



PLANNING COMMISSION STAFF REPORT

DATE: November 12, 2014

SUBJECT: VIA OLIVERA, LLC FOR A PRELIMINARY PLANNED DEVELOPMENT DISTRICT; MAJOR ARCHITECTURAL; AND TENTATIVE PARCEL MAP FOR A FIVE (5) LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AT 199 WEST VIA OLIVERA, ZONE R-2, SECTION 3. (CASE NOS. 5.1348 PD 373; 3.3730 MAJ; TPM 36737) (GM)

FROM: Flinn Fagg, AICP, Director of Planning Services

SUMMARY

The Planning Commission to review a proposal for the following:

1. **Preliminary Planned Development District** to establish project site plan, permitted uses and development standards. The applicant proposes five (5) single-family residential lots with the following development standards:
Setbacks:
Front – 25 feet
Rear – 25 feet
Side – 10 feet
Building Height: 24 feet maximum – two-story residences
House Size: Approximately 2,350-square feet
Density: 28 units per acre
2. **Major Architectural Application** to review the proposed house designs. Final Design Plans to be submitted with Final Planned Development review.
3. **Tentative Parcel Map** to subdivide one vacant lot into five lots ranging in size from 4,471-square feet to 5,094-square feet.

RECOMMENDATION:

Approve subject to Conditions of Approval and recommend approval to the City Council

ISSUES:

- Single-Family residential developments in the R-2 zone subject to R-1-A zone standards.
- Planned Development District to allow reduced setbacks, increased building height, increased lot coverage, increased density.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
12/12/2007	Planning Commission approves Case No. 5.1159 Planned Development District 340 and TTM 34729 consisting of a 5-unit detached condominium project and condominium map. (Project Expires)
2/6/2008	City Council approves Planned Development District 5.1159 PD 340. (Project Expires)
9/4/2014	AAC reviews project and recommends approval to the Planning Commission with the following 3 conditions: <ol style="list-style-type: none"> 1. Combine side yards and site houses on property lines. 2. Revise landscape plan. 3. Omit gazebo.

<i>Most Recent Change of Ownership</i>	
1/29/2010	Via Olivera LLC

<i>Planning Areas</i>		
Specific Plan	None	
Design Plan	None	
Overlay Zone	None	
Indian Land	None	

<i>Neighborhood Meeting</i>	
	Meeting not required

<i>Sign Posting of Pending Project</i>	
06/01/2014	The City received verification that one sign had been posted on-site as required by Section 94.09.00 of the Zoning Code.

<i>Neighborhood Notification</i>	
10/29/2014	Public hearing notice sent to all property owners within 500 feet.
	No neighborhood organization is present.

<i>Field Check</i>	
October 2014	Staff visited site to observe existing conditions

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Area	23,039-square feet



Subject Site: 199 West Via Olivera

ANALYSIS:

General Plan, Zoning and Land Uses of Site & Surrounding Areas			
	Existing General Plan Designations	Existing Zoning Designation	Existing Land Use
Site	MXD (Mixed Use / Multi Use)	R-2 (Multi-Family Residential)	Vacant
North	MDR (Medium Density Residential)	R-2 (Multi-Family Residential)	Vacant
South	MXD (Mixed Use / Multi Use)	R-2 (Multi-Family Residential)	Vacant
East	MDR (Medium Density Residential)	R-2 (Multi-Family Residential)	Nursing – Rehab Facility
West	MXD (Mixed Use / Multi Use)	R-2 (Multi-Family Residential)	Vacant

Development Standards:

	R-2 refers to R-1-A Requirements	Proposed Project: PDD 373	Comply
A. Lot Area	20,000 sq. ft.	4,471 to 5,094 sq. ft. minimum	No, PDD request
B. Lot Dimension			
Min. Width	130 feet	42 feet wide	No, PDD request
Min. Depth	120 feet	106 feet long	No, PDD request

C. Density	15 du / acre per GP	28 du / acre (PD allows max of 30 du/acre)	No, PDD request
D. Building Height	12 feet – one-story	24 feet maximum	No, PDD request
E. Yard Setbacks			
1. General Provisions	25 feet – front 15 feet – rear 10 feet - side	25 feet – front 25 feet – rear 6 feet - side	Yes Yes No, PDD request
F. Lot Coverage Maximum	35%	39%	No, PDD request
G. Distance Between Buildings	15 feet minimum	12 feet	No, PDD request
I. Off-street Parking	Two spaces for each dwelling unit within a garage or carport.	Two covered parking spaces per residence	Yes

PREVIOUS APPROVAL

On December 12, 2007 the Planning Commission approved Planned Development District: Case 5.1159 PD 340 to construct five 2,413-square foot detached two-story condominiums and Tentative Tract Map 34729 for a condominium lot. The building elevations and setbacks for this previously approved project are similar to the case before the Planning Commission.

On February 6, 2007, the City Council approved Planned Development District Case 5.1159 PD 340 by a 4-1 vote. The PDD entitlement expired and the Tract Map was never recorded.

PROJECT DESCRIPTION:

The proposed project includes the development of an existing 23,039-square foot vacant lot located at the corner of West via Olivera and Zanjero Road. The site is one block west of North Indian Canyon Drive in a largely undeveloped area. The subject parcel is zoned R-2 allowing for multi-family structures; however the applicant proposes to develop the lots as single-family detached units with zero lot line on one side. The Palm Springs Zoning Code (PSZC) requires R-2 zoned parcels developed as detached single-family lots to meet the standards of the R-1-A zone. These development standards are listed in the table above.

The proposed development does not meet most of the standards set forth in the R-1-A zone. The applicant is seeking relief from the provisions of the PSZC through the Planned Development District approval process.

A Tentative Parcel Map will subdivide the lot into five (5) single-family lots ranging in size from 4,471-square feet to 5,094-square feet.

Access to each unit will be taken from Via Olivera. No access is proposed on Zanjero Road, although it will be required to be improved to its ultimate half width.

The Architectural Advisory Committee (AAC) reviewed the project and recommended three changes to include the revision of the site plan placing the houses on the side property line allowing for a wider side yard; revise landscape plan increasing the number of plants in the front yard; and eliminating a gazebo feature along Zanjero Road. All requested changes have been made and are reflected on this submission.

Site Plan

The proposed subdivision to five (5) parcels will result in four interior lots equaling 4,471-square feet and one corner lot of 5,094-square feet. Each detached home will be accessed from West via Olivera with a 23 foot long driveway. Each house will be surrounded by a six (6) foot tall combination CMU / corrugated metal wall. An Engineering Department condition of approval includes the requirement that a sidewalk be added along the street frontage of the project as well as the construction of curb and gutter. Each house will have a 25 foot front and rear yard setbacks, with side yards of ten (10) feet. Swimming pools are shown in the rear yards of each lot. The two car garage driveways for the interior four lots will be 16 feet in width with a reduced width for the corner Lot 1 to meet City Engineering standards based upon the required distance from intersecting streets.

Architecture

The applicant is proposing two house types: Unit Design "A"; and Unit Design "B". The streetscape will alternate each unit type with three of design A and two of design B. Each house is proposed to be 2-story with a maximum height of 24 feet.

Unit A includes a front façade with a two car garage, front entry door, with a second story balcony with wide roof overhang. The house will have a stucco finish painted beige with aluminum windows, doors, garage door, glass balcony railings, with slate tile veneer accent elements on the front façade.

Unit B will have a flat front façade with stucco finish painted dark green with deep bronze window and door finish, metal facias and chimney cap. This elevation includes exposed wood finish for garage door and other accent elements.

The rear elevation for both house types includes sliders leading out to a pool area and second story balconies. Side elevations for both house types include a series of small square windows and first floor sliders leading out to the side yard.

Tentative Parcel Map

The proposed Tentative Parcel Map (TPM) subdivides the site into five (5) single-family residential lots ranging in size from 4,471-square feet and one corner lot of 5,094-square feet. The design of the TPM is consistent with the design of the site for the project. Staff has reviewed the proposed Tract Map in light of the required findings and prepared recommended conditions contained in the attached draft resolution.

Planning Commission Architectural Advisory Committee Review Guidelines.

The Planning Commission and Architectural Advisory Committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:

	Guideline:	Conforms?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	Each detached single-family residence will have a small private yard and private pool areas with two car garage and driveways leading from an improved street.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The project is compatible with the existing development in the surrounding areas. The immediate area is vacant land and the proposed two-story residential development within the R-2 zoned parcel is compatible with future and existing uses.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The project architecture includes two house types constructed of quality materials providing a variety in front façade design with the use of stucco finish, aluminum windows and doors as well as metal and stone. Final architectural design will be reviewed once the Final Development Plan has been submitted.
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 5-lot subdivision will provide individual yard spaces for each unit. New sidewalks will be added to the front and side of the development providing good pedestrian access with 25 foot long driveways for extra off-street parking.

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	Surrounding parcels are zoned R-2 allowing for multi-family residences. The proposed development of single-family detached homes at a higher density is only permitted through the Planned Development District process. Alternating building elevations with different front facades and materials will provide a varied streetscape.
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	No	The proposal is seeking deviations to development standards as shown in the zoning analysis above.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Conceptual building designs have been provided and appear well composed. Final building materials and colors will be evaluated during the Final Development Plan review.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Each building type will be utilizing two different color schemes including wood and stone elements. Building overhangs are shown over windows and balconies for solar control and enhance building appearance. Further analysis will be completed when the Final PDD is submitted
9	Consistency of composition and treatment	Yes	Proposed building elevations include a variety of building materials and shapes that are crafted to create a unique contemporary design.
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	Landscape plan includes a mix of shade trees, palms, shrubs and ground cover.

REQUIRED FINDINGS

Planned Development District

Findings can be made in support of establishing the proposed Planned Development District as follows:

- a. *The proposed planned development is consistent and in conformity with the general plan pursuant to Sections 94.02.00 (A)(4) of the Palm Springs Zoning Code.*

The proposed planned development is consistent with the goals and objectives of the General Plan and the Mixed Use / Multi Use designation. The project will bring revitalization to a parcel that has been vacant for decades. Additionally, the proposed development is compatible with the character of the neighborhood and surrounding development.

- b. *The subject property is suitable for the uses permitted in the proposed planned development district, in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations.*

The project site is relatively flat and can accommodate building pads, internal streets, and drainage. Access to each new home will be from an improved street with a 23-foot long driveway. The residential lots range in size from 4,471-square feet and one corner lot of 5,094-square feet which is similar to other zero lot line developments in the City. The site layout will allow the maximizing of view corridors for the project and its surroundings. New sidewalks, curbs and gutters will be installed along West Via Olivera as well as a portion of Zanjaro Road.

- c. *The proposed establishment of the planned development district is necessary and proper, and is not likely to be detrimental to adjacent property or residents.*

The proposed establishment of the Planned Development District is necessary to provide an updated design concept similar to the existing developments within the City. The proposed district will not be detrimental to adjacent properties or residents but will enhance the already established neighborhood by allowing a long vacant parcel to develop into new residential housing. Furthermore, the Planned Development District will modify height and setback requirements in a manner that will not be detrimental to the existing land uses in the immediate vicinity.

