

PLANNING COMMISSION STAFF REPORT

DATE:

October 9, 2013

SUBJECT:

TA EDISON CORP. FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 2,035-SQUARE FOOT SINGLE-FAMILY RESIDENCE AND 483-SQUARE FOOT GARAGE ON A VACANT HILLSIDE LOT LOCATED 2408 VISTA DRIVE, ZONE R-1-B (CASE

3.3679 MAJ). (DN)

FROM:

Department of Planning Services

SUMMARY

The Planning Commission will consider an architectural review application to construct a 2,035-square foot single-family residence and 483-square foot garage on a vacant, hillside lot that is approximately 13,504-square feet in size.

RECOMMENDATION:

Approve, subject to Conditions of Approval.

ISSUES:

None

BACKGROUND:

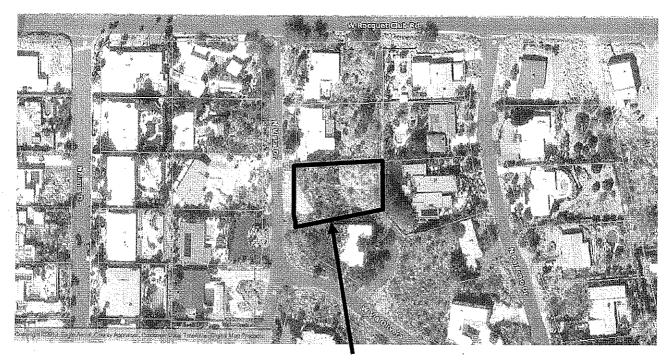
Planning Areas		
Specific Plan	None	
Design Plan	None	
Airport Overlay	None	
Indian Land	None	

Most Recen	nt Change of Ownership
6/21/2013	TA Edison Corp purchased the property.

Related Relev	vant City Actions by Planning, Fire, Building, etc
9/23/2013	The Architectural Advisory Committee recommended approval of the project as
	presented. (The draft meeting minutes are attached to this report.)

Neighborhoo	d Meeting
None	

General Plan, Zoning and Land Uses of Site & Surrounding Areas			
	Existing General Plan Designations	Existing Zoning Designation	Existing Land Use
Subject	ER	R-1-B	Single-family residential
Property	(Estate Residential)	(Single Family Residential)	
North	ER	R-1-B	Single-family Residential
South	ER	R-1-B	Single-family Residential
East	ER	R-1-B	Single-family Residential
West	ER	R-1-B	Single-family Residential



SUBJECT SITE

ANALYSIS:

General Plan			
Land Use Designation	F.A.R. / Density	Request	Compliance
Estate Residential	0 – 2.0 dwellings / acre	No change	Yes

Zoning – Uses & Lot Standards				
	R-1-B Zone	Proposed and the second second	Compliance	
Uses permitted	Single Family Dwellings	Single Family Dwelling	Yes	
Density	1 dwelling on existing lots of record	1 dwelling on existing lot	Yes	
Lot Standards				
Min, Area	15,000 sq. ft. minimum	No change (13,504 sq. ft.)	Yes	
Min. Width	120 ft. minimum	No change (94 feet)	Yes	
Min. Depth	120 ft. minimum	No change (151 feet)	Yes	

	R-1-B Zone	Proposed	Compliance
Building Height	Buildings shall not exceed one (1) story and twelve (12) feet in height at the minimum setback. From the minimum setback, the height may be allowed to increase along a plane which has a slope of 4:12, until a building height of eighteen (18) feet is attained. Gable ends, dormers and front entrance treatments, not exceeding fifteen (15) feet in height, may encroach past the building envelope limits.	Residence ranges from 10 ft. to 15 ft. as measured from proposed finished floor, which is consistent with the adjacent property to the north and south: North Pad at 743.7 Subject Site at 743.0 South Pad at 743.5	Yes
Yard Setbacks	-		
Garages	25 ft.	25 ft.	Yes
Front	25 ft.	25 ft.	Yes
Interior Side (North)	10 ft.	10 ft.	Yes
Interior Side (South)	10 ft.	14 ft.	Yes
Rear	15 ft.	62 ft.	Yes
Pool / spas	5 ft.	15 ft.	Yes
Distance Between Buildings	N/a	N/a	Yes
Lot Coverage	35% maximum	18%	Yes
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	2 covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to garage at northeasterly 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:

ltem	Guideline:	Conforms?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	Residence provides shaded parking, open living / kitchen layout and private bedroom space
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	Development is sensitive to existing topography of the site and will share a similar building pad height as adjacent properties to the north and south. Structures proposed include low flat roof planes.

