONS**

Committee Member Purnel asked about the landscape plan.

Applicants indicated the landscape and hardscape plans will return.

Chair Secoy-Jensen asked about the pool option.

Applicants said previous project had a shared pool which wasn't popular. New units will have yard, pool or rooftop spa options.

Vice-Chair Fauber stated that he was pleased with the street access to the units and not gated.

Committee Member Fredricks said when landscape plan comes back it needs to address adjacent landscaping, needs to be a positive asset and also look at equipment and utility locations.

M/S/C (Fredricks/Fauber, 7-0) To approve architectural design without landscape.

**5. A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT AN APPROXIMATELY 10,300-SQUARE FOOT SERVICE / MANUFACTURING BUILDING ON A VACANT PROPERTY LOCATED AT 200 WEST OASIS ROAD; ZONE M-1 (CASE 3.3649-MAJ). (ER)**

Applicant Mr. Mukareb Imad described his project.

Chair Secoy-Jensen asked about the shade structure.

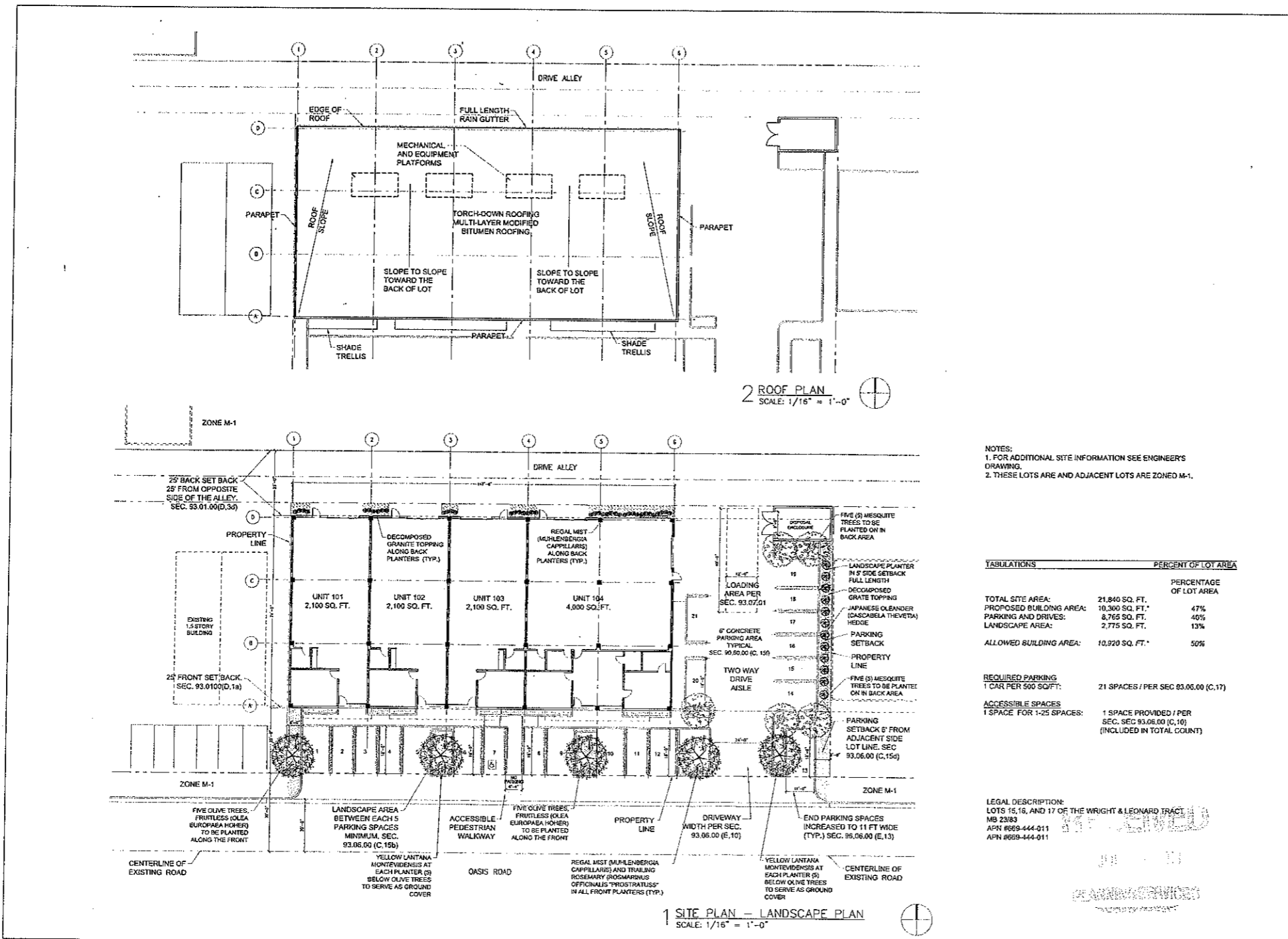
Applicant indicated it was wood.