Tentative Parcel Map

Findings are required for the proposed subdivision pursuant to Section 66474 of the California Subdivision Map Act. If any of these findings are not met, the City shall deny approval:

- a. *That the proposed Tentative Parcel Map is consistent with all applicable general and specific plans.*

The TPM proposes a five (5) lot single-family residential development with access to an existing improved street. The proposed residential development meets the maximum allowed residential density of 30 dwelling units per acre with the enactment of a Planned Development District. The PDD will allow for the implementation of development standards that are customized to the proposed development. No specific plans are associated with the subject property. The proposed map is consistent with the applicable general plan, and this finding has been met.

b. The design and improvements of the proposed Tentative Parcel Map are consistent with the zone in which the property is located.

The proposed single-family development is not consistent with the R-2 zone in which the property is located. However, the PDD proposes a set of development standards and design details with smaller setbacks than would otherwise be required by the underlying zone. The overall density is less than the maximum allowable with a PDD for the zone and the average lot size is smaller than required by the zone. Improvements proposed include single family homes which are permitted relative to the R-1-A standards. The applicant seeks approval of a PDD permitting single family uses. With the approval of the PDD, the project will be consistent with this finding.

c. The site is physically suited for this type of development.

A subject parcel is a flat vacant lot with existing native vegetation which can be graded to accommodate construction of single-family residences. Site modifications include the placement of a new curb, gutter and sidewalk along W. Via Olivera; and half street improvements for Zanjaro Road on the East side of the new development. The site is physically suited for this type of development and the finding has been met.

d. The site is physically suited for the proposed density of development.

The proposed project of five (5) single-family residential lots ranging in size from 4,471-square feet and one corner lot of 5,094-square feet equaling 28 du/ac is consistent with the allowable density under the General Plan with the approval of a Planned Development District. The site abuts improved public streets with existing utilities and right-of-way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS).

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Tentative Parcel Map has been reviewed under the California Environmental Quality Act, and subsequent to Section 15332, Infill Development. The proposed subdivision is consistent with the General Plan with the approval of a PDD. The site is a flat lot with an average slope less than 20% and does not include any natural habitat. The project will therefore not damage or injure fish, wildlife or their habitats.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The private driveways from an improved street will provide access to the individual homes.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

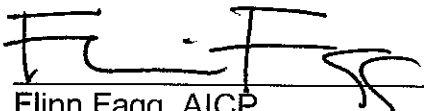
There are no known public easements across the subject property; therefore the design of the subdivision will not conflict with easements for access through or use of the property. Any utility easements can be accommodated within the project design.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act, the project was reviewed by staff, and determined to be exempt under Section 15332, Infill Development. A Notice of Exemption is proposed for the project.



Glenn Mlaker, AICP
Assistant Planner



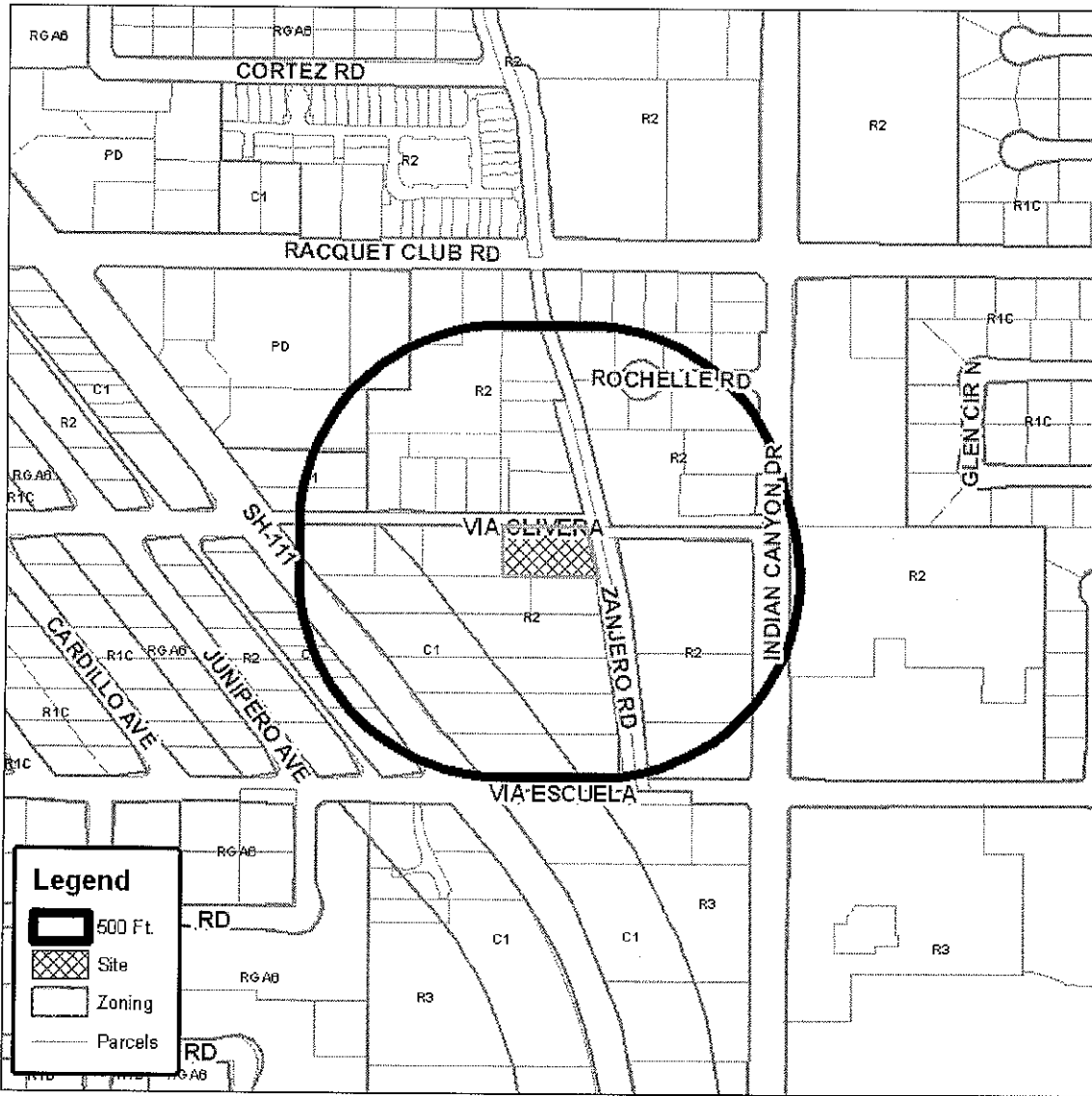
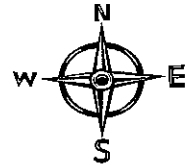
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Minutes of September 8, 2014 AAC Meeting
5. Building Elevations
6. Material Board
7. Site / Landscape Plan
8. 3-D Perspectives
9. Tentative Parcel Map 36737



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.1348 PD 373;
3.3730 MAJ; TPM 36737

APPLICANT: Via Olivera LLC

DESCRIPTION: A Tentative Parcel Map and Architectural review of a Planned Development District for a 5 lot single-family residential subdivision at 199 West via Olivera, Zone R-2, Section 3.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING PRILIMINARY PLANNED DEVELOPMENT DISTRICT CASE NUMBER 5.1348 PD 373; A MAJOR ARCHITECTURAL APPLICATION, AND TENTATIVE PARCEL MAP 36737 FOR VIA OLIVERA, LLC A FIVE (5) LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AT 199 WEST VIA OLIVERA, ZONE R-2, SECTION 3.

WHEREAS, Via Olivera, LLC (the "Applicant") has filed an application with the City pursuant to Section 94.03.00 (E) of the Palm Springs Zoning Code, for the establishment and development of Planned Development District 373; and

WHEREAS, Via Olivera, LLC (the "Applicant") has filed an application with the City pursuant to Section 9.62.010 of the Palm Springs Municipal Code, for Tentative Parcel Map 36737; and

WHEREAS, the Architectural Advisory Committee reviewed the application and recommend approval to the Planning Commission with three recommendations; and

1. Combine side yards and site houses on property lines.
2. Revise landscape plan.
3. Omit gazebo.

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case Number 5.1348, consisting of Planned Development District 373, Tentative Tract Map 36737, and project architectural approval was given in accordance with applicable law; and

WHEREAS, on November 12, 2014, a public hearing on the application for the project was held by the Planning Commission in accordance with applicable law; and

WHEREAS, Pursuant to the California Environmental Quality Act, the project was reviewed by staff, and determined to be exempt under Section 15332, Infill Development. A Notice of Exemption is proposed for the project; and

WHEREAS, pursuant to Section 66412.3 of the Subdivision Map Act, the Planning Commission has considered the effect of the proposed project on the housing needs of the region, and has balanced these needs against the public service needs of residents and available fiscal and environmental resources; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the meeting 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, the project was reviewed by staff, and determined to be exempt under Section 15332, Infill Development. A Notice of Exemption is proposed for the project; and

Section 2: Pursuant to Section 94.03.00 (E) of the Palm Springs Zoning Code, the Planning Commission makes the following findings:

- a. *The proposed planned development is consistent and in conformity with the general plan pursuant to Sections 94.02.00 (A)(4) of the Palm Springs Zoning Code.*

The proposed planned development is consistent with the goals and objectives of the General Plan and the Mixed Use / Multi Use designation. The project will bring revitalization to a parcel that has been vacant for decades. Additionally, the proposed development is compatible with the character of the neighborhood and surrounding development.

- b. *The subject property is suitable for the uses permitted in the proposed planned development district, in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations.*

The project site is relatively flat and can accommodate building pads, internal streets, and drainage. Access to each new home will be from an improved street with a 23-foot long driveway. The residential lots range in size from 4,471-square feet and one corner lot of 5,094-square feet which is similar to other zero lot line developments in the City. The site layout will allow the maximizing of view corridors for the project and its surroundings. New sidewalks, curbs and gutters will be installed along West Via Olivera as well as a portion of Zanjaro Road.

- c. *The proposed establishment of the planned development district is necessary and proper, and is not likely to be detrimental to adjacent property or residents.*

The proposed establishment of the Planned Development District is necessary to provide an updated design concept similar to the existing developments within the City. The proposed district will not be detrimental to adjacent properties or residents but will enhance the already established neighborhood by allowing a long vacant parcel to develop into new residential housing. Furthermore, the Planned Development District will modify height and setback requirements in a manner that will not be detrimental to the existing land uses in the immediate vicinity.

Section 3: Pursuant to Section 66474 of the Subdivision Map Act, the Planning Commission makes the following findings:

a. That the proposed Tentative Parcel Map is consistent with all applicable general and specific plans.

The TPM proposes a five (5) lot single-family residential development with access to an existing improved street. The proposed residential development meets the maximum allowed residential density of 30 dwelling units per acre with the enactment of a Planned Development District. The PDD will allow for the implementation of development standards that are customized to the proposed development. No specific plans are associated with the subject property. The proposed map is consistent with the applicable general plan, and this finding has been met.

b. The design and improvements of the proposed Tentative Parcel Map are consistent with the zone in which the property is located.