3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The modern design includes a variety of materials such smooth and dash finish stuccos, stack bond CMU veneer, silver anodized aluminum door / window frames, corrugated metal, sectional garage door with aluminum frame and bronze frosted glass, aluminum shade screens, Colors consist of earth tones.
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	Site layout sensitive with existing topography; pedestrian and vehicular areas defined with hardscape;
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	Project consists of single-family residence with landscape and outdoor usable space, which is consistent with surrounding developments; neighborhood includes variety of architectural styles;
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	Project conforms to development standards of the R-1-B zone;
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Soft tans are proposed;
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	(See item 3 above)
9	Consistency of composition and treatment	Yes	(See item 3 above)
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	Enhanced landscape includes Desert Museum, Chilean Mesquite, Ocotillo, Mexican Organ Pipe, various Agave species, Yucca and others which are known to withstand harsh desert climate conditions; preservation of existing boulders is proposed.

Hillside Developments: Pursuant to Section 93.13.00(B)(4) of the Zoning Code, the Planning Commission is to consider the following in addition to the architectural review guidelines:

Item	Architectural Guideline:	Staff Evaluation:
i.	Rock and soil exposure	The applicant intends to retain existing rocks and boulders on-site with a majority of the site to remain in its native rocky condition.
ii.	Size of building pads	In order to adjust the building pad to the existing typography, earth fill will be used to create one flat area for construction of the proposed residence, which is average size for the area.
iii.	Design considerations, such as supporting stilts, colors and building arrangement	The modern design of the proposed home includes simple rectangular shapes and low flat roofs. Colors will be tans and beiges which will blend with the fabric of the area.
iv.	Screening of parking areas	Two parking spaces are provided in the proposed garage. Two additional spaces can be accommodated in front of the garage.
V.	Landscaping plans	The landscaping is proposed in plant palette that is desert- appropriate drought-tolerant and integrates some existing landscaped material where feasible.
vi.	Continuity with surrounding development	The development is proposed near the front of the lot, which is consistent with the properties to the north and south.
vii.	Sensitivity to existing view corridors	The proposed roof lines are lower than permitted by the zoning code; the structure is not anticipated to affect any existing view corridors.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class III exemption per Section 15303 (Class 3 – single family residence in residential zone).

NOTIFICATION:

Pursuant to Section 93.13.00(B)(1) of the Zoning Code, notification was sent to adjacent property owners on August 29, 2013, to inform the neighbors that there has been an application submitted for the subject property. An additional notice was sent to adjacent property owners on September 26, 2013, to inform the neighbors that the project will be reviewed by the Planning Commission on October 9, 2013. After the first notice, staff received one letter from a neighbor (attached).

David A. Newell Associate Planner

Malgo Wheeler, AICP

Director of Planning Services

Planning Commission Staff Report October 9, 2013 -- Page 6 Case 3.3679 SFR - Hillside Residence at 2408 Vista Drive

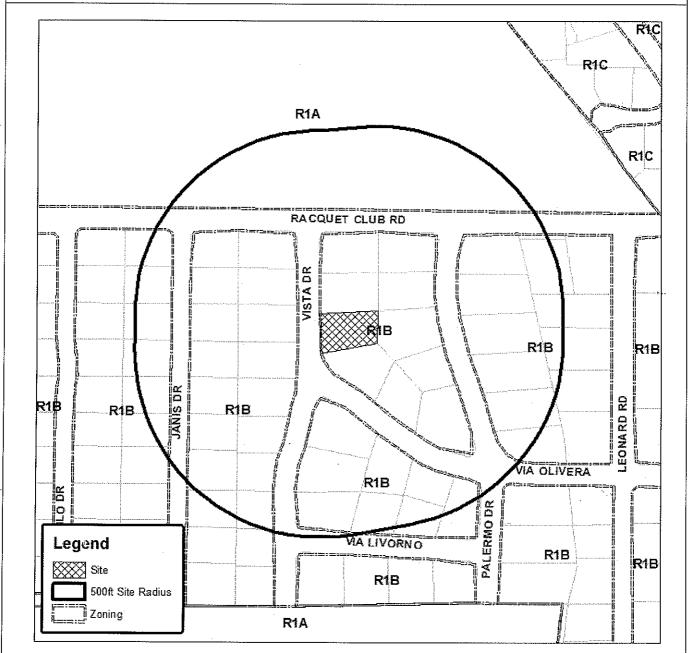
Attachments:

