



CITY OF PALM SPRINGS

DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: April 8, 2015

To: The Planning Commission

From: Ken Lyon, RA, Associate Planner *Kenly*

Subject: **Case 3.3817 MAJ – A single family residence on a hillside lot located at 2110 Leonard Road**

At its meeting of March 11 and March 25, 2015, the Planning Commission considered the subject case and continued it to a date certain of April 8, 2015 to allow the applicant time to resolve concerns relating to shade impacts on a neighbor's photovoltaic panels and to review certain conditions of approval with the City Engineering Department.

The applicant, in cooperation with the adjacent homeowner, completed review of the potential shading of the neighbor's PV panels. From the studies, it has been concluded that the proposed home will not impact the solar panels on the adjacent lot.

The applicant met with the City Engineering Department on March 16th seeking relief from Engineering conditions requiring street improvements for those segments of Leonard Road and Via Escuela Drive which the subject property abuts. Zoning Code Section 93.09.00 (E) denotes

E. Improvements.

The applicant for a building permit shall provide for the street improvements to be installed abutting the lots desired to be built upon. Such street improvements shall include the half street, concrete curbs and gutters and sidewalks in accordance with adopted standards. If the director of public works shall determine, in his reasonable discretion and based upon sound engineering principles that the public health, safety and welfare would be served by omitting or deferring installation of any portion of such street improvements, the building permit may be issued.

As seen in the aerial photo below, both streets abutting the subject lot are currently unimproved. The Director of Public Works considered the applicant's request to waive the condition of approval requiring street improvements and concluded that public health, safety and welfare would not be served by omitting the installation of these street improvements. The completion of the intersection enhances access and convenience for public safety services and other residents in the vicinity.



BOTH STREETS ARE CURRENTLY UNIMPROVED ACROSS THE SITE FRONTAGES

Additional analysis is summarized in the attached staff report. Staff recommends the Planning Commission adopt a Categorical Exemption under CEQA and approve the application for construction of a single family residence on a hillside lot located at 2110 North Leonard, subject to Conditions of Approval attached to the draft resolution as "Exhibit A".

Attachment

- Vicinity Map
- Staff report dated March 11, 2015
- Draft Resolution
- Draft Conditions of Approval
- Site plan, elevations, sections and perspective drawings.
- Report and solar studies by Renova Solar (e mail dated March 24, 2015)
- Daudt to Planning Commission memo dated April 1, 2015



PLANNING COMMISSION STAFF REPORT

DATE: March 11, 2015

CONSENT AGENDA

SUBJECT: A MAJOR ARCHITECTURAL APPLICATION (MAJ) BY DENLAR, LLC, OWNER, FOR DEVELOPMENT OF A NEW HILLSIDE SINGLE FAMILY RESIDENCE LOCATED AT 2110 LEONARD ROAD; ZONE R-1-B. (CASE 3.3817 MAJ). (FF)

FROM: Flinn Fagg, AICP, Director of Planning Services

SUMMARY

This Major Architectural application is for development of a 3,483 square single-family residence with a 1,177 square foot attached garage and a 1,104 square foot covered terrace on a hillside lot at 2110 Leonard Road. The proposed building height is 18'-2" at the center of the structure; however, the pad height is below the crown of the street, which results in a total height which is in compliance with the subject zoning district.

RECOMMENDATION:

Adopt a Class 3 Categorical Exemption pursuant to CEQA and approve the proposed project subject to Conditions of Approval noted in Exhibit "A" (attached).

ISSUES:

- Significant slopes on the lot.
- Proposed building pad below the average crown of the adjacent street.
- Streets not improved across the lot frontages.

BACKGROUND:

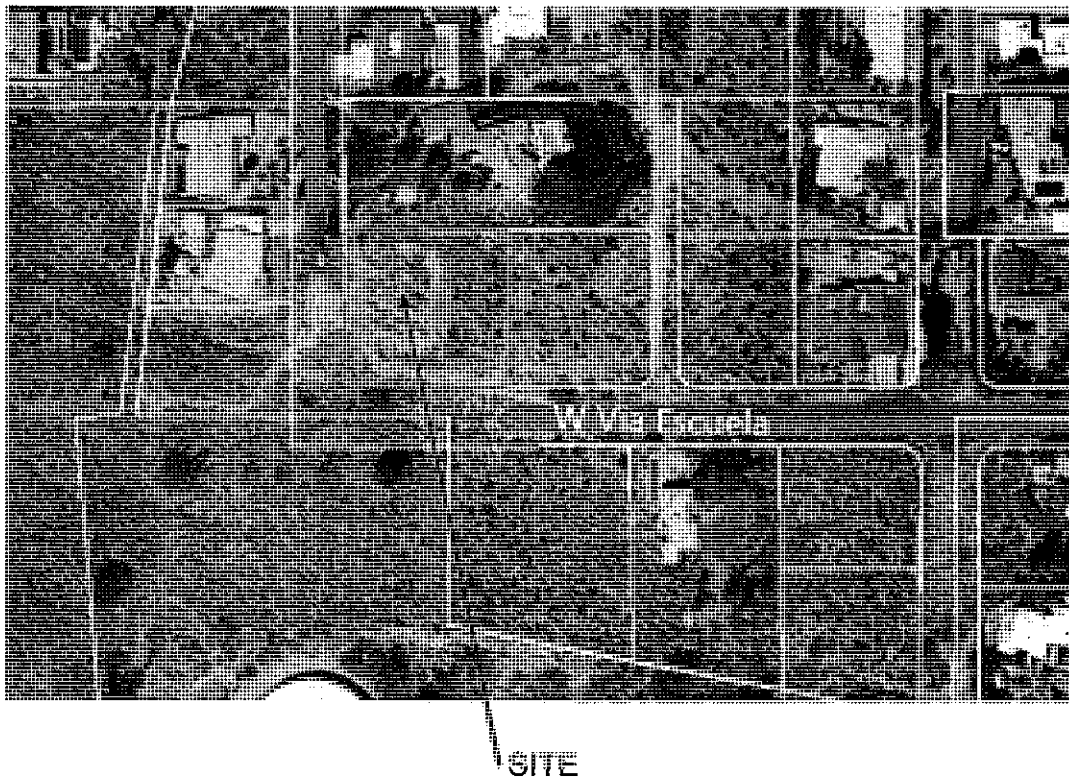
<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
January 26, 2015	The Architectural Advisory Committee recommended approval to the Planning Commission under the consent agenda.