The proposed single-family development is not consistent with the R-2 zone in which the property is located. However, the PDD proposes a set of development standards and design details with smaller setbacks than would otherwise be required by the underlying zone. The overall density is less than the maximum allowable with a PDD for the zone and the average lot size is smaller than required by the zone. Improvements proposed include single family homes which are permitted relative to the R-1-A standards. The applicant seeks approval of a PDD permitting single family uses. With the approval of the PDD, the project will be consistent with this finding.

c. The site is physically suited for this type of development.

A subject parcel is a flat vacant lot with existing native vegetation which can be graded to accommodate construction of single-family residences. Site modifications include the placement of a new curb, gutter and sidewalk along W. Via Olivera; and half street improvements for Zanjaro Road on the East side of the new development. The site is physically suited for this type of development and the finding has been met.

d. The site is physically suited for the proposed density of development.

The proposed project of five (5) single-family residential lots ranging in size from 4,471-square feet and one corner lot of 5,094-square feet equaling 28 du/ac is consistent with the allowable density under the General Plan with the approval of a Planned Development District. The site abuts improved public streets with existing utilities and right-of-way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS).

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Tentative Parcel Map has been reviewed under the California Environmental Quality Act, and subsequent to Section 15332, Infill Development. The proposed subdivision is consistent with the General Plan with the approval of a PDD. The site is a flat lot with an average slope less than 20% and does not include any natural habitat. The project will therefore not damage or injure fish, wildlife or their habitats.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The private driveways from an improved street will provide access to the individual homes.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no known public easements across the subject property; therefore the design of the subdivision will not conflict with easements for access through or use of the property. Any utility easements can be accommodated within the project design.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission approves Planned Development District 373 and the project architecture and recommends that the City Council approve Case Number 5.1348, PD-373 and Tentative Tract Map 36737.

ADOPTED this 12th day of November, 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Cases 5.1348 PD 373; 3.3730 MAJ; TPM 36737

199 West Via Olivera

November 12, 2014

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.1348 PD 373; 3.3730 MAJ; TPM 36737: except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped October 15, 2014, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and 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. Tentative Parcel Map. This approval is for Tentative Parcel Map 36737 located at 199 West Via Olivera, date stamped October 9, 2014. This approval is subject to all applicable regulations of the Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances and resolutions.

ADM 6. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1448 PD 373. 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 7. 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 8. Time Limit on Approval. Approval of the (Planned Development District (PDD) Tentative Tract Map (TTM) and Major Architectural Applications (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.

Extensions of time may be approved pursuant to Code Section 9.63.110. Such extension shall be required in writing and received prior to the expiration of the original approval

ADM 9. 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 10. 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 11. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

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 \$50 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).
- ENV 3. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the

City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.

- ENV 4. Mitigation Monitoring. The mitigation measures of the environmental assessment shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the negative declaration or EIR will be included in the plans prior to Planning Commission consideration of the environmental assessment. Mitigation measures are defined in the approved project description.
- ENV 5. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 6. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)
- ENV 7. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.
- b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

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. Submittal of Final PDD. The Final Planned Development plans shall be submitted in accordance with Section 94.03.00 (Planned Development District) of the Zoning Ordinance. Final development plans shall include site plans, building elevations, floor plans, roof plans, grading plans, landscape plans, irrigation plans, exterior lighting plans, sign program, mitigation monitoring program, site cross sections, property development standards and other such documents as required by the Planning Commission and Planning Department. Final Planned Development District applications must be submitted within two (2) years of the City Council approval of the preliminary planned development district.
- PLN 4. 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:
- Combine side yards and site houses on property line
 - Revise landscape plan
 - Omit Gazebo
- 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. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 7. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 8. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 9. Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Department which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approved tentative map:
- a. The document to convey title.
 - b. Deed restrictions, easements, covenant conditions and restrictions that are to be recorded.
 - c. The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for joint access to the proposed parcels and open space restrictions. The approved documents shall contain a provision which provides that they may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.
- PLN 10. Update of City's Zoning Map. Upon approval of the proposed Change of Zone, Tract Map and/or Planned Development District, the applicant shall be responsible for costs associated with update of the City's GIS based zoning maps.
- PLN 11. Smart Controller for landscape irrigation. The applicant is to use "smart controllers" available from the Desert Water Agency for water efficiency in the irrigation system.
- PLN 12. Pre-wire for Solar Photovoltaics The applicant is to "pre-wire" the guest unit for photovoltaic panel installation in the future.
- PLN 13. (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

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.

VIA OLIVERA

- ENG 3. Construct a 6 inch curb and gutter, 18 feet south of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 4. Construct a driveway approach for each proposed lot on Via Olivera in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 5. Construct a 5 feet wide sidewalk behind the proposed curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 6. Construct a Type A curb ramp meeting current California State Accessibility standards at the southwest corner of the intersection of via Olivera and Zanjero Road in accordance with City of Palm Springs Standard Drawing No. 212.
- ENG 7. 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 at centerline of Via Olivera 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.
- ENG 8. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ZANJERO ROAD

- ENG 9. Construct a 6 inch curb and gutter, 18 feet west of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 10. Construct a 5 feet wide sidewalk behind the proposed curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 11. 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 centerline along the entire Zanjero Road 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.
- ENG 12. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

- ENG 13. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

GRADING

- ENG 14. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading 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 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 15. Prior to approval of a Grading Plan (or issuance of a Grading 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 16. 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 17. 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 18. 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 19. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.

- ENG 20. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 21. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 22. 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 23. 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) or prior to issuance of any permit.
- ENG 24. 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 25. 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 26. 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 (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

DRAINAGE

- ENG 27. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMP's).
- ENG 28. 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 29. 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, Mission Springs Water District, 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 30. All proposed utility lines shall be installed underground.
- ENG 31. 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 32. 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 33. 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 34. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 35. 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.

MAP

- ENG 36. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.
- ENG 37. In accordance with Government Code 66411.1 (a), all required public improvements shall be listed in an Improvement Certificate on the Parcel Map and clearly noted that the required public improvements will be the minimum development requirements for Tentative Parcel Map No. 36737, but shall be completed prior to issuance of a building permit of TPM36737.
- ENG 38. Upon approval of a parcel map, the parcel map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way, and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile, ArcInfo Coverage or Exchange file (e00), DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variations of the type and format of G.I.S. digital

data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

TRAFFIC

- ENG 39. 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 Via Olivera and Zanjero Road frontage of TPM36737.
- ENG 40. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 41. 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 42. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

- FID 1 No fire conditions at this time.

END OF CONDITIONS

ASSISTANT PLANNER MLAKER presented the proposed project as outlined in the staff memorandum.

M/S/C (Fauber/Fredricks, 6-0-1 abstention Secoy-Jensen) Approve to submit to the Planning Commission.

4. **SAGE COURTYARD L.P., OWNER FOR A MINOR ARCHITECTURAL APPROVAL AND VARIANCE REQUEST TO REDUCE SETBACK TO 5 FEET FOR THE CONSTRUCTION OF SEVEN CARPORTS AT THE SAGE APARTMENTS LOCATED AT 2300 EAST TAHQUITZ CANYON WAY, ZONE R-3, SECTION 13. (CASE NOS. 3.1312 & 6.540).**

ASSISTANT PLANNER MLAKER presented the proposed project as outlined in the staff memorandum.

M/S/C (Fauber/Secoy, 6-0-1 abstention Song) Approve to submit to the Planning Commission.

5. **OLIVERA, LLC FOR A TENTATIVE PARCEL MAP AND ARCHITECTURAL REVIEW OF A PLANNED DEVELOPMENT DISTRICT FOR A 5 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AT 199 WEST VIA OLIVERA, ZONE R-2, SECTION 3. (CASE NOS. TPM 36737, 5.1348 PD373, 3.3730 MAJ).**

ASSISTANT PLANNER MLAKER presented the proposed project as outlined in the staff memorandum.

M/S/C (Song/Cassady, 7-0) Approved on three conditions: to reconsider the site design with combined the side yards with no property lines, to revise the landscapes plan, to look at site layout with Lot 0 design and to omit the gazebo and instead have a public benefit feature(renewable energy, landscape, or public transportation).

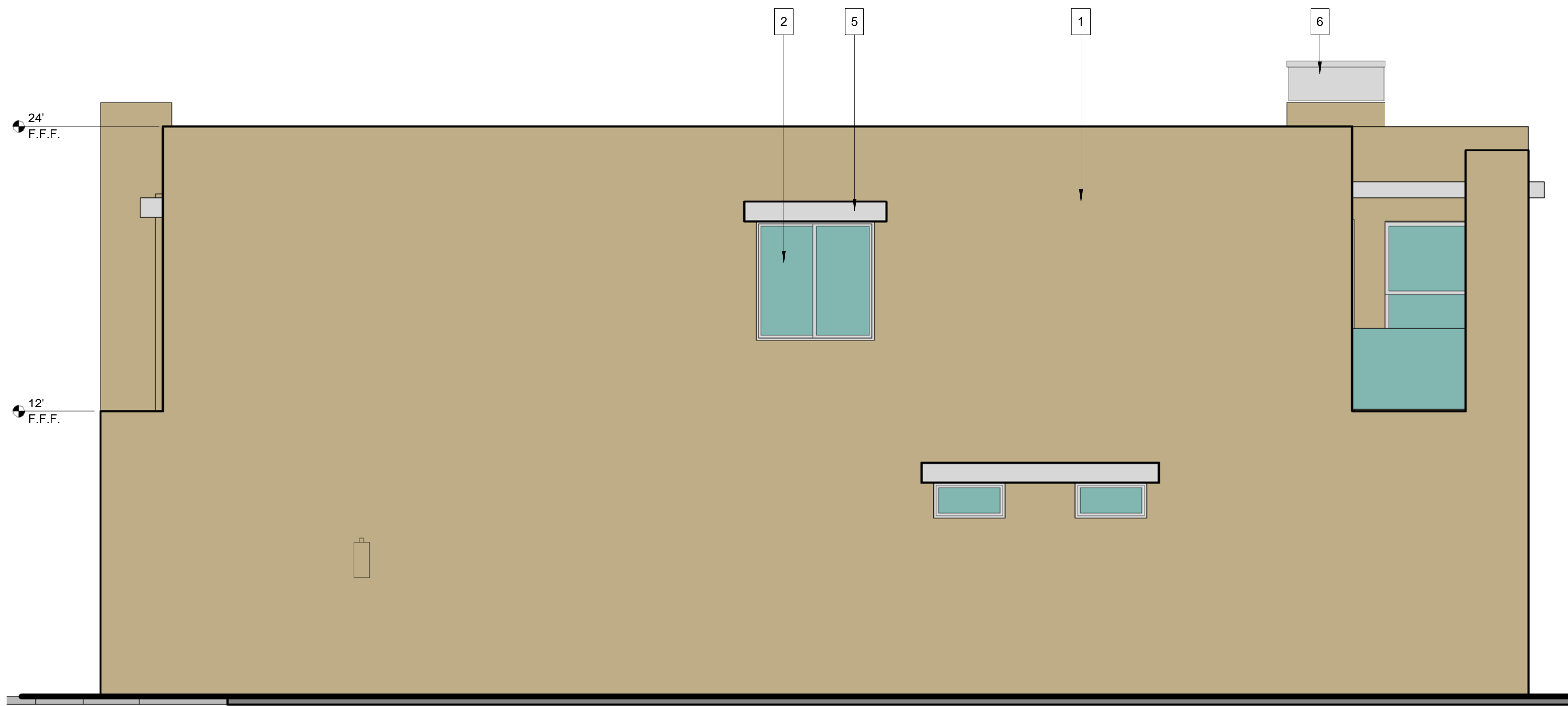
6. **PALM SPRINGS PROMENADE, LLC FOR AN UPDATE ON EXTERIOR ELEVATIONS OF BLOCK A OF THE DOWNTOWN PALM SPRINGS RENOVATION PROJECT LOCATED AT THE NORTHWEST CORNER OF ANDREAS ROAD AND PALM CANYON DRIVE, ZONE CBD. (CASE 3.3605 MAJ).**

ASSOCIATE PLANNER NEWELL presented the proposed project (Building A) as outlined in the staff memorandum.

