



Planning Commission Staff Report

DATE: April 22, 2015

Public Hearing

SUBJECT: REQUEST BY GANDO PROPERTIES FOR A MAJOR ARCHITECTURAL APPROVAL AND A VARIANCE APPLICATION TO CONSTRUCT AN APPROXIMATELY 96,445-SQ. FT. OFFICE SPACE, WAREHOUSE AND SELF STORAGE FACILITY ON AN APPROXIMATELY 4.5-ACRE PARCEL LOCATED AT THE SOUTH EAST CORNER OF GENE AUTRY TRAIL & TACHEVAH DRIVE, ZONE M-1-P, (3.3830-MAJ & 6.542-VAR) (ER).

FROM: Planning Services Department

SUMMARY

The Planning Commission to consider a major architectural approval and a variance application to construct office space, a warehouse and a self storage facility. The approximately 96,445 square feet of buildings will be located at the vacant parcel located on the southeast corner of Tachevah Drive and Gene Autry Trail.

RECOMMENDATION:

That the Planning Commission grants the variance request and approve the major architectural application as recommended by staff and the AAC.

ISSUES:

- Building B along Tachevah Drive does not conform to side yard setback.
- Building C on the easterly side does not conform to rear yard setback.
- Building D on the southerly side does not conform to side yard setback.

PRIOR ACTIONS:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
02/27/07	The Architectural Advisory Committee (AAC) reviewed a proposed project consisting of three commercial/industrial buildings and recommended approval to the Planning Commission.
03/28/07	The Planning Commission approved a major architectural approval to develop three commercial/industrial buildings with off-street parking and associated landscaping at the site. The entitlement expired on March 28, 2010.
03/09/15	The AAC reviewed the proposed project and recommended approval to the Planning Commission with comments.

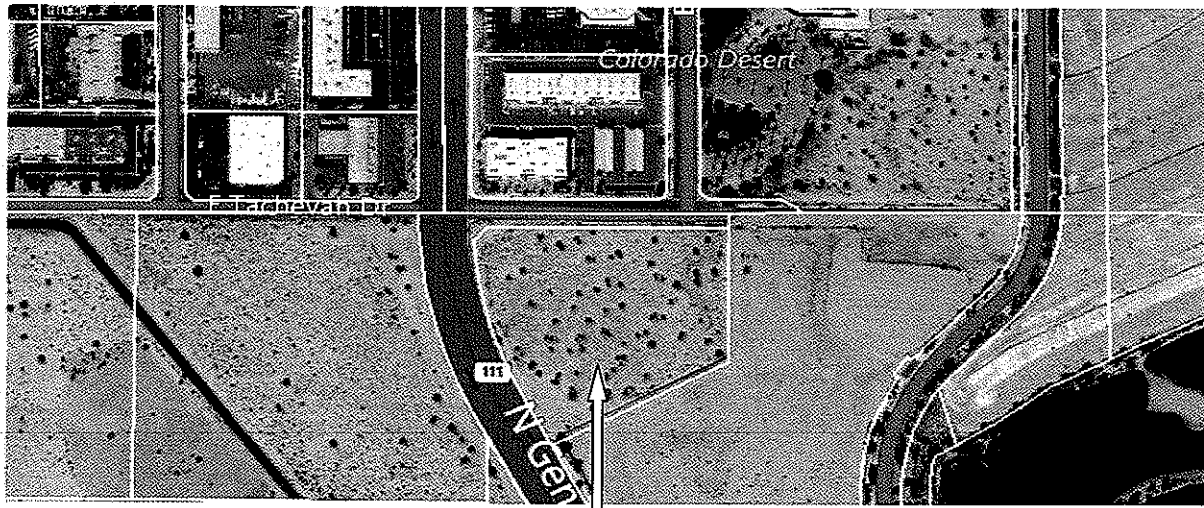
Most Recent Ownership	
2006	Knollwood Partnership Palm Springs, LLC
Notifications	
N/A	N/A
Sign Posted:	Not Required for this project.
Field Check	
03/02/15	Staff visited site to observe existing conditions
Specific Plan	
None	

BACKGROUND AND SETTING:

The proposed project site is an irregularly shaped land located along the southeast corner of North Gene Autry Trail and Tachevah Drive. The site is generally flat but slopes gently to the east and is covered with low growing vegetation and coarse sand. The approximately 4.5-acre site is currently vacant and is surrounded by existing office buildings to the north, and vacant lands to the east, west and south. The site is enclosed by approximately seven foot (7') high block wall along the east and southerly portions abutting the Escena Residential/Golf Course Development. As stated earlier, the site was previously approved for the development of three commercial/industrial buildings but the project was never built.

Project Description:

The proposed project is for the development of a warehouse, office space and a self storage facility on approximately 4.5-acre land. As proposed, the development will consist of five separate buildings; Buildings A, B, C, D & E. Building "A" will be located along Gene Autry and is approximately 15,070 square feet in size. The building will contain fourteen (14) flex type office spaces; the southerly portion of this building will house the proposed self storage facility operation offices. Buildings B, C, D, & E will contain about 556 units of storage spaces. The units will range from 25 to 460 square feet in size. Access into the self storage facility will be through security gates controlled by key cards along Gene Autry Drive.



Proposed Site

ANALYSIS:

Table 1

General Plan	
Land Use Designation	Compliance
IND (Industrial)	Conforms
Specific Plan	
Airport Land Use Compatibility Plan Area	Conforms

Table 2

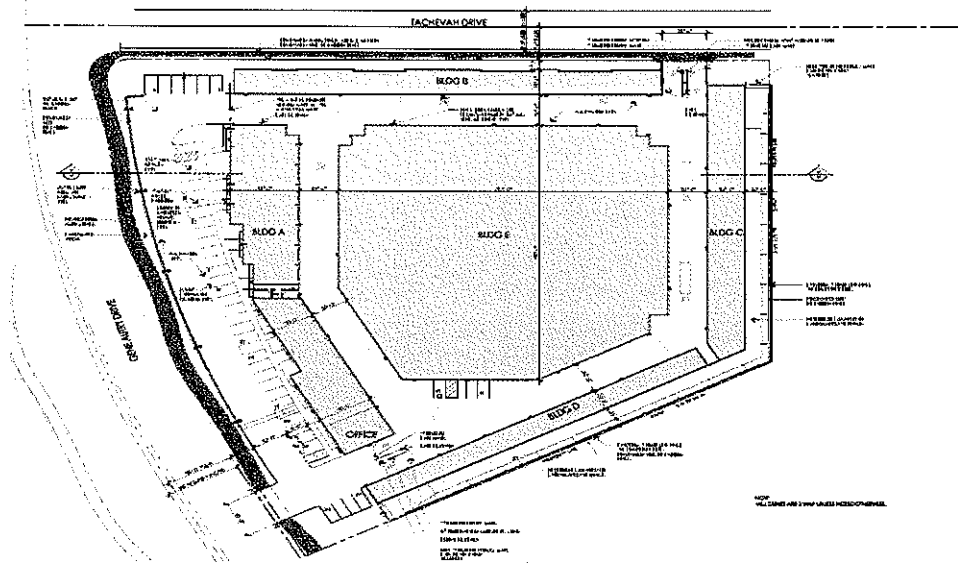
Zoning – Uses & Lot Standards			
	Palm Springs Zoning Code	Proposed:	Compliance
Uses permitted	M-1-P	Office/Warehouse/Storage	Conforms
Lot Standards			
Min. Lot Area	60,000 Square feet	197,751 sq. ft. (4.5 Acres)	Conforms
Min. Width	Minimum: 200 Ft.	390 Ft.	Conforms
Min. Depth	Minimum: 200 Ft.	497 Ft.	Conforms
Zoning – Building Development Standards			
	Palm Springs Zoning Code	Proposed:	Compliance
Building Height	40 Feet	Varies; 18' – 21' Max.	Conforms
Yard Setbacks			
Front	25 Feet	68 Feet	Conforms
Side	100 Feet	20 Feet	With Variance
Side on Tachevah	25 Feet	10 Feet	With Variance
Rear	100 Feet	20 Feet	With Variance
Lot Coverage	No Requirements	48.8%	Conforms

Table 3

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Site	IND (Industrial)	Vacant	M-1-P
North	IND (Industrial)	Office Buildings	M-1-P
South	Medium Density Residential	Escena Development	PDD-231
East	Medium Density Residential	Escena Development	PDD-231
West	A (Airport)	Vacant	A (Airport)

Site Plan and Project Design:

The proposed project will have its frontage on Gene Autry Trail where the main access/driveway is located. The northerly portion of the site fronts Tachevah Drive with a second point of access and exit. The project design proposes the desert contemporary style architecture; access leading into the office building and self storage facility will be along Gene Autry Trail. The proposed buildings are designed with simple forms, low profile, flat roofs and horizontal emphasis. The buildings are articulated with vertical and horizontal wall offsets along with materials and color combinations. The exterior materials will consist of decorative concrete blocks, multi-colored stucco planes, metal projecting awning elements and solar tinted glazing. As designed, the buildings will have earth tone desert appropriate materials and colors. Finally, required parking spaces for the project are located in front of Building A, along Gene Autry Trail; additional parking and loading areas are located on the south side of Building E.



GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE

SITE PLAN

Request for a Variance to Setbacks:

The applicant is requesting a variance to the required rear and side yard setbacks from the easterly, northerly and southerly property lines of the subject site. The rear yard setback on the easterly and side yard setback on the southerly property line abut the Escena residential development (PDD 231) while the side yard setback along the northerly property line abuts Tachevah Drive. Section 92.16.03 D4b, of the Palm Springs Zoning Code states... "Where property in the M-1-P zone abuts a collector or local street which is not a boundary with a residential zone, there shall be a yard abutting such street of not less than twenty-five (25) feet, of which the ten (10) feet nearest the street shall be landscaped and maintained; the remaining yard may be used for parking. No portion of this yard shall be used for storage or loading". The portion of Tachevah Drive where Building B is situated is a collector street; the required side yard setback is twenty-five feet (25'), the applicant is proposing ten feet (10'). The variance request is seeking a relief from the Code's requirement.

Section 92.16.03 D3, of the Palm Springs Zoning Code states... "Where property in the M-1-P zone abuts property in a residential zone, there shall be a yard of not less than one hundred (100) feet. The twenty-five (25) feet nearest the property line shall be landscaped and maintained". The applicant is proposing a twenty feet (20') rear yard and twenty feet (20') side yard setbacks; these two portions of the proposal abut the Escena Development. The variance request is seeking a relief from these setback requirements. The applicant is also seeking a relief from the required twenty-five (25') feet landscape and maintenance in part because of the existing seven feet (7') high block wall built by the Escena Development along the easterly and southerly property lines. On July 16, 2003, the City Council approved a General Plan amendment to change the designation of the adjacent property on the east (Escena Development) from IND (Industrial) to Medium Density Residential as part of Planned Development District 231.

To mitigate the effect of reduced setbacks along the easterly and southerly portions of the project, a condition of approval (PLN 10) has been added to the set of conditions for the project. PLN 10 will require the applicant to plant additional trees at 30 feet on center behind Buildings C & D to serve as buffers between the storage buildings and the adjacent Escena Residential Development. Findings in support of the variance requests can be found in the required findings section of this report.

AAC Review:

The Architectural Advisory Committee (AAC) reviewed the project and provided comments on March 9, 2015. Overall, the AAC provided favorable comments on the project design and recommended approval to the Planning Commission with comments and suggestions to the applicant. The AAC comments and conditions are the following:

- Consider better massing/composition on Tachevah and match landscape.
- Increase sizes of some Desert Accent plantings from 5 gallon to 15 gallon.
- Consider the location of the site relative to wind issues.
- Increase tree sizes to 36" and 48" box for all trees and increase tree count.
- Add articulation to wall masses to match the design elements in Building A.
- Add trees along Bldg. B on Tachevah frontage to mitigate reduced setback.
- Consider raising the height of Building B to assure screening of the large Bldg. E.

The project architect and the applicant have since met the conditions of the AAC by making required revisions to the project.

Parking:

Pursuant to Section 93.06.00(D24) of the Zoning Code, Nonmedical offices with a floor area which exceeds ten thousand (10,000) square feet shall provide parking at one (1) space per two hundred fifty (250) square feet of gross floor area in excess of ten thousand (10,000) square feet. Building A contains approximately 3,936 square feet of office space; eighteen (18) spaces are required. Approximately 9,695 square feet in Building A will be used as a warehouse; the Code requires one (1) space per 800 square feet of gross floor area, in this case, twelve (12) spaces are required for the use. Section 93.06.00(D18) (Self-storage or Dead Storage) of the Zoning Code requires that a minimum of six (6) spaces per complex be provided; the applicant has proposed six spaces for the self-storage use. Based on this requirement, a total of 36 parking spaces are required; the applicant has proposed to designate a total of forty-one (41) parking spaces for the project. A condition of approval (PLN 9) requiring the applicant to provide additional parking spaces in the future should Building A be converted to office uses has been added to the set of conditions for the project.

Airport Land Use Compatibility Plan Area:

The proposed project site is situated within the Airport Land Use Compatibility Plan Area and as such the application requires a review by the Riverside County Airport Land Use Commission (ALUC). The applicant submitted a required application for an action review to ALUC on March 18, 2015; after a preliminary review by ALUC staff, it was determined that "due to the location of the proposed project, action review will be exempt from a public hearing; the project only need to be reviewed and approved by a senior staff member".

Landscape Plan:

Preliminary landscape plans covering the frontage area and the perimeter areas of the site were submitted as part of the major architectural review. Proposed plant selections for the project include a different mix of plants along Gene Autry Trail which include the parking areas and along Tachevah Drive. The proposed plant selection will include these trees; 24" boxes of Acacia anuera Mulga, Acacia willardiana Palo Blanco, Melaleuca and Palo Brea. Proposed shrubs include five gallons of Bougainvillea "torch glow", Red Bird of Paradise, Crown of Thorns, Texas Sage Dwarf, Regal Mist, and one gallon of Gold Mound Lantana. Proposed Desert Accents include five gallons of Varigated Agave, Desert Spoon (Grey), and Red Yucca. Finally, the preliminary landscape will include these ground covers: granite gravels, decomposed granite (Mojave Gold) and three to four feet diameter Boulders; one-third of sizes to be buried below grade.

REQUIRED FINDINGS:

There are no specific required findings for architectural approval which do not require environmental assessments. This project's conformance to the architectural guidelines of the Zoning Ordinance is analyzed below.

Architectural Review:

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 is evaluated based on consideration of the following:

1. *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 areas;*

The site layout, orientation, location of proposed structures relate well to one another given the size of the property and the location of Building A which contains the office spaces. There is existing sidewalk along the Gene Autry Trail frontage and along Tachevah Drive. Parking areas are well separated and distinct from the sidewalks.

2. *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;*

The immediate lands around the subject site are underdeveloped. Through the City's project review process, it will be ensured that all future developments are required to avoid both excessive and monotonous repetition but to incorporate eclectic architectural style that the City of Palm Springs is known for.

3. *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;*

The maximum height, overall mass, with the exception of setbacks are all in keeping with the required development standards of the Palm Springs Ordinance. All proposed mechanical equipment on the roof will be properly and adequately screened.

4. *Building design, materials and colors to be sympathetic with desert surroundings; AND*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*
- AND*
6. *Consistency of composition and treatment,*

The building design, materials and colors are sympathetic with desert appropriate designs. The proposed desert contemporary architecture fits the site and proposed use. The proposed materials, colors and other components of the structures are consistent with the type of use being proposed. Proposed materials include decorative concrete blocks, multi-colored stucco planes, metal projecting awning elements and solar tinted glazing. There is consistency in the composition and treatment of the buildings, especially the office building which fronts Gene Autry Trail. The warehouse and storage facility have very minimal treatment but nonetheless, there is consistency in the treatment of the buildings.

7. *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;*

The proposed conceptual landscape plans and plant materials are appropriate for the desert climate. A mix of plant selections will include the following: trees; 24" boxes of *Acacia anuera* Mulga, *Acacia willardiana* Palo Blanco, *Melaleuca* and Palo Brea. Shrubs: five gallons of *Bougainvillea* "torch glow", Red Bird of Paradise, Crown of Thorns, Texas Sage Dwarf, Regal Mist, and one gallon of Gold Mound Lantana. Accents include five gallons of Varigated Agave, Desert Spoon (Grey), and Red Yucca. Finally, the ground covers: granite gravels, decomposed granite (Mojave Gold) and three to four feet diameter Boulders; one-third of sizes to be buried below grade.

Required Findings for the Variance Request:

State law requires four (4) findings be made for the granting of a variance. Staff has analyzed the findings in order below:

- 1) *Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

Prior to the change of zone on the adjacent property the setbacks from the eastern and southern property lines would have been only 20 feet. The subject lots existed prior to the approval of the Planned Development District 231. Therefore, the change of zone on the adjacent property created the special circumstances that required the 100 foot setback.

- 2) *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The lots in the residential development will be located approximately 50 feet from the property lines of the subject site. This will provide varying setbacks from the proposed buildings to the property lines of the residential lots of between 69 feet to 84 feet. Staff believes that these setbacks will maintain the integrity of the Zoning Code and would not constitute a grant of special privilege that is inconsistent with the limitations placed upon other properties in the vicinity and zoning designation.

- 3) *The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

Since the setback from the proposed buildings on the subject site to the property lines of the residential lots would vary from 69 feet to 84 feet, the variance will not be materially detrimental to the public health, safety or welfare, nor would it be injurious to property in the vicinity.

- 4) *The granting of such variance will not adversely affect the general plan of the city.*


The proposed project has been analyzed against the policies of the General Plan and no inconsistencies have been found.

ENVIRONMENTAL DETERMINATION:

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15332 (In-Fill Development Projects). The proposed project meets the conditions outlined for in-fill development projects according to CEQA Guidelines. Furthermore, the project is less than five acres in size and is consistent with the General Plan.

CONCLUSION:

Staff recommends that the Planning Commission make the required findings and grant the variance request and approve the proposed project subject to the attached conditions of approval.



Edward O. Robertson
Principal City Planner



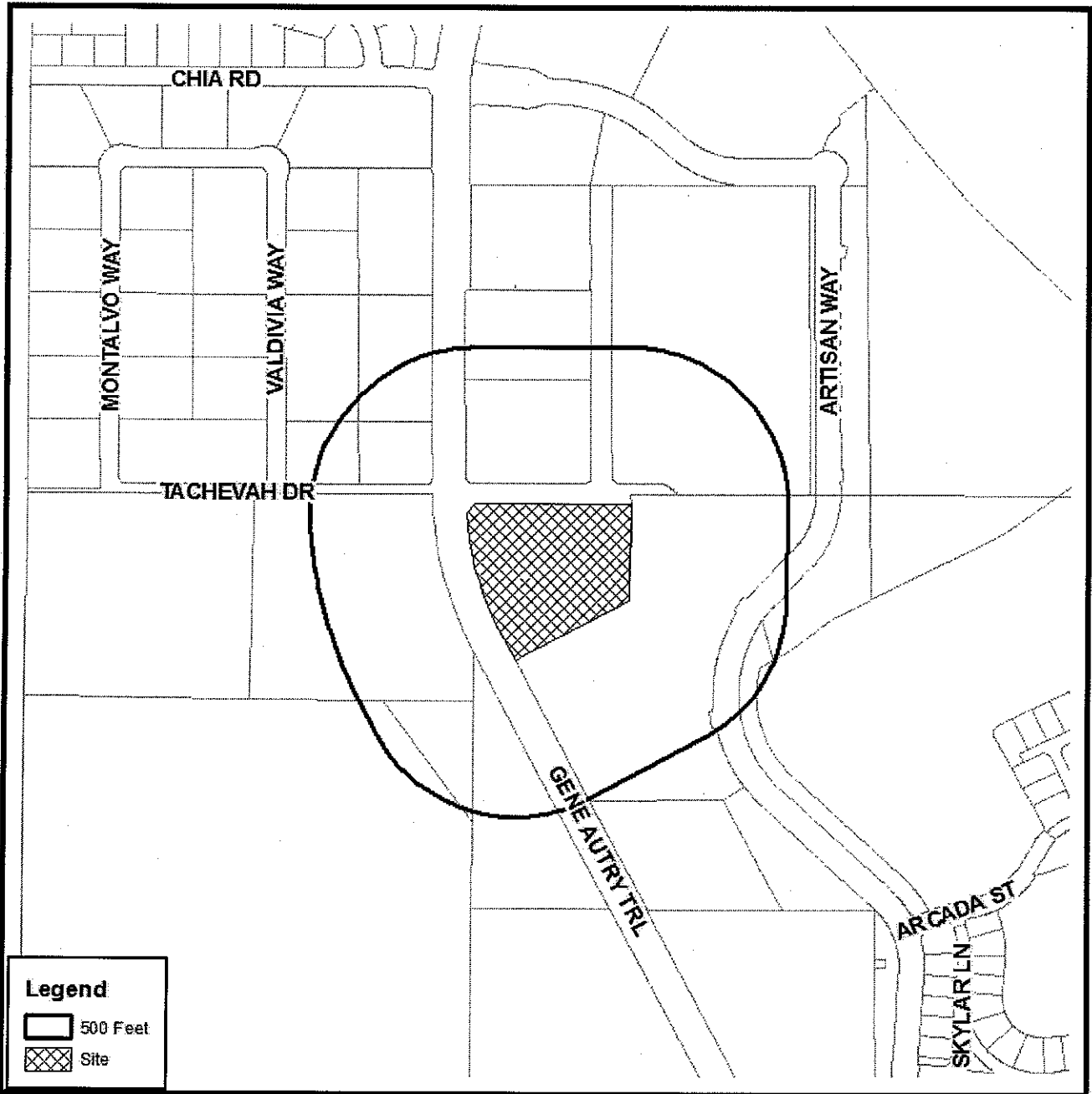
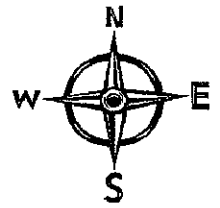
Plinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Planning Commission Draft Resolution.
3. Exhibit A, Draft Conditions of Approval.
4. Minutes from the AAC Meeting of March 9, 2015.
5. 11"x17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NUMBER 3.3830-MAJ AND 6.542-VAR; A MAJOR ARCHITECTURAL APPROVAL AND VARIANCE REQUEST TO CONSTRUCT AN APPROXIMATELY 96,445 SQUARE FEET OFFICE SPACE, WAREHOUSE AND SELF STORAGE FACILITY ON AN APPROXIMATELY 4.5-ACRE PARCEL LOCATED AT THE SOUTH EAST CORNER OF GENE AUTRY TRAIL & TACHEVAH DRIVE, ZONE M-1-P.

WHEREAS, Gando Properties, ("Applicant") has filed an application with the City of Palm Springs for an Architectural approval and a Variance request for required side and rear yard setbacks to construct an approximately 96,445-square feet office space, warehouse and mini storage; and

WHEREAS, on March 9, 2015, the Architectural Advisory Committee met and voted 7-0 to recommend approval of the project to the Planning Commission; and

WHEREAS, on April 22, 2015, a meeting was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines; and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be categorically exempt from further environmental assessment pursuant to Section 15332 of CEQA Guidelines (In-Fill Development Projects).

Section 2:

Pursuant to Section 94.04.00 of the Zoning Ordinance for the Architectural review of development projects the Planning Commission finds that:

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 is evaluated based on consideration of the following:

1. *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 areas;*

The site layout, orientation, location of proposed structures relate well to one another given the size of the property and the location of Building A which contains the office spaces. There is existing sidewalk along the Gene Autry Trail frontage and along Tachevah Drive. Parking areas are well separated and distinct from the sidewalks.

2. *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;*

The immediate lands around the subject site are underdeveloped. Through the City's project review process, it will be ensured that all future developments are required to avoid both excessive and monotonous repetition but to incorporate eclectic architectural style that the City of Palm Springs is known for.

3. *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;*

The maximum height, overall mass, with the exception of setbacks are all in keeping with the required development standards of the Palm Springs Ordinance. All proposed mechanical equipment on the roof will be properly and adequately screened.

4. *Building design, materials and colors to be sympathetic with desert surroundings; AND*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*

AND

6. *Consistency of composition and treatment,*

The building design, materials and colors are sympathetic with desert appropriate designs. The proposed desert contemporary architecture fits the site and proposed use. The proposed materials, colors and other components of the structures are consistent with the type of use being proposed. Proposed materials include decorative concrete blocks, multi-colored stucco planes, metal projecting awning elements and solar tinted glazing. There is consistency in the composition and treatment of the buildings, especially the office building which fronts Gene Autry Trail. The warehouse and storage facility have very minimal treatment but nonetheless, there is consistency in the treatment of the buildings.