<i>Most Recent Ownership</i>	
September 2014	Purchase by current owner/applicant.

<i>Neighborhood Notification</i>	
	None

<i>Field Check</i>	
January 20, 2015	Staff visited site to observe existing conditions

<i>Notification</i>	
February 25, 2015	Notice of hillside project sent to adjacent property owners



<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Lot Area	25,700 square feet

ANALYSIS:

	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	Estate Residential	Undeveloped	R-1-B Single-Family Residential
North	Estate Residential	Single-Family Residential	R-1-B Single-Family Residential
South	Estate Residential	Undeveloped	R-1-A Single-Family Residential
East	Estate Residential	Undeveloped	R-1-B Single-Family Residential

	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
West	Estate Residential	Undeveloped/Single-Family Residential	R-1-B Single-Family Residential

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	25,700 SF	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side – Corner	20 Feet	20 Feet	Y
• Side – Interior	10 Feet	10'-6"	Y
• Rear	15 Feet	47'-2"	Y
Lot Coverage	35%	22%	Y
Building Height	18 Feet	18'-2"	Y*

*Due to the location of the finish floor relative to the elevation of the street, the height of the structure is in conformance with the height limitations as defined in Section 91.00.10 ("Building Height").

PROJECT DESCRIPTION:

The applicant proposes to construct a 3,483 square foot single-family residence including an attached garage, covered terrace and pool area. The home is contemporary in style, and is to be located on the northeast corner of Leonard Road and Via Escuela Road. Neither street is improved along the frontages of the lot. The site has significant slopes, and generally slopes downward from north to south. The proposed pad elevation is slightly below the crown of the road at the northwesterly corner of the lot, where a segment of Leonard Road is paved.

94.04.00. D. Planning Commission Architectural Advisory Committee Review Guidelines.

The planning commission 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:

1	Does the proposed development provide a desirable environment for its occupants?	Yes	The project proposes an ample sized home and landscaping.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The surrounding neighborhood includes similar single-family hillside residences in a variety of architectural styles.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The home is proposed in sand finish stucco and neutral colors.

4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	The proposed home is sited to minimize the amount of cut and fill and grading on the lot and to take advantage of the views.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The proposed home is harmonious with the eclectic styles that already exist in this neighborhood.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	The proposed home is roughly 16 feet in height, however because the pad elevation is substantially above the adjacent curb, (3'-9") technically it exceeds the height limit of the zone and thus the AMM is justified.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The building is proposed in neutral colors, harmonious materials and is sited appropriately for this hillside location.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The proposed materials, colors and other components of the building are adequate.
9	Consistency of composition and treatment	Yes	There is consistency in the composition and treatment of the building as proposed.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	The proposed landscape plan to includes desert appropriate plants.

In addition to the guidelines of PSZC Section 94.04.00 (*Architectural Review*) above, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*).

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout; the proposed project minimally disturbs the existing site. It is anticipated that most of the boulders needing relocation will be retained on site.

ii. Size of building pads,

The building pad is minimal in area in order to accommodate the footprint of the house, garage and back yard pool terrace. The roofed areas account for approximately 22% of the overall lot area.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally composed in a “rambling” floor plan with common living areas facing the views to the southeast.

iv. Screening of parking areas,

The parking areas are separated from the adjacent streets by landscape areas; however, they are not presently proposed to be screened from the street.

v. Landscaping plans,

The landscape plan proposes indigenous plantings and minimal disturbance to the natural site conditions.

vi. Continuity with surrounding development,

The neighborhood in which the proposed home is located has an eclectic variety of architectural styles, many of which are contemporary. The proposed structure is harmonious with existing residential development in the vicinity.

vii. Sensitivity to existing view corridors;

The pad height was carefully determined to minimize retaining walls and keep the home’s profile as low as possible. The home sites to the west and north of the site are considerably higher in elevation and the proposed home will not impact views from adjacent home sites.

NOTIFICATION:

Pursuant to Zoning Code Section 93.13.00(B)(1)(b) and (c): Written notice was mailed to all adjacent property owners informing them of the City’s receipt of the application and informing them of this public meeting.

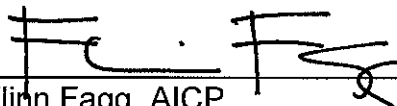
ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorical Exempt per CEQA Section 15303 (Class 3 – New Construction – Conversion of Small Structures). Class 3 consists of projects characterized as new or small structures as described below:

- a. *One single-family residence, or a second dwelling unit in a residential zone.*



Ken Lyon, RA,
Associate Planner



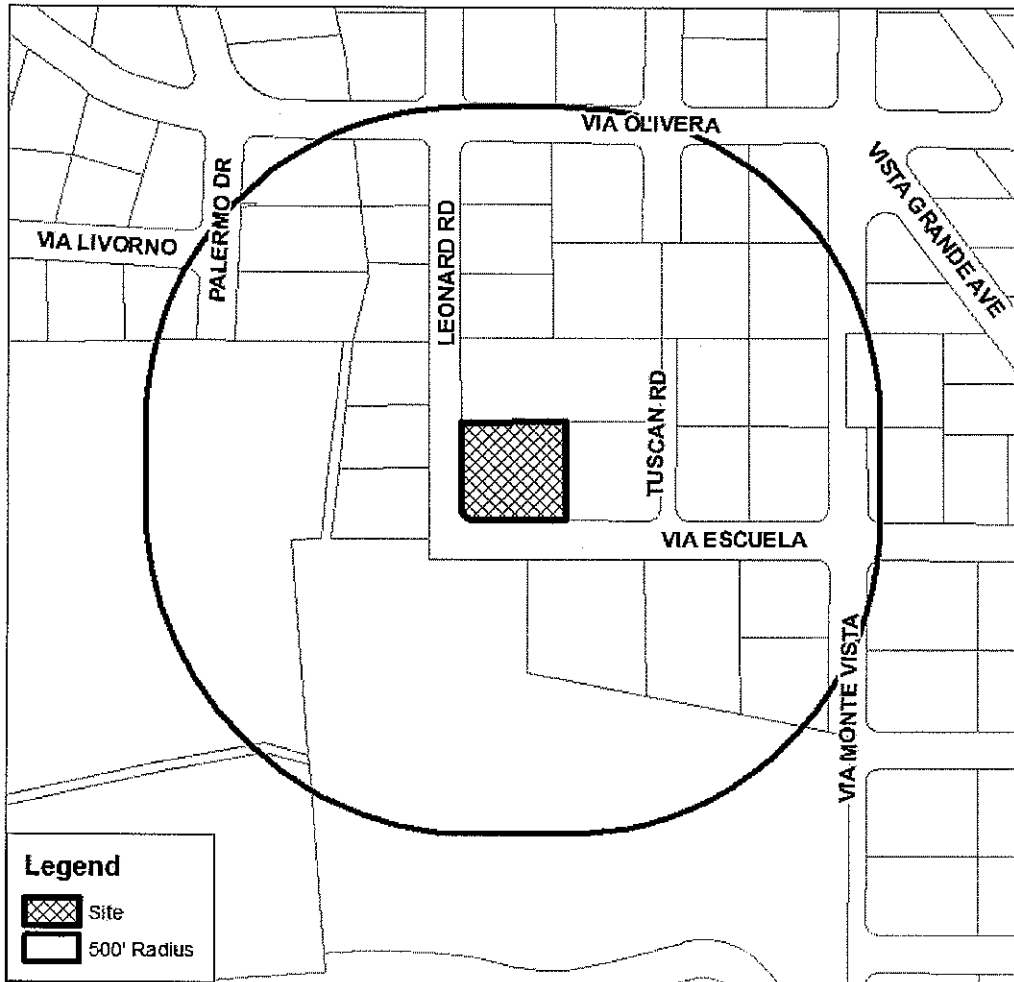
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval as noted in Exhibit "A"
3. AAC minutes from the meeting of January 26, 2015
4. Plans and Elevations.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3817 (MAJ)