- 1. Vicinity Map
- 2. Draft Resolution with Conditions of Approval
- 3. 9/23/2013 Draft AAC Minutes
- 4. Letter from Neighbor
- 5. Existing Site Photographs
- 6. Reduced Plans



Department of Planning Services Vicinity Map





CITY OF PALM SPRINGS

CASE NO:

3.3679 MAJ

APPLICANT: TA Edison Corp

DESCRIPTION:

A proposed single-family residence on a vacant hillside lot located at 2364 Vista Drive, Zone R1B Section 3.

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3679 MAJ; AN APPLICATION FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A ROUGHLY 2,035-SQUARE FOOT RESIDENCE AND ATTACHED 483-SQUARE FOOT GARAGE ON A 13,504-SQUARE FOOT HILLSIDE LOT AT 2408 VISTA DRIVE.

WHEREAS, TA Edison Corp ("Applicant") filed an application with the City pursuant to Section 94.04.00 of the Palm Springs Zoning Code (PSZC) for architectural approval to allow the construction of a single family residence on a hillside lot located at 2408 Vista Drive, Zone R-1-B, APN: 505-052-014; and

WHEREAS, on September 23, 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 October 9, 2013, a public meeting on the application for architectural review 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 III exemption (single-family residence) pursuant to Section 15303(a) 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:

<u>Section 1:</u> 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 hillside development pursuant to Zoning Code Section 94.04.00 (Architectural Review) and 94.13.00 (hillside development). 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	Does the proposed development provide a desirable environment for its occupants?	Residence provides shaded parking, open living / kitchen layout and private bedroom space
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Development is sensitive to existing topography of the site and will share a similar building pad height as adjacent properties to the north and south. Structures proposed include low flat roof planes.
3	Is the proposed development of good composition, materials, textures, and colors?	The modern design includes a variety of materials such smooth and dash finish stuccos, stack bond CMU veneer, silver anodized aluminum door / window frames, corrugated metal, sectional garage door with aluminum frame and bronze frosted glass, aluminum shade screens, Colors consist of earth tones.
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	Site layout sensitive with existing topography; pedestrian and vehicular areas defined with hardscape;
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	Project consists of single-family residence with landscape and outdoor usable space, which is consistent with surrounding developments; neighborhood includes variety of architectural styles;
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	Project conforms to development standards of the R-1-B zone;
7	Building design, materials and colors to be sympathetic with desert surroundings	Soft tans are proposed;
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	(See item 3 above)
9	Consistency of composition and treatment	(See item 3 above)
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	Enhanced landscape includes Desert Museum, Chilean Mesquite, Ocotillo, Mexican Organ Pipe, various Agave species, Yucca and others which are known to withstand harsh desert climate conditions; preservation of existing boulders is proposed.

Furthermore, pursuant to Zoning Code Section 93.13.00 (B)(4a), in review of hillside development for architectural approval, the Planning Commission shall consider the following:

Item	Architectural Guideline:	Project Evaluation:			
i.	Rock and soil exposure	The applicant intends to retain existing rocks and boulders on-site			
		with a majority of the site to remain in its native rocky condition.			
ii.	Size of building pads	In order to adjust the building pad to the existing typography, earth			
	N.	fill will be used to create one flat area for construction of the			
		proposed residence, which is average size for the area.			
iii.	Design considerations, such as	The modern design of the proposed home includes simple			
	supporting stilts, colors and	rectangular shapes and low flat roofs. Colors will be tans and			
	building arrangement	beiges which will blend with the fabric of the area.			
iv.	Screening of parking areas	Two parking spaces are provided in the proposed garage. Two			
		additional spaces can be accommodated in front of the garage.			
V.	Landscaping plans	The landscaping is proposed in plant palette that is desert-			
		appropriate drought-tolerant and integrates some existing			
		landscaped material where feasible.			
vi.	Continuity with surrounding development	The development is proposed near the front of the lot, which is			
		consistent with the properties to the north and south.			
vii.	Sensitivity to existing view corridors	The proposed roof lines are lower than permitted by the zoning			
		code; the structure is not anticipated to affect any existing view			
		corridors.			