MEMBER SECOY-JENSEN asked why certain elements in the presentations were omitted from the Architectural Advisory Committee's packets.

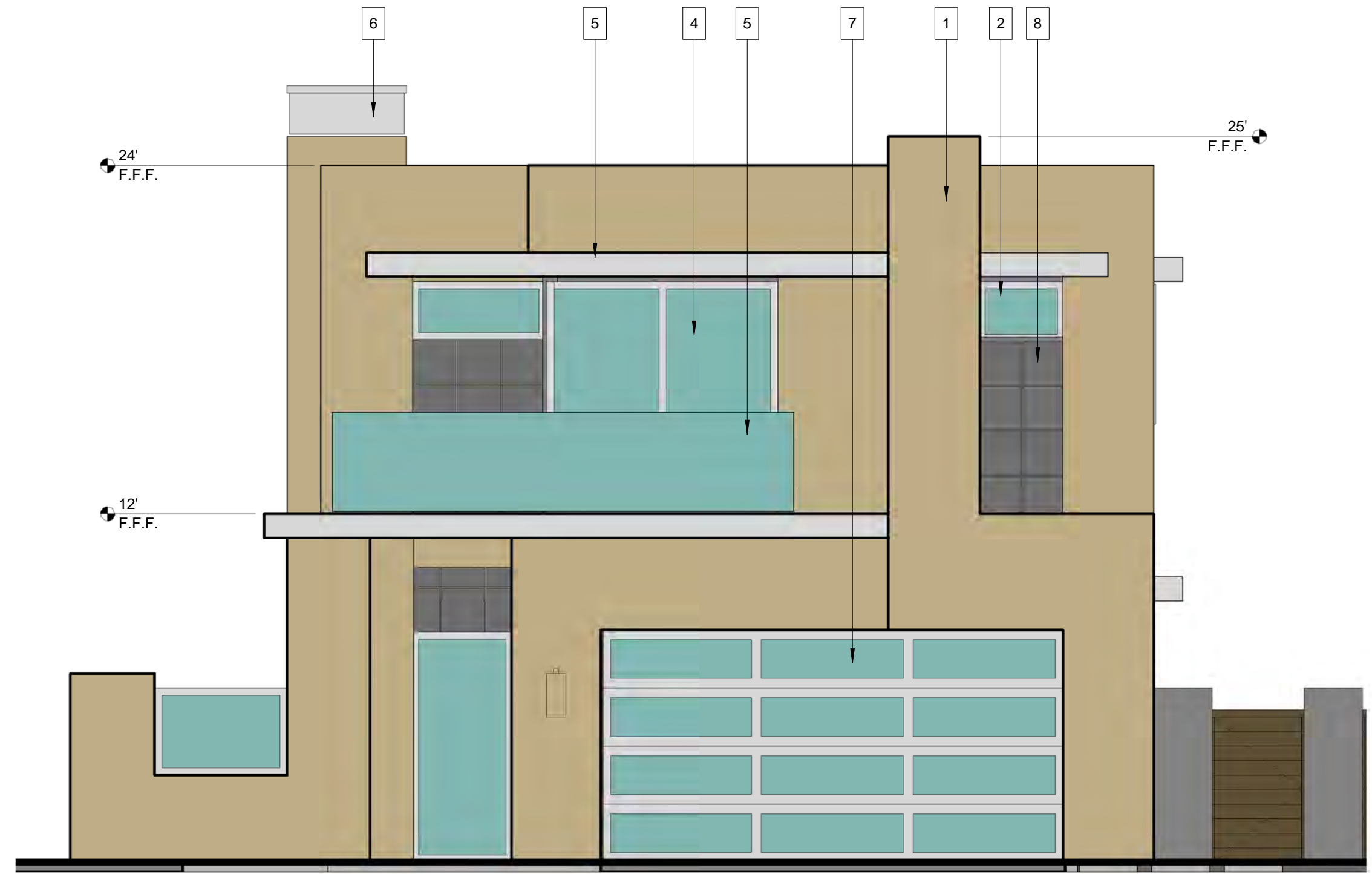
Owner

VIA OLIVERA PROJECT
VIA OLIVERA ST. PALM SPRINGS, CA.



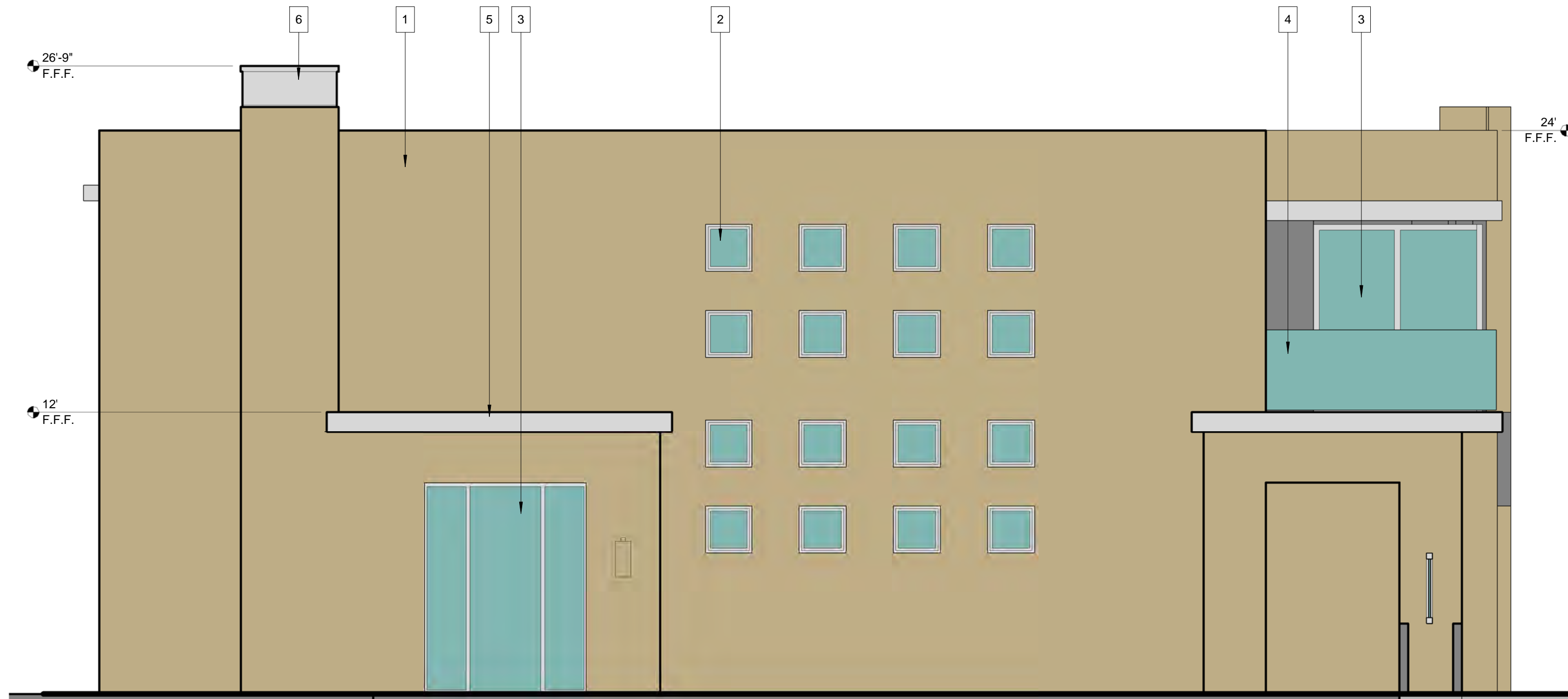
LEFT SIDE ELEVATION

1/4"=1'-0"



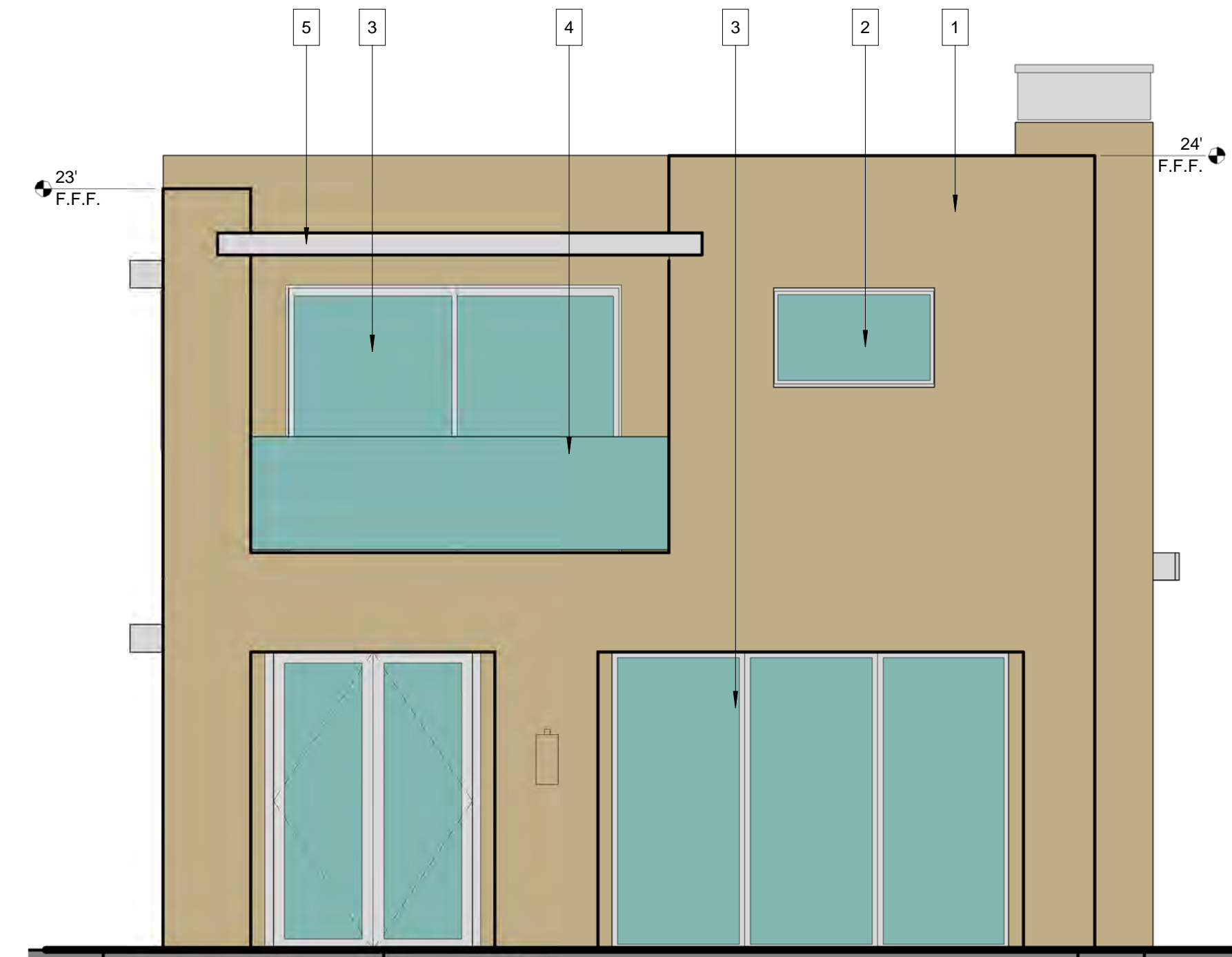
FRONT ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Unit Design "A"