APN: 504-192-031

APPLICANT: Denlar LLC

DESCRIPTION: A Major Architectural application for development of a single family residence on a hillside lot located at 2110 North Leonard Road (Zone R-1-B) Section 03/T4/R4.

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3817, A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,483-SQUARE FOOT SINGLE FAMILY RESIDENCE ON A 25,700 SQUARE FOOT HILLSIDE LOT LOCATED AT 2110 NORTH LEONARD ROAD, ZONE R-1-B.

WHEREAS, Denlar, LLC, ("Applicant") has filed an application with the City pursuant to Section 94.04.00 (*Architectural Review*) of the Palm Springs Zoning Code for construction of a single family residence on a hillside lot, and

WHEREAS, on January 26, 2015, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission, and

WHEREAS, on March 11, 2015, a public meeting to consider Case 3.3817 was held by the Planning Commission in accordance with applicable law, and

WHEREAS, at said meeting, the Planning Commission considered the case and continued it to a date certain of March 25, 2015, and

WHEREAS, at the applicant's request, the meeting to consider the subject case was continued to a date certain of April 8, 2015; 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 3 exemption (New structures) pursuant to Section 15303 of the CEQA Guidelines, and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed project is Categorically Exempt under Section 15303 (New structures).

Section 2: Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds:

The planning commission 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:

1	Does the proposed development provide a desirable environment for its occupants?	Yes	The project proposes an ample sized home and landscaping.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The surrounding neighborhood includes similar single-family hillside residences in a variety of architectural styles.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The home is proposed in sand finish stucco and neutral colors.
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	The proposed home is sited to minimize the amount of cut and fill and grading on the lot and to take advantage of the views.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The proposed home is harmonious with the eclectic styles that already exist in this neighborhood.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	The proposed home is roughly 16 feet in height, however because the pad elevation is substantially above the adjacent curb, (3'-9") technically it exceeds the height limit of the zone and thus the AMM is justified.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The building is proposed in neutral colors, harmonious materials and is sited appropriately for this hillside location.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The proposed materials, colors and other components of the building are adequate.
9	Consistency of composition and treatment	Yes	There is consistency in the composition and treatment of the building as proposed.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	The proposed landscape plan to includes desert appropriate plants.

Section 3 Guidelines for Hillside Development (PSZC 93.13.00)

In addition to the guidelines of PSZC Section 94.04.00 (*Architectural Review*) above, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*)

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout; the proposed project minimally disturbs the existing site. It is anticipated that most of the boulders needing relocation will be retained on site.

- ii. *Size of building pads,*

The building pad is minimal in area in order to accommodate the footprint of the house, garage and back yard pool terrace. The roofed areas account for approximately 22% of the overall lot area.

- iii. *Design considerations, such as supporting stilts, colors and building arrangement,*

The building is generally composed in a “rambling” floor plan with common living areas facing the views to the southeast.

- iv. *Screening of parking areas,*

The parking areas are separated from the adjacent streets by landscape areas; however, they are not presently proposed to be screened from the street.

- v. *Landscaping plans,*

The landscape plan proposes indigenous plantings and minimal disturbance to the natural site conditions.

- vi. *Continuity with surrounding development,*

The neighborhood in which the proposed home is located has an eclectic variety of architectural styles, many of which are contemporary. The proposed structure is harmonious with existing residential development in the vicinity.

- vii. *Sensitivity to existing view corridors;*

The pad height was carefully determined to minimize retaining walls and keep the home's

profile as low as possible. The home sites to the west and north of the site are considerably higher in elevation and the proposed home will not impact views from adjacent home sites.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.3817 (MAJ) for construction of a 3,483 square foot single-family residence on a roughly 25,700 square foot lot subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 8th day of April, 2015.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.3817 MAJ

A Single Family Residence on a Hillside Lot located at 2110 N. Leonard Street

April 8, 2015

CONDITIONS OF APPROVAL

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

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

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.3817 MAJ, 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 December 10, 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. 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 3.3817. The City of Palm Springs will promptly

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

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

ADM 10. 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. 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 3. 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 4. 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)

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. 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 4. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 5. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 6. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 7. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 8. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 9. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 10. “Smart Controllers” for landscape irrigation. Single Family Residential units are to be provided with “smart controllers” for managing efficient use of water for landscape irrigation.
- PLN 11. Pre-wiring for Installation of Photo-voltaic systems. If the project does not include photo-voltaic system(s) for electrical production, “pre-wiring” and appropriate configuration of electrical panels and conduit must be provided to accommodate the future installation of such equipment on rooftops of structures within the proposed development.
- PLN 12. (add any additional conditions imposed by the Planning Commission 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.

LEONARD ROAD

- ENG 4. Dedicate an easement along the back of the driveway approach for sidewalk purposes.
- ENG 5. Construct a 6 inch curb and gutter, 18 feet east of centerline along the entire frontage, with a 25 feet radius curb return at the northeast corner of the intersection of Leonard Road and Via Escuela in accordance with City of Palm Springs Standard Drawing No. 200.