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case Nos. 3.3679 MAJ; a major architectural application for the construction of a 2,035-square foot single family residence on a roughly 13,504-square foot lot located at 2408 Vista Drive, subject to those conditions set forth in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 9th day of October, 2013.

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Margo Wheeler, AICP Director of Planning Services

RESOLUTION NO. ____

Case Nos. 3.3679 MAJ

2408 Vista Drive October 9, 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. <u>Project Description</u>. This approval is for the project described per Case 3.3668 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 August 20, 2013, 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. <u>Conform to all Codes and Regulations</u>. 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. <u>Minor Deviations</u>. 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 3.3679 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, 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. <u>Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP)</u> <u>Local Development Mitigation Fee (LDMF) required.</u>
- 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. <u>Conditions Imposed from AAC Review</u>. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
 a. (none)
- PLN 4. Flat Roof Requirements. Roof materials on flat roofs must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 and minimum initial solar reflectance of 0.70. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 5. <u>Maintenance of Awnings & Projections</u>. All awnings shall be maintained and periodically cleaned.
- PLN 6. <u>Screen Roof-mounted Equipment</u>. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.

- PLN 7. <u>Surface Mounted Downspouts Prohibited</u>. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 8. <u>Pool Enclosure Approval Required</u>. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 9. <u>Exterior Alarms & Audio Systems</u>. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 10. <u>Outside Storage Prohibited</u>. 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. (add any additional conditions imposed by the Planning Commission or City Council here)

POLICE DEPARTMENT CONDITIONS

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

BUILDING DEPARTMENT CONDITIONS

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

ENGINEERING DEPARTMENT CONDITIONS

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

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

STREETS

ENG 1. 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 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**

VISTA DRIVE

- ENG 4. Construct a 6 inch curb and gutter, 18 feet east of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200. **Deferred**
- ENG 5. Construct a 6 inch concrete driveway as necessary, unless otherwise approved by the City Engineer, from the property line to a clean sawcut edge of pavement.
- ENG 6. Remove existing street improvements as necessary to construct a driveway approach in accordance with City of Palm Springs Standard Drawing No. 201. **Deferred**
- ENG 7. Construct a 5 foot wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210. **Deferred**
- ENG 8. 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 Vista Drive ______ 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 9. Construct 2 inch asphalt concrete pavement over compacted native subgrade or install appropriate landscaping and ground cover to provide adequate dust control measures, meeting the approval of the Director of Planning Services and City Engineer, from edge of pavement to property line along the entire frontage, excluding approved driveway location.

ENG 10. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

- ENG 11. Construct a private sanitary sewer system in accordance with City of Palm Springs Ordinance No. 1084 as needed for proposed residence. The record property owner shall enter into a covenant agreeing to extend the private sewer lines the necessary distance to connect to the public sewer system within one year of official notice that an operating public sewer has been completed within 500 feet of the lot. Note that the existing public sewer mainline in Racquet Club Road is within 500 feet, but physically, the parcel can not be connected to the mainline; the parcel is not a part of the Racquet Club Road Sewer Construction Refund Agreement. The covenant shall be executed and notarized by the property owner and submitted to the City Engineer prior to issuance of any 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 12. The City recommends that the applicant contact the Riverside County Health Department for requirements related to the construction of private septic systems for residential uses. Private septic systems may now require additional environmental requirements and/or permits from Riverside County and the Regional Water Quality Control Board.

GRADING

- ENG 13. 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 14. 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 15. 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 16. 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 17. 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 18. 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 19. 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 20. 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 21. 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 22. 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 23. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan (if required), to the Engineering Division prior to construction of any building foundation.
- ENG 24. 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 25. 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 26. 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 27. 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 28. All proposed utility lines shall be installed underground.
- ENG 29. 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 30. 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 31. 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 32. 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 33. 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 34. 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**

ENG 35. 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.