Material Key Notes

- | | |
|--------------------|-------------------------------------|
| 1. Stucco Finish | 5. Painted Steel Fascia |
| 2. Aluminum Window | 6. Chimney Cap-Painted metal Shroud |
| 3. Aluminum Door | 7. Aluminum Garage Door w/Glass |
| 4. Glass Railing | 8. Slate Tile Veneer |

**EXTERIOR
ELEVATIONS –
COLOR**

Project Number	Project Number
Date	4-8-2014
Drawn By	Author
Checked By	Checker

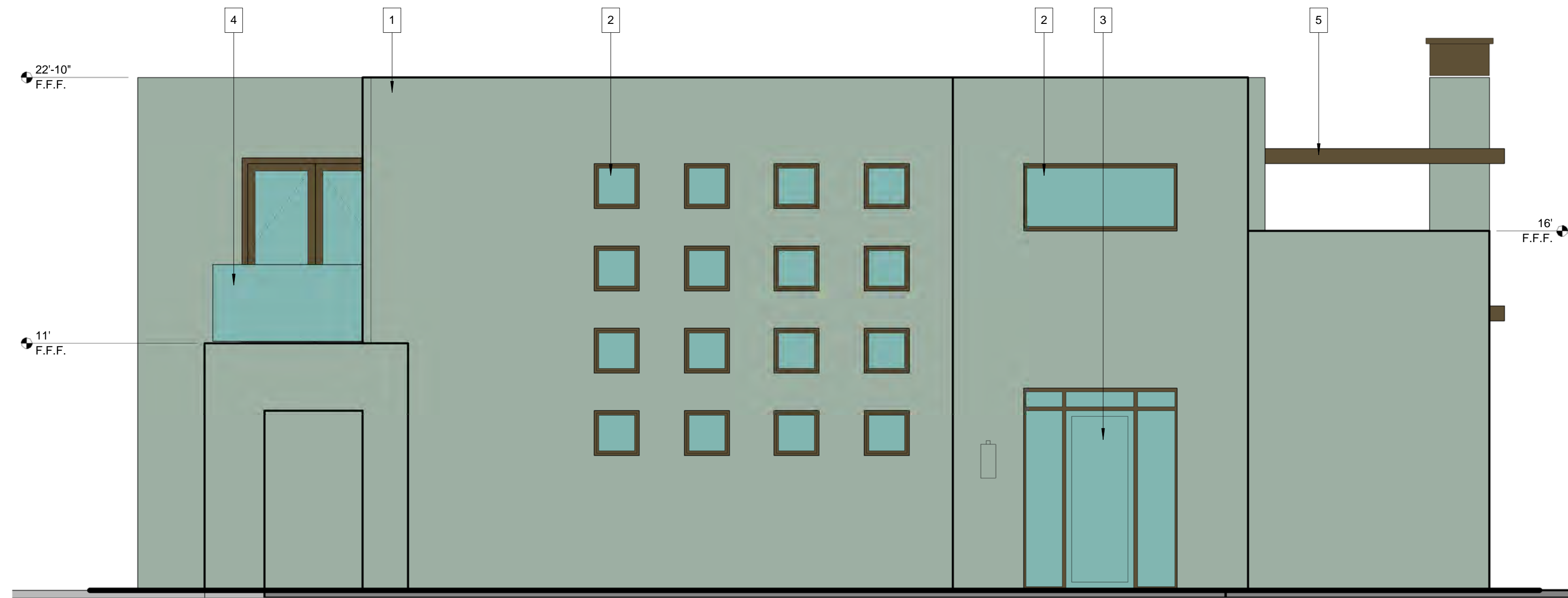
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Scale 1/4" = 1'-0"

Owner

VIA OLIVERA PROJECT

VIA OLIVERA ST., PALM SPRINGS, CA.



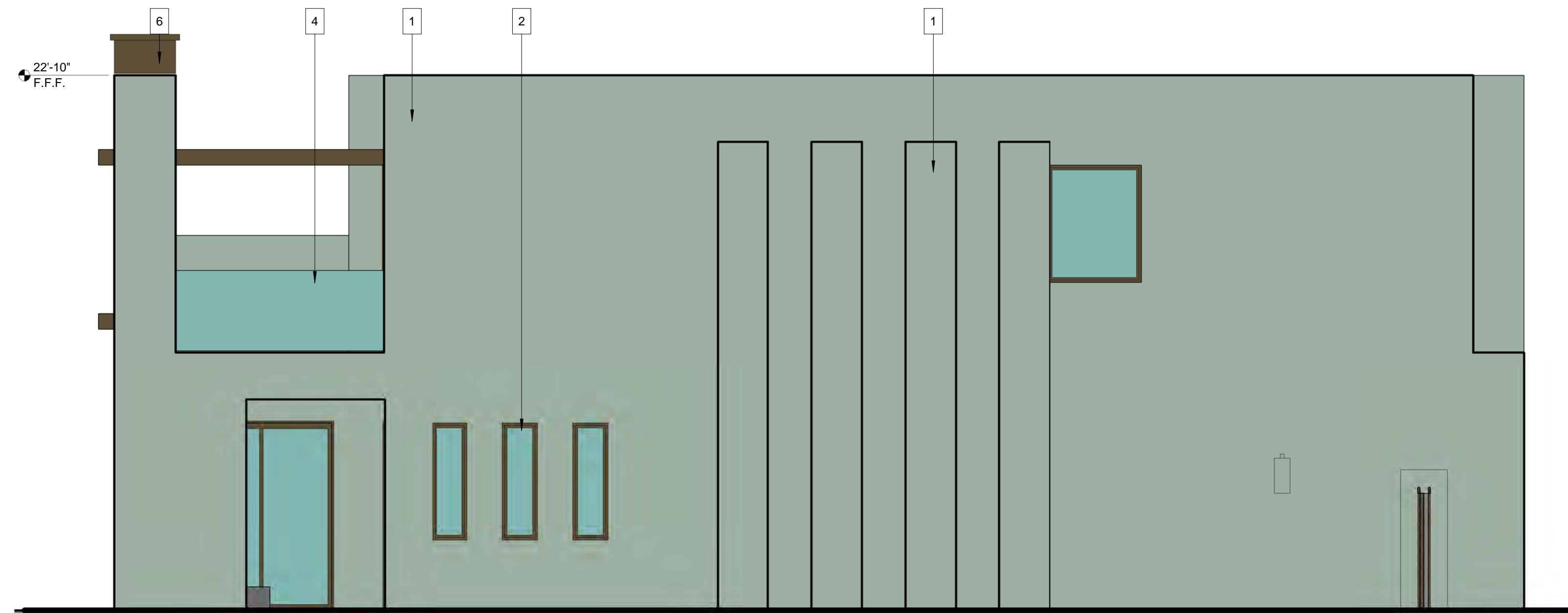
LEFT SIDE ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Unit Design "B"

Material Key Notes

- | | |
|--------------------|--|
| 1. Stucco Finish | 4. Painted Steel Fascia |
| 2. Aluminum Window | 5. Chimney Cap-Painted metal Shroud |
| 3. Aluminum Door | 6. Corrugated Metal Garage Door w/Painted Finish |
| 4. Glass Railing | 7. Corrugated Metal Fencing w/Painted Finish |

**EXTERIOR
ELEVATIONS –
COLOR**

Project Number	Project Number
Date	4-8-2014
Drawn By	Author
Checked By	Checker

A4.3

Scale 1/4" = 1'-0"

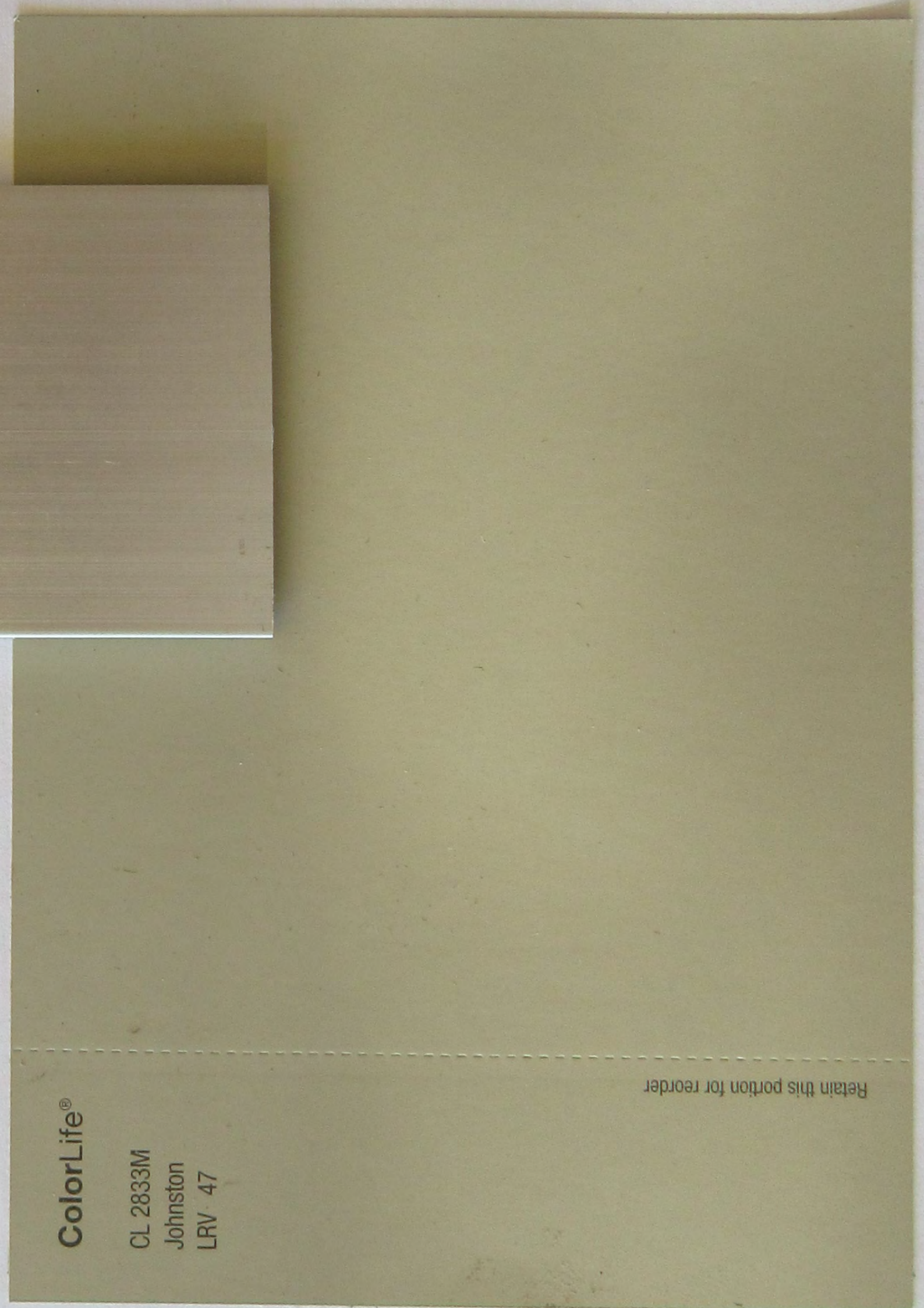
Color/ Material board
Via Olivera Rd,
Palm Springs
Unit Design - B **A**

03/09/2014

Date:
March 22 -2014

**Window and door finish color/
Metal facias / Chimney Cap finish/
Garage Door**
Clear Aluminum finish and or paint
in similar tone finish.