- ENG 6. Construct a 6 inch concrete driveway, unless otherwise approved by the City Engineer, from the property line to the edge of pavement.
- ENG 7. Construct a driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 8. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 9. Construct a Type A curb ramp meeting current California State Accessibility standards at the northeast corner of the intersection of Leonard Road and Via Escuela in accordance with City of Palm Springs Standard Drawing No. 212.
- ENG 10. Construct pavement with a minimum pavement section of 2 ½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from clean sawcut edge of pavement at the southerly terminus of Leonard Road. Construct a pavement section 24 feet wide (6 feet west of the centerline and 18 feet east of centerline of Leonard Road along the entire frontage) in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 11. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

VIA ESCUELA

- ENG 12. Construct a 6 inch curb and gutter, 18 feet north of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 13. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 14. Construct pavement with a minimum pavement section of 2 ½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from clean sawcut edge of pavement at the westerly terminus of Via Escuela. Construct a pavement section 24 feet wide (6 feet south of

the centerline and 18 feet north of centerline of Via Escuela along the entire frontage) in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

- ENG 15. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

- ENG 16. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

- ENG 17. Construct an 8 inch V.C.P. sewer main across the entire Leonard Road (terminate at manhole located 300 feet north of Via Escuela as shown on the approved sewer plans) and Via Escuela frontages located 5 feet from centerline or as required by the City Engineer and connect to the existing public sewer system in Via Escuela. All sewer mains constructed by the applicant and to become part of the public sewer system shall be digitally video recorded by the City prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.

- ENG 18. Existing sewer improvement plans for Leonard Road and Via Escuela are approved and on file (see Files 1D-1-72, approved 7/7/83). If used for construction, the approved sewer plans shall be revised to reflect current "as-built" or record conditions adjacent to and on-site, as well as to include construction of current City standards, and submitted to the Engineering Division for review and approval. Otherwise, new sewer improvement plans prepared by a California Registered Civil Engineer shall be submitted to the Engineering Division for review and approval. The new or revised sewer improvement plans shall be approved by the City Engineer prior to issuance of any grading or building permits.

- ENG 19. All sewer mains constructed by the developer and to become part of the City sewer system shall be digitally video recorded (Developer shall contact City treatment plant facility for acceptable digital video format) and submitted to the City for review prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be

removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.

GRADING

ENG 20. 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 21. 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 ACBCI-THPO@aguacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as

early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

- ENG 22. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 23. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 24. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 25. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 26. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 27. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (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 28. 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 29. The project is subject to flood control and drainage implementation fees pursuant to Resolution 14082. The acreage drainage fee at the present time is \$ 6511.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 30. 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.
- ENG 31. All proposed utility lines shall be installed underground.
- ENG 32. All proposed utility lines shall be installed underground. The applicant shall coordinate with Southern California Edison to install underground conduit for future underground service from the street, for use at such time as the existing overhead utilities in the neighborhood are converted to an underground system.
- ENG 33. The record property owner 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 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. (if required)

- ENG 34. 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 35. 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 36. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 37. 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 38. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.
- ENG 39. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

MAP

- ENG 40. The applicant shall demonstrate that the parcel, as shown, was formed in compliance with local and State laws in effect at the time of formation. If the parcel was not so formed, the applicant shall submit to the Engineering Division a (Parcel Map) or (Certificate of Compliance, lot created prior to 3/4/72) prepared by either a Registered Civil Engineer or a Licensed Land Surveyor. This condition shall be complied with before any grading or building permits will be issued.

TRAFFIC

- ENG 41. 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 42. Install a street name sign at the intersection of Leonard Road and Via Escuela in accordance with City of Palm Springs Standard Drawing Nos. 620 through 625 and the California Manual on Uniform Traffic Control Devices (MUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction, as required by the City Engineer.
- ENG 43. 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 (MUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.
- ENG 44. 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.

- FID1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plans received and dated December 10, 2014. Additional requirements may be required at that time based on revisions to site plans.
- FID2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Four (4) 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.

FID3 **PLANS AND 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 one set.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. Inspection fees are charged at the fully burdened hourly rate of the fire inspector. 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.

- FID4 **Buildings and Facilities (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- **NON-COMPLIANT** as submitted – Existing streets to not extend within 150 feet of all exterior walls

Fire Personnel Access Requirements: Provide fire personnel 4 ft. access gates and minimum 4 ft. clearance around entire house.

- FID5 Fire Apparatus Access Road Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- FID6 Dead Ends (CFC 503.2.5):** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 45 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9-4-02.
- **NON-COMPLIANT** as submitted - Fire apparatus turnaround required
- FID 7 Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.
- FID 8 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, 2013 Edition, as modified by local ordinance.
- FID 9 Operational Fire Hydrant(s) (CFC 507.1, 507.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.
- FID 10 Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers - R-3 & Household Fire Alarm System (CFC 907.2.11.2, CRC R314 & R315 and California Health & Safety Code 17926):** Provide and Install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm or the fire sprinkler flow switch will cause all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.
- FID 11 Audible Residential Water Flow Alarms - NFPA 13D Fire Sprinklers & Household Fire Alarm System (CFC 903.4.2):** An approved audible

sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. It shall be powered by the household fire alarm system. The horn/strobe shall be outdoor rated.

FID 12 FIRE HAZARD SEVERITY ZONES (CFC 4901): Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. The California Code of Regulations, Title 14, Section 1280 entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE. An area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code, Sections 51177(c), 51178 and 5118, that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.

- **Construction methods and requirements within established limits (CFC 4905.2):** Within the limits established by law, construction methods intended to mitigate wildfire exposure shall comply with the wildfire protection building construction requirements contained in the California Building Standards Code, including the following:

1. California Building Code, Chapter 7A,
2. California Residential Code, Section R327,
3. California Referenced Standards Code, Chapter 12-7A and this chapter.

END OF CONDITIONS

Brian T. Diebolt

From: Patrick Sheehan <psheehan@renovasolar.com>
Sent: Tuesday, March 24, 2015 2:09 PM
To: 'design.online@verizon.net'
Cc: 'Robert Doren'
Subject: Shade analysis-Renova Solar
Attachments: Doren, Robert - Story Pole Study Report.pdf; Story Pole Study - Field Notes.pdf

Gents,

I've attached the complete report from the Solmetric device.