TRAFFIC

- ENG 36. A minimum of 48 inches of clearance for 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 Vista Drive frontage of the subject property. **Deferred**
- ENG 37. 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 38. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

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

GENERAL CONDITIONS

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

- These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated August 20, 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 -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.

- 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 <u>minimum width of 24 feet</u> 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.
- Premises Identification (505.1): New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high for R-3 occupancies and 6" 12" for all other occupancies depending on distance from street with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
- FID 10 NFPA 13D Fire Sprinklers Required: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2010 Edition, as modified by local ordinance. The contractor should submit fire sprinkler plans as soon as possible. No portion of the fire sprinkler system may be installed prior to plan approval.
- FID 11 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 500 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)
- 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.

- 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.

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

There were questions and comments made. Staff said that corrections would be made and the matter placed on the next agenda for the Board's review.

Continued to October 7, 2013 by consensus of the Architectural Advisory Committee.

NEW BUSINESS:

3. JPM BULDING LLC, FOR A SIGN PROGRAM TO ESTABLISH SIGN CRITERIA FOR THE MULTI-TENANTED COMMERCIAL BUILDING LOCATED 500 SOUTH PALM CAN ON DRIVE (THE FIVE HUNDRED BUILDING), ZONE C-1 (CASE SP 13-002). (DN)

JEFF GRADY, applicant, presented the project. In answer to questions he said there would be uplighting and 6 tenant names with two lines of text on each of the monument signs.

Committee Member Hirschbein indicated he did not support signs on fascia boards as they did not contribute to the aesthetics of the building.

Committee Members Cassady, Fredricks and Fauber concurred, commenting that it was not designed as a multi-tenant building and vacancies would result in disjointed signage; door signage is acceptable.

In response to a question from the Chair, the applicant indicated there would be two lobby tenant signs. Tenants are expected to be a bank and other office uses.

JOHN BUSIC, project architect, confirmed the importance of ground floor signage.

All Committee Members agreed that the building looks good now and expressed concern with multiple fascia signs. Alternatives were discussed.

M/S/G (Secoy-Jensen/Fredricks 6-0) Approve with staff conditions and additional:

- 3 monument signs in locations shown, with "500" not "Five Hundred" and no logo colors.
- Building façade tenant signage, 1st floor only, 9" maximum letter size.

Committee Member Fredricks request to amend to add allowance for eight tenants on the monument sign was acceptable by the maker.

4. TA EDISON CORP. FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 2,035-SQUARE FOOT SINGLE-FAMILY RESIDENCE AND 483-SQUARE FOOT GARAGE ON A VACANT HILLSIDE LOT LOCATED 2408 VISTA DRIVE, ZONE R-1-B (CASE 3.3679 MAJ). (DN)

Associate Planner Newell gave report and mentioned two neighbors have been in to look at the plans.

JIM CIOFFI, architect, responded to questions regarding landscaping indicating lighting will be baffled and a landscape filed will screen the pool area.

Committee Member Fredricks said he likes the native vegetation and recommends honey mesquite.

M/S/C (Fauber/Cassady 6-0) Approve.

5. GREY 1 DEL MAR, LLC, FOR A MINOR ARCHITECTURAL APPLICATION REQESTING APPROVAL OF A REVISED LANDSCAPE PLAN FOR "PAUM SPRINGS SQUARE" THE PARTIALLY DEMOLISHED NEIGHBORHOOD SHOPPING CENTER AT THE SOUTHEAST CORNER OF NORTH PALM CANYON DRIVE AND RACQUET CLUB ROAD, ZONE C-1 PDD 113A (CASE 3.2129 MAA/PD 113"A). (KL)

DANNY GRATHWAL, property manager, discussed the importance of the fence to prevent parking and dumping and discourage homeless encampments.

Committee Member Hirschbein stressed the importance of signage on the fence cables for safety especially at driveway entrances.

TOM DOCY, landscape architect, explained they were planning temporary, colorful, high & low plantings.

Chair Secoy-Jensen suggested painting the force posts.

Committee Member Fredricks expresser concern about poor plant maintenance.