Exterior stucco:
Paint finish over stucco
"Johnston LRV 47"



Slate Tile Veneer



ColorLife®

CL 2833M
Johnston
LRV 47

Retain this portion for reorder

GORDON STEIN DESIGN

Color/ Material board
Via Olivera Project
Via Olivera Rd,
Palm Springs
Unit Design - B

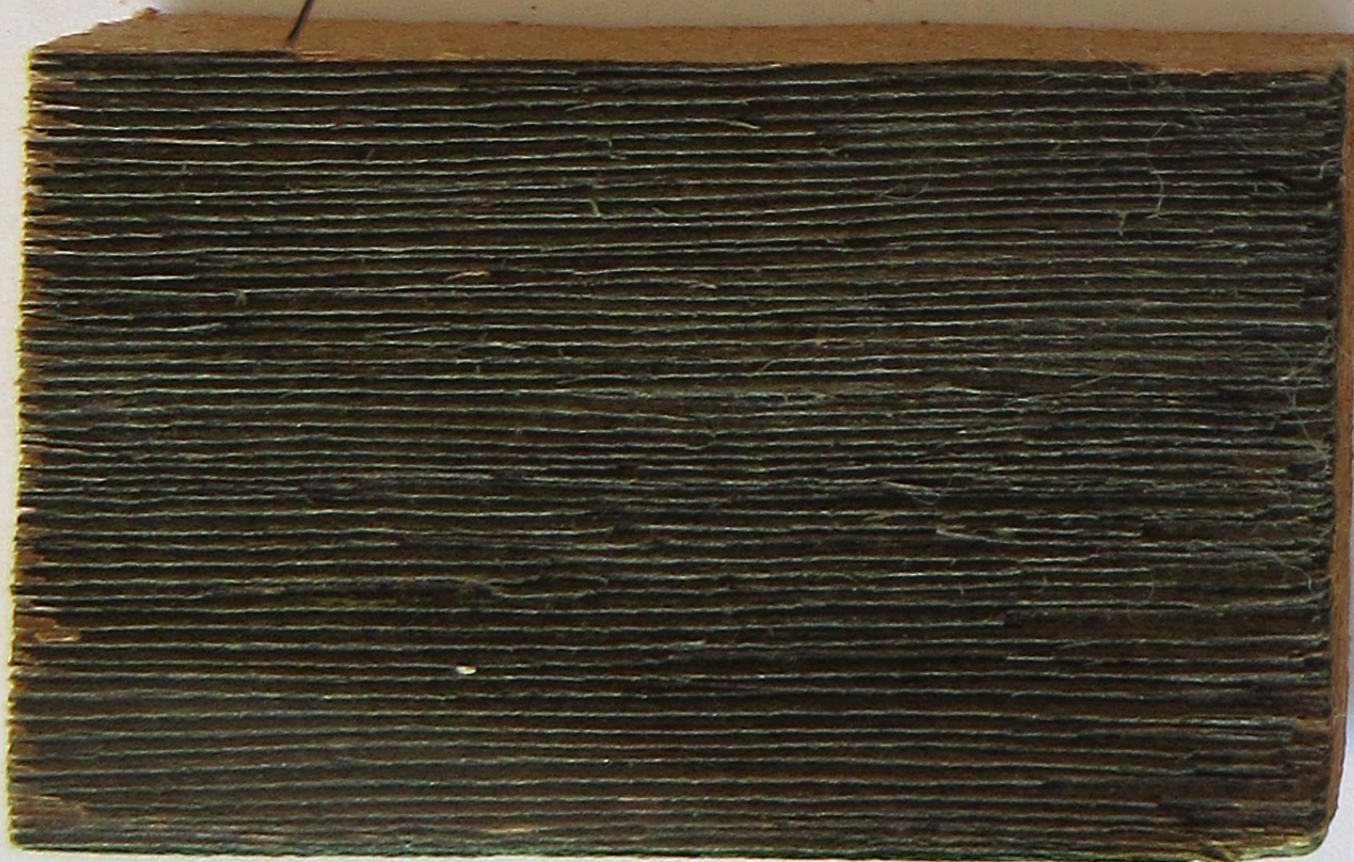
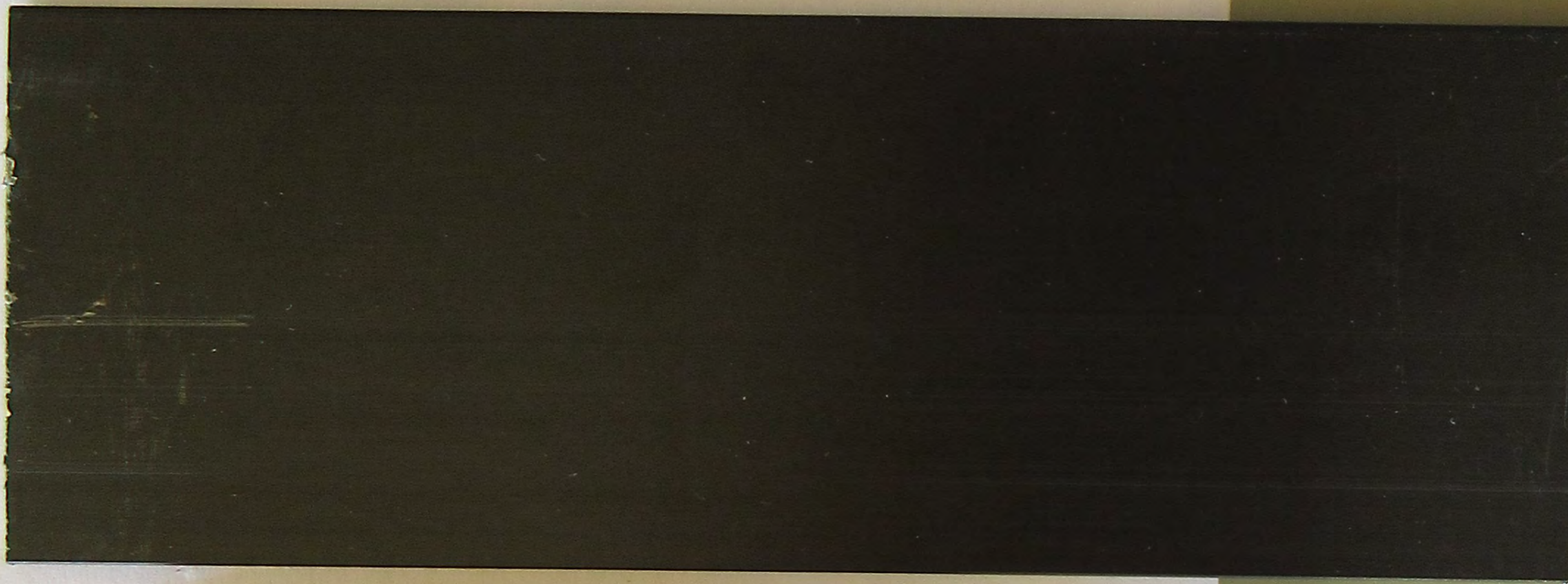
Date:
March 22 -2014

03/09/2014

**Window and door finish color/
Metal facias / Chimney Cap finish/
Garage Door**

Bronze tone Aluminum finish and or paint
in similar tone finish.

Exterior stucco:
Paint finish over stucco
"Seaweed LRV 28"