Committee Member Purnel had concerns regarding the landscaping especially Mesquite trees in the windy area and size of material in small planter area and ground cover not shown.

Chair Secoy-Jensen questioned parking space #13.

M/S/C (Secoy-Jensen/Fredricks, 7-0) To approve with conditions:

- Wood trellis to be replaced with metal.
- Study site plan for parkway location alternative.
- Consider replacing concrete block.
- Landscape plan to return to subcommittee (Fredricks and Purnel).



NOTES:  
 1. FOR ADDITIONAL SITE INFORMATION SEE ENGINEER'S DRAWING.  
 2. THESE LOTS ARE AND ADJACENT LOTS ARE ZONED M-1.

TABULATIONS	PERCENT OF LOT AREA
TOTAL SITE AREA:	21,840 SQ. FT.
PROPOSED BUILDING AREA:	10,300 SQ. FT. 47%
PARKING AND DRIVES:	8,765 SQ. FT. 40%
LANDSCAPE AREA:	2,775 SQ. FT. 13%
ALLOWED BUILDING AREA:	10,920 SQ. FT. 50%

**REQUIRED PARKING**  
 1 CAR PER 500 SQ.FT.: 21 SPACES / PER SEC 93.06.00 (C.17)

**ACCESSIBLE SPACES**  
 1 SPACE FOR 1-25 SPACES: 1 SPACE PROVIDED / PER SEC. SEC 93.06.00 (C.10) (INCLUDED IN TOTAL COUNT)

LEGAL DESCRIPTION:  
 LOTS 15, 16, AND 17 OF THE WRIGHT & LEONARD TRACT  
 NS 2383  
 APN #669-444-011  
 APN #669-444-011