Looks as though the new home will not shade any of the solar ground-mount until around 4:00 p.m. during the latter part of December.

It's our opinion that if the home is built as designed on the location that Brian indicated, the solar will not be affected.

Regards,

Patrick Sheehan
VICE PRESIDENT OF SALES

renova

Cell: 760.880.0265
Office: 760.568.3413
E-mail: pat@renovasolar.com
Website: www.renovasolar.com

Renova Energy Corp.
75-181 Mediterranean Ave., Palm Desert,
CA 92211

♻️ please consider the environment before
printing this email

FD-3.3817
RECEIVED

APR 02 2015
PLANNING SERVICES
DEPARTMENT

Solar Access and Shade Report

3/24/2015

For:

Doren, Robert - Story Pole Study

By:

Jacob Mosby

Measurements made by **Solmetric SunEye™** – www.solmetric.com

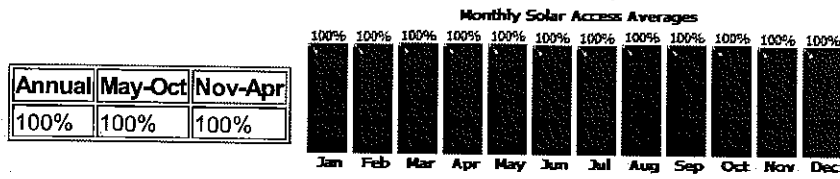
Solmetric

Session Properties

Name	Doren, Robert
Creation Date	3/23/2015 8:45
Note	(none)
Location	33.8°N, 116.5°W Mag Dec: 11.8°E Time Zone: GMT-08:00

Solar access averages of 6 skylines in this session

Skylines Averaged: Sky01, Sky02, Sky03, Sky04, Sky05, Sky06

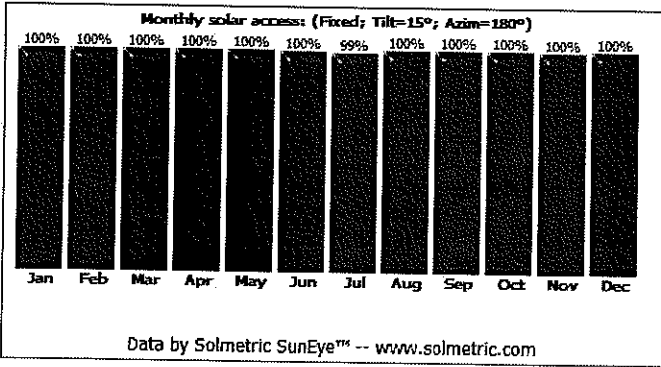
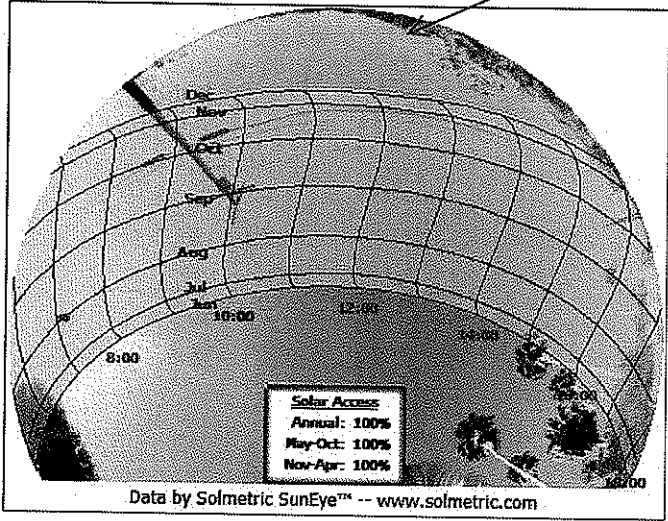


TSRF averages of 6 skylines in this session: 96%

Sky01 – 3/23/2015 8:46 – (no skyline note)

Panel Orientation: Tilt=15° – Azimuth=180° – Skyline Heading=178°
Solar Access: Annual: 100% – Summer (May-Oct): 100% – Winter (Nov-Apr): 100%
TSRF: 96% – **TOF:** 96%

Story Pole



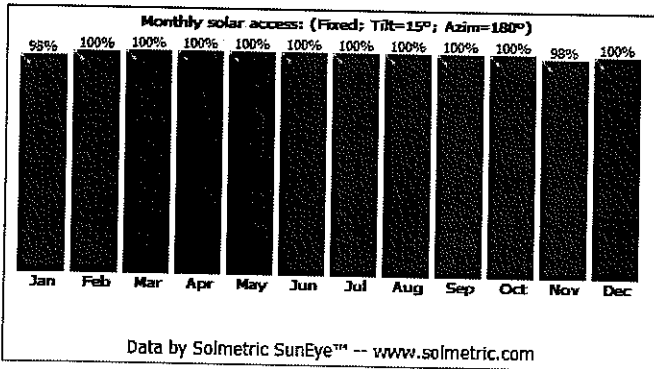
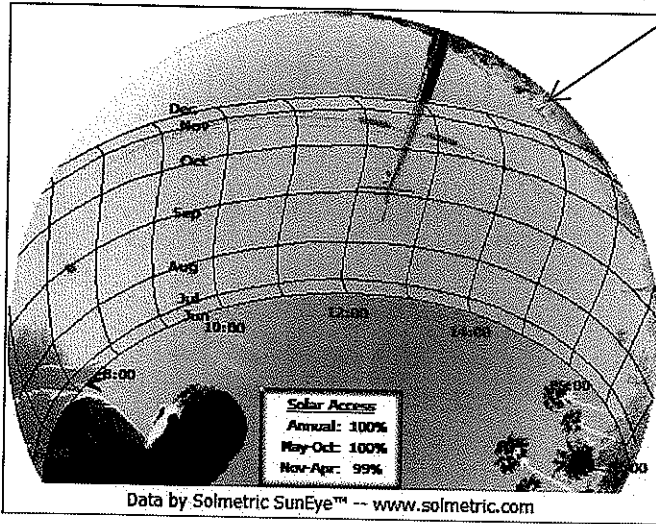
Sky02 – 3/23/2015 8:47 – (no skyline note)

Panel Orientation: Tilt=15° – Azimuth=180° – **Skyline Heading=181°**

Solar Access: Annual: 100% – Summer (May-Oct): 100% – Winter (Nov-Apr): 99%

TSRF: 96% – **TOF:** 96%

Story Pole

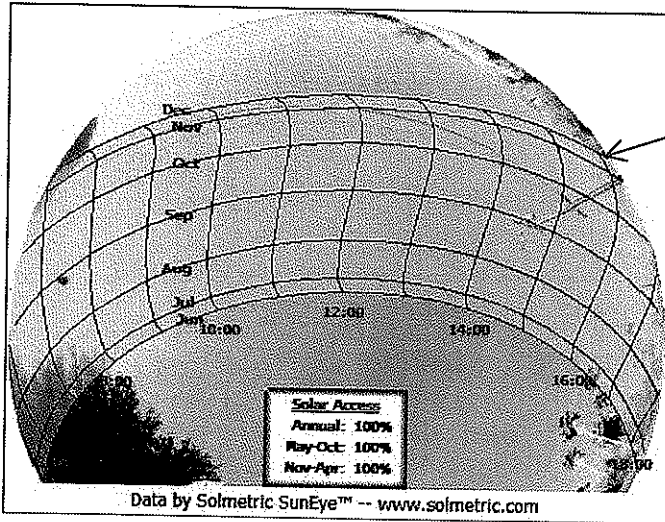


Sky03 - 3/23/2015 8:48 - (no skyline note)

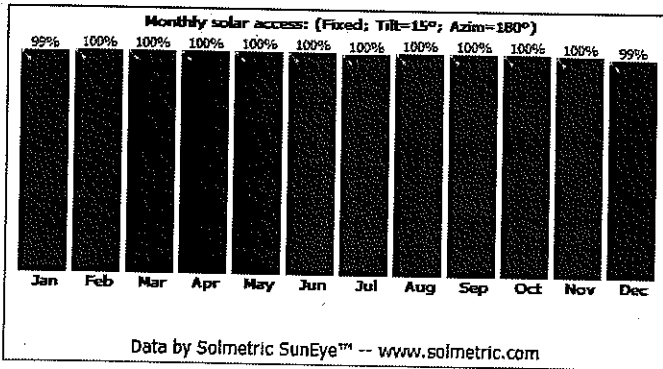
Panel Orientation: Tilt=15° - Azimuth=180° - **Skyline Heading=183°**

Solar Access: Annual: 100% - Summer (May-Oct): 100% - Winter (Nov-Apr): 100%

TSRF: 96% - **TOF:** 96%

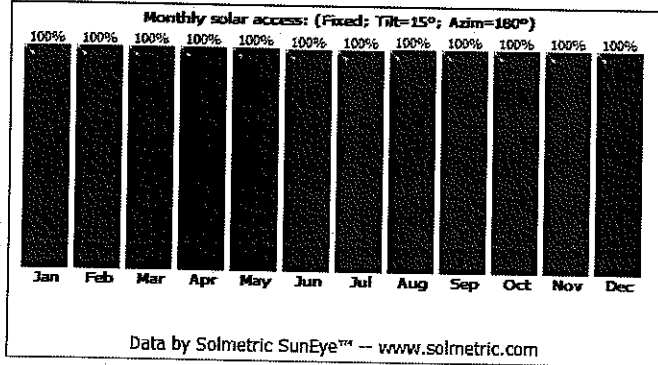
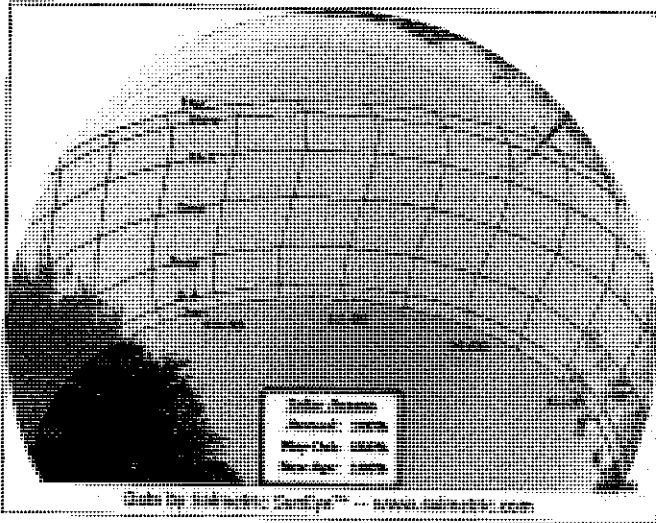


Story Pole



Sky04 - 3/23/2015 8:49 -- (no skyline note)

Panel Orientation: Tilt=15° - Azimuth=180° - Skyline Heading=178°
Solar Access: Annual: 100% - Summer (May-Oct): 100% - Winter (Nov-Apr): 100%
TSRF: 96% - TOF: 96%

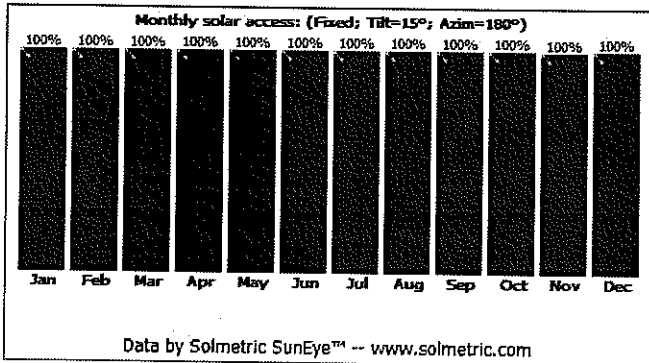
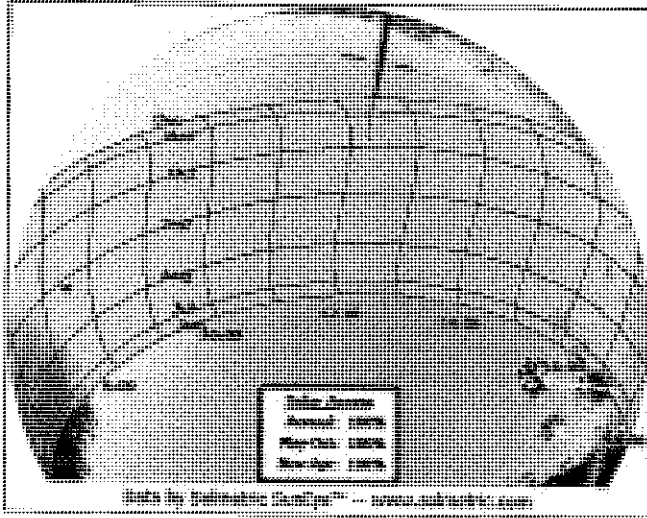


Sky05 – 3/23/2015 8:51 – (no skyline note)

Panel Orientation: Tilt=15° – Azimuth=180° – **Skyline Heading=185°**

Solar Access: Annual: 100% – Summer (May-Oct): 100% – Winter (Nov-Apr): 100%

TSRF: 96% – TOF: 96%

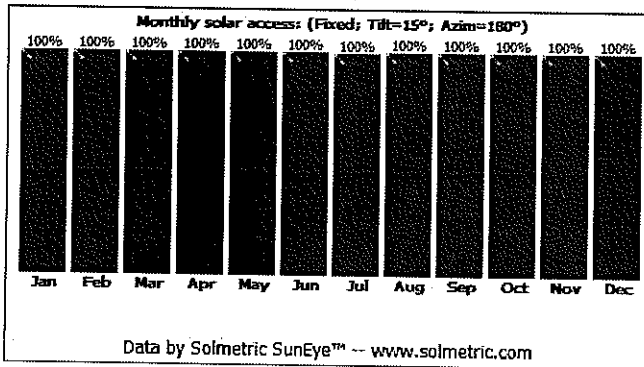
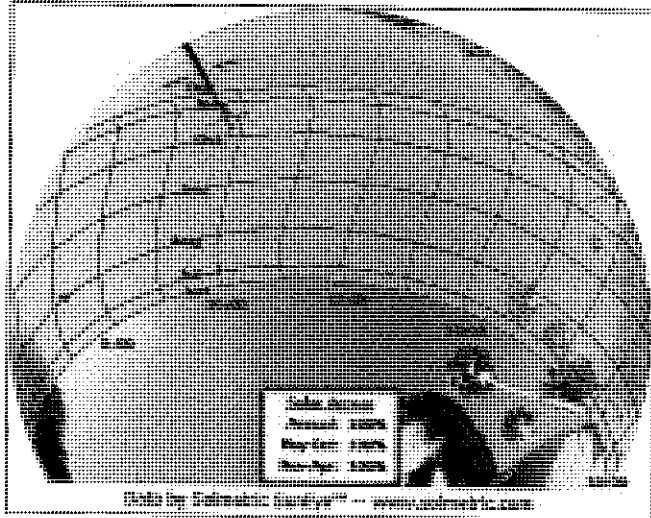


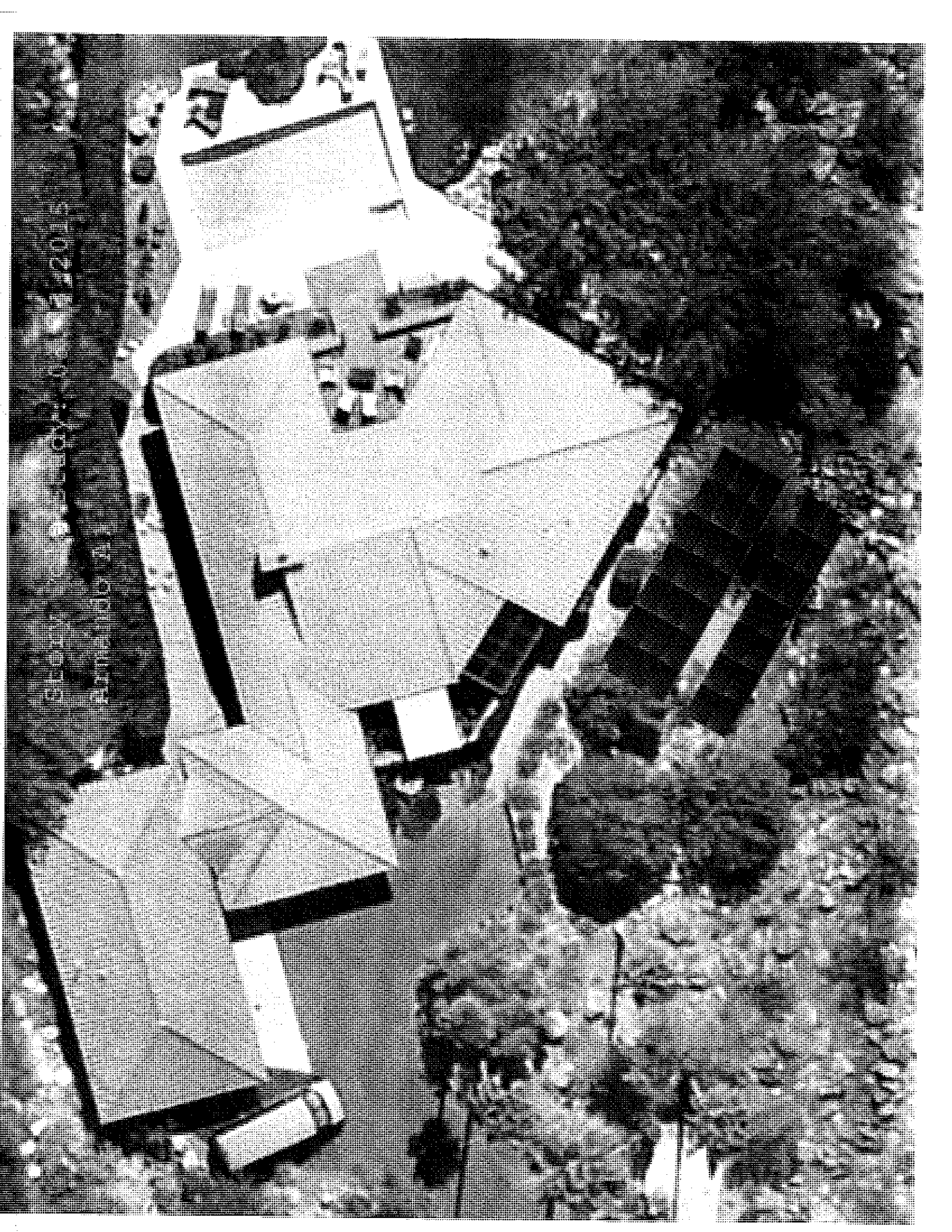
Sky06 - 3/23/2015 8:52 - (no skyline note)

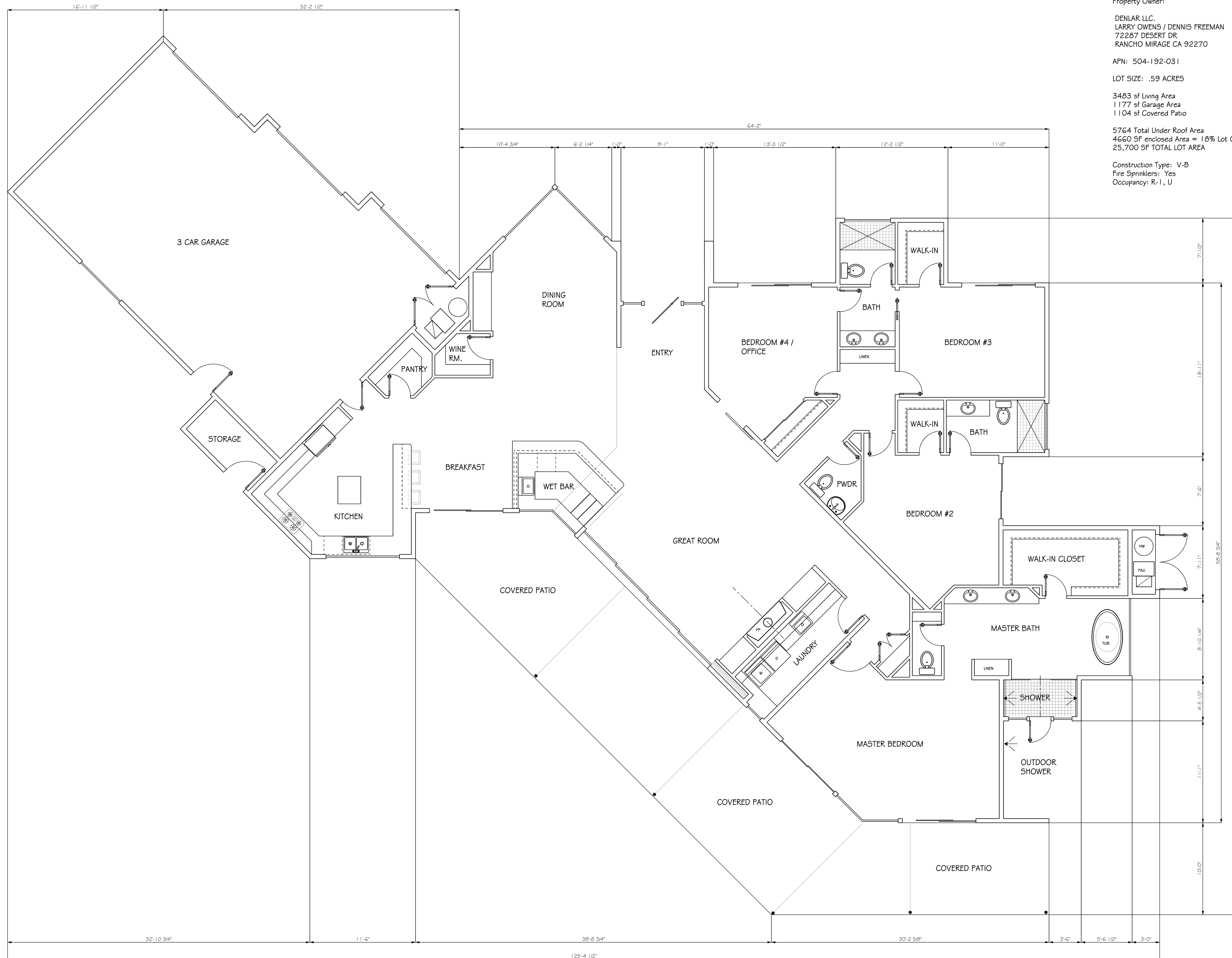
Panel Orientation: Tilt=15° - Azimuth=180° - **Skyline Heading=176°**

Solar Access: Annual: 100% - Summer (May-Oct): 100% - Winter (Nov-Apr): 100%

TSRF: 96% - TOF: 96%







Project Address:
LEONARD RD
Palm Springs, CA, 92262

Property Owner:
DENLAR LLC.
LARRY OWENS / DENNIS FREEMAN
72287 DESERT DR
RANCHO MIRAGE CA 92270

APN: 504-192-031

LOT SIZE: .59 ACRES

3483 sf Living Area
1177 sf Garage Area
1104 sf Covered Patio

5764 Total Under Roof Area
4660 SF enclosed Area = 18% Lot Coverage
25,700 SF TOTAL LOT AREA

Construction Type: V-B
Fire Sprinklers: Yes
Occupancy: R-1, U

Revisions	By

Project Address:
Assessor Parcel Number:
504-192-031
Assessor Legal Description:
.59 ACRES ML IN PAR 1 RS 033072

Custom Home Design For:
DENLAR LLC.

DESIGN CONCEPTS
DRAFTING AND DESIGN SERVICE
57445 29 Palms Hwy., Suite 304
Yucca Valley, CA 92284
Phone (760) 365-8742
Fax (760) 365-8743

DRAWN BY:
BRIAN T. PIEPOLI
CHECKED BY:
DATE:
12/02/14
SCALE:
1" = 4'
JOB NUMBER:
LEONARD RD.
SHEET #:

Floor Plan



North Elevation



West Elevation
Leonard Rd.

FINISH FLOOR HGT. = 683.00'
 AVERAGE ELEVATION ALONG
 LEONARD RD. = 682.41'
 1'-5"

AVERAGE ELEVATION ALONG
 LEONARD RD. = 682.41'



South Elevation
Via Escuela

FINISH FLOOR HGT. = 683.00'
 AVERAGE ELEVATION ALONG
 LEONARD RD. = 682.41'
 1'-5"



East Elevation

FINISH FLOOR HGT. = 683.00'
 AVERAGE ELEVATION ALONG
 LEONARD RD. = 682.41'
 1'-5"

Revisions	By

Assessor Parcel Number:
 504-192-031
 Assessor Legal Description:
 .59 ACRES ML IN PAR I RS 033072

Custom Home Design For:
DENLAR LLC.

DESIGN CONCEPTS
 DRAFTING AND DESIGN SERVICE
 57445 29 Palms Hwy., Suite 304
 Yucca Valley, CA 92284
 Phone (760) 365-8742
 Fax (760) 365-8743



DRAWN BY
 BRIAN T. DIEPOLI
 CHECKED BY
 DATE
 12/02/14
 SCALE
 1" = 8'
 JOB NUMBER
 LEONARD RD.
 SHEET #