7. *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;*

The proposed conceptual landscape plans and plant materials are appropriate for the desert climate. A mix of plant selections will include the following: trees; 24" boxes of

Acacia anuera Mulga, Acacia willardiana Palo Blanco, Melaleuca and Palo Brea. Shrubs: five gallons of Bougainvillea "torch glow", Red Bird of Paradise, Crown of Thorns, Texas Sage Dwarf, Regal Mist, and one gallon of Gold Mound Lantana. Accents include five gallons of Variegated Agave, Desert Spoon (Grey), and Red Yucca. Finally, the ground covers: granite gravels, decomposed granite (Mojave Gold) and three to four feet diameter Boulders; one-third of sizes to be buried below grade.

Section 3:

Required Findings for the Variance Request:

State law requires four (4) findings be made for the granting of a variance. Staff has analyzed the findings in order below:

- 1) *Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

Prior to the change of zone on the adjacent property the setbacks from the eastern and southern property lines would have been only 20 feet. The subject lots existed prior to the approval of the Planned Development District 231. Therefore, the change of zone on the adjacent property created the special circumstances that required the 100 foot setback.

- 2) *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The lots in the residential development will be located approximately 50 feet from the property lines of the subject site. This will provide varying setbacks from the proposed buildings to the property lines of the residential lots of between 69 feet to 84 feet. Staff believes that these setbacks will maintain the integrity of the Zoning Code and would not constitute a grant of special privilege that is inconsistent with the limitations placed upon other properties in the vicinity and zoning designation.

- 3) *The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

Since the setback from the proposed buildings on the subject site to the property lines of the residential lots would vary from 69 feet to 84 feet, the variance will not be materially detrimental to the public health, safety or welfare, nor would it be injurious to property in the vicinity.

- 4) *The granting of such variance will not adversely affect the general plan of the city.*

The proposed project has been analyzed against the policies of the General Plan and no inconsistencies have been found.

Section 4:

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby grants a variance for the reduction of required side and rear yard setbacks and approves Architectural Review of Case 3.3830-MAJ & 6.542-VAR, subject to those conditions set forth in the Conditions of Approval.

ADOPTED this 22nd 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 3.3830-MAJ & 6.542-VAR

THE GENE AUTRY COMMERCIAL & SELF STORAGE

April 22, 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 3.3830-MAJ & 6.542-VAR; 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 April 1, 2015, 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 3.3830-MAJ & 6.542-VAR. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake

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

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Major Architectural Application (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
- ADM 10. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.

ADM 11. Notice to Tenants. The applicant shall provide all tenants with a copy of the Conditions of Approval for this project.

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 file a Notice of Determination (NOD). Required filing 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 a filing and fee is paid.

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. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.
- PLN 4. 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 5. 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 6. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 7. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 8. 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 9. Additional Parking Spaces. The applicant shall be required to comply with the provisions of Section 93.06.00D of the Zoning Code by providing additional parking spaces should there be an addition to the current 3,936 square feet of office space in Building A.
- PLN 10. Landscape Buffer behind Bldgs. C & D. The applicant shall plant additional trees at 30 feet on center behind Buildings C & D as shown on the approved plans to serve as buffers between the storage buildings and the adjacent Escena Residential Development.

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.

FIRE DEPARTMENT CONDITIONS

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

- FID 1 These conditions are subject to final plan check and review. Initial Fire Department conditions have been determined from the site plan received and dated January 19, 2015. Additional requirements may be required at that time based on revisions to site plans.

- FID 2 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.

FID 3 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.

FID 4

Fire Apparatus Access Roads (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.

- **Fire Apparatus Access Road (CFC 202 Definitions)** – A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.
- **Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (*for designated fire lanes*) except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- **Project Note:** 30 foot road widths will not allow for parking on either side of the road. Fire lane width of 24 feet must remain unobstructed. Increase road width to 32 feet for parking on one side.

FID 5

Fire Lanes (CFC 202 Definitions): A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. A "fire lane" is a component of a

“fire apparatus access road”.

- **Designation of Fire Lanes (CVC 22500.1):** Only the fire department with jurisdiction over the area in which the place is located can designate a fire lane.
- **Fire Lane Marking (CFC 503.3):** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

FID 6 **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 7 **Traffic Calming Devices (CFC 503.4.1):** Traffic calming devices shall be prohibited unless approved by the fire code official.

FID 8 **Security Gates (CFC 503.6):** The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch). Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior

to final inspection, electronic gates shall remain in a locked-open position.

FID 9 Fire hydrant systems (CFC 507.5): Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 *and Appendix C, or by an approved method.*

- **507.5.1 Where required (CFC 507.5.1):** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

FID 10 NFPA 13 Fire Sprinklers Required: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13, 2013 Edition, as modified by local ordinance.

FID 16 Key Box Required (CFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

FID 17 Hazardous Materials (CFC 5004.1): Storage of hazardous materials in amounts exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001, 5003 and 5004. Storage of hazardous materials in amounts not exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with Sections 5001 and 5003. Retail and wholesale storage and display of nonflammable solid and nonflammable and noncombustible liquid hazardous materials in Group M occupancies and Group S storage shall be in accordance with Section 5003.11.

- Pool Chemicals – dedicated, compliant storage cabinets, rooms, or areas required
- Liquid Petroleum Gas (LPG) – dedicated, compliant storage cabinets, rooms, or areas required

ENGINEERING DEPARTMENT CONDITIONS: (Previously approved Conditions; some may have already been met)

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.

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
- ENG 2. Applicant shall obtain State permits and approval of plans for any work done on State Highway 111. A copy of an approved Caltrans encroachment permit shall be provided to the City Engineer prior to the issuance of any grading or building permits if there is any work being done in the public right-of-way on State Highway 111.
- 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.

TACHEVAH DRIVE

- ENG 4. Remove the existing asphalt curb located 25 feet south of centerline and replace with 6 inch curb and gutter located 25 feet south of centerline along the entire frontage to match up with the existing curb return located at the southeast corner of the intersection of Gene Autry Trail and Tachevah Drive in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 5. Construct a 35 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 6. Construct a 8 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 7. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.
- ENG 8. 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 edge of proposed gutter to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110. (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 9. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

GENE AUTRY TRAIL (HIGHWAY 111)

- ENG 10. Dedicate an easement for sidewalk purposes as needed for those portions of meandering bicycle path located outside of the public right-of-way.
- ENG 11. Construct a 35 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201. An on-site vehicular turnaround (hammerhead or similar configuration) shall be constructed, in accordance with Zoning Code 93.06.00 C (8).
- ENG 12. Construct a 12 feet wide Class I meandering bicycle path (Caltrans Design Manual, Chapter 1000 - Bikeway Planning and Design) along the entire frontage. The bicycle path shall be constructed of colored Portland cement concrete. The admixture shall be Desert Sand, Palm Springs Tan, or approved equal color by the Engineering Division.
- ENG 13. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

- ENG 14. The minimum pavement section for all on-site pavement (drive aisles and parking spaces) shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 15. On-site drive aisles or parking lots shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system, in accordance with applicable City standards.
- ENG 16. A clearly designated pedestrian walkway of adequate width shall be provided to centralize a location for pedestrians entering or leaving the retail areas and accessing the retail parking. A pedestrian walkway shall

be designated along the west and south sides of the ground floor parking level. Traffic signage, lighting, pavement markings, and/or other visual cues shall be incorporated in the design of the ground floor parking level to support the use of the walkway by pedestrians and alert vehicles of the potential for crossing pedestrians.

SANITARY SEWER

- ENG 17. All sanitary facilities shall be connected to the public sewer system (via the proposed on-site private sewer system). New laterals shall not be connected at manholes.
- ENG 18. Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.

GRADING

- ENG 19. 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 20. 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 21. 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 22. 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 23. 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 24. 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 25. 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 26. 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 (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 27. 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 28. 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).

WATER QUALITY MANAGEMENT PLAN

- ENG 29. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for

pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).

ENG 30. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from within the underground parking garage and the on-site private drive aisles. Direct release of nuisance water to adjacent public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.

a. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.

b. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies

of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

c. Prior to issuance of certificate of occupancy or final City approvals (OR of “final” approval by City), the applicant shall:

d. Demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications;

e. Demonstrate that applicant is prepared to implement all non-structural BMPs included in the approved Final Project-Specific Water Quality Management Plan (WQMP), conditions of approval, or grading/building permit conditions; and

f. Demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

g. For industrial facilities subject to the General Permit for Stormwater Discharges Associated with Industrial Activity as defined by the Standard Industrial Classification (SIC) code, prior to issuance of certificate of occupancy (OR of “final” approval by City), the applicant shall demonstrate that General Permit coverage has been obtained by providing a copy of the Notice of Intent submitted to the SWRCB and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing.

DRAINAGE

ENG 31. 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 32. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to Gene Autry Trail Tachevah Drive. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
- ENG 33. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.
- ENG 34. The project is subject to flood control and drainage implementation fees pursuant to Resolution 14082. The acreage drainage fee at the present time is \$ 4117.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 35. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed

development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, 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 36. All proposed utility lines shall be installed underground.
- ENG 37. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 38. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 39. The original improvement plans prepared for the proposed development and approved by the City Engineer (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 40. 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 41. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

ENG 42. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

TRAFFIC

ENG 43. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.

ENG 44. 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 45. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (MUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 46. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

END OF CONDITIONS

~~BILL ROBINSON, applicant, discussed the plan and removal of certain trees.~~

JUAN ALVARADO, Sands to Greens Landscape, described details of proposed plantings.

LAWSON BRYANT, property manager, spoke about retaining the ficus trees.

Member Song requested clarification on the improvements to the Baristo Road frontage.

Member Hirschbein asked about the size of the decomposed granite. (The applicant responded that it will be compacted and wet so that it remains in place.)

Member Cassady said he feels symmetry of palm trees is appropriate at the entrance.

Member Song asked questions about the formal aspects of plantings versus organic/informal areas. Ms. Song recommended more informal design at entryway. She asked about the height of proposed palm trees at entry.

Chair Fauber commented that the palm trees are appropriate to replace ficus trees at entryway.

Member Song suggested the remaining trees be shade trees.

M/S/C (Song/Fauber, 4-1-2 abstain Fredricks, 2 absent Purnel/Secoy-Jensen) Approve with added conditions.

1. Entry layout of ground cover is more organic.
2. Replace 2 ficus trees with 2 palm trees at complex entry.
3. Plant 5 shade trees to replace diseased or damaged trees.

4. GONDO PROPERTIES REQUESTING APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT AN APPROXIMATELY 96,445-SQ. FT OFFICE SPACE, WAREHOUSE AND SELF STORAGE FACILITY ON APPROXIMATELY 4.5-ACRE PARCEL LOCATED AT THE SOUTH EAST CORNER OF GENE AUTRY TRAIL & TACHEVAH DRIVE, ZONE M-1-P (3.3830-MAJ). (ER)

Principal Planner Robertson presented the proposed project.

Discussion:

Member Hirschbein requested clarification on the need for a variance.

Member Song asked if it was the same applicant.

Chair Fauber asked further clarification on the variance application and asked about the façade projections on Building B.

Project Architect; Ariel Valli - discussed materials and how they are used to give variety to the façade.

Vice-Chair Fredricks asked why the colored version and landscape plan is not in the packet.

Member Song questioned the shaping of the west elevation of Building A and height of canopy. She questioned the difference between façade of buildings A & B.

Member Hirschbein verified the number of trees along Tachevah (4 trees on landscape plan versus 8 on the elevation).

Member Song asked about the proportions of façade elements on Building B.

Chair Fauber asked questions about the color and material board; and asked the applicant to explain the difference between the exterior and buildings and perimeter buildings.

Public Comment:

TOM GOTBURG, representing adjacent property, said they are pleased with the proposed plan.

Member Hirschbein said the site plan is very clever; however, the landscaping needs to be more substantial.

Vice-Chair Fredricks commented that more landscaping is better; 24' box is inadequate, it needs to be proportionate (36" or 48" or mix) and expressed concern with the tree selection in a windy area.

Member Song cited that frontage on Tachevah should be given some consideration as Gene Autry.

Vice-Chair Fredricks said landscape needs additional lushness and an increase in agave plant sizes (mix 5 and 15 gallon plant sizes).

M/S/C (Song/Fauber, 5-2 absent Purnel and Secoy-Jensen) To return to the subcommittee for review and approval.

1. Consider better massing/composition on Tachevah and match landscape.
2. Increase sizes of some Desert Accent plantings from 5 gal. to 15 gal.

3. Consider the location of the site relative to wind issues
4. Increase tree sizes to 36" and 48" box for all trees and increase tree count.
5. Add articulation to wall masses to better match the design elements in Building A.
6. Add trees along Bldg. B on Tachevah frontage to mitigate proposed setback variance.
7. Consider raising the height of Building B to assure screening of the large Bldg. E.

~~5. **SUNRISE VILLAS HOA REQUESTING APPROVAL FOR TREE REMOVAL / WATER EFFICIENT LANDSCAPE REVISIONS ALONG THE SUNRISE WAY PARKWAY LOCATED AT 1200 SOUTH SUNRISE WAY, ZONE PD 19 (CASE 3-0234 MAA). (KL)**~~

Associate Planner Lyon presented the proposed project.

BRANDON MULVIHILL, Sunrise Villas, HOA president, said they made alterations to the project.

COLLIN SALVADOR, Sunshine Landscape, cited the changes made to the landscape plan:

1. Increased plant material;
2. Increased decomposed granite size;
3. Variation in plant heights from front to back;
4. Increased plantings at corners.

Vice-Chair Fredricks questioned the size of the boulders; why not use bigger and smaller sizes. (The applicant said that 1' is the average size but will vary.)

Member Song questioned how the quantity was increased. (The applicant said they increased it by 20% - 30% over the previous plan.) Member Song commented that there is still quite a bit of distance between the plants.

Chair Fauber reviewed the staff recommendation and verified that they are not yet incorporated.

Vice-Chair Fredricks said he appreciates the effort (since previous submittal); however, the plan needs additional changes.

Member Hirschbein cited that staff recommendations are very clear; the plan needs to be re-worked.

~~Vice-Chair Fredricks said he understands the budget concerns but other HOA's have~~

LANDOWNER

KNOLLWOOD PARTNERSHIP PALM SPRINGS, LLC
 5520 STEPHANIE STREET
 LAS VEGAS, NV 89122
 CONTACT: BRUCE FAMILIAN
 PHONE: 702/227-9267
 EMAIL: BRUCE@FAMILIAN.ORG

APPLICANT/DEVELOPER

GANDO PROPERTIES
 3950 AIRPORT CENTER DRIVE
 PALM SPRINGS, CA 92264
 CONTACT: DAVID GANDOLFO
 PHONE: 760/272-4936
 EMAIL: DAVIDGANDOLFO@AOL.COM

ARCHITECT

VALLI ARCHITECTURAL GROUP
 12 JOURNEY, SUITE 270
 ALISO VIEJO, CA 92656
 CONTACT: ARIEL L. VALLI
 PHONE: 949/349-1777
 EMAIL: ARIEL@VALLIARCH.COM

PROJECT DATA

ADDRESS: 1066 GENE AUTRY TRAIL
 ZONING: M-1-P
 SITE PLAN AREA: 197,751 SQ. FT. (4.5) AC.
 BUILDING COVERAGE: 96,597 SQ. FT. (48.8%)
 LANDSCAPE AREA: 33,428 SQ. FT. (16.9%)
 HARDSCAPE AREA: 67,726 SQ. FT. (34.3%)

BUILDING AREA	13,631 SQ. FT.
BUILDING A: INCUBATOR/ OFFICE FLEX	13,631 SQ. FT.
TOTAL INCUB/OFF FLEX.	13,631 SQ. FT.
BUILDING B	8,025 SQ. FT.
BUILDING C	8,070 SQ. FT.
BUILDING D	5,820 SQ. FT.
BUILDING E	59,581 SQ. FT.
TOTAL STORAGE	81,496 SQ. FT.
STORAGE OFFICE	1,440 SQ. FT.
STORAGE TOTAL	82,936 SQ. FT.
PROJECT TOTAL	96,567 SQ. FT.

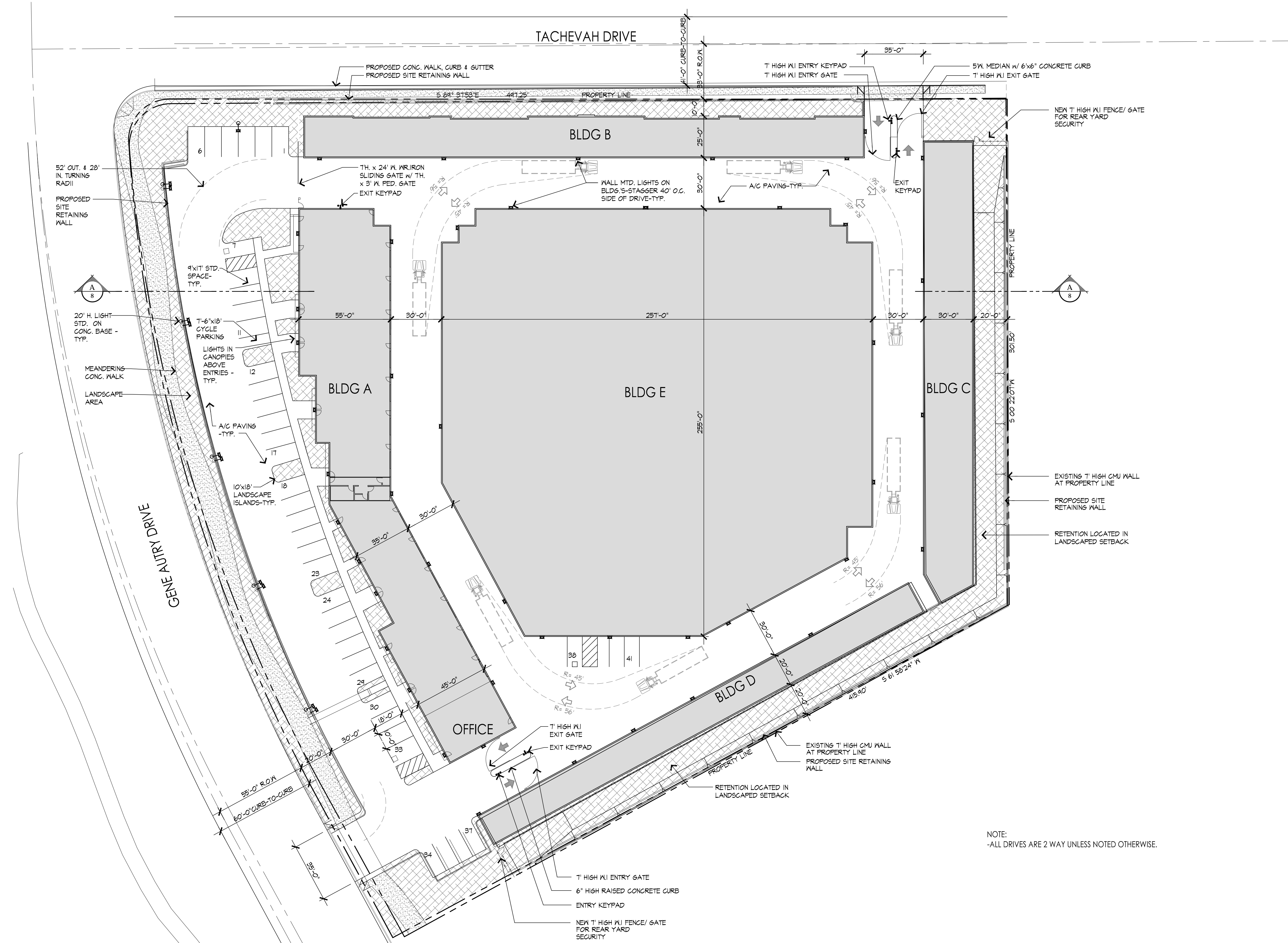
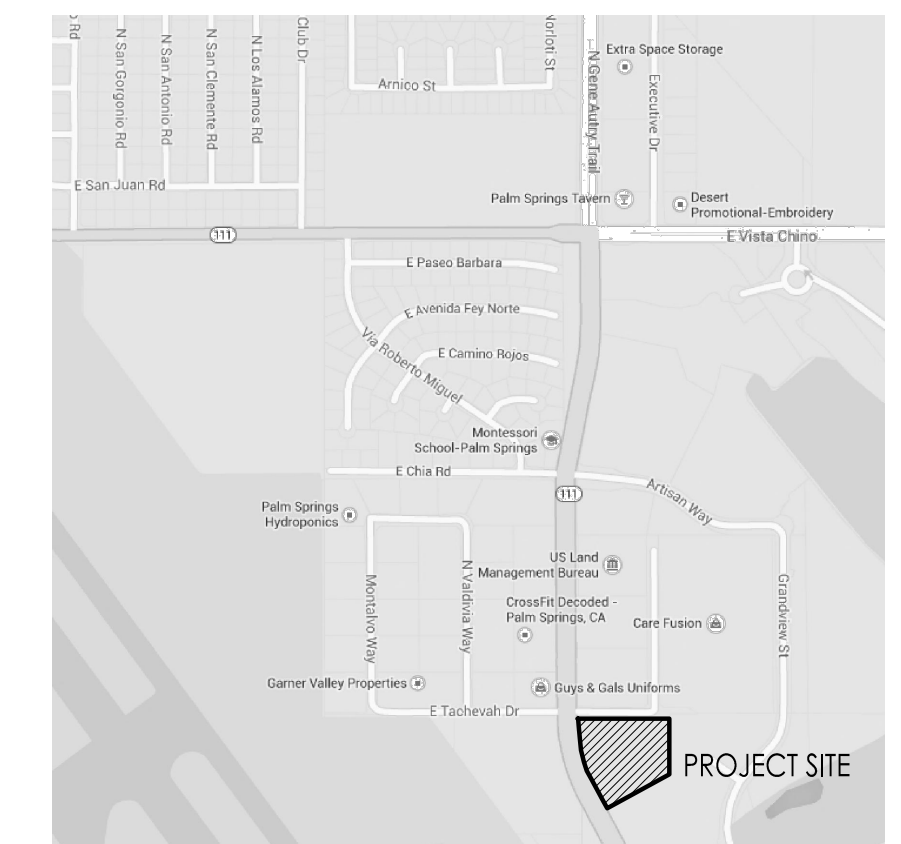
PARKING SUMMARY

PARKING REQUIRED:	
BLDG. A OFFICES (3,936 S.F. @ 1/200)	20 SPACES
BLDG. A WAREHOUSES (9,208 S.F. @ 1/800)	12 SPACES
SELF STORAGE	6 SPACES
TOTAL REQUIRED:	38 SPACES
PARKING PROVIDED:	
VAN ACCESSIBLE	3 SPACES
9x17 STD.	36 SPACES
VAN POOL/CLEAN AIR	2 SPACES
TOTAL PROVIDED:	41 SPACES

SHEET INDEX

- 1 SITE PLAN
- 2 UNIT/MIX PLANS
- 3 ENLARGED PARTIAL FLOOR PLANS
- 4 ROOF PLANS
- 5 BUILDING A ELEVATIONS
- 6 BUILDING B ELEVATIONS
- 7 BUILDINGS C & D ELEVATIONS
- 8 BUILDING E ELEVATIONS/ SITE CROSS SECTION
- 9 SITE PHOTO/METRIC PLAN
- 10 CIVIL PRELIMINARY GRADING PLAN
- 11 CIVIL PRELIMINARY HYDROLOGY PLAN
- 12 CIVIL PRELIMINARY EARTHWORK CALCULATION
- 13 LANDSCAPE PLAN
- 14 SITE SHADING PLAN

VICINITY MAP



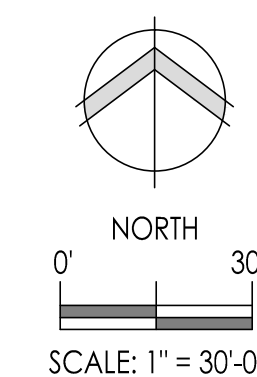
NOTE:
 -ALL DRIVES ARE 2 WAY UNLESS NOTED OTHERWISE.

GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
 PALM SPRINGS, CA

SITE PLAN

03.14.15
 12.22.14
 12.08.14

14-210



IN THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA
PRELIMINARY GRADING PLAN
 FOR
GENE AUTRY/TACHEVAH SELF STORAGE

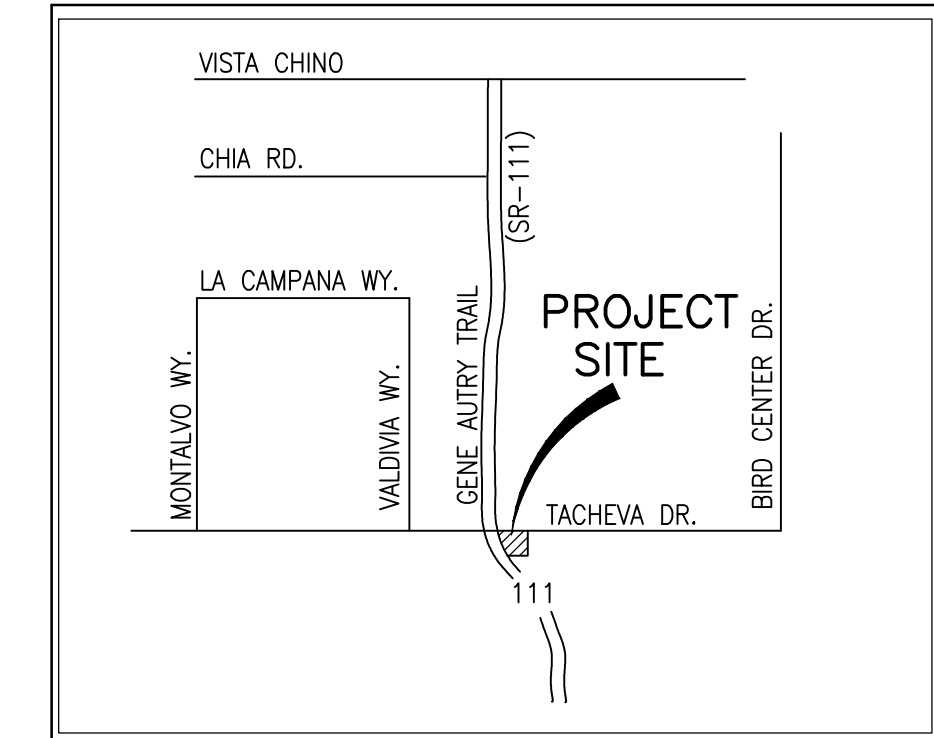
PARCEL 1 OF PARCEL MAP 27912, IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
 AS PER MAP ON FILE IN BOOK 183 PAGES 35 TO 37 INCLUSIVE OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

LEGAL DESCRIPTION

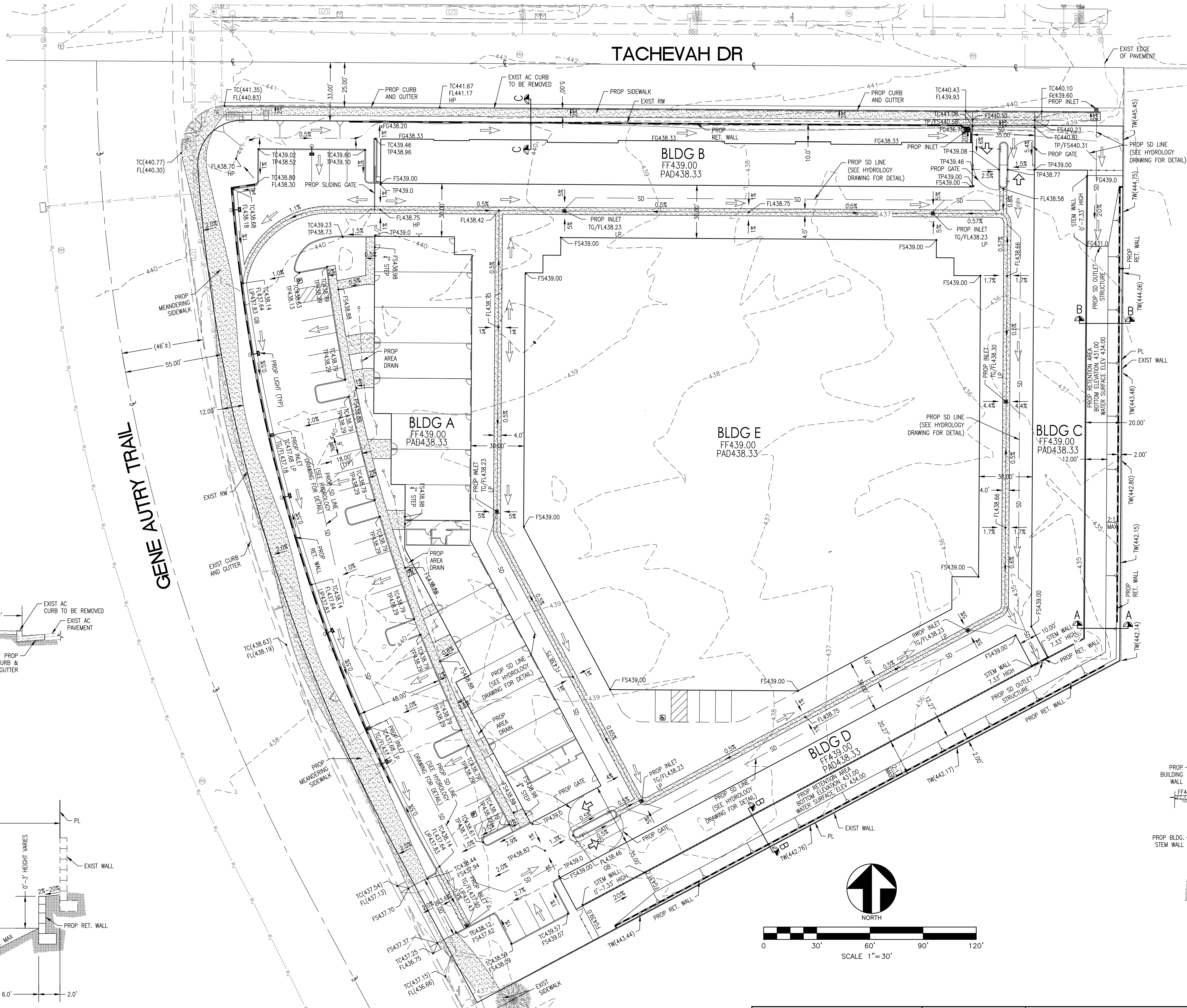
PARCEL 1 OF PARCEL MAP 27912, IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 183 PAGES 35 TO 37 INCLUSIVE OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

ABBREVIATIONS

EXIST	EXISTING
MB	MAP BOOK
()	EXISTING
TG	TOP OF GRATE
TC	TOP OF CURB
PROP	PROPOSED
SD	STORM DRAIN
FL	FLOW LINE
TP	TOP OF PAVEMENT
FF	FINISHED FLOOR
BLDG	BUILDING
PL	PROPERTY LINE
MIN	MINIMUM
TYP	TYPICAL
LP	LOW POINT
FS	FINISH SURFACE
FG	FINISH GROUND
HP	HIGH POINT
DR	DRIVE
AC	ASPHALT CONCRETE
RET	RETAINING
RW	RIGHT OF WAY
GB	GRADE BREAK

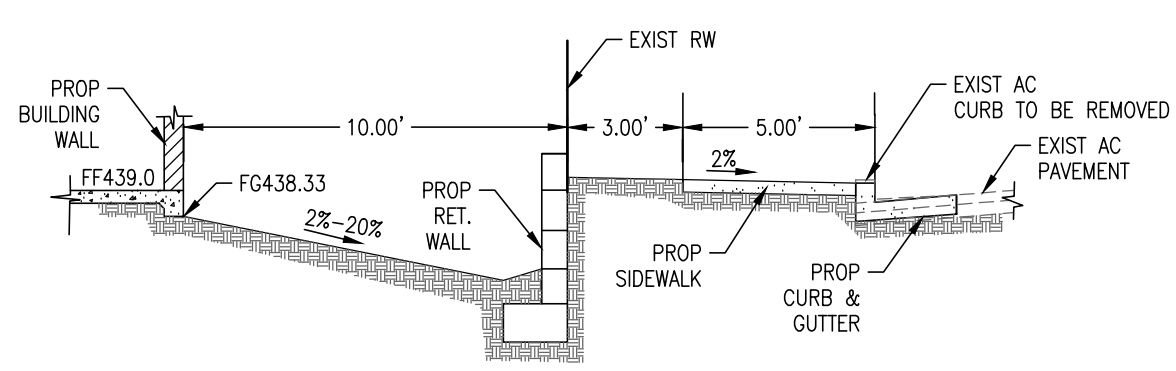


VICINITY MAP
NOT TO SCALE

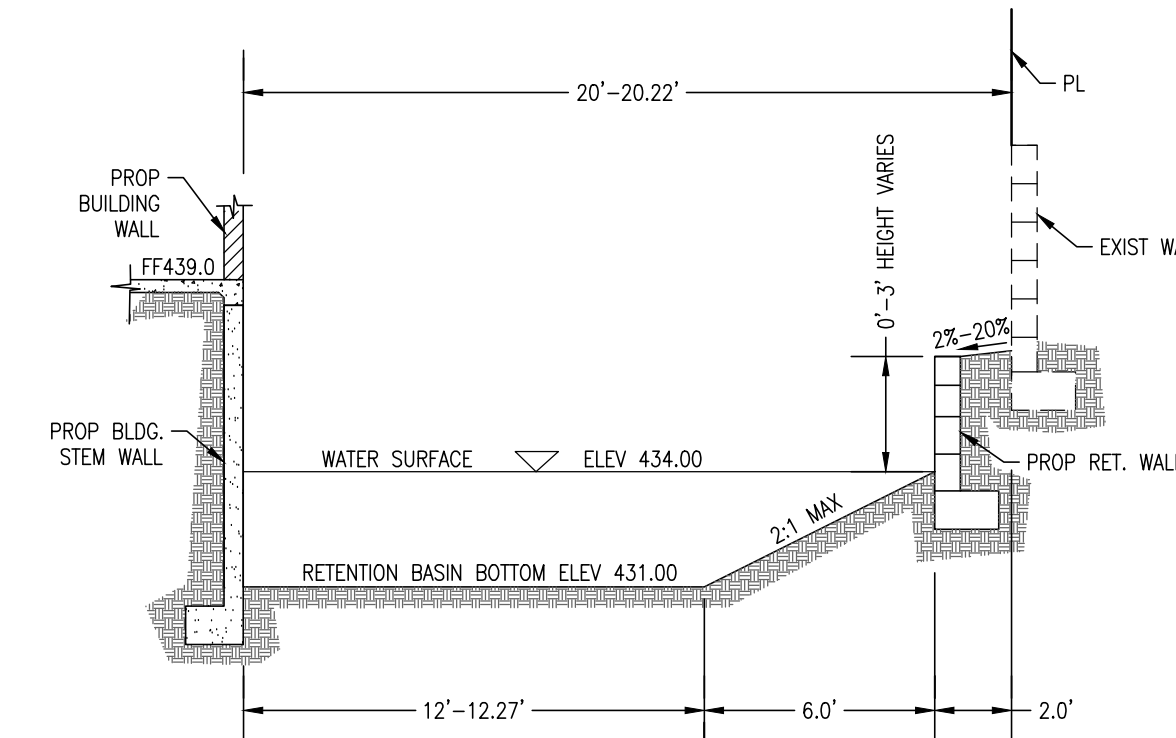


LEGEND

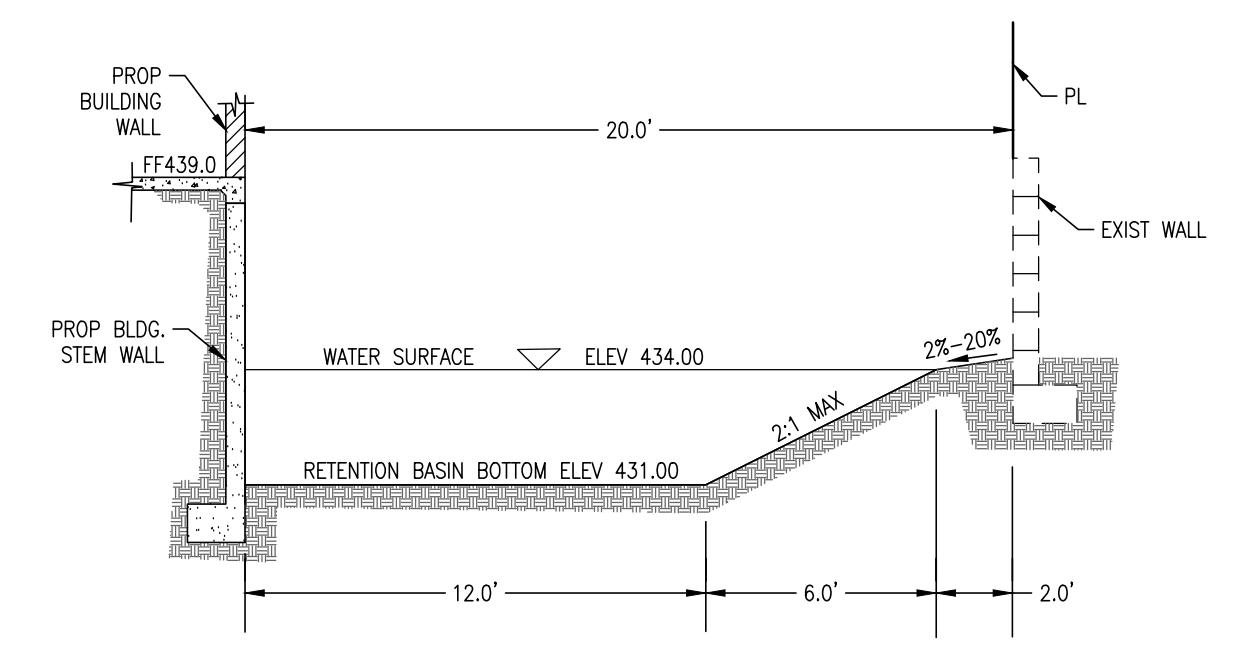
	BOUNDARY
	EXIST. UNDERGROUND TV CABLE
	EXIST. UNDERGROUND ELECTRIC LINE
	EXIST. SEWER LINE
	EXIST. WATER LINE
	EXIST. WALL
	PROP. RET. WALL
	EXIST. CONTOUR
	PROP. FENCE
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	PROP. CONCRETE
	EXIST. SEWER MANHOLE
	EXIST. STREET LIGHT
	EXIST. TV CABLE BOX
	EXIST. TELEPHONE BOX
	EXIST. UTILITY STRUCTURE
	STORM WATER FLOW DIRECTION
	EXIST. TREE
	EXIST. SIGN POST
	EXIST. MAIL BOX



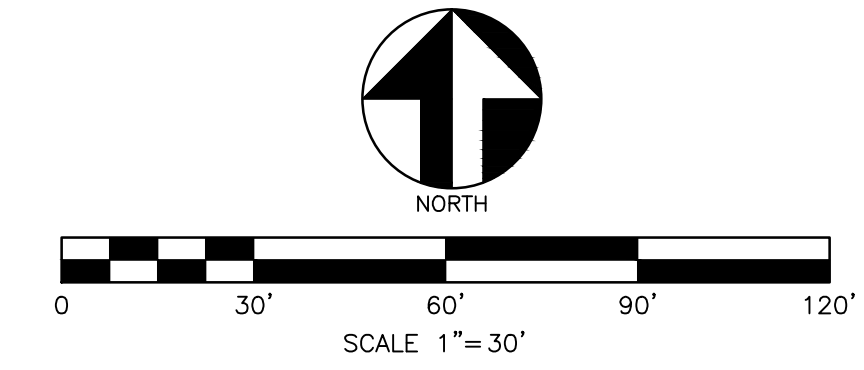
SECTION C-C
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION A-A
NOT TO SCALE



<p>FOMOTOR ENGINEERING</p> <p>225 S. CIVIC DRIVE, SUITE 1-5 PALM SPRINGS, CA. 92262 PHONE: (760) 323-1842 FAX: (760) 323-1742</p>		PREPARED UNDER THE DIRECT SUPERVISION OF: PHILLIP K. FOMOTOR PE, PLS. R.C.E. NO. 47284	PREPARATION DATE 12/19/2014 CITY OF PALM SPRINGS, STATE OF CALIFORNIA PRELIMINARY GRADING PLAN FOR GENE AUTRY/TACHEVAH SELF STORAGE APN:677-260-054 IN THE SEC 7, T.4 S., R.5 E. OF S.B.M	SHEET 1 OF 1 SHTS.
		FOR REVIEW PURPOSES ONLY		

IN THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA

PRELIMINARY ONSITE HYDROLOGY PLAN

FOR

GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE

APN: 677-260-054


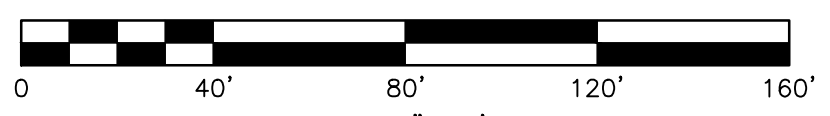
PROPOSED SITE DISCHARGE SUMMARY

SUB-AREA ID	AREA (AC)	100-YEAR PEAK DISCHARGE (CU-FT PER SEC.)
WS-1	0.67	2.10
WS-2	0.11	0.21
WS-3	0.28	1.36
WS-4	0.53	2.75
WS-5	0.34	1.64
WS-6	0.87	4.22
WS-7	0.31	1.50
WS-8	0.38	1.72
WS-9	0.24	1.24
WS-10	0.51	2.41
WS-11	0.07	0.36
WS-OFF	0.25	1.06


PROPOSED SITE RUNOFF SUMMARY

TOTAL AREA (AC)	100-YEAR EVENT STORM DURATION (HR)	RUNOFF VOLUME (CUBIC-FEET)
4.5	1	25,051
4.5	3	35,460
4.5	6	46,919
4.5	24	73,747

LEGEND

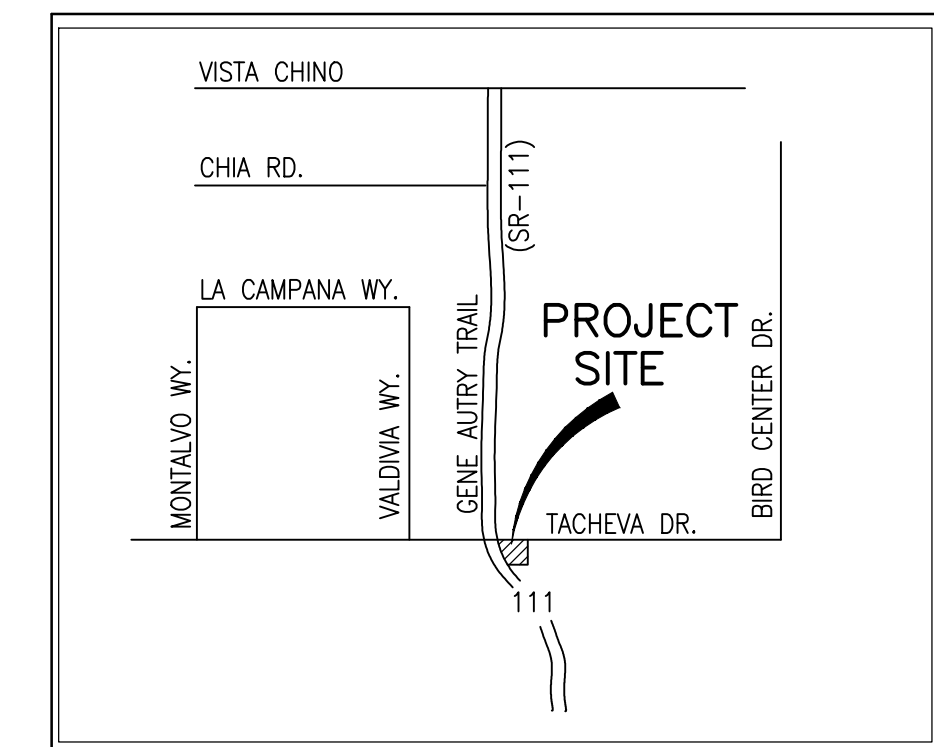
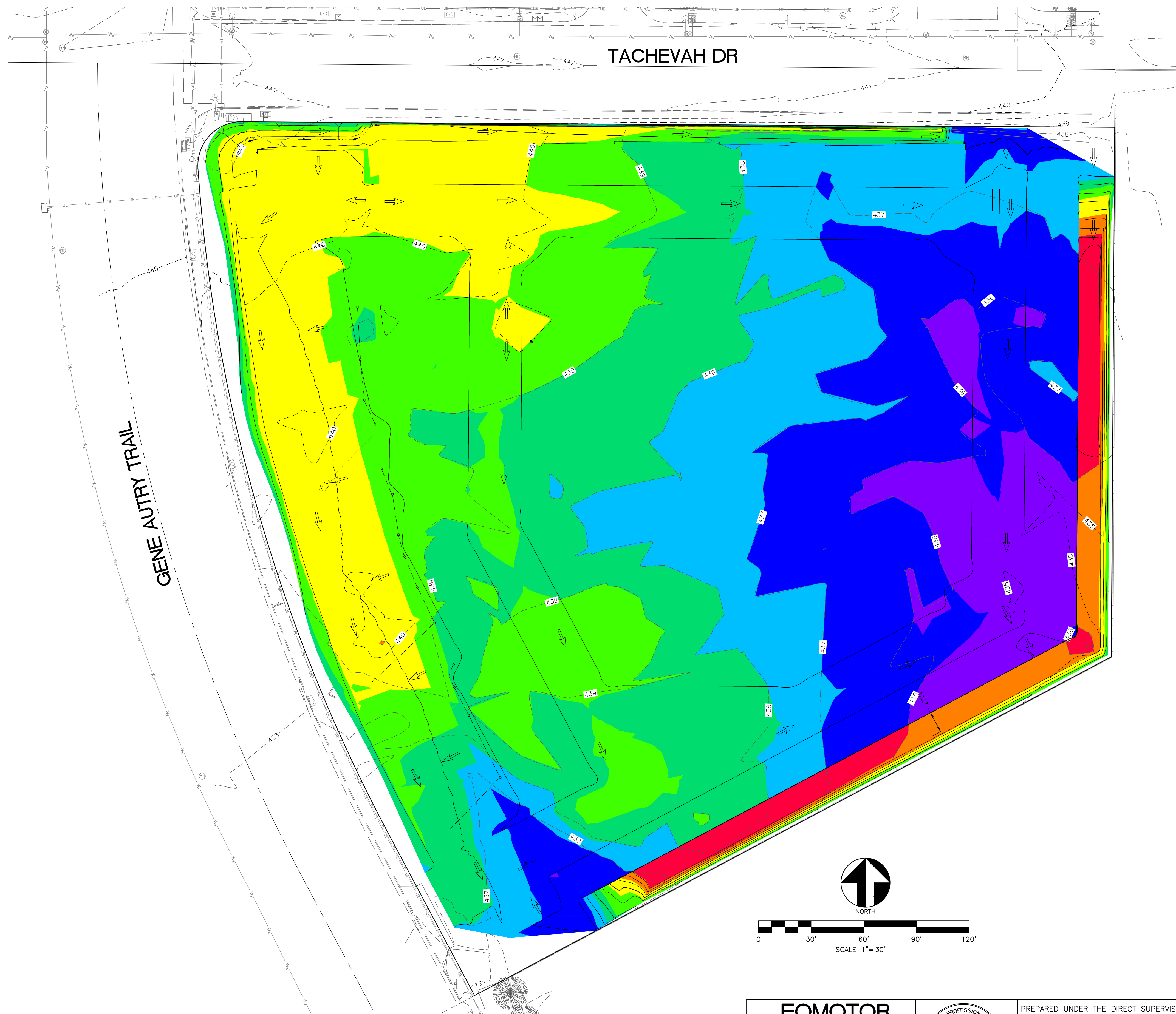
- SUB-WATERSHED AREA
 - PROPOSED FLOW PATH WATERSHED
 - PROPOSED FLOW PATH SUB-WATERSHED
 - ← FLOW DIRECTION
 - ← DIRECTION OF ROOF RUNOFF
- 
- NORTH
- 
- SCALE 1"=40'



	PREPARED UNDER THE DIRECT SUPERVISION OF: FOMOTOR ENGINEERING 225 S. CIVIC DRIVE, SUITE 1-5 PALM SPRINGS, CA, 92262 (760) 323-1842 FAX (760) 323-1742	PREPARATION DATE: 12-15-14 CITY OF PALM SPRINGS, STATE OF CALIFORNIA PRELIMINARY ONSITE HYDROLOGY PLAN PROPOSED CONDITIONS FOR GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE APN: 677-260-054	FILE NO. DWG NO.	SHEET 1 OF 1 SHEETS
	FOR REVIEW PURPOSES PHILLIP K. FOMOTOR PE., PLS. R.C.E. NO. 47284, EXPIRES 12-31-15			

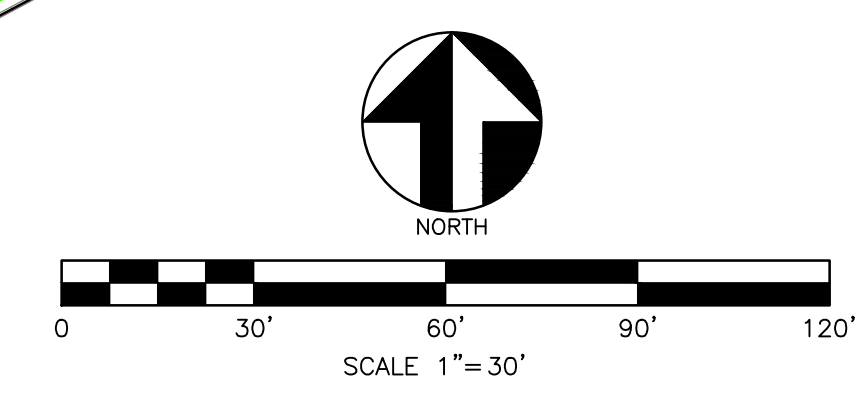
IN THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA
PRELIMINARY EARTHWORK CALCULATION
 FOR
GENE AUTRY/TACHEVAH SELF STORAGE

PARCEL 1 OF PARCEL MAP 27912, IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
 AS PER MAP ON FILE IN BOOK 183 PAGES 35 TO 37 INCLUSIVE OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

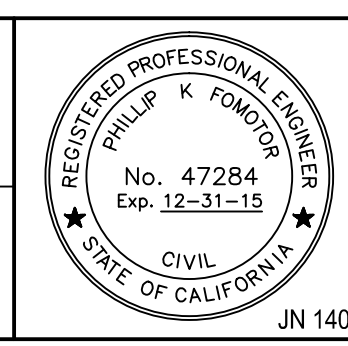


PRELIMINARY EARTHWORK CALCULATION
 RAW CUT 3,838 C.Y.
 RAW FILL 6,885 C.Y.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-7.74	-5.00	4111.51	Red
2	-5.00	-3.00	3682.05	Orange
3	-3.00	-1.00	29361.66	Yellow
4	-1.00	0.00	36315.12	Light Green
5	0.00	1.00	39029.61	Green
6	1.00	2.00	32091.36	Blue
7	2.00	3.00	31849.76	Dark Blue
8	3.00	4.28	11974.08	Purple



FOMOTOR ENGINEERING
 225 S. CIVIC DRIVE, SUITE 1-5
 PALM SPRINGS, CA. 92262
 PHONE: (760) 323-1842
 FAX: (760) 323-1742




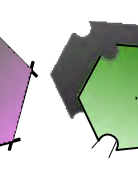


PREPARED UNDER THE DIRECT SUPERVISION OF:
 PHILLIP K. FOMOTOR PE., PLS.
 R.C.E. NO. 47284

PREPARATION DATE 12/22/2014
 CITY OF PALM SPRINGS, STATE OF CALIFORNIA
PRELIMINARY EARTHWORK CALCULATION
 FOR
GENE AUTRY/TACHEVAH SELF STORAGE
APN:677-260-054
 IN THE SEC 7, T.4 S., R.5 E. OF S.B.M.