Committee Member Purnel indicated all landscaping must be irrigated and maintained.

Mr. Docy said they would train staff on proper maintenance.

M/S/C (Fredricks/Fauber 6=0) Approve with staff conditions and additional:

- Plant maintenance specifications to be created and maintained.
- Fence shall be maintained with proper tension so as not to sag.
- Signage shall be placed on the fence for safety purposes at driveway.
- Detail of fence posted including color review to be submitted to subcommittee for final review (Fauber, Purnel and Fredricks).

3.3679 SFR RECEIVED SEP 10 2013 PLANNING SERVICES

DEPARTMENT

September 4, 2013

Dear Architectural Advisory Committee.

Today we had the opportunity to meet with David Newell, to review the proposed plans for a single family house to be constructed on the vacant lot (2408 N. Vista Drive, Palm Springs, CA 92262/Case 3.3679 SFR) located directly across the street from the house we purchased approximately 3 years ago and live in full-time. We were quite pleased with the plans and are excited that a house that captures the best of the architectural qualities of a "Palm Springs" home will be built there. The one thing that sold us on our house, more than any other feature, is the view. While we have no concerns as it relates to this new home obstructing our view, we do have a little anxiety regarding the height that some of the newly planted trees will grow to as well as the LED "uplighting" used to highlight these trees. We wonder to what degree they might block our view, and will the lighting have the potential to wash out the night sky and the city lights we enjoy looking

Our simple request is that these two points be further reviewed and discussed prior to approval.

Thanks in advance for your time and consideration. It's greatly appreciated.

Sincerely,

Somiel (but) Hanceland Samuel (Bart) Haszelbart

Carl Hoehn

2395 N. Vista Drive

Palm Springs, CA 92262

Existing Site Conditions:

Project: Vista Lot #13 Vista Dr. Palm Springs, CA











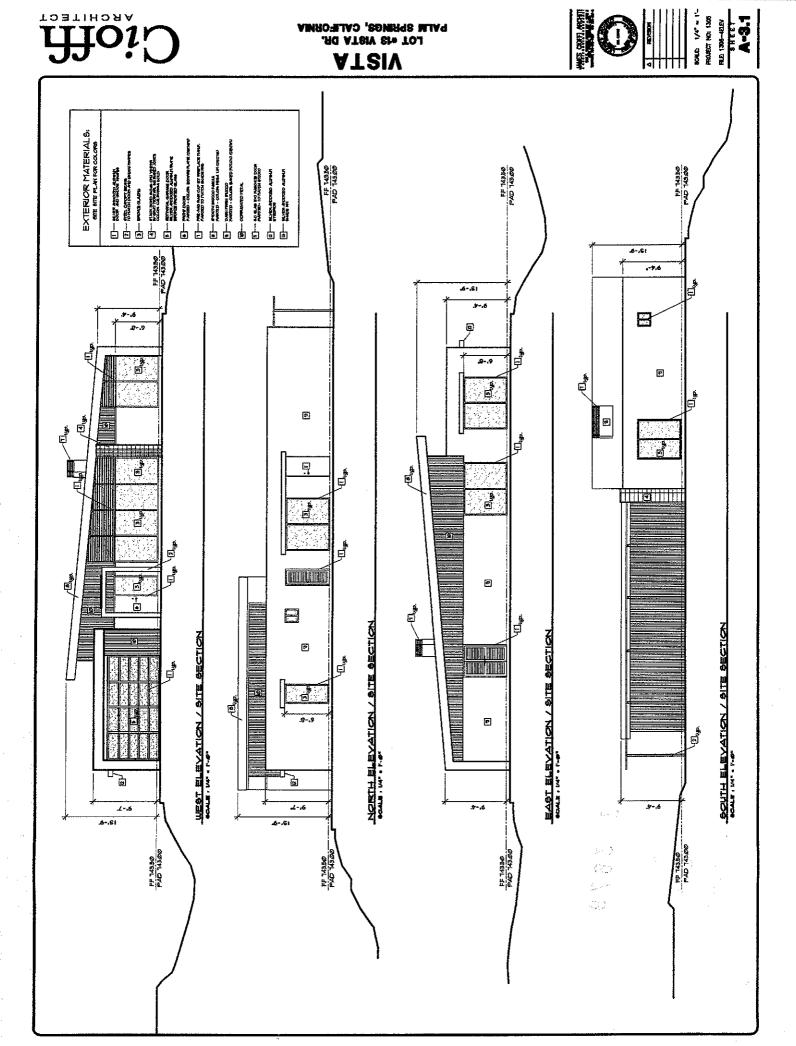
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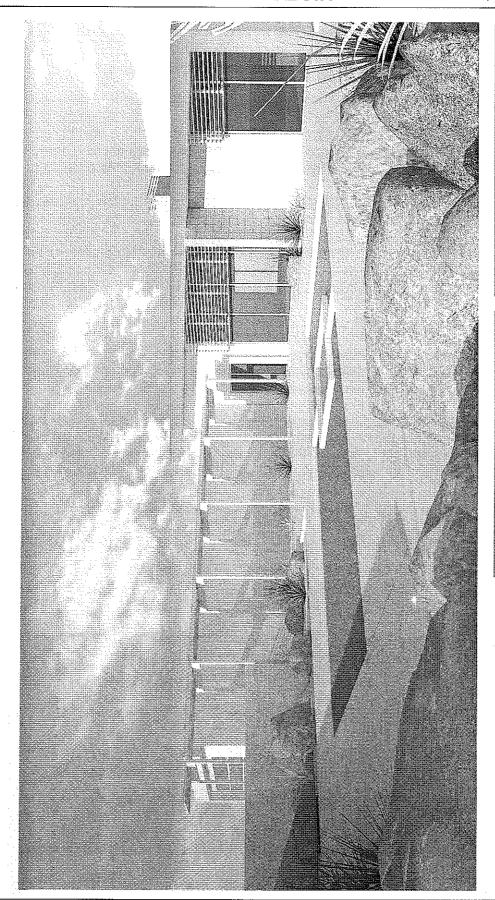
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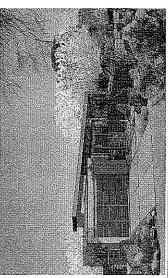
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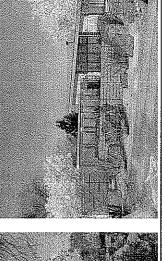