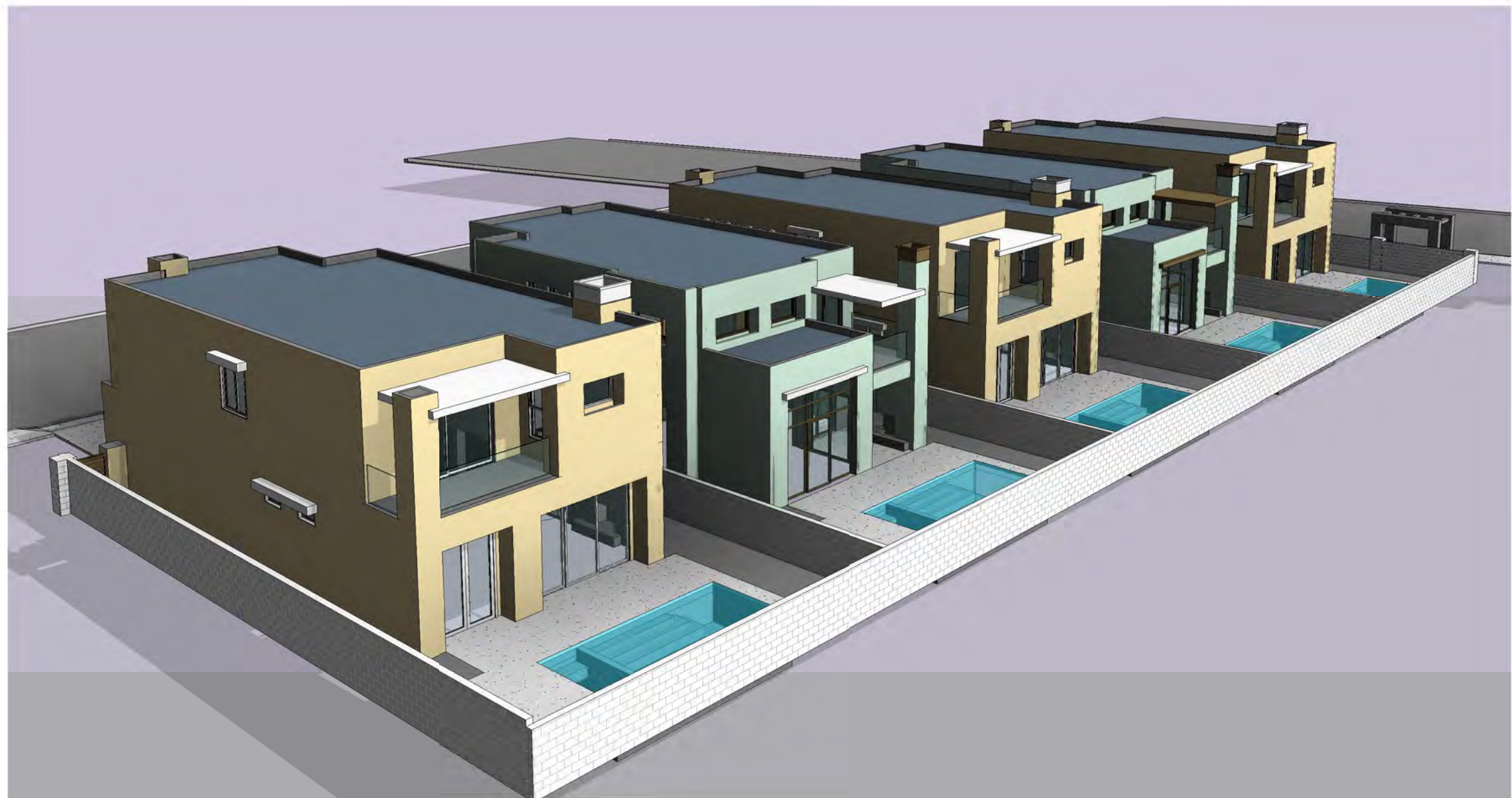
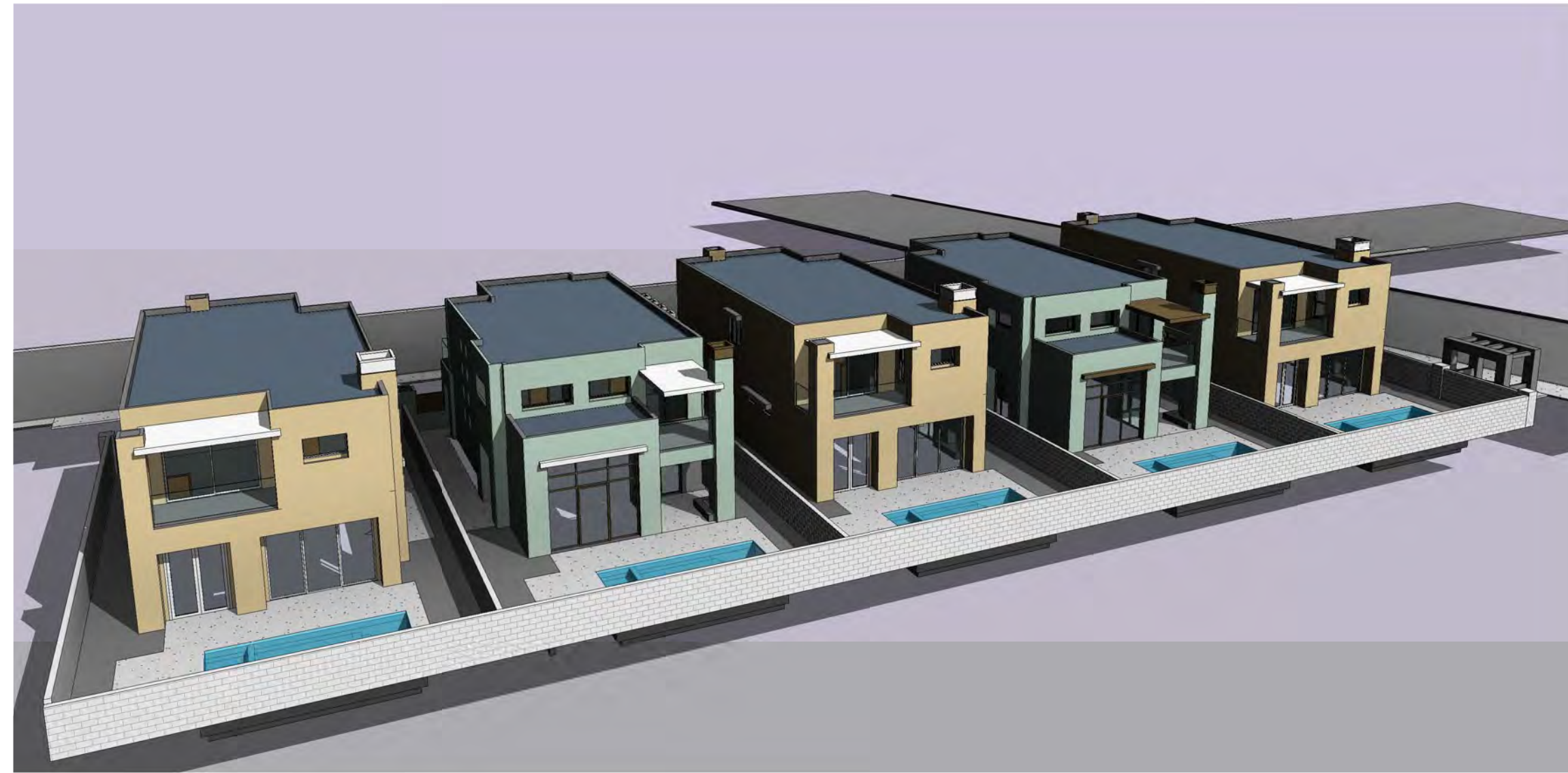
Exposed wood Finish
Garage doors and or gates
Stain over cedar Wood



ColorLife®
CL 2935D
Seaweed
LRV 28

Retain this portion for reorder

Owner



VIA OLIVERA PROJECT

VIA OLIVERA ST. PALM SPRINGS, CA.



PERSPECTIVES

Project Number	Project Number
Date	4-8-2014
Drawn By	Author
Checked By	Checker

A5.1

Scale

VIA OLIVERA

Owner

Plant Legend

Trees			
Sym.	Name	Size	Qty.
	Acacia Aneura Mulga	36" Box	14
	Mexican Fan Palm	8' - 10' High	10
Shrubs			
Sym.	Name	Size	Qty.
	Agave Americana Century Plant	24" Box	26
	Purple Fountain Grass	5 Gal.	100
	Ruellia Katie Blue	1 Gal.	16
	Carissa Boxwood Beauti	1 Gal.	
Ground Covers			
Sym.	Name	Size	Qty.
	Desert Gold - 3/8" gravel		

Exterior Lighting

Sym.	Name
	Up-Light - 9w L.E.D.
	Path-Light - 7w L.E.D.
	Decorative Wall Mount Light Fixture

VIA OLIVERA PROJECT
VIA OLIVERA ST. PALM SPRINGS, CA.

LANDSCAPE PLAN
- COLOR

Project Number	Project Number
Date	10-3-14
Drawn By	Author
Checked By	Checker

A2.2

Gordon Stein Design
Contact: Gordon Stein (760) 424-6335
Design Copyright C 2014

Scale 1" = 10'-0"



APN 504-270-005
VACANT

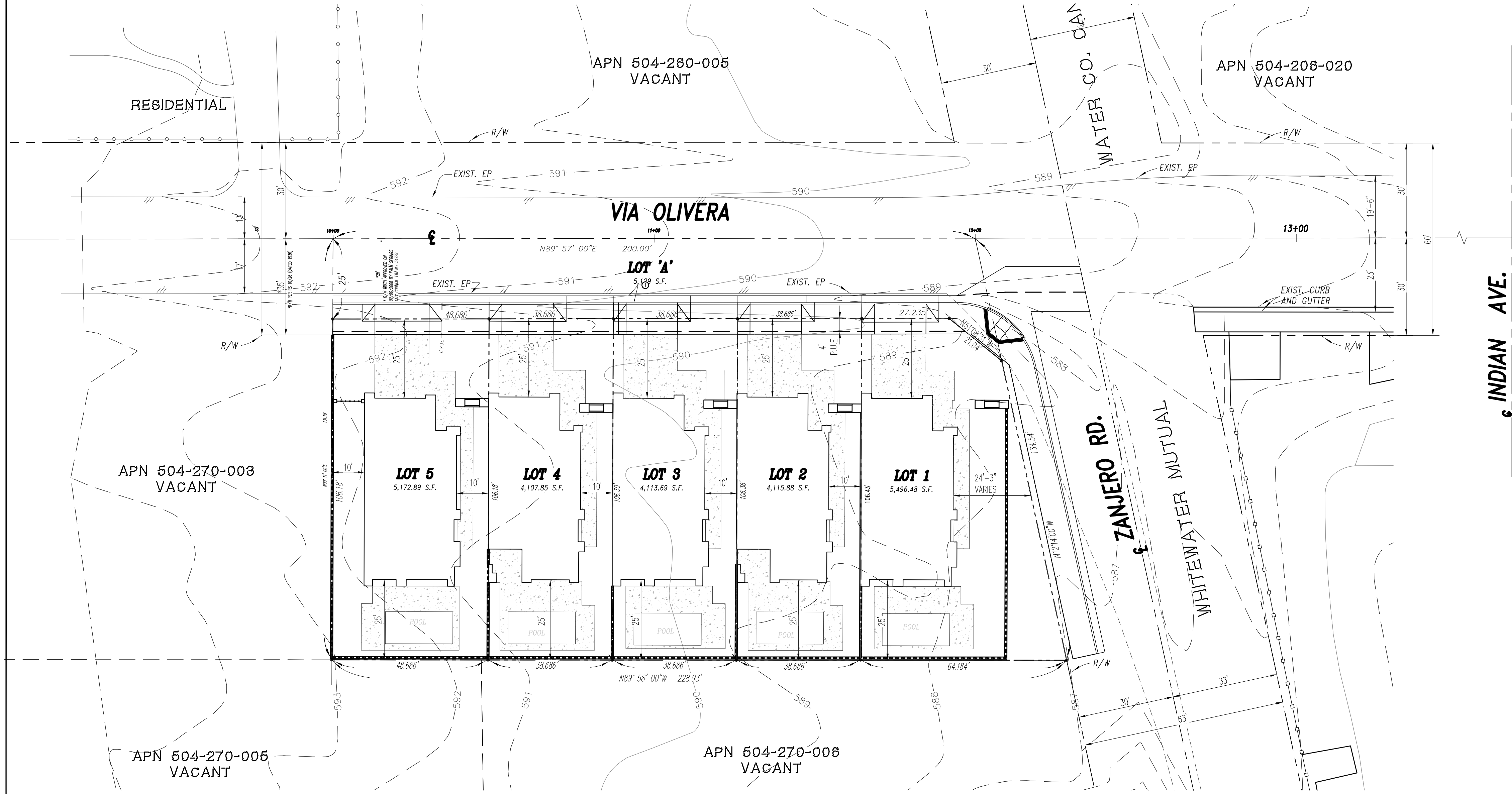
APN 504-270-006
VACANT

LANDSCAPE PLAN

1"=10'-0"

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36737

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE
 SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN
 MARCH 2014