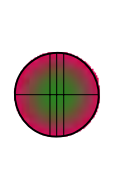
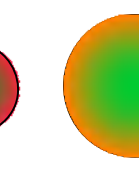
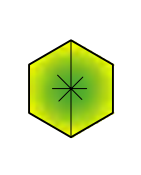
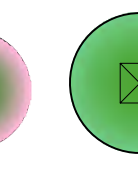
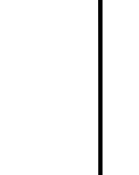

SHEET
1
 OF 1 SHTS.

PLANT LEGEND

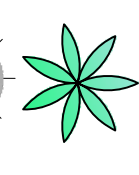
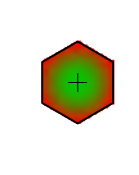

TREES

SYM.	QTY.	NAME	SIZE	COMMENTS
	7	Acacia anera Minga	36" Box	
	5	Acacia millerdiana Palo Blanco	36" Box	SINGLE-TRUNK
	6	Melaleuca quinquenervia Cajuput Trees; Paperbark	36" box	MULTI-TRUNK
	2	Cercidium proacox Palo Brea	48" Box	



SHRUBS

SYM.	QTY.	NAME	SIZE	COMMENTS
	12	Bougainvillea TORCH GLOW [®] Bougainvillea	5 gal.	
	27	Casahuate puberula Red Bird of Paradise	5 gal.	
	32	Euphorbia mill. Crown-Of-Thorns	5 gal.	
	54	Lantana m. 'Gold Mound' Lantana	5 gal.	
	55	Leucophyllum Futescens Texas Sage Drought 'Green Cloud'	5 gal.	
	62	Muhlenbergia capillaris 'Regal mist' Regal Mist	5 gal.	

DESERT ACCENTS

SYM.	QTY.	NAME	SIZE	COMMENTS
	16	Agave schottii Variegated Agave	15 gal.	
	34	Dioslirion wheeleri Desert Spoon (Grey)	5 gal.	
	31	Hesperaloe parviflora Red Yucca	5 gal.	

GROUND COVER

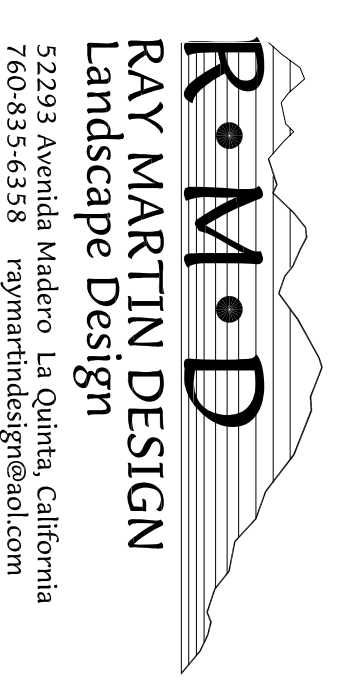
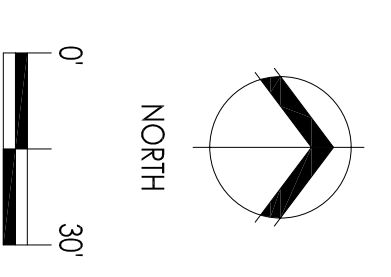
SYM.	QTY.	NAME	SIZE	COMMENTS
		Granite Gravel Grey Gravel	2"-3" Diameter	Tru-out Retention Basin
		Decomposed Granite 'Jojobe Gold' -3/8" minus 1 1/2" fines wet/dried/rolled Boulders "CRESTA" 3' to 4' Diameter- Bury 1/3 size below grade	2" thick	After Compaction



GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
PALM SPRINGS, CA

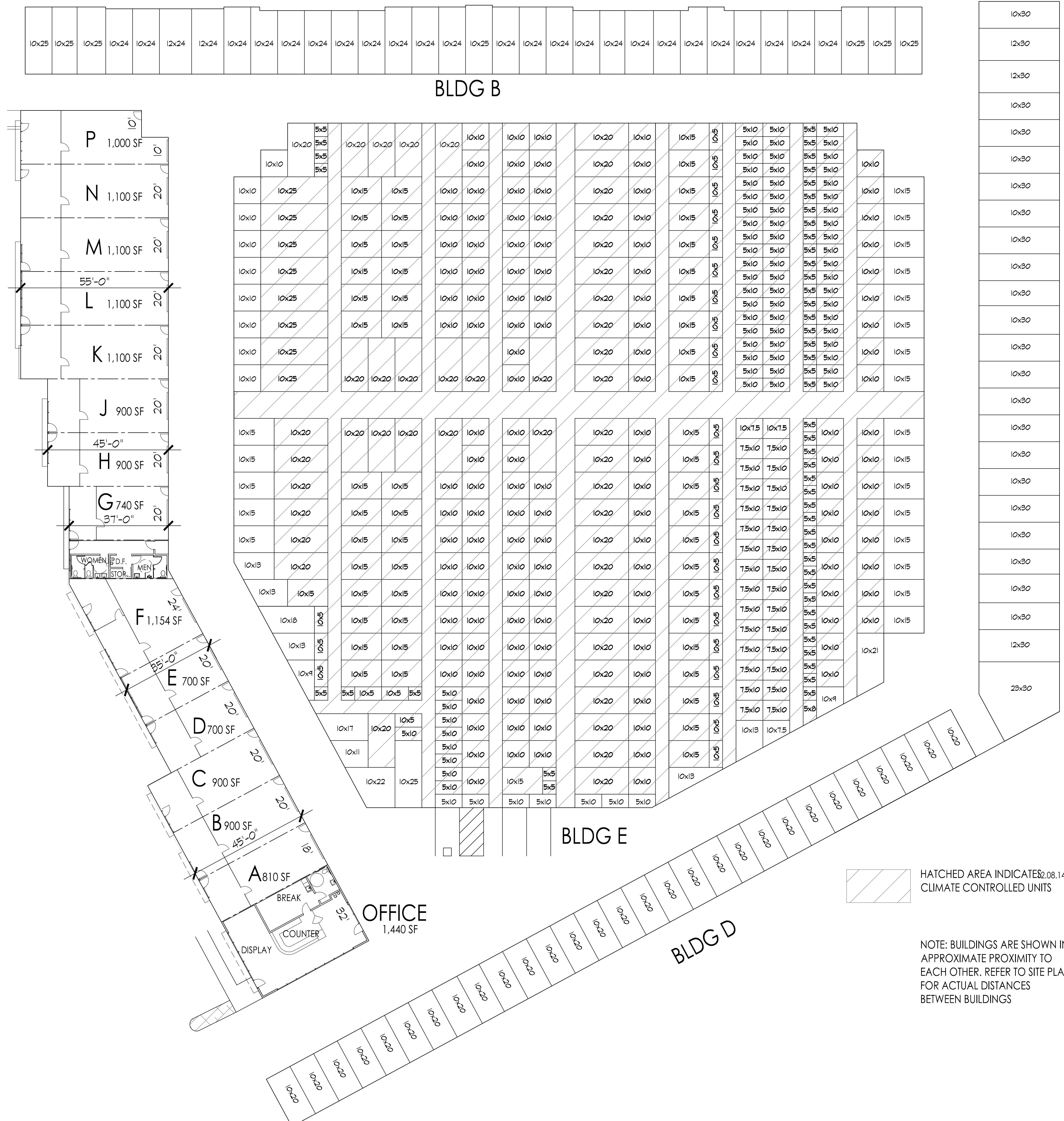
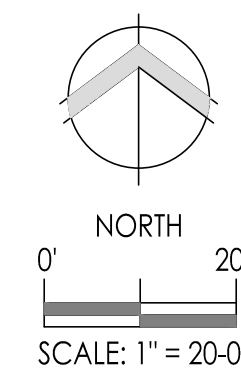
'PRELIMINARY' PLANTING PLAN

SCALE: 1" = 30'-0"



UNITMIX PLAN

05.14.15
12.22.14
12.08.14
14-210

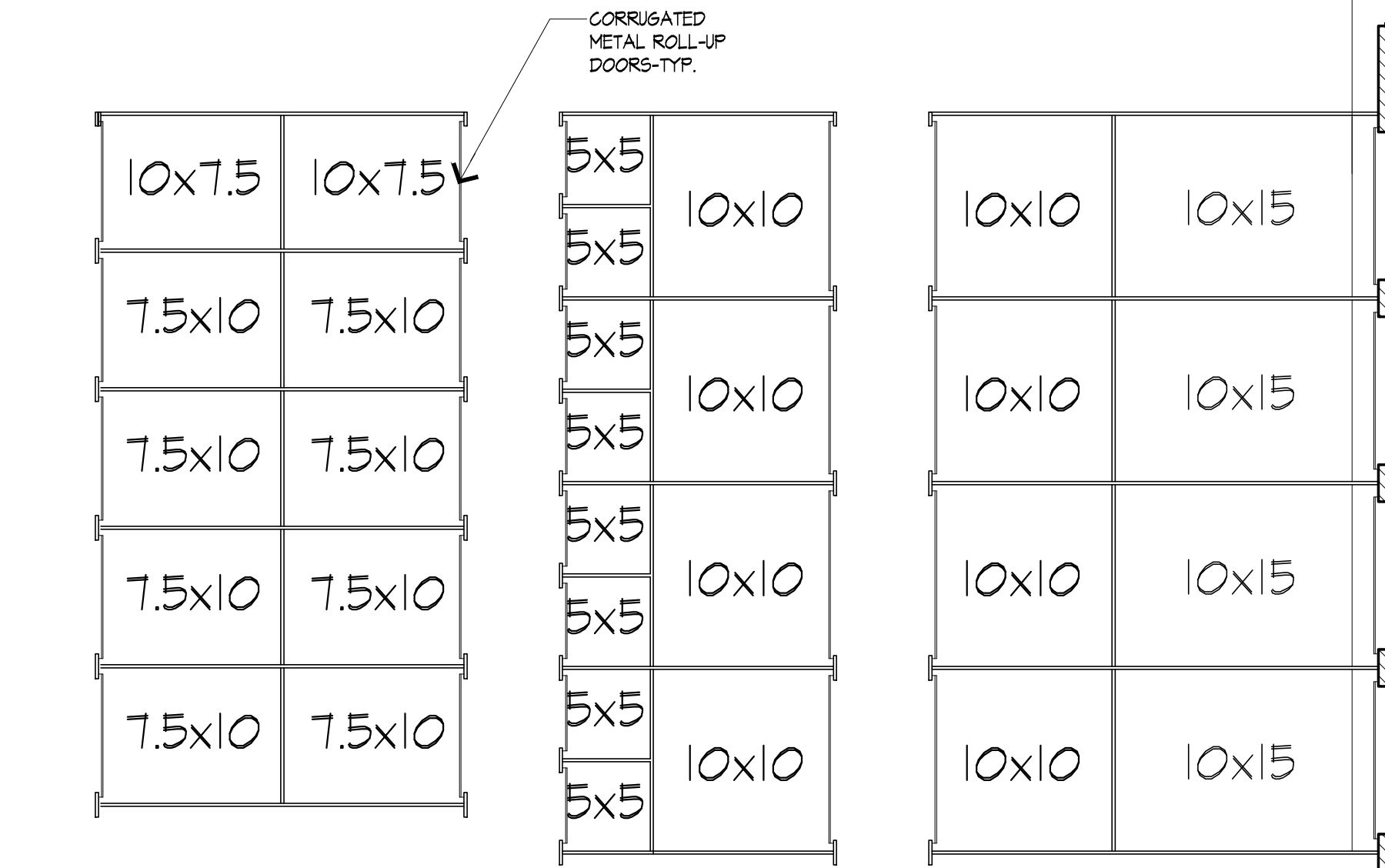
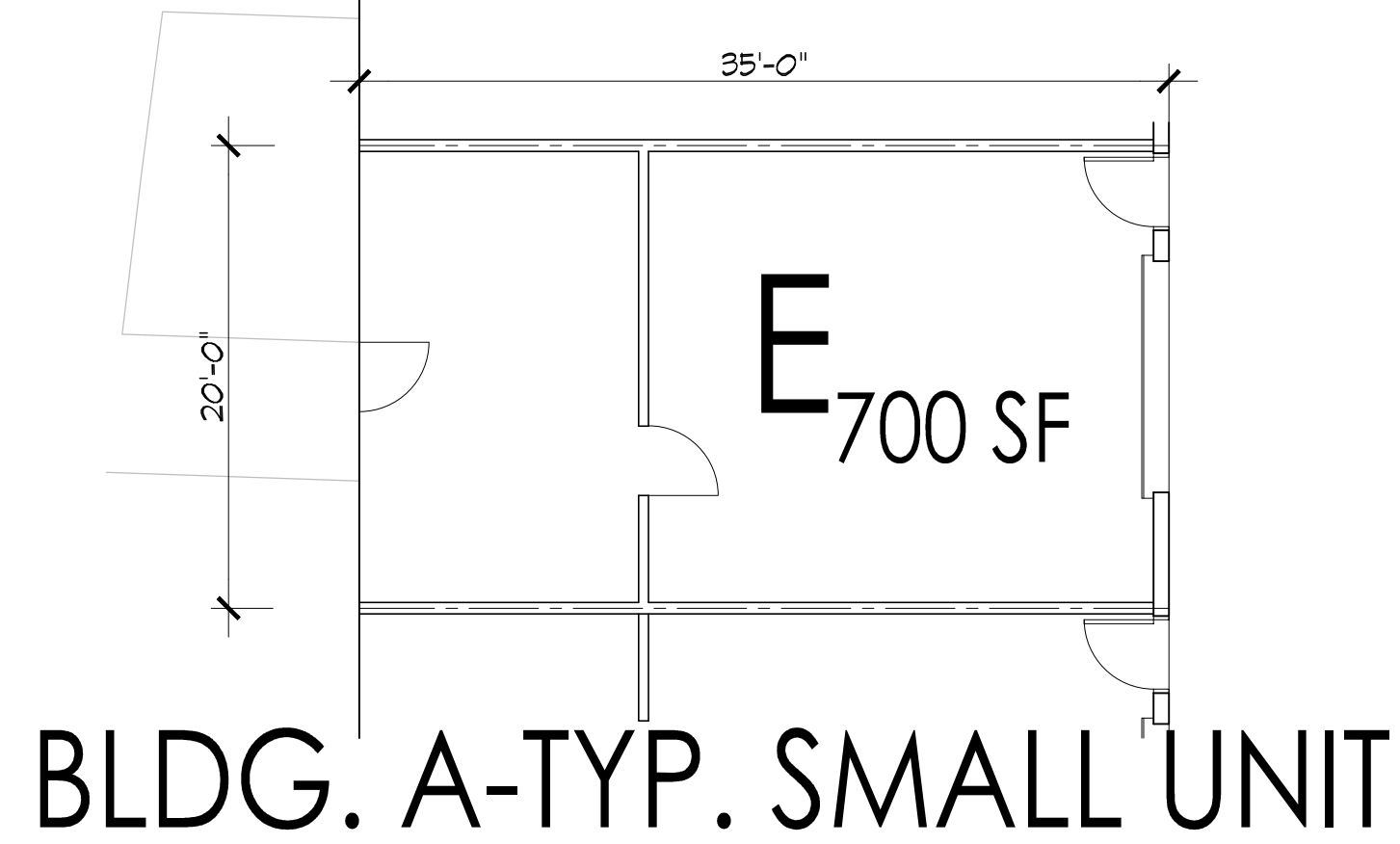
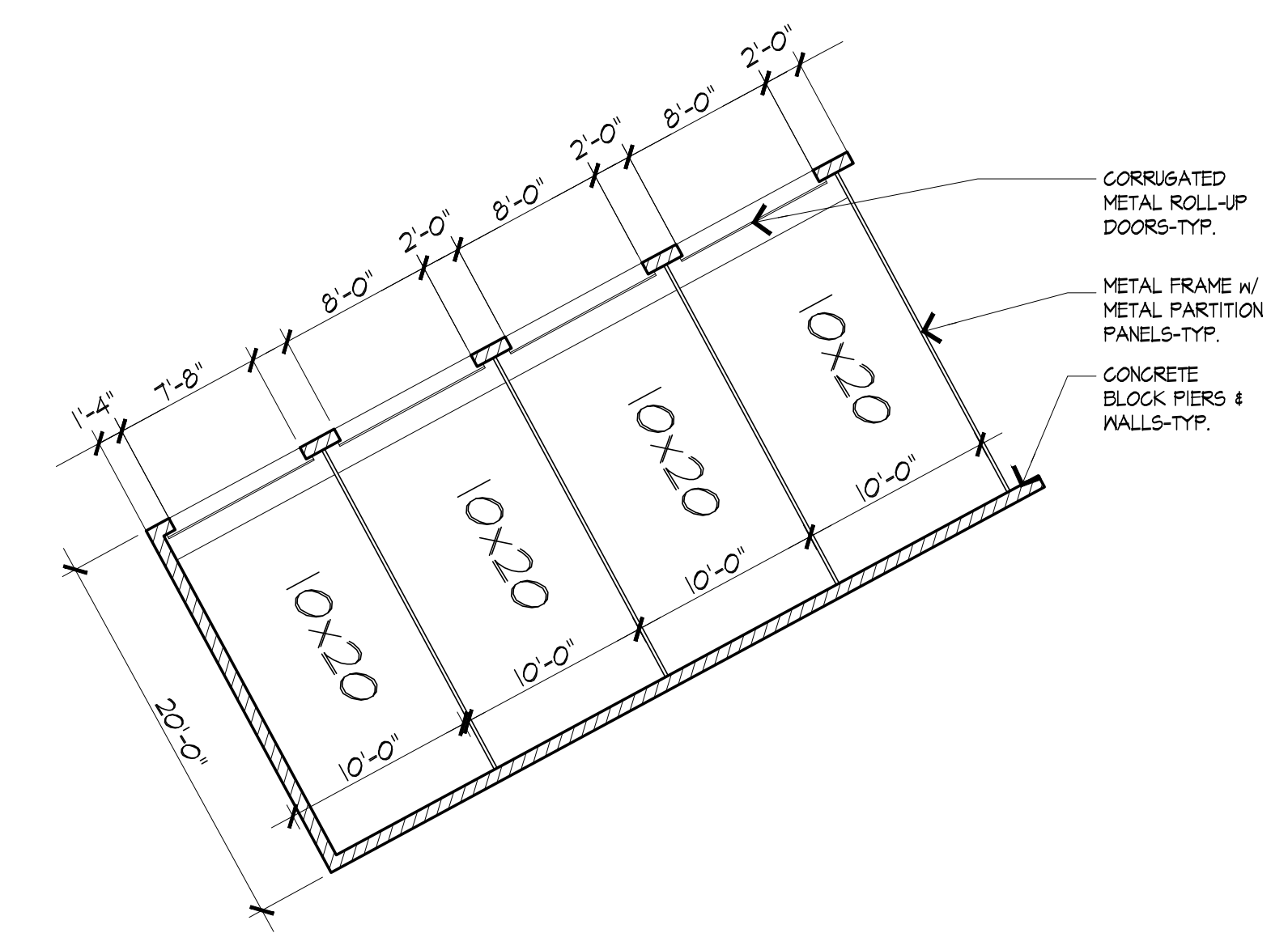
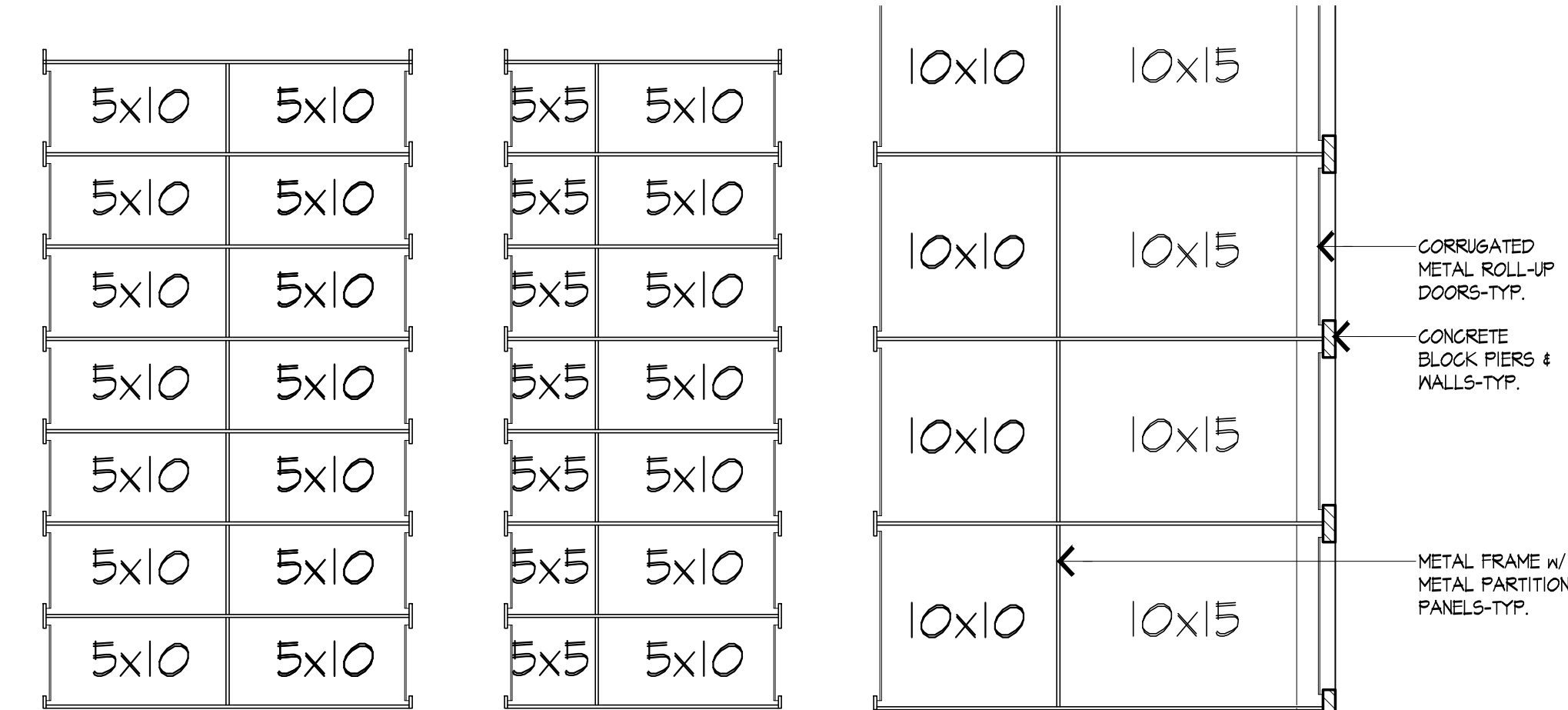
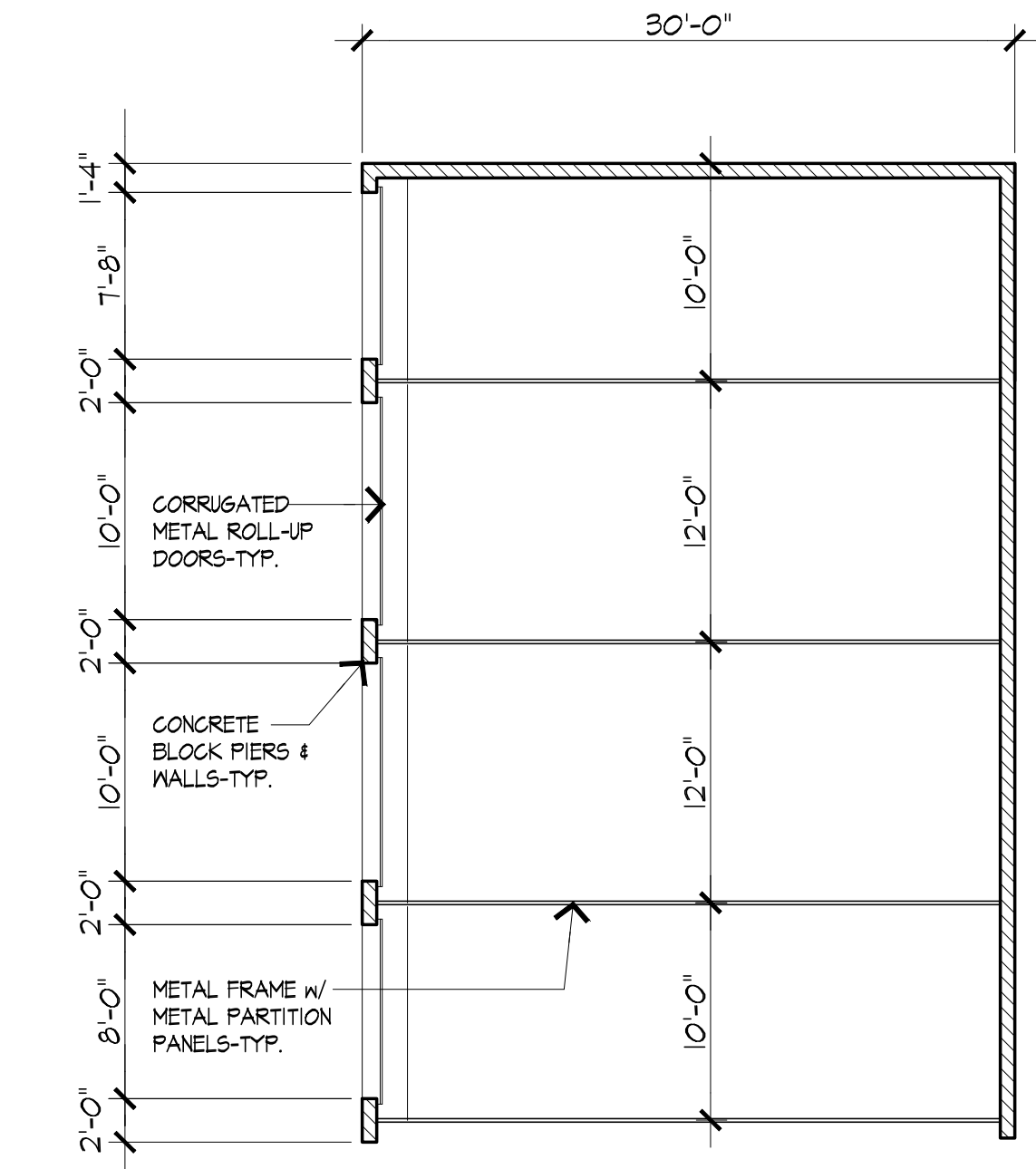
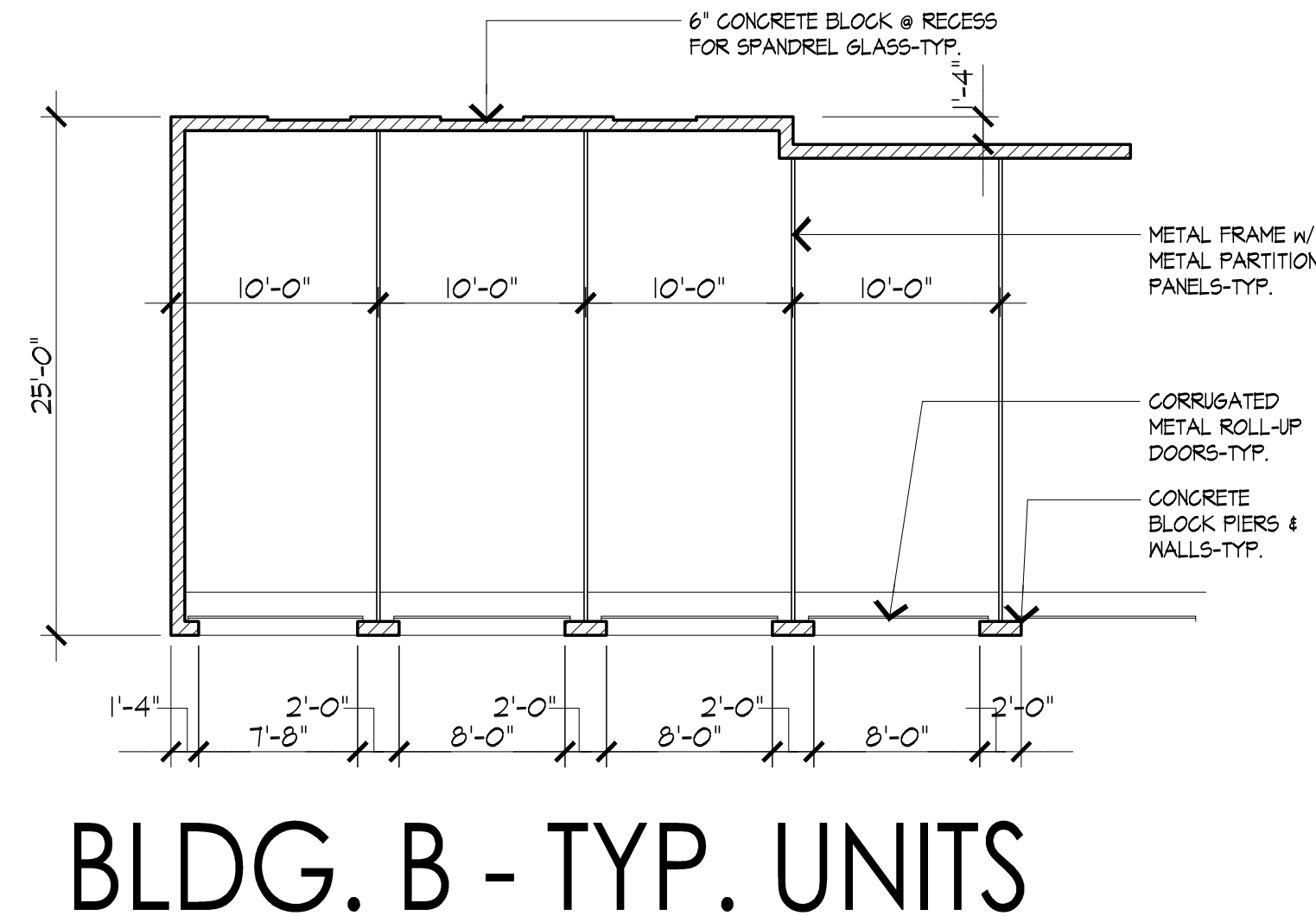
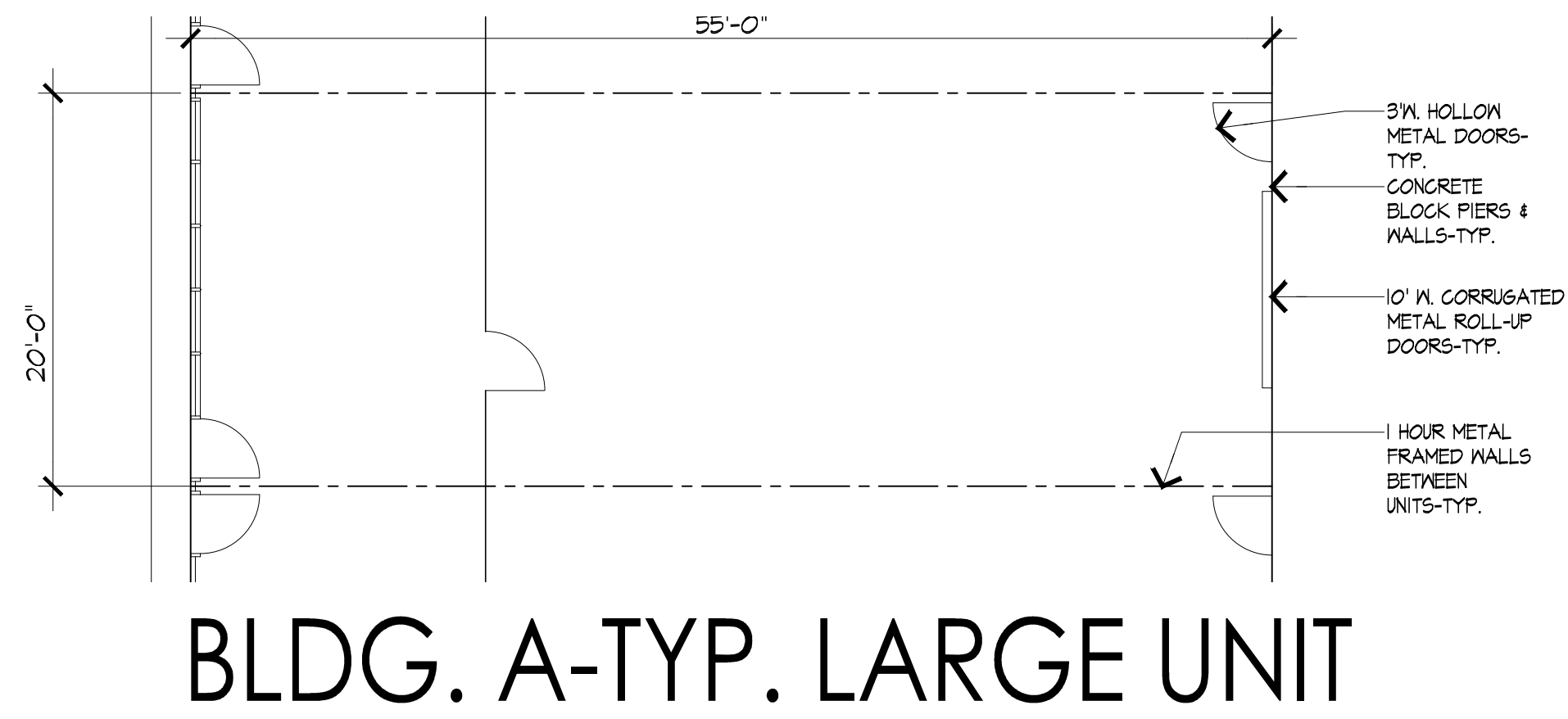