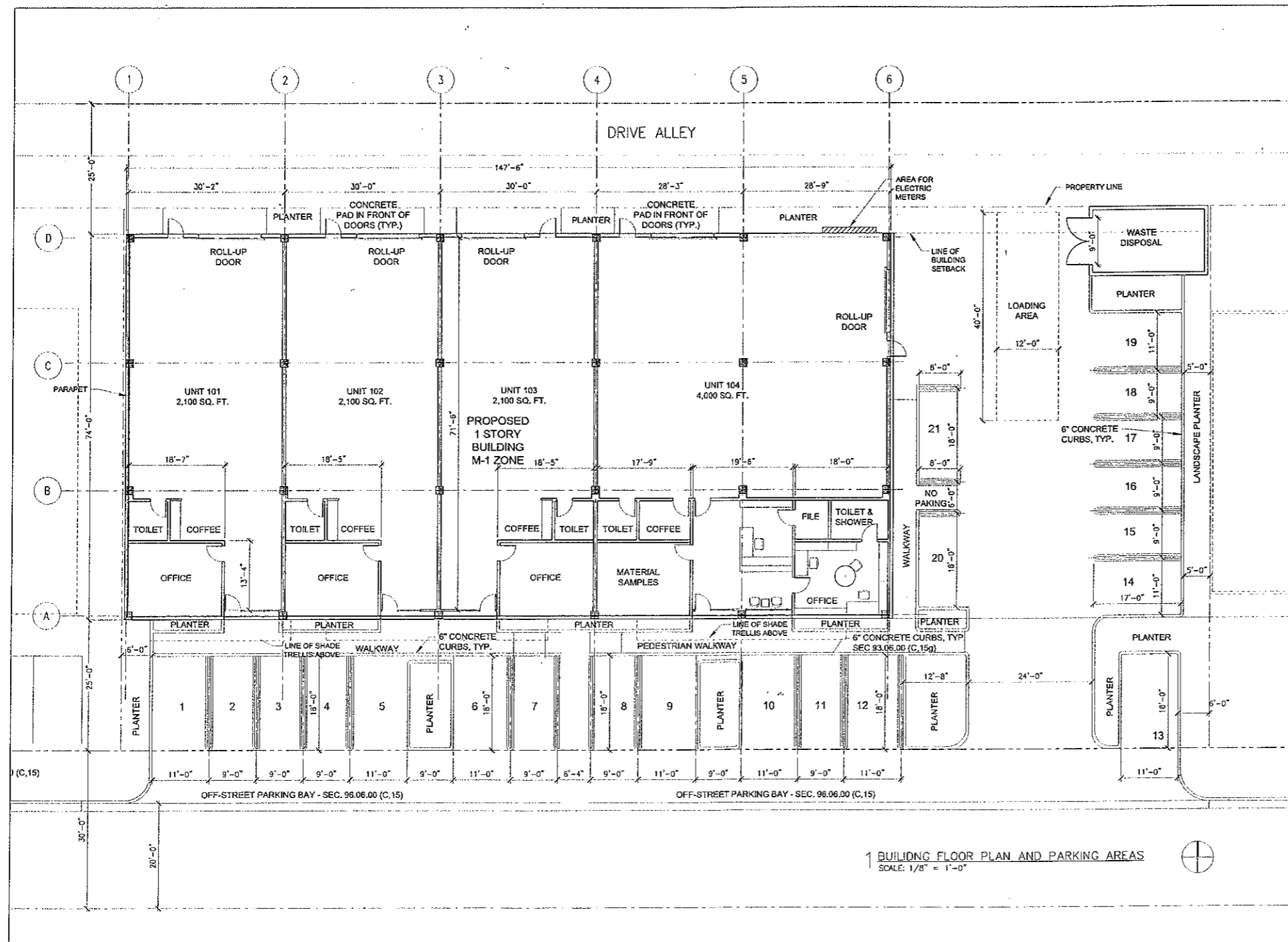
**D** ARCHITECTS  
**DE GANCIO**  
 2288 CALLENTA RD.  
 PALM SPRINGS, CA 92264  
 P. 323 636-0236  
 E. pdgancio@yahoo.com

DATE	REVISION OR ISSUE
06-09-13	PLANNING COMMENT 2
06-16-13	PLANNING BACK-CHECK
06-19-13	ISSUE FOR PLANNING
05-14-13	PROGRESS PRINT

DRAWING:

PROJECT:  
**SERVICE/  
 MANUFACTURING  
 BUILDING**  
 200 WEST OASIS ROAD  
 Palm Springs, CA 92262

JOB NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
 Dwg. No. **A1**



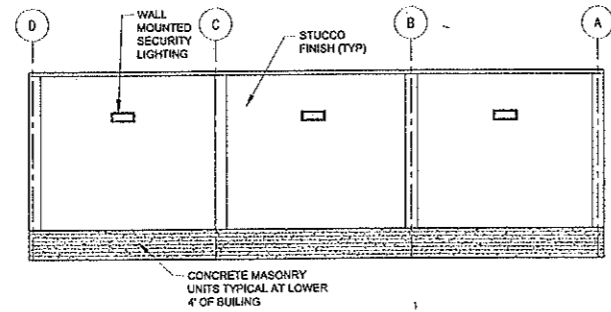
**D**  
**DECANCIO**  
 ARCHITECTS  
 2288 CALANTE RD.  
 PALM SPRINGS, CA 92264  
 P. 323.850.4224  
 E. pdesnic@ps100.com

06-09-13	PLANNING COMMENTS
06-18-13	PLANNING BACK-CHECK
06-19-13	ISSUE FOR PLANNING
03-14-13	PROGRESS PRINT
DATE:	REVISION OR ISSUE

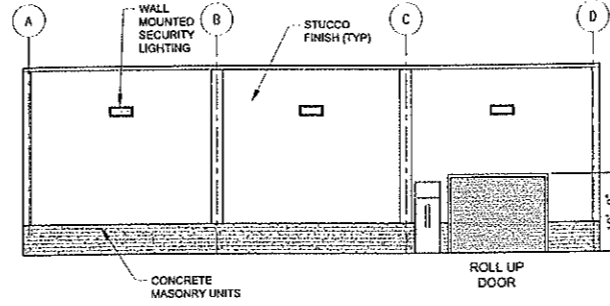
DRAWING:

PROJECT:  
 SERVICE/  
 MANUFACTURING  
 BUILDING  
 200 WEST OASIS ROAD  
 Palm Springs, CA 92262

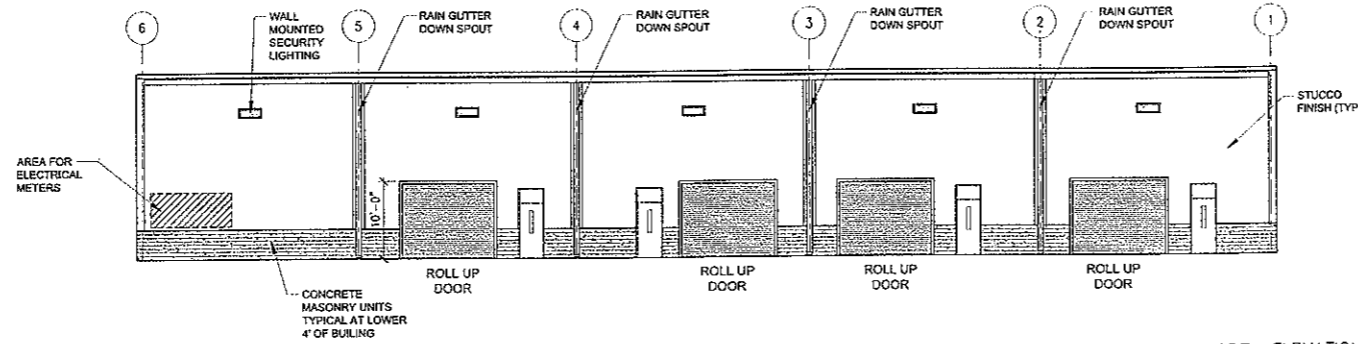
JOB NO.      Des. No.  
 SCALE:      DATE:      **A2**



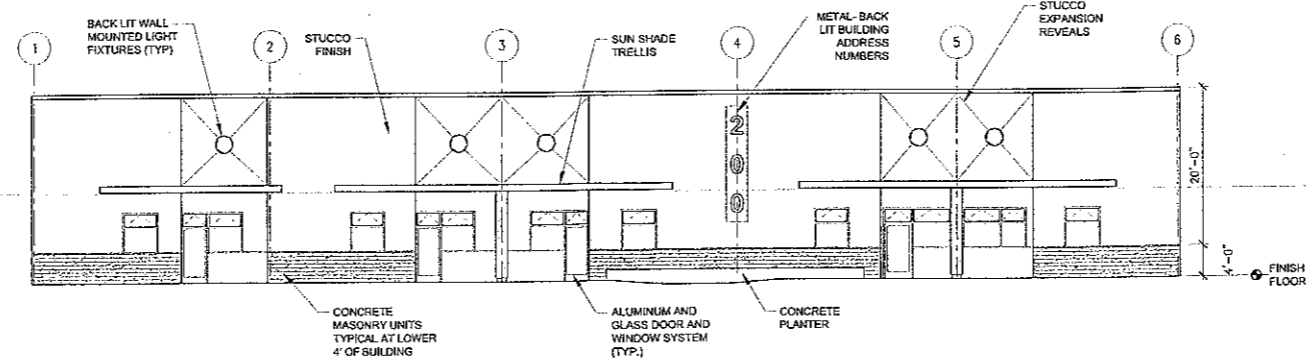
4 WEST ELEVATION  
SCALE: 1/8"=1'-0"



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



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



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

**D**  
**DECANCIO**  
7283 CALLEJOTE RD.  
PALM SPRINGS, CA 92264  
P. 323.630.4228  
E. pdecancio@decancio.com

ARCHITECTS

06-29-15	PLANNING COMMENTS
06-18-15	PLANNING BACK-CHECK
06-19-15	ISSUE FOR PLANNING
03-14-13	PROGRESS PRINT
DATE:	REVISION OR ISM#

DRAWING:

PROJECT:  
**SERVICE/  
MANUFACTURING  
BUILDING**  
200 WEST OASIS ROAD  
Palm Springs, CA 92262

JOB NO.	DWG. NO.
SCALE:	DATE:
	<b>A3</b>