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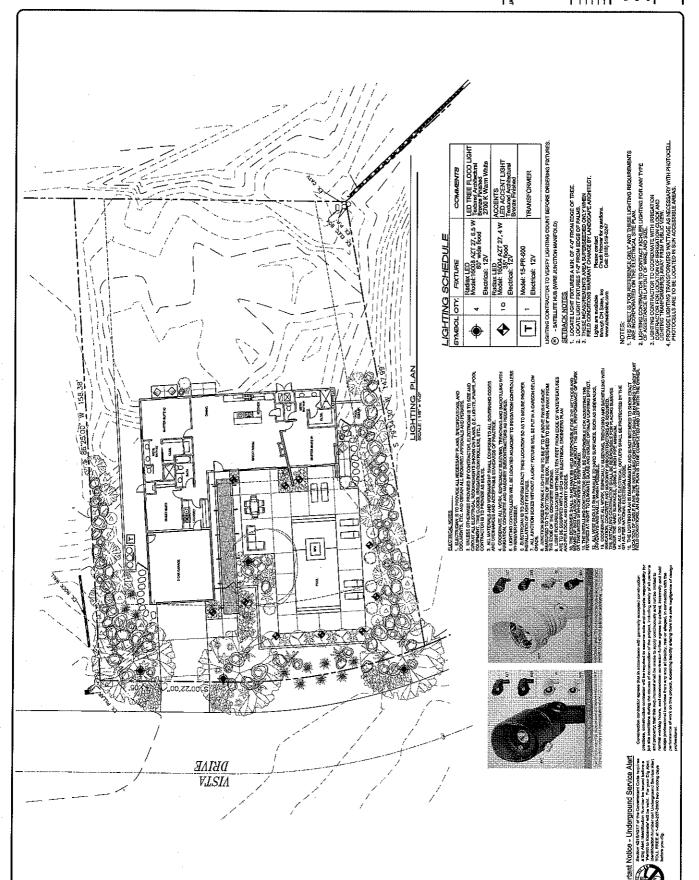
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