HATCHED AREA INDICATES 2014 CLIMATE CONTROLLED UNITS

NOTE: BUILDINGS ARE SHOWN IN APPROXIMATE PROXIMITY TO EACH OTHER. REFER TO SITE PLAN FOR ACTUAL DISTANCES BETWEEN BUILDINGS

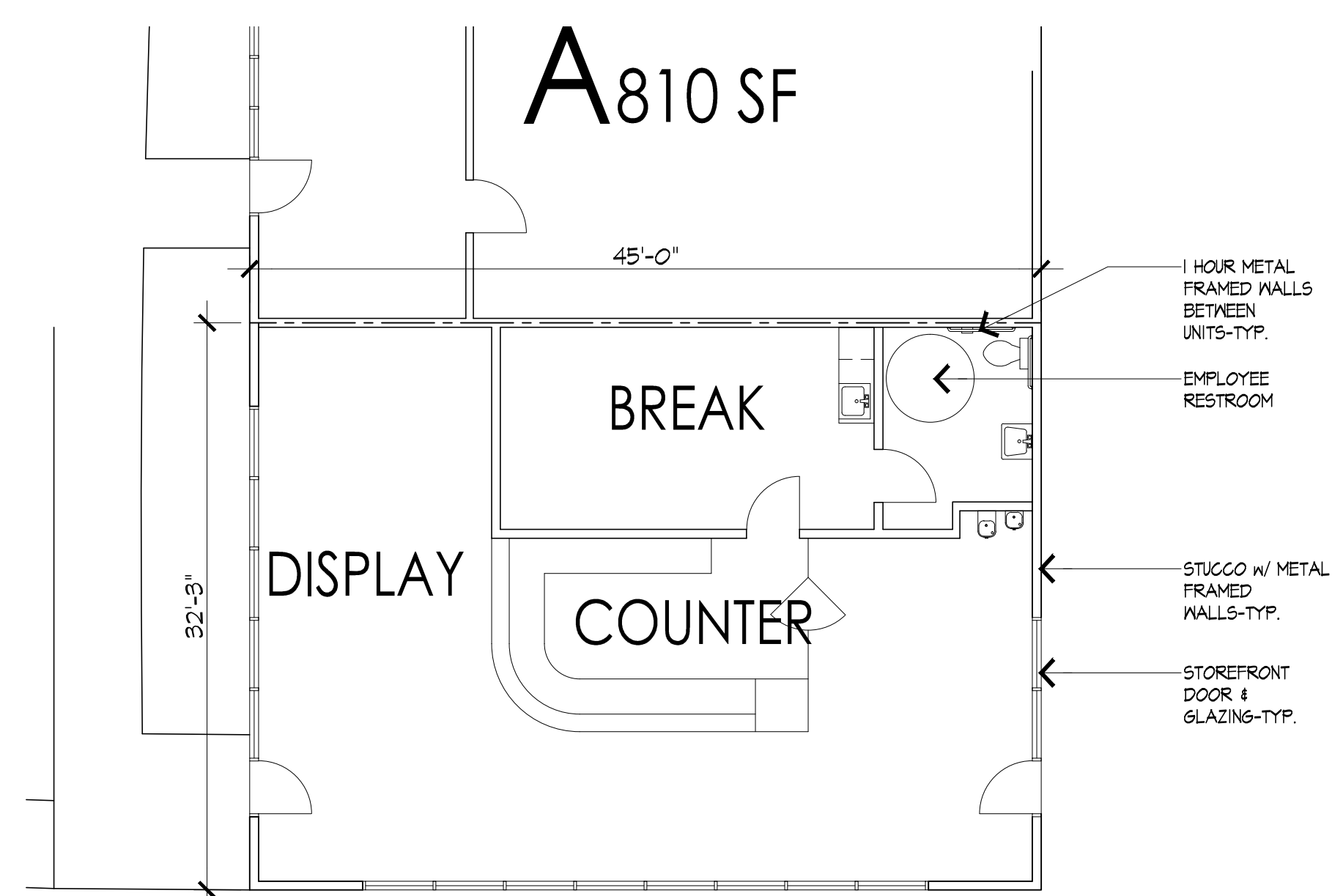
UNITMIX TABULATION			
UNIT SIZE	UNIT (SF)	QTY.	TOTAL (SF)
5 x 10	50	7	350
10 x 7.5	75	1	75
10 x 9	90	2	180
10 x 10	100	9	900
10 x 11	110	1	110
10 x 13	130	5	650
10 x 15	150	22	3300
10 x 17	170	1	170
10 x 18	180	1	180
10 x 20	200	35	7000
10 x 21	210	1	210
10 x 22	220	1	220
10 x 24	240	24	5760
10 x 25	250	8	2000
10 x 30	300	21	6300
12 x 25	300	2	600
12 x 30	360	3	1080
23 x 30	690	1	690
cc 5 x 5	25	50	1250
cc 5 x 8	40	1	40
cc 5 x 10	50	69	3450
cc 10 x 5	50	29	1450
cc 7.5 x 10	75	28	2100
cc 10 x 7.5	75	2	150
cc 10 x 10	100	129	12900
cc 10 x 15	150	52	7800
cc 10 x 20	200	42	8400
cc 10 x 25	250	8	2000
TOTAL OUTSIDE UNITS	145	29,775	
TOTAL CLIMATE CONTROL	410	39,540	
GRAND TOTAL	555	69,315	
AVERAGE UNIT (SQ. FT.)		124.9	
GROSS TOTAL AREA		81,496	
EFFICIENCY		85%	

BLDG. A FLEX UNITS		
UNIT S.F.	QUAN.	TOTAL S.F.
1,154	1	1,154
1,100	4	4,400
1,000	1	1,000
900	4	3,600
810	1	810
740	1	740
700	2	1,400
TOTAL - NET	14	13,104
TOTAL - GROSS		15,071

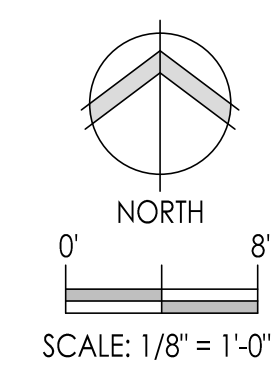


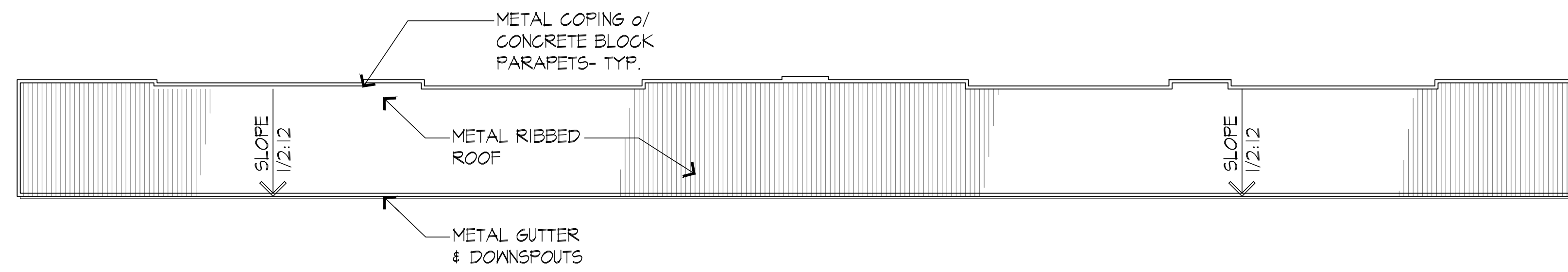
BLDG. D-TYP. UNITS

BLDG. E - TYP. UNITS

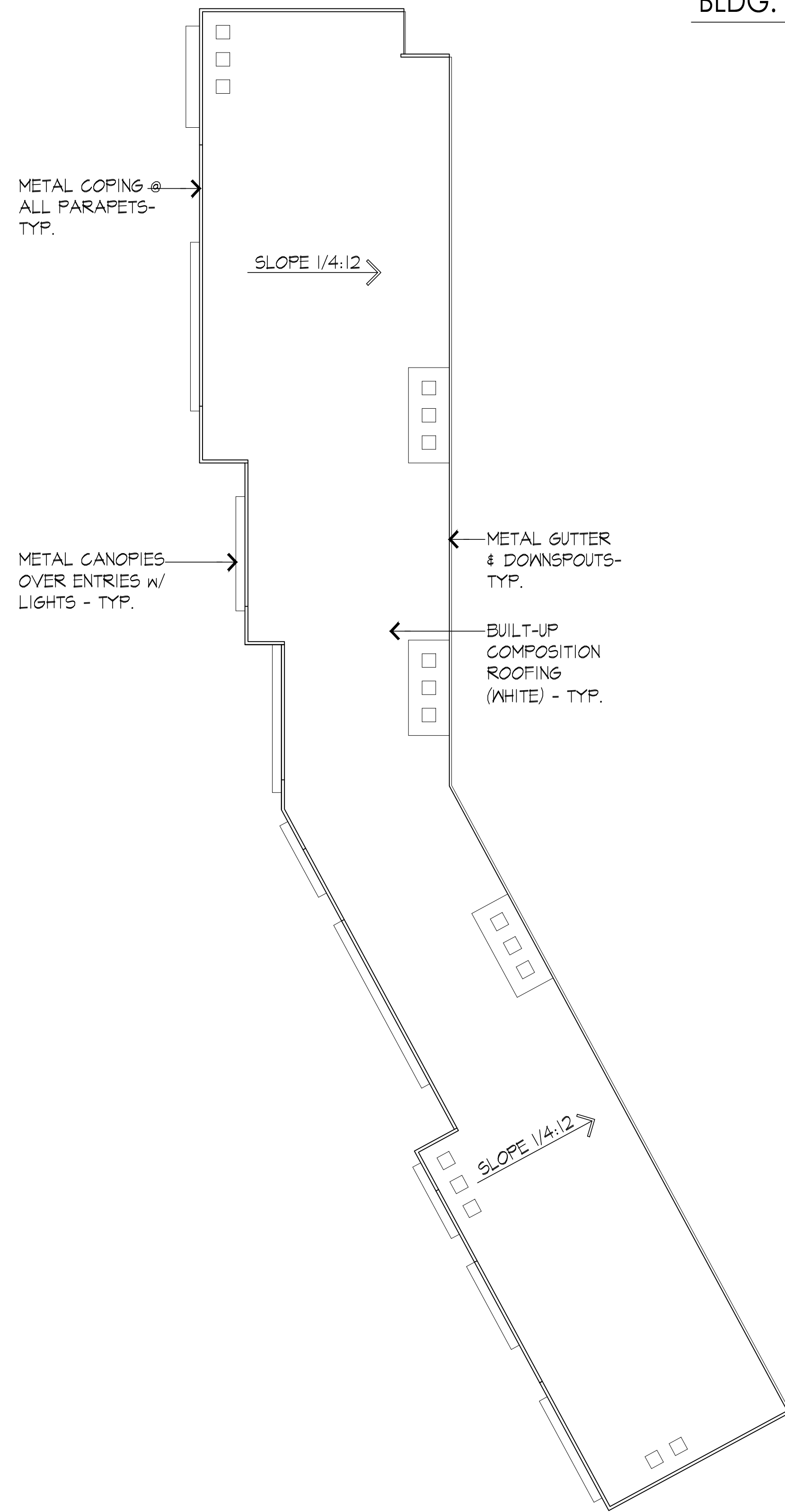


BLDG. A-STORAGE OFFICE

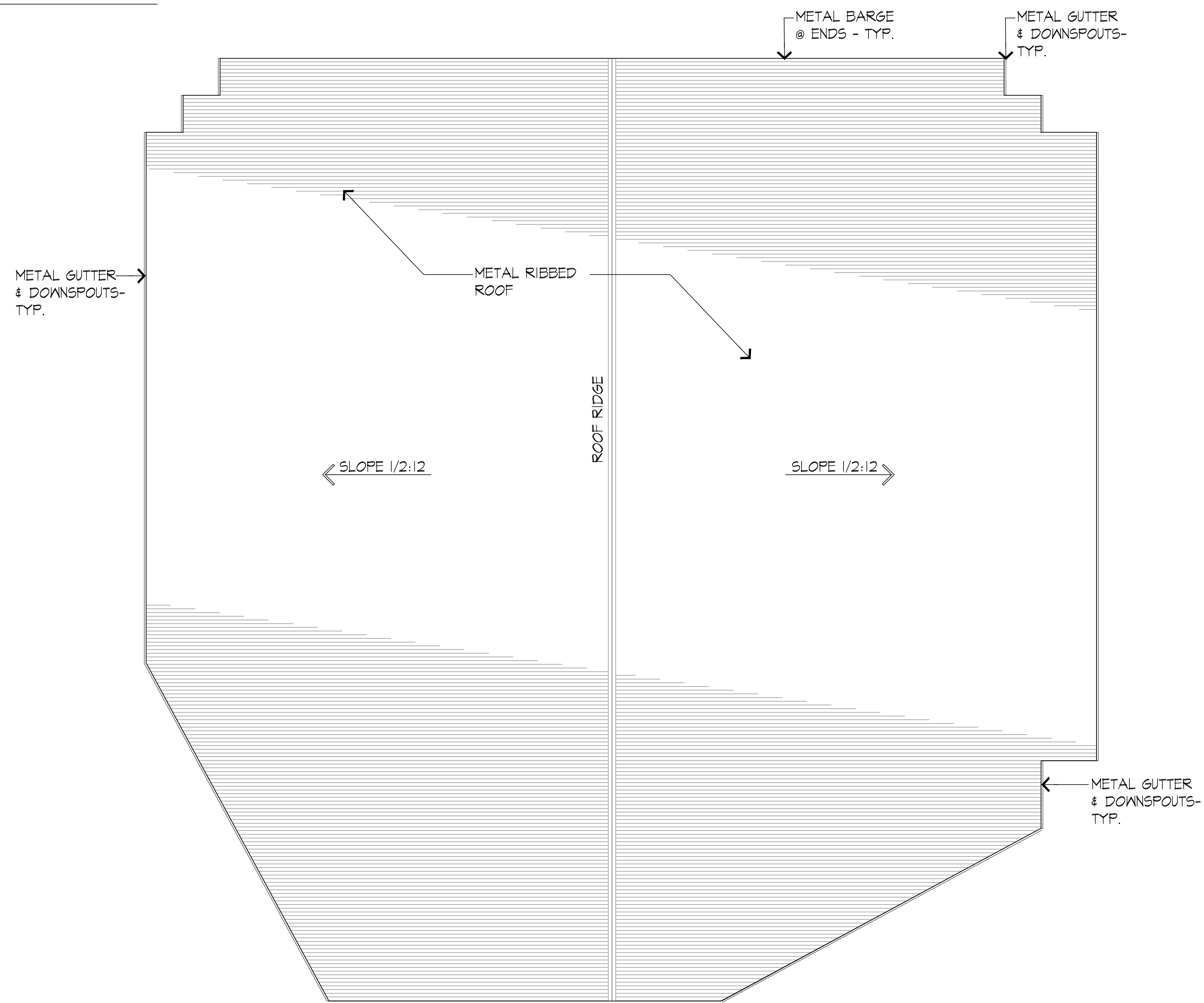




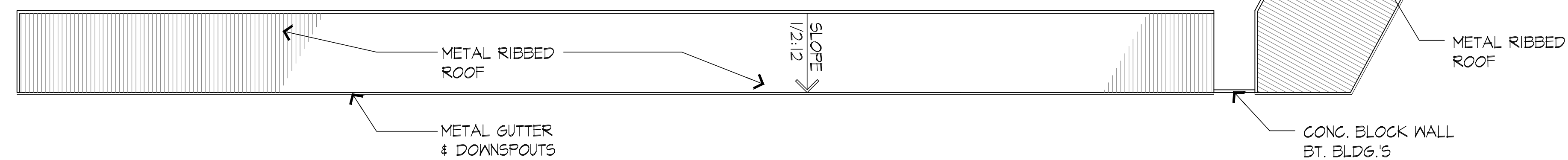
BLDG. B ROOF PLAN



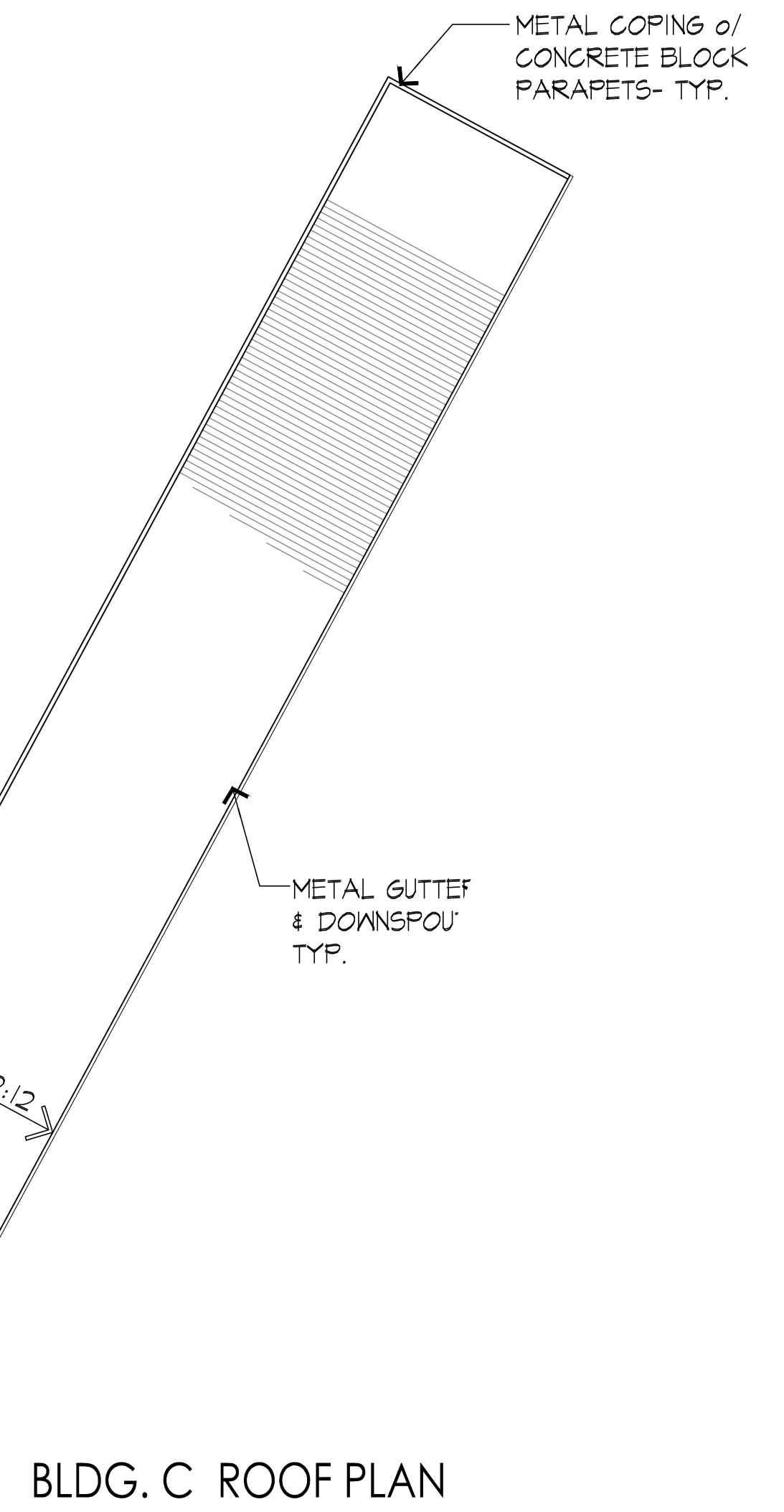
BLDG. A ROOF PLAN



BLDG. E ROOF PLAN



BLDG. D ROOF PLAN



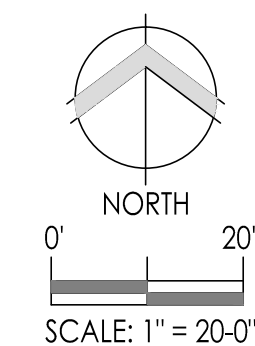
BLDG. C ROOF PLAN

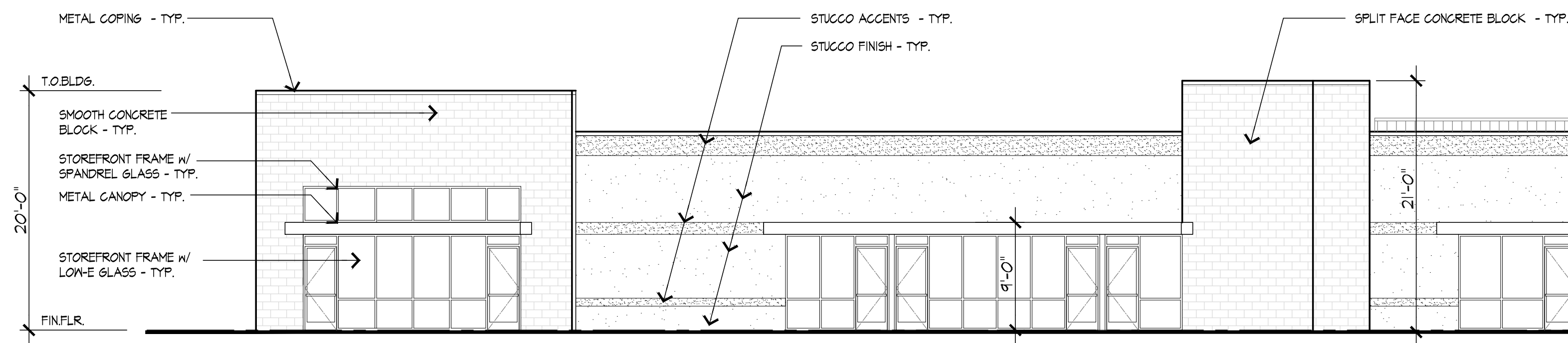
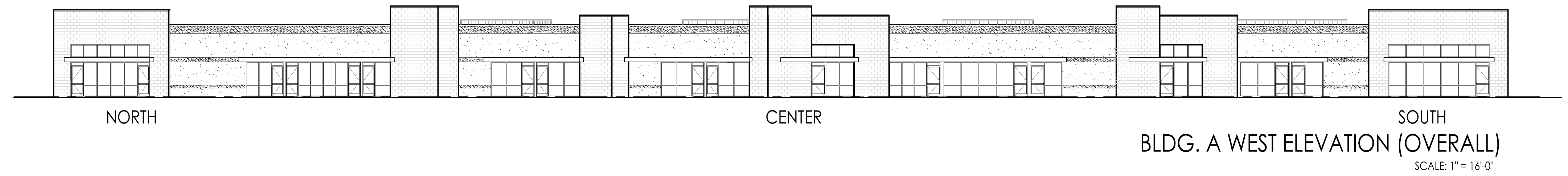
GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
PALM SPRINGS, CA

ROOF PLANS

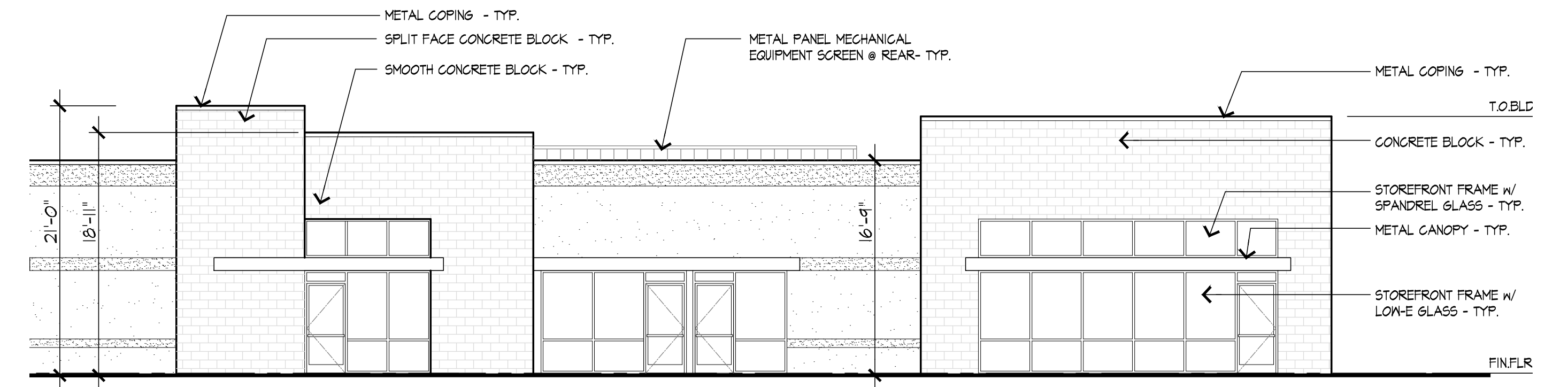
03.14.15
12.22.14
12.08.14

SCALE: 1" = 10'-0"

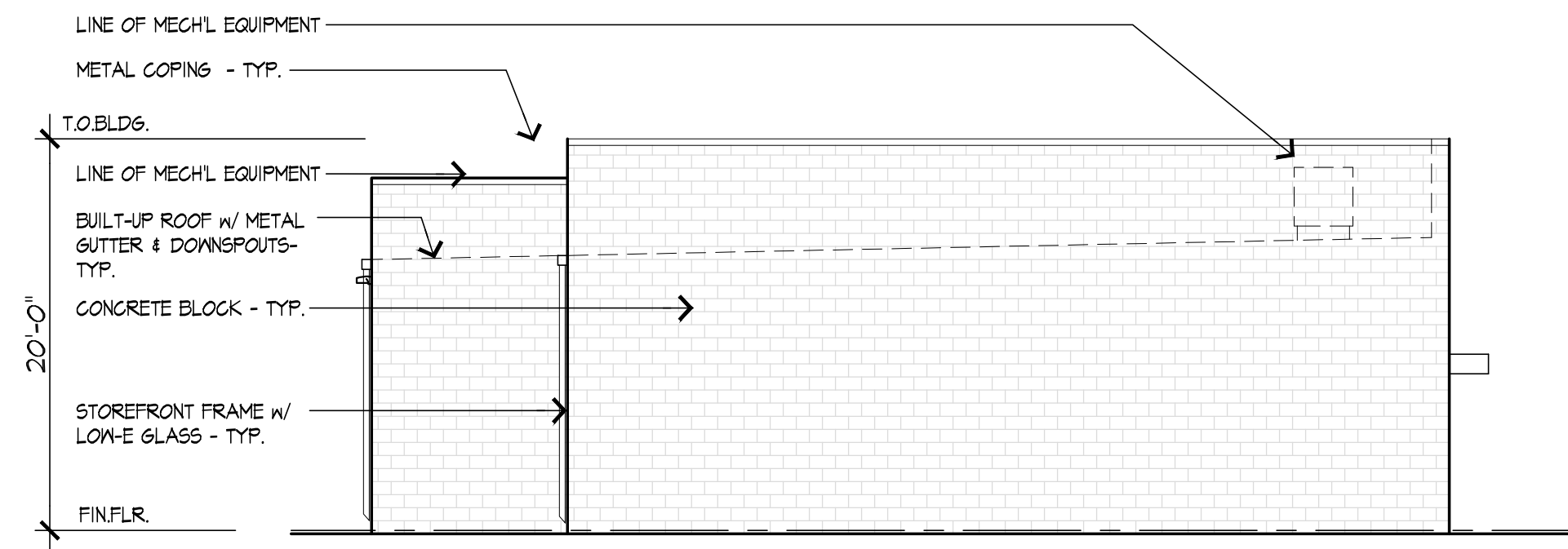




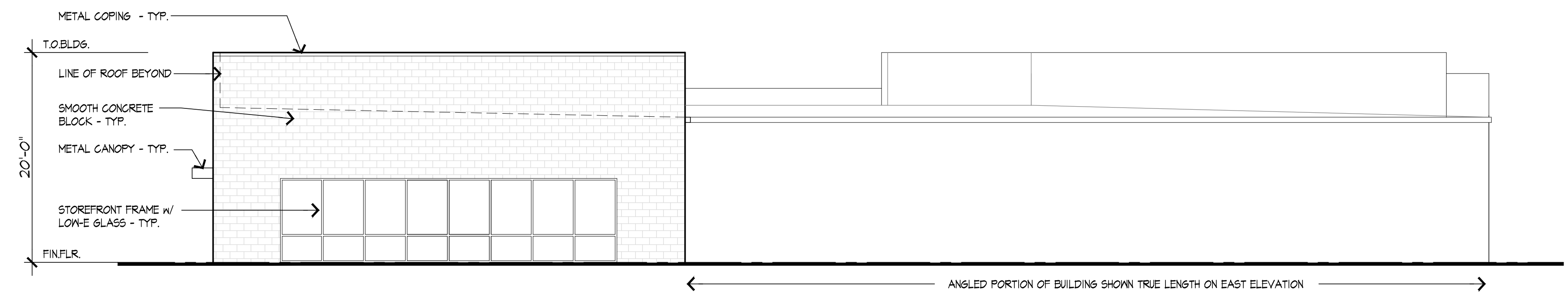
BLDG. A ENLARGED WEST ELEVATION (NORTH PORTION)



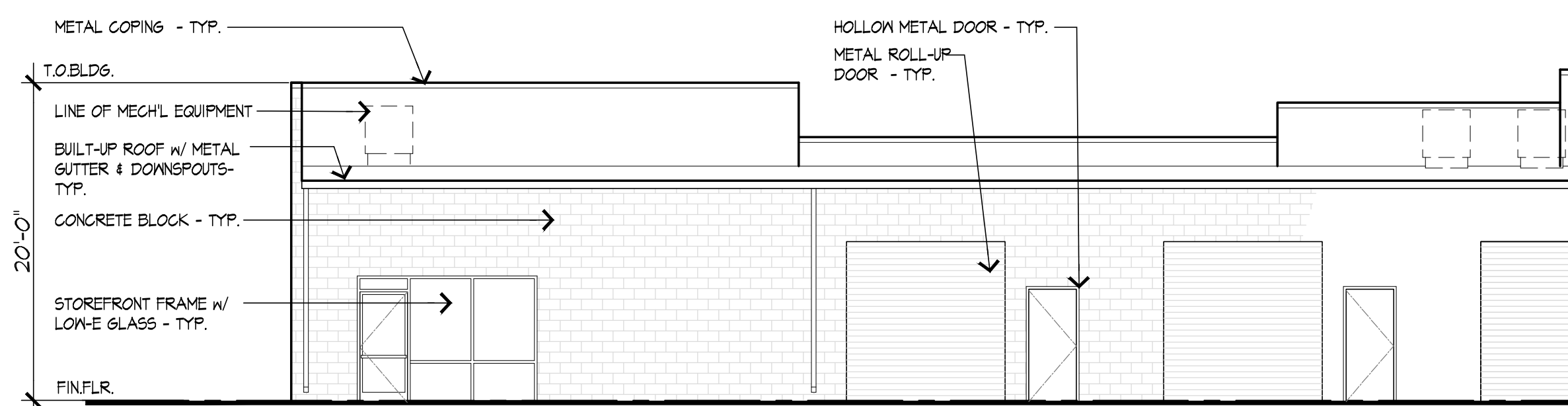
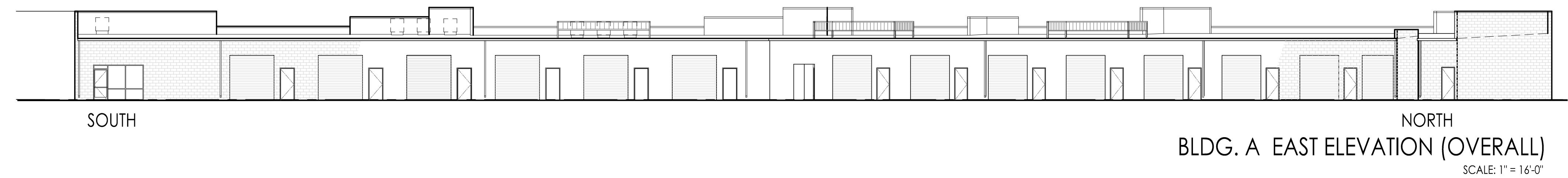
BLDG. A ENLARGED WEST ELEVATION (SOUTH PORTION)



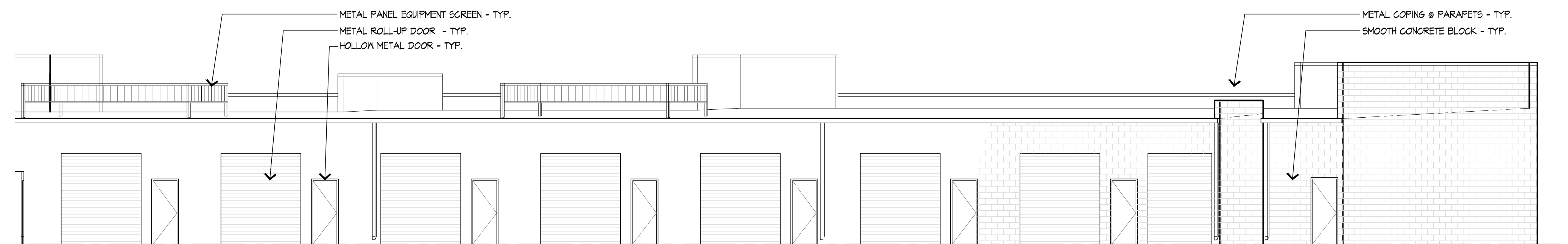
BLDG. A ENLARGED NORTH ELEVATION



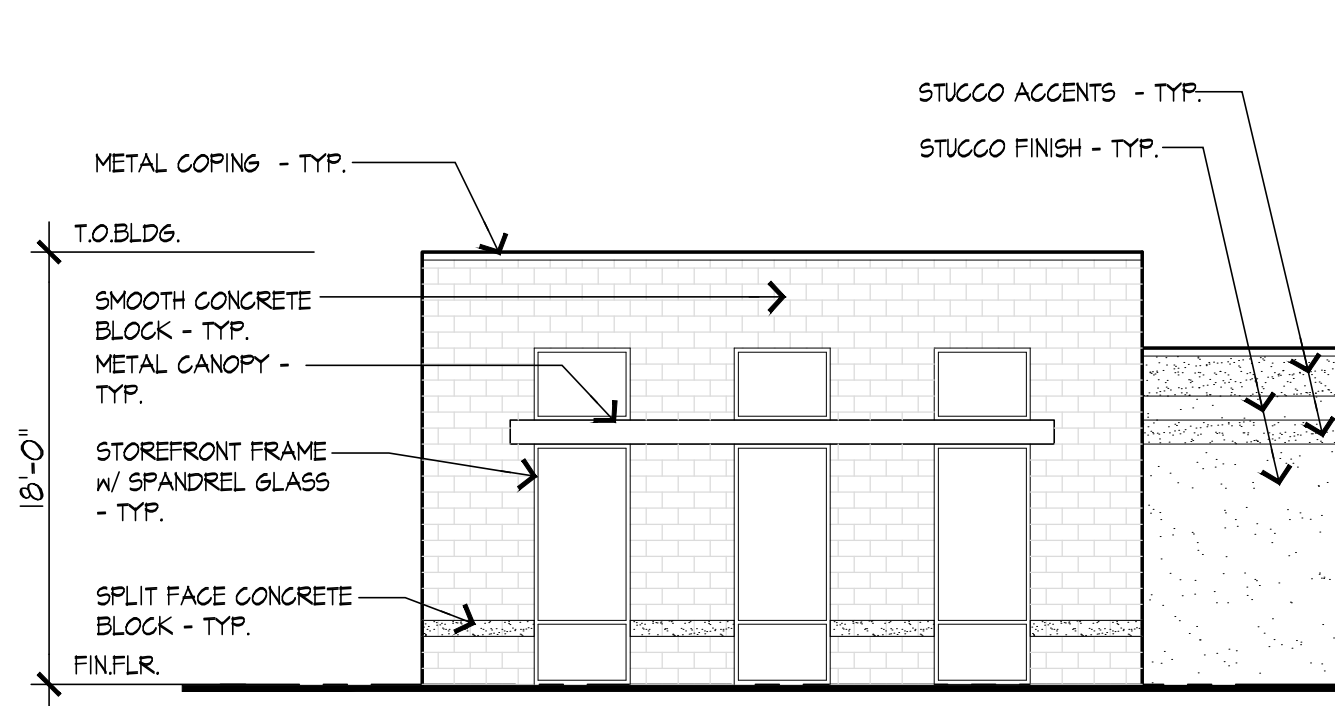
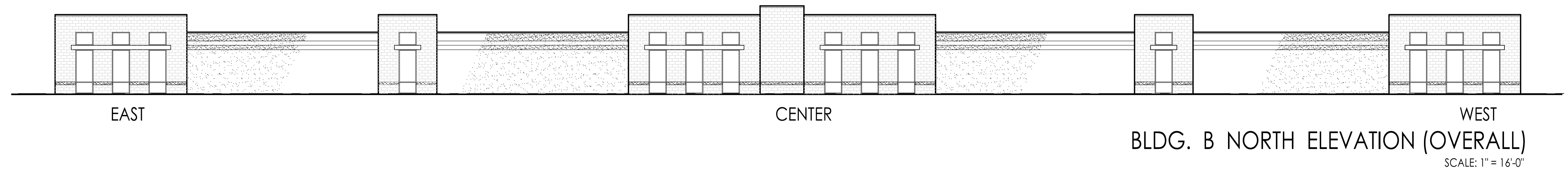
BLDG. A ENLARGED SOUTH ELEVATION



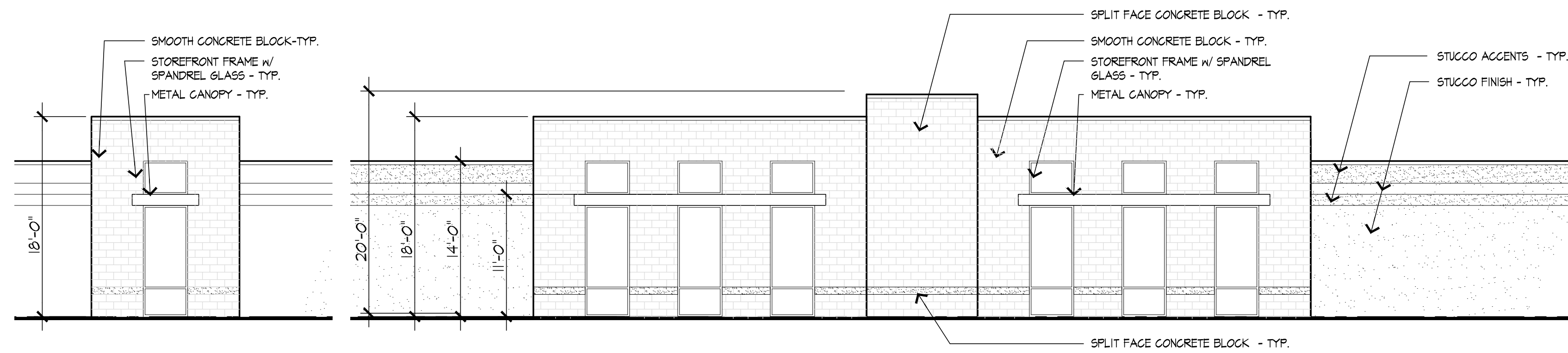
BLDG. A ENLARGED EAST ELEVATION (SOUTH PORTION)



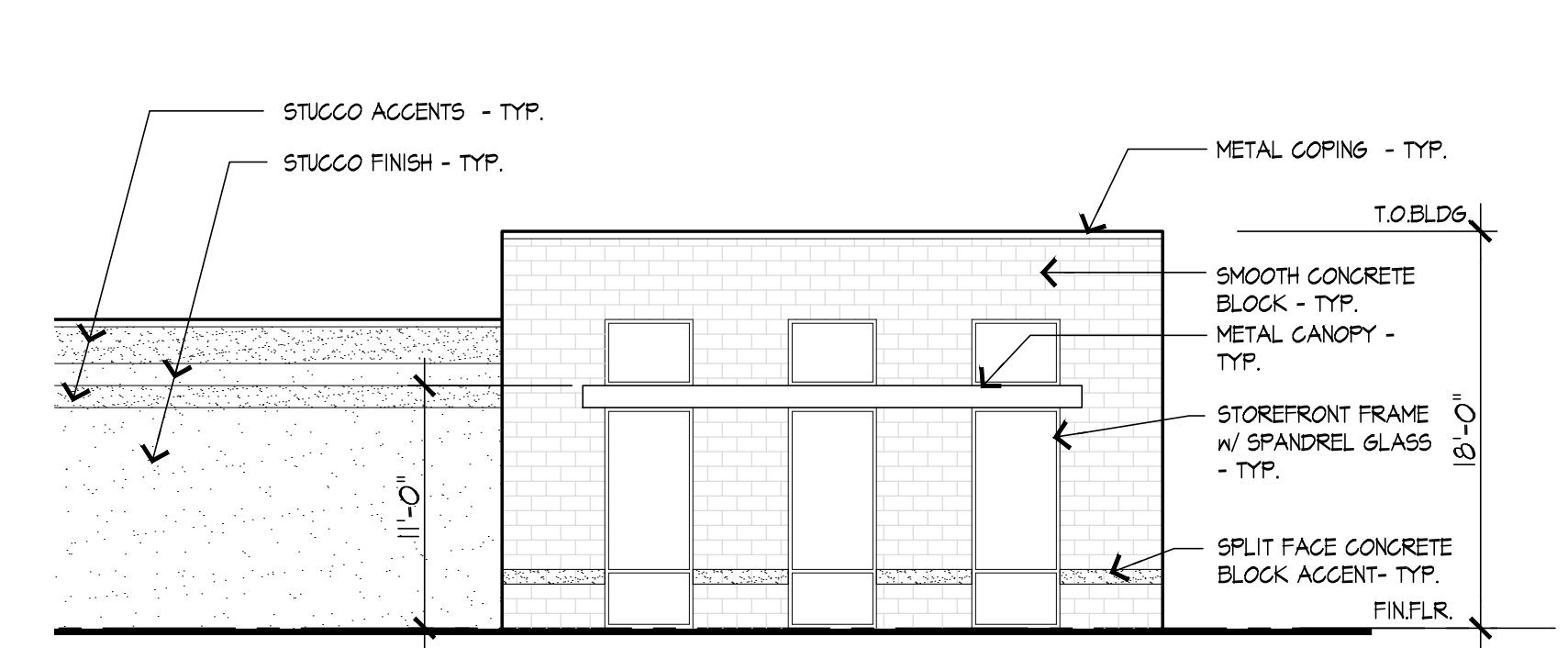
BLDG. A EAST ELEVATION (NORTH PORTION)



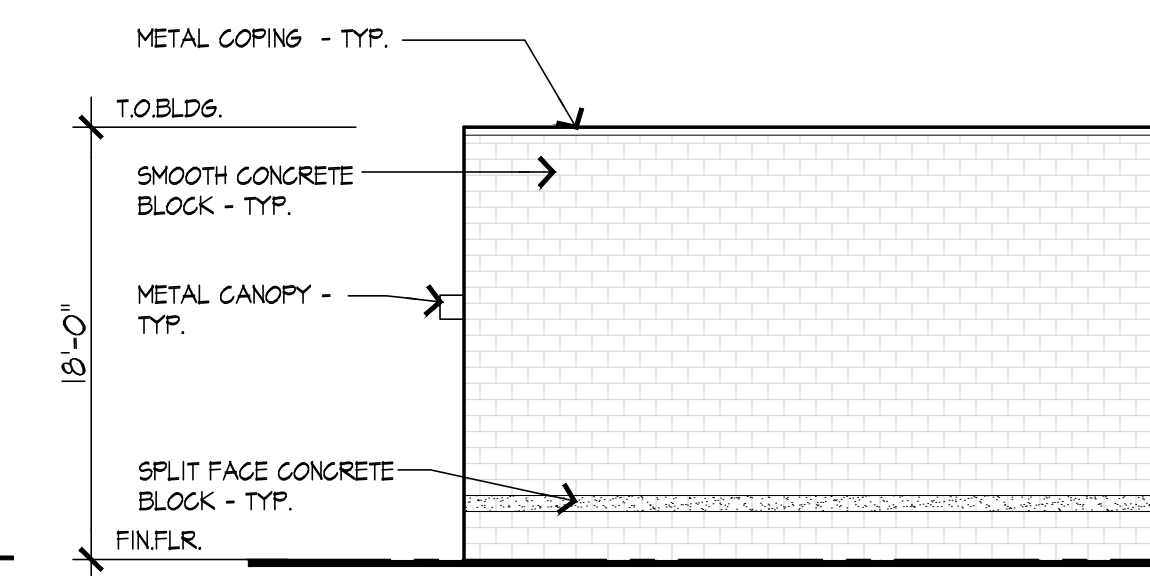
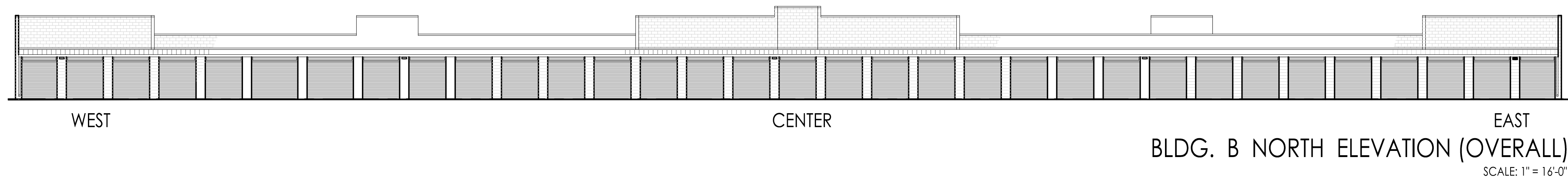
BLDG. B ENLARGED NORTH ELEVATION (EAST PORTION)



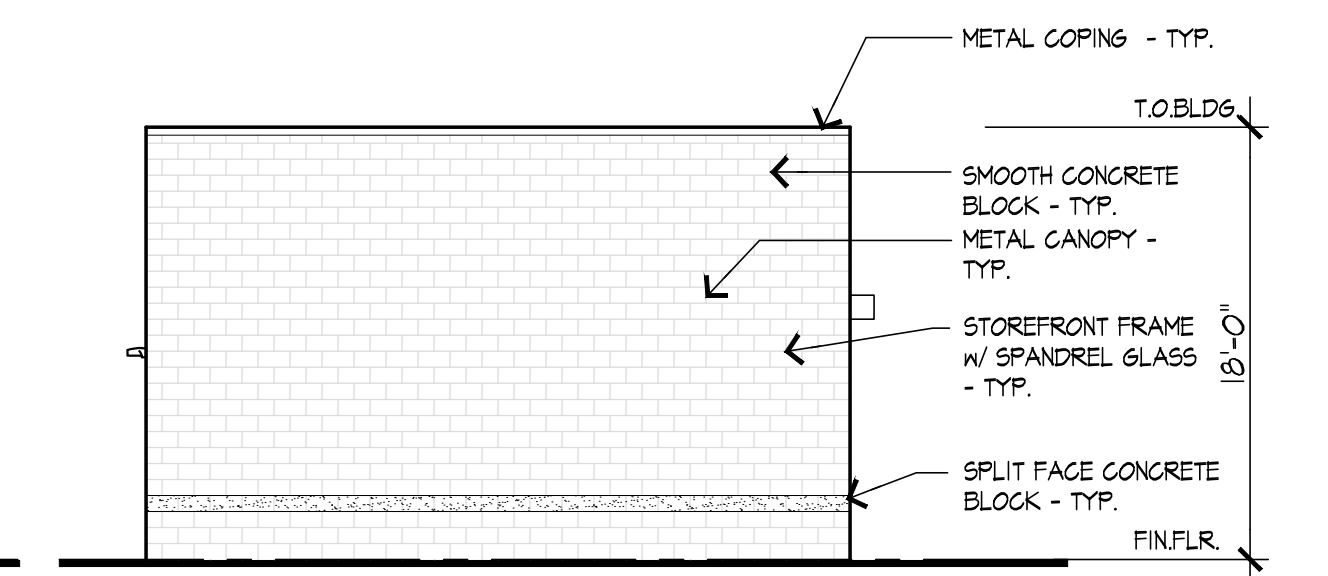
BLDG. B ENLARGED NORTH ELEVATION (CENTER PORTION)



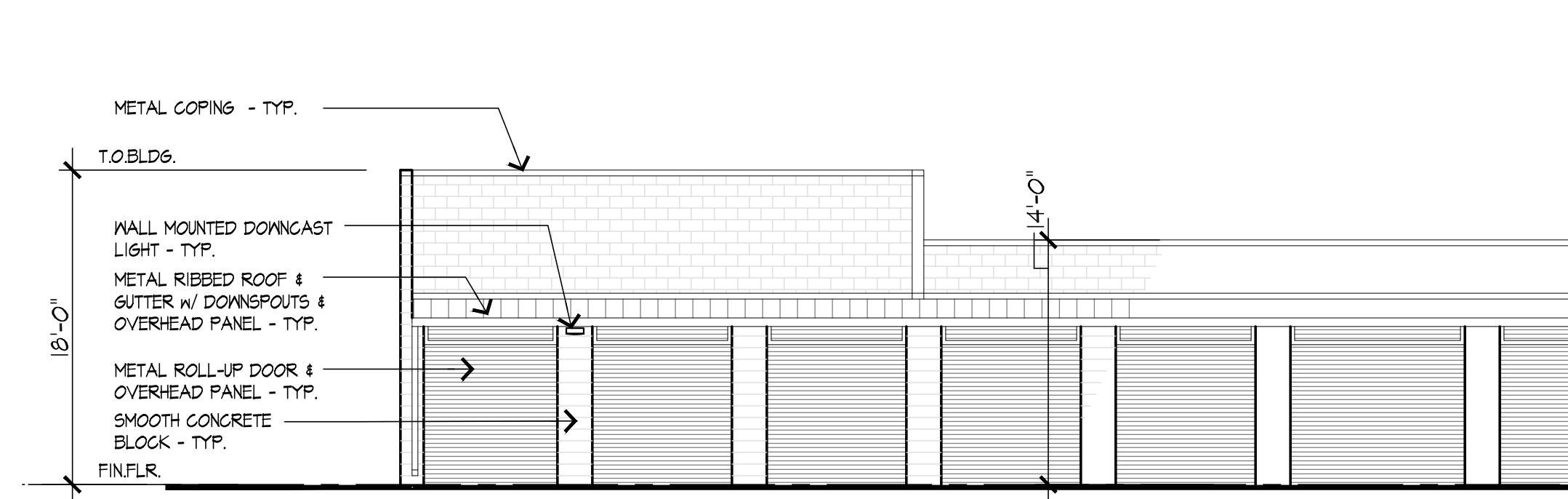
BLDG. B ENLARGED NORTH ELEVATION (WEST PORTION)



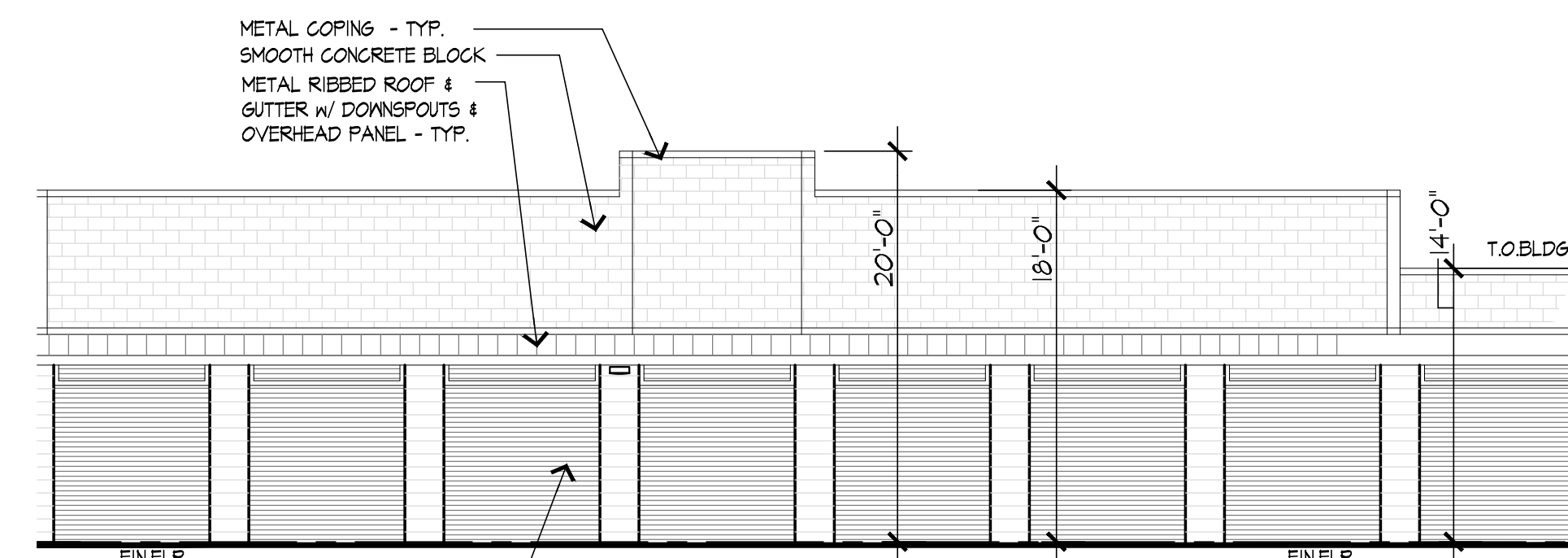
BLDG. B ENLARGED WEST ELEVATION



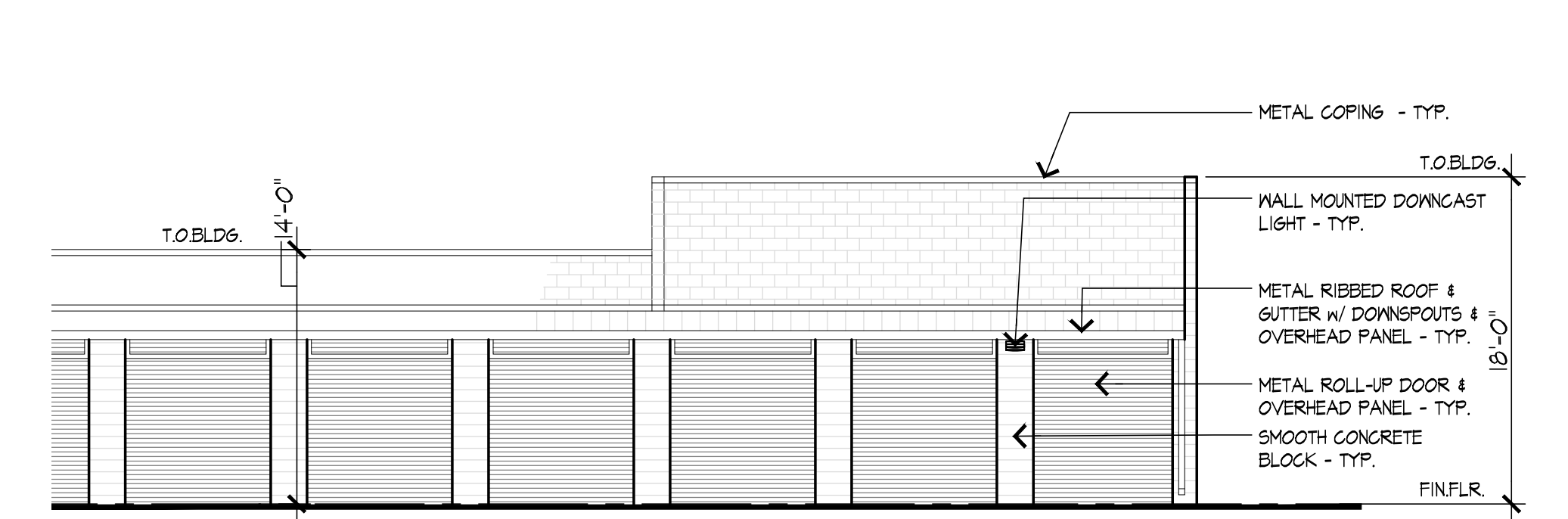
BLDG. B ENLARGED EAST ELEVATION



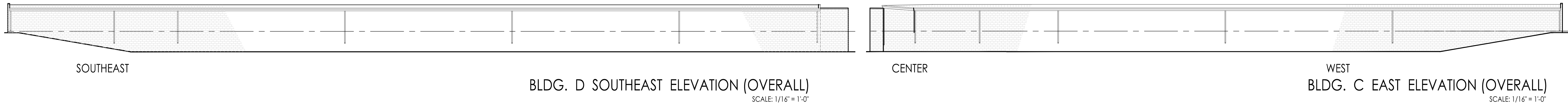
BLDG. B ENLARGED SOUTH ELEVATION (WEST PORTION)



BLDG. B ENLARGED SOUTH ELEVATION (CENTER PORTION)

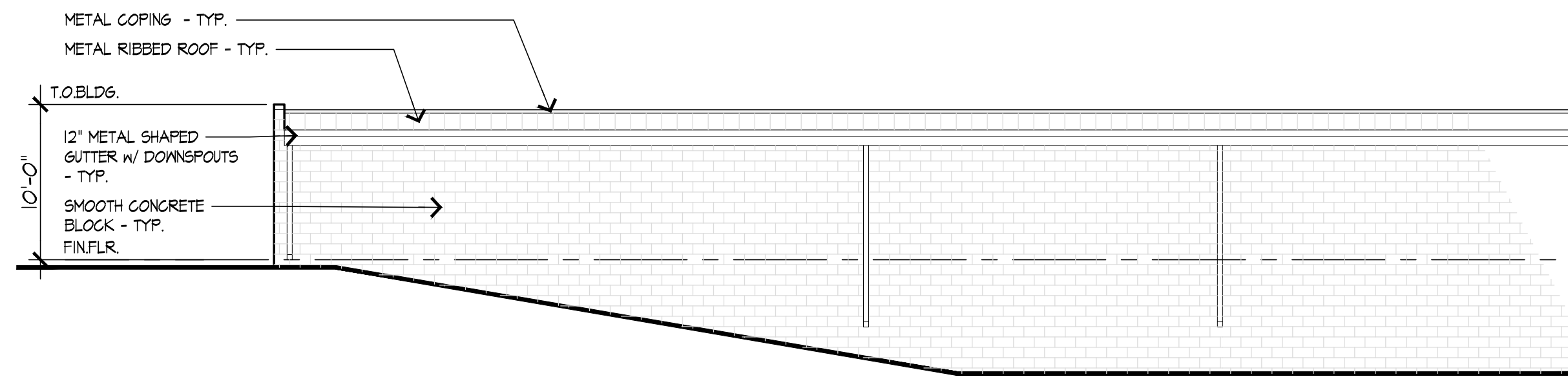


BLDG. B ENLARGED SOUTH ELEVATION (EAST PORTION)

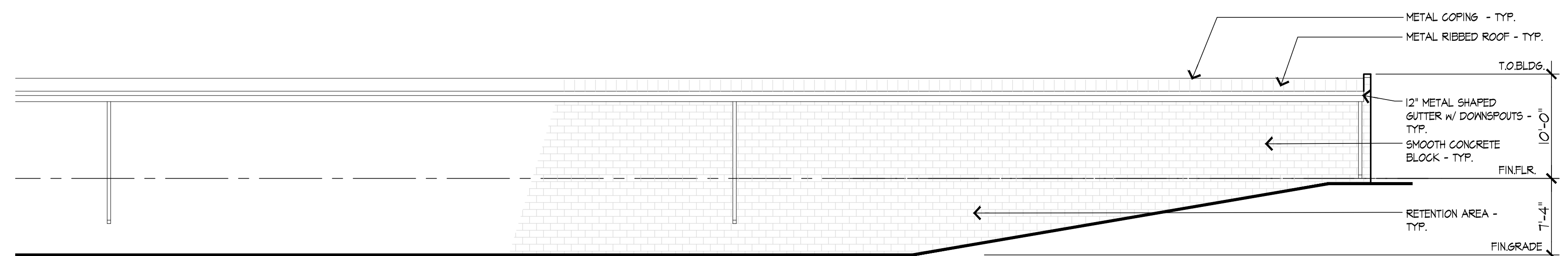


BLDG. D SOUTHEAST ELEVATION (OVERALL)
SCALE: 1/16" = 1'-0"

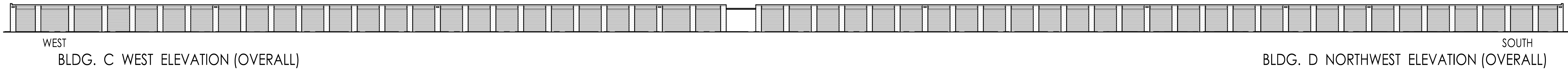
BLDG. C EAST ELEVATION (OVERALL)
SCALE: 1/16" = 1'-0"



BLDG. D ENLARGED SOUTHEAST ELEVATION (SOUTH PORTION)



BLDG. C ENLARGED EAST ELEVATION (NORTH PORTION)



BLDG. C WEST ELEVATION (OVERALL)

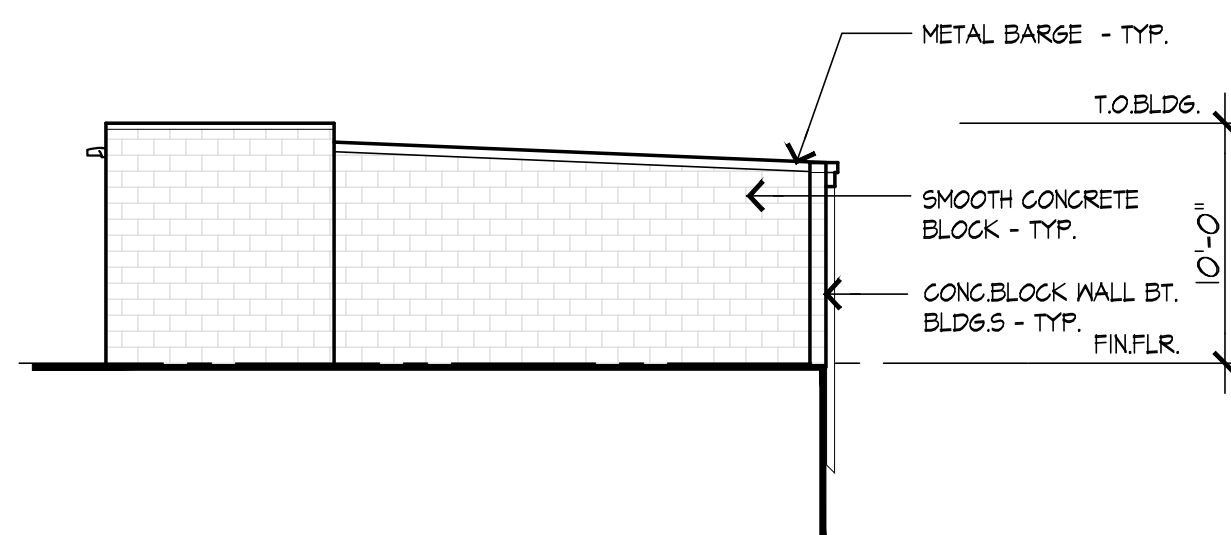
BLDG. D NORTHWEST ELEVATION (OVERALL)



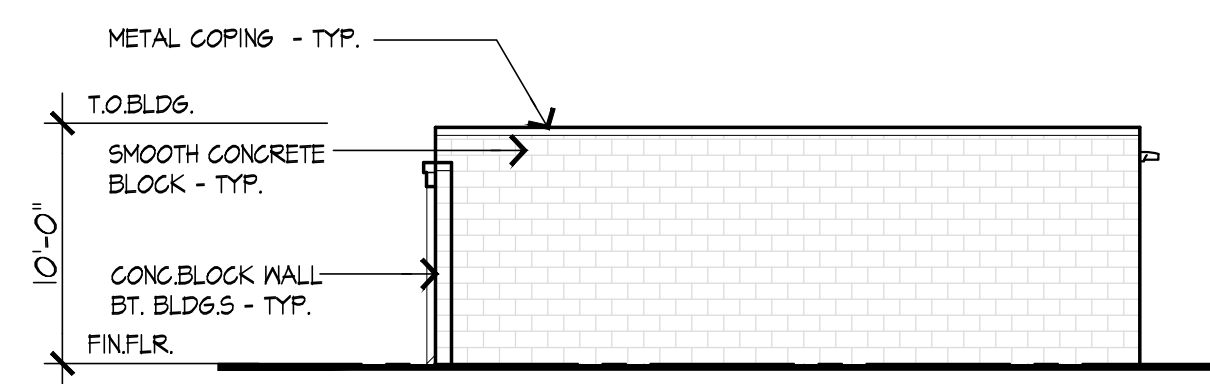
BLDG. C ENLARGED WEST ELEVATION (NORTH PORTION)



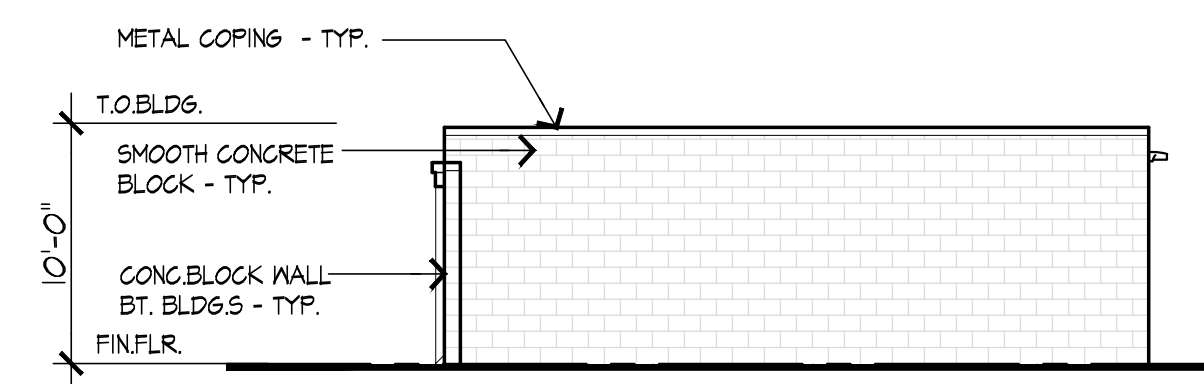
BLDG. C ENLARGED WEST ELEVATION (NORTH PORTION)



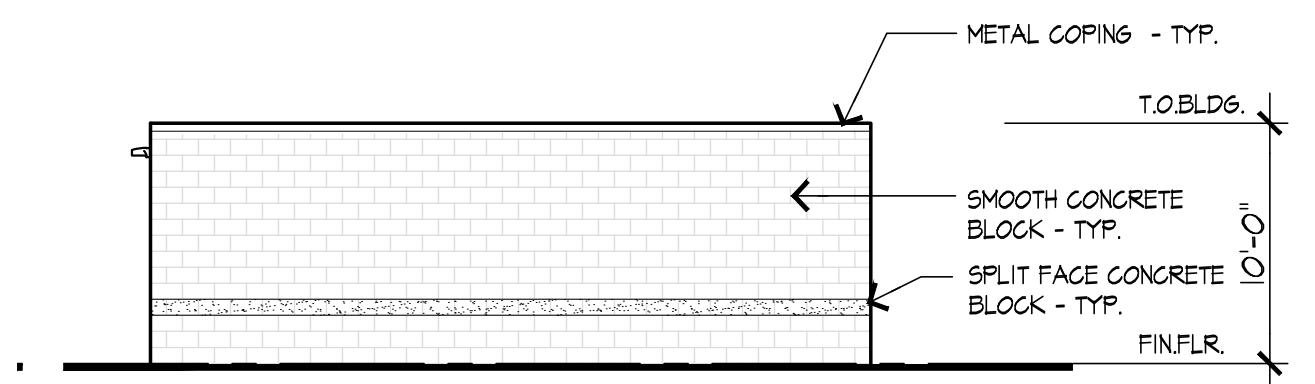
BLDG. C ENLARGED SOUTH ELEVATION



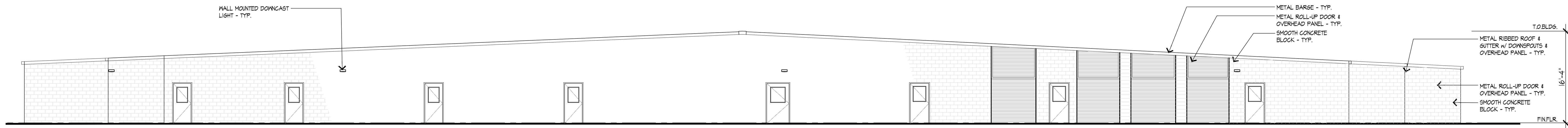
BLDG. C ENLARGED NORTH ELEVATION



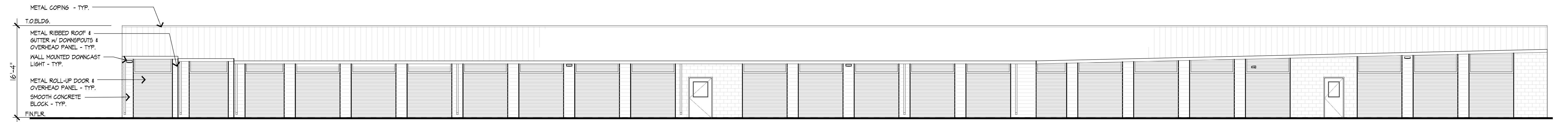
BLDG. D ENLARGED NORTH ELEVATION



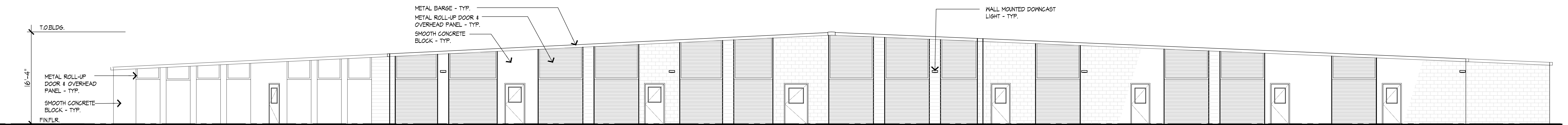
BLDG. D ENLARGED SOUTH ELEVATION



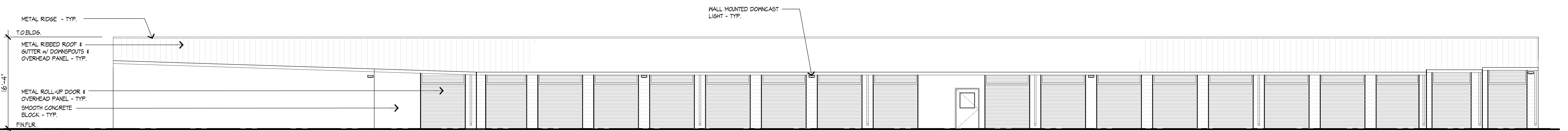
BLDG. E ENLARGED NORTH ELEVATION



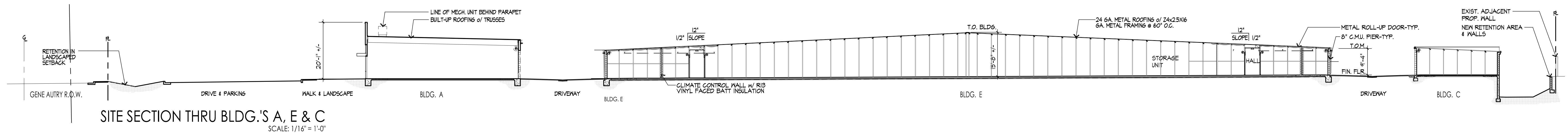
BLDG. E ENLARGED WEST ELEVATION



BLDG. E ENLARGED SOUTH ELEVATION



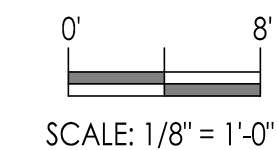
BLDG. E ENLARGED EAST ELEVATION

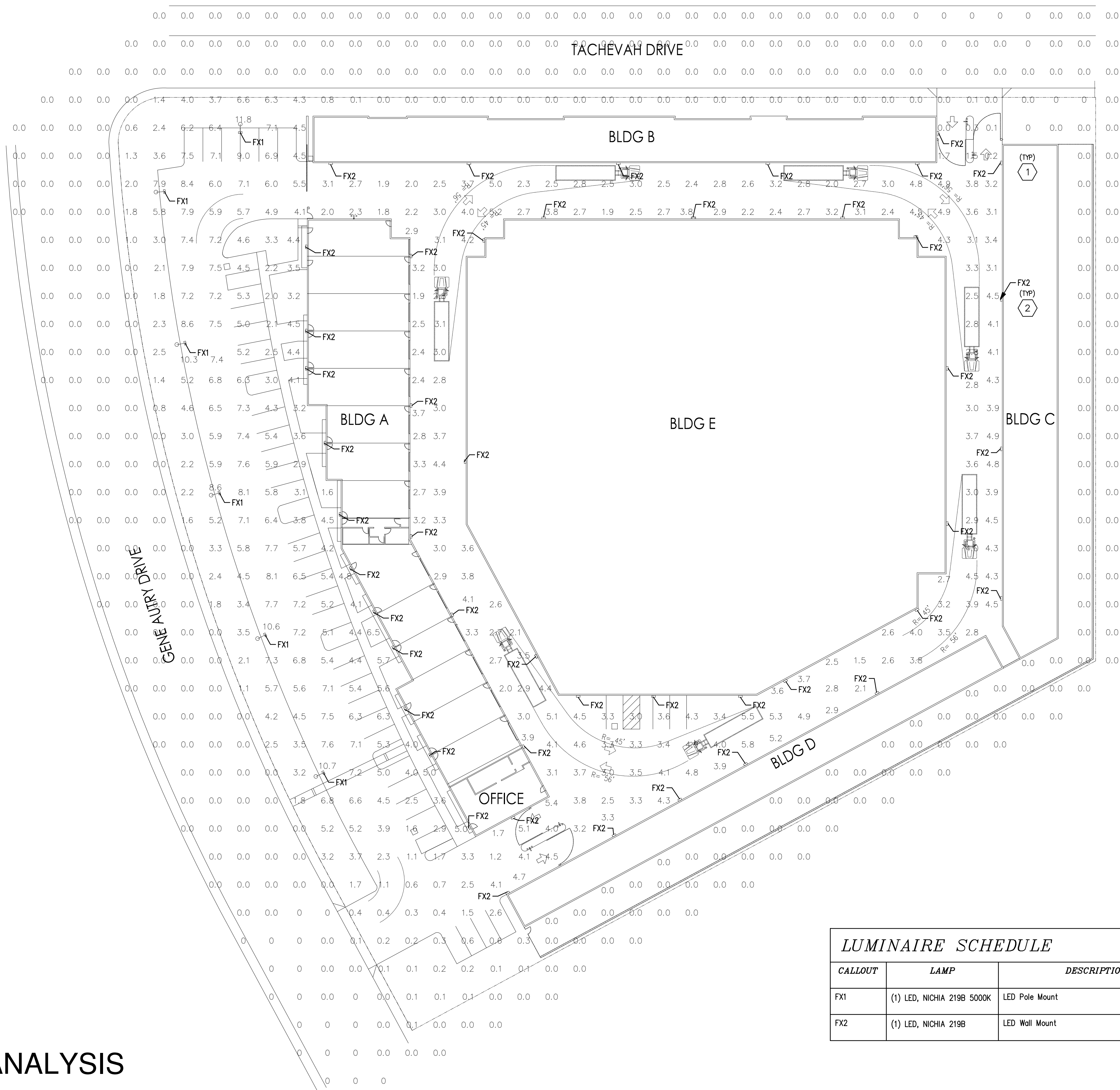


SITE SECTION THRU BLDG.'S A, E & C
SCALE: 1/16" = 1'-0"

GENE ATRY/ TACHEVAH COMMERCIAL & SELF STORAGE ELEVATIONS/SITE SECTION
PALM SPRINGS, CA

12.08.14





- CALL-OUT NOTES:**
- ① NEW LIGHT FIXTURES TO BE POLE/WALL MOUNTED AT 20FT AFF. POLE INSTALLATION TO HAVE STRUCTURAL CALCULATIONS TO ACCOUNT FOR WIND AND SOIL CONDITIONS, NOT PART OF THIS SCOPE OF WORK. (TYP)
 - ② CURRENT LIGHT FIXTURE CONFIGURATION PROVIDES ILLUMINATION LEVEL OF ~1 FC AVERAGE. CONTRACTOR TO VERIFY THAT PROPER SHIELDING AND CUT-OFF IS IN PLACE TO PREVENT LIGHT SPILL ONTO NEIGHBORING PROPERTY AND LIGHT GLARE. (TYP)

GENERAL PHOTOMETRIC SCHEDULE

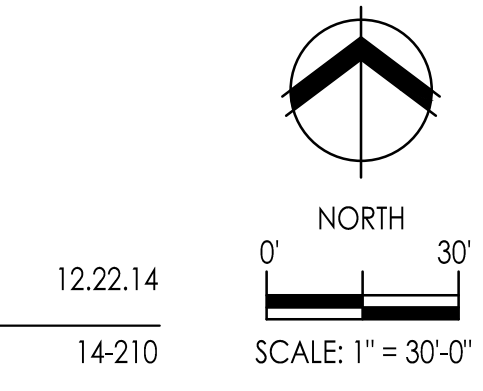
AVERAGE FOOTCANDLES	1.89
MAXIMUM FOOTCANDLES	11.8
MINIMUM FOOTCANDLES	.0
MINIMUM TO MAXIMUM FC RATIO	.00
MAXIMUM TO MINIMUM FC RATIO	11.83 / .00
AVERAGE TO MINIMUM FC RATIO	1.89 / .00

LUMINAIRE SCHEDULE

CALLOUT	LAMP	DESCRIPTION	MODEL	INPUT WATTS	VOLTS
FX1	(1) LED, NICHIA 219B 5000K	LED Pole Mount	Lithonia Lighting, CSX2 LED 90C 1000 50K T3M MVOLT	314	120V 1P 2W
FX2	(1) LED, NICHIA 219B	LED Wall Mount	Lithonia Lighting, CSXW LED 30C 1000 50K T3M	104	120V 1P 2W

SITE PHOTOMETRIC ANALYSIS
SCALE: 1/30"=1'-0"

GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
PALM SPRINGS, CA



12.22.14
14-210

VALLI ARCHITECTURAL GROUP
12 JOURNEY, SUITE 270
ALISO VIEJO, CA 92656
Ph: 949/ 349-1777
ariel@vallifarch.com



LANDOWNER

KNOLLWOOD PARTNERSHIP PALM SPRINGS, LLC
 5520 STEPHANIE STREET
 LAS VEGAS, NV 89122
 CONTACT: BRUCE FAMILIAN
 PHONE: 702/ 227-9267
 EMAIL: BRUCE@FAMILIAN.ORG

APPLICANT/DEVELOPER

GANDO PROPERTIES
 3950 AIRPORT CENTER DRIVE
 PALM SPRINGS, CA 92264
 CONTACT: DAVID GANDOLFO
 PHONE: 760/ 272-4936
 EMAIL: DAVIDGANDOLFO@AOL.COM

ARCHITECT

VALLI ARCHITECTURAL GROUP
 12 JOURNEY, SUITE 270
 ALISO VIEJO, CA 92656
 CONTACT: ARIEL L. VALLI
 PHONE: 949/ 349-1777
 EMAIL: ARIEL@VALLIARCH.COM

PROJECT DATA

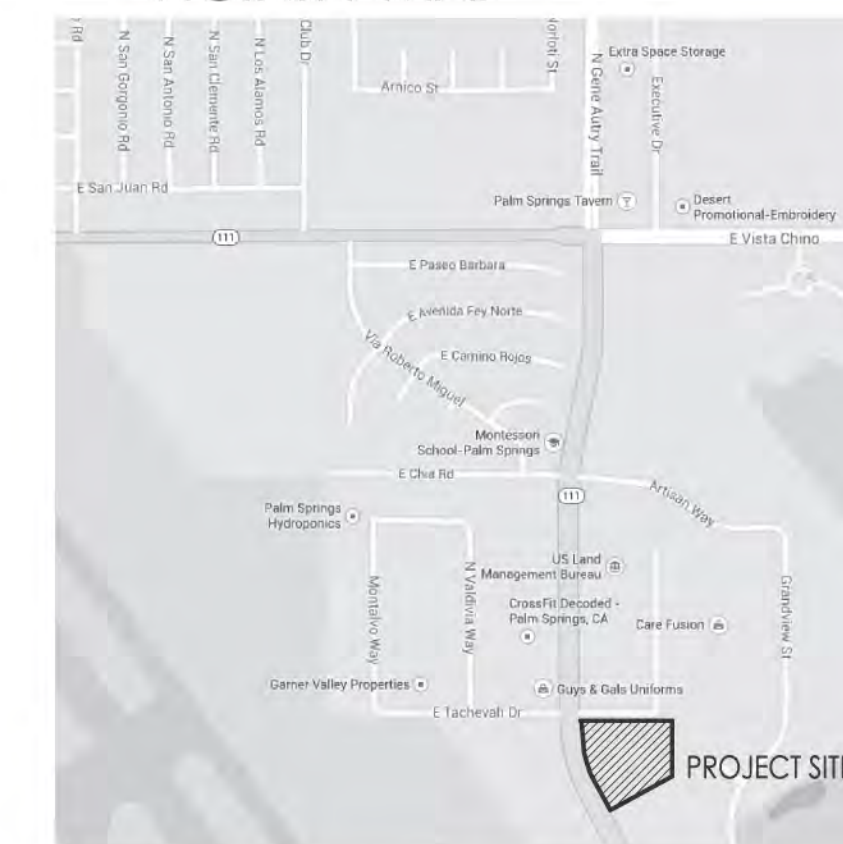
ADDRESS: 1066 GENE AUTRY TRAIL
 ZONING: M-1-P
 SITE PLAN AREA: 197,751 SQ. FT. (4.5) AC.
 BUILDING COVERAGE: 96,597 SQ. FT. (48.8%)
 LANDSCAPE AREA: 33,428 SQ. FT. (16.9%)
 HARDSCAPE AREA: 67,726 SQ. FT. (34.3%)

BUILDING AREA	
BUILDING A: INCUBATOR/ OFFICE FLEX	13,631 SQ. FT.
TOTAL INCUB/OFF FLEX.	13,631 SQ. FT.
BUILDING B	8,025 SQ. FT.
BUILDING C	8,070 SQ. FT.
BUILDING D	5,820 SQ. FT.
BUILDING E	59,581 SQ. FT.
TOTAL STORAGE	81,496 SQ. FT.
STORAGE OFFICE	1,440 SQ. FT.
STORAGE TOTAL	82,936 SQ. FT.
PROJECT TOTAL	96,567 SQ. FT.

PARKING SUMMARY	
PARKING REQUIRED:	
BLDG. A OFFICES (3,936 S.F. @ 1/200)	20 SPACES
BLDG. A WAREHOUSES (9,208 S.F. @ 1/800)	12 SPACES
SELF STORAGE	6 SPACES
TOTAL REQUIRED:	38 SPACES
PARKING PROVIDED:	
VAN ACCESSIBLE	3 SPACES
9x17' STD.	36 SPACES
VAN POOL/CLEAN AIR	2 SPACES
TOTAL PROVIDED:	41 SPACES

SHEET INDEX
1 SITE PLAN
2 UNIT/MIX PLANS
3 ENLARGED PARTIAL FLOOR PLANS
4 ROOF PLANS
5 BUILDING A ELEVATIONS
6 BUILDING B ELEVATIONS
7 BUILDINGS C & D ELEVATIONS
8 BUILDING E ELEVATIONS/ SITE CROSS SECTION
9 SITE PHOTOMETRIC PLAN
10 CIVIL PRELIMINARY GRADING PLAN
11 CIVIL PRELIMINARY HYDROLOGY PLAN
12 CIVIL PRELIMINARY EARTHWORK CALCULATION
13 LANDSCAPE PLAN
14 SITE SHADING PLAN

VICINITY MAP

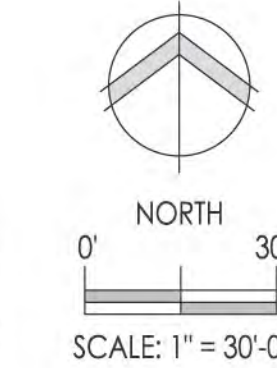


NOTE:
 -ALL DRIVES ARE 2 WAY UNLESS NOTED OTHERWISE.

GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
 PALM SPRINGS, CA

SITE PLAN

12.22.14
 12.08.14
 14-210





GENE AUTRY TRAIL ELEVATION

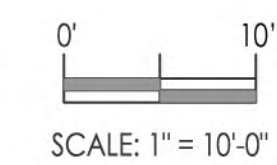


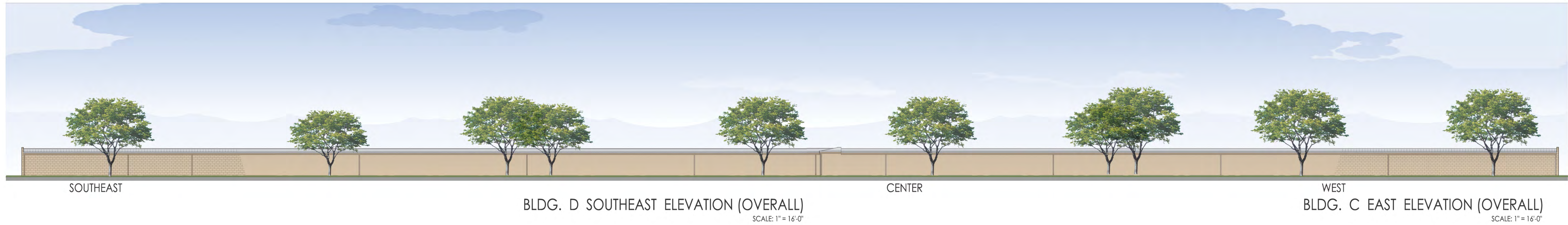
TACHEVAH DRIVE ELEVATION

GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
PALM SPRINGS, CA

ELEVATIONS


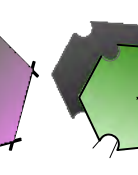
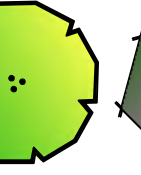

03.14.15



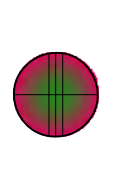
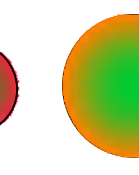
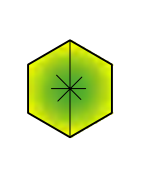
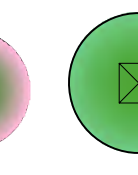
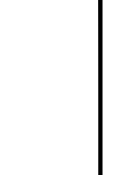



PLANT LEGEND

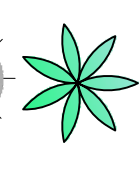
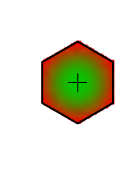

TREES

SYM.	QTY.	NAME	SIZE	COMMENTS
	7	Acacia anera Minga	36" Box	
	5	Acacia millordiana Palo Blanco	36" Box	SINGLE-TRUNK
	6	Melaleuca quinquenervia Cajuput Trees; Paperbark	36" box	MULTI-TRUNK
	2	Cercidium procerax Palo Brea	48" Box	



SHRUBS

SYM.	QTY.	NAME	SIZE	COMMENTS
	12	Bougainvillea TORCH GLOW [®]	5 gal.	
	27	Caseoipaea puberula Red Bird of Paradise	5 gal.	
	32	Euphorbia millii Crown-Of-Thorns	5 gal.	
	54	Lantana m. 'Gold Mound' Lantana	5 gal.	
	55	Leucophyllum Futescens Texas Sage Drought 'Green Cloud'	5 gal.	
	62	Muhlenbergia capillaris 'Regal mist' Regal Mist	5 gal.	

DESERT ACCENTS

SYM.	QTY.	NAME	SIZE	COMMENTS
	16	Agave schottii Variegated Agave	15 gal.	
	34	Diosiphon mitchellii Desert Spoon (Grey)	5 gal.	
	31	Hesperaloe parviflora Red Yucca	5 gal.	

GROUND COVER