LEGAL DESCRIPTION:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, THENCE NORTH 0°11' EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1324.26 FEET; THENCE NORTH 89°58' WEST, 710.56 FEET MORE OR LESS, TO A POINT IN THE NORTHEASTERLY LINE OF THE STATE HIGHWAY; THENCE NORTH 38°24' WEST ALONG THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY, 842.95 FEET; THENCE SOUTH 89°57' EAST 577.27 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°57' EAST 200 FEET TO A POINT 30 FEET WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WHITEWATER MUTUAL WATER COMPANY; SAID POINT ALSO BEING THE WEST LINE OF THAT PORTION CONVEYED TO THE CITY OF PALM SPRINGS, BY DEED RECORDED MAY 6, 1948, IN BOOK 828, PAGE 582 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 12°14' EAST AND PARALLEL WITH THE WESTERLY LINE OF SAID RIGHT OF WAY, 134.57 FEET TO A POINT IN THE SOUTHERLY LINE OF THE PARCEL OF LAND CONVEYED TO S.E. HENDERSON AND DOROTHY K. HENDERSON, BY DEED RECORDED FEBRUARY 14, 1946, IN BOOK 724, PAGE 594, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 89°58' WEST ALONG THE SOUTHERLY LINE OF THE LAST ABOVE DESCRIBED PARCEL TO A POINT WHICH IS SOUTH 0°11' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0°11' EAST 130 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 10, PAGE 96 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ZONING AND LAND USE:

EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY DWELLINGS
CURRENT ZONING	R-2
PROPOSED ZONING	R-2

UTILITIES:

ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	THE GAS COMPANY
TELEPHONE	VERIZON
SEWER	CITY OF PALM SPRINGS SEWER
WATER	DESERT WATER AGENCY
TELEVISION	TIME WARNER CABLE

NOTES:

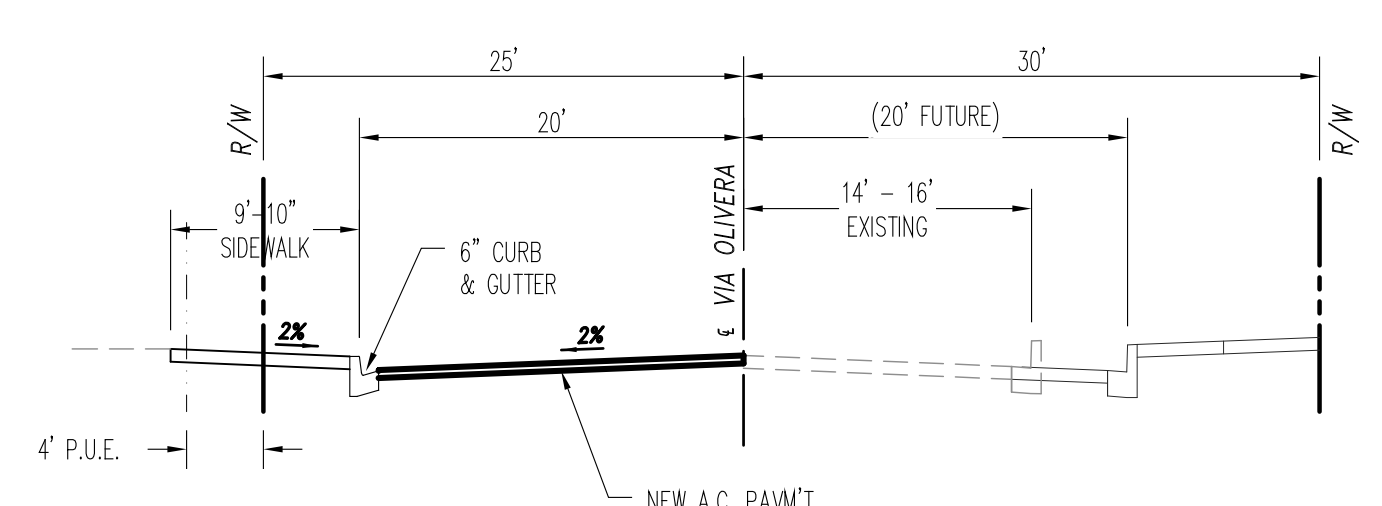
ASSESSOR'S PARCEL NUMBER	504-270-004
CONTOUR INTERVAL	1 FOOT
THOMAS GUIDE INDEX	PG 756, GRID D-5
(RIVERSIDE COUNTY 2005 EDITION)	
SCHOOL DISTRICT	PALM SPRINGS UNIFIED SCHOOL DISTRICT

LOT ACREAGE:

TOTAL SITE (GROSS)	28,168 s.f. 0.65 Ac.
LOT "A" (PUBLIC STREET LOT)	5,129 s.f. 0.12 Ac.
SITE (NET)	23,039 s.f. 0.53 Ac.
LOT 1	5,496.48 s.f. 0.126 Ac.
LOT 2	4,115.88 s.f. 0.094 Ac.
LOT 3	4,113.69 s.f. 0.094 Ac.
LOT 4	4,107.85 s.f. 0.094 Ac.
LOT 5	5,172.89 s.f. 0.119 Ac.

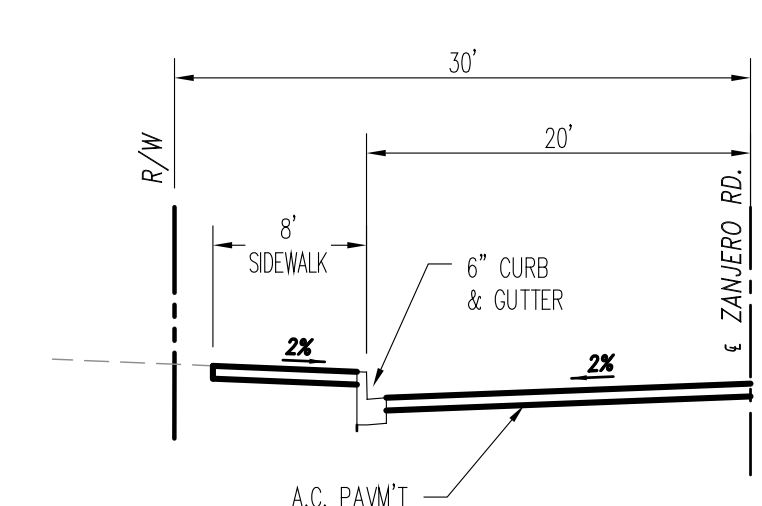
OWNER APPLICANT

VIA OLIVERA LLC
 P.O. BOX 10505
 PALM DESERT, CA 92255
 (760) 409-9777



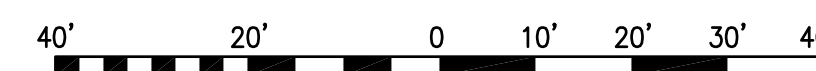
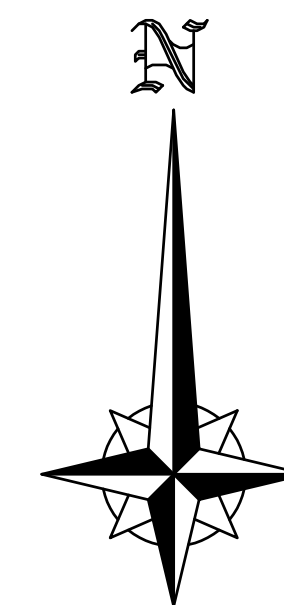
PROPOSED VIA OLIVERA - PUBLIC STREET

SCALE: 1" = 10'

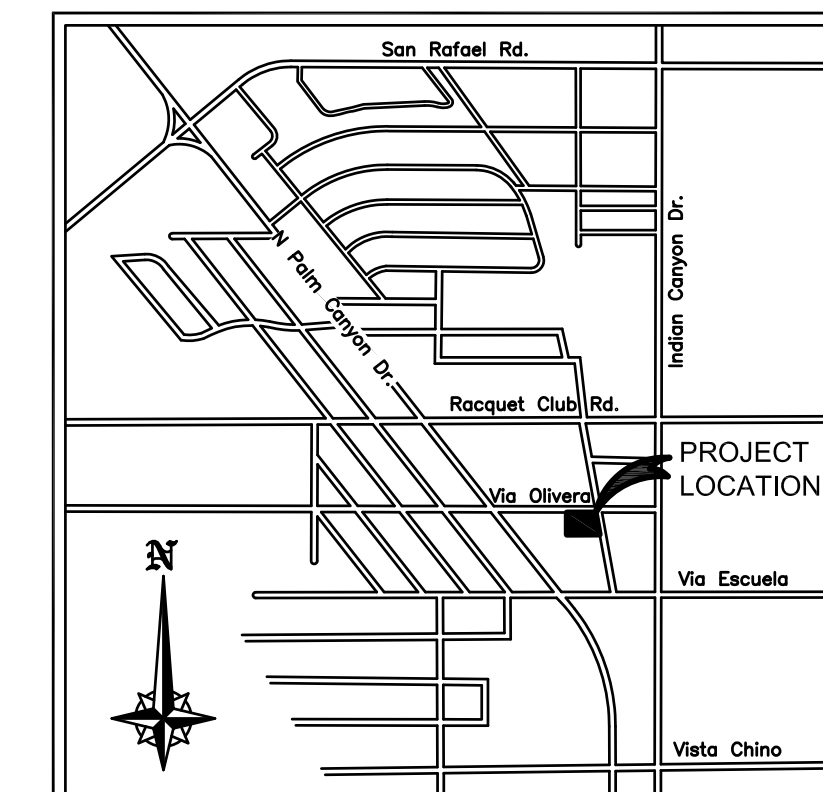


PROPOSED ZANJERO RD. - PUBLIC STREET

SCALE: 1" = 10'



SCALE: 1"=20'



VICINITY MAP

THOMAS GUIDE: PG. 756 GRID: D5

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Secutrac Civil • Structural • Environmental
 Residential • Industrial • Commercial
 43300 Business Park Drive, Suite 205
 Temecula, CA 92590-5524
 Tel: (951) 695-3900 • (951) 526-2294 Fax: (951) 240-5511
 email: support@secutracengineering.com

PLANS PREPARED BY:
LEONARD URQUIZA R.C.E. NO. C72111 DATE:

NO.	REVISION	APPROVED	DATE	BENCH MARK	3-20	ELEV.	573.909	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	A. BLANCO	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	PREPARED BY:	APPROVED BY:	CITY OF PALM SPRINGS, CALIFORNIA	FILE NO.	SHEET	
				LOCATION:	CHISELED BOX AT THE N.W. B.C.R. OF INDIAN AVENUE AND VIA ESCUELLA			CITY OF PALM SPRINGS Public Works & Engineering Department	DRAWN BY:	A. BLANCO	TRAFFIC ENGG	DATE	FIELD ENGG	DATE	ASSISTANT CITY ENGINEER	CITY ENGINEER	CITY OF PALM SPRINGS, CALIFORNIA	OLIVERA HOMES, LLC	DWG. NO.	1
									REVIEWED BY:	L. URQUIZA	DATE			R.C.E. NO.	DATE	R.C.E. NO.	DATE	TENTATIVE PARCEL MAP NO. 36737	CADD FILE NAME	XX-XX-XX
																				OF 2 SHTS.

C.P. XX-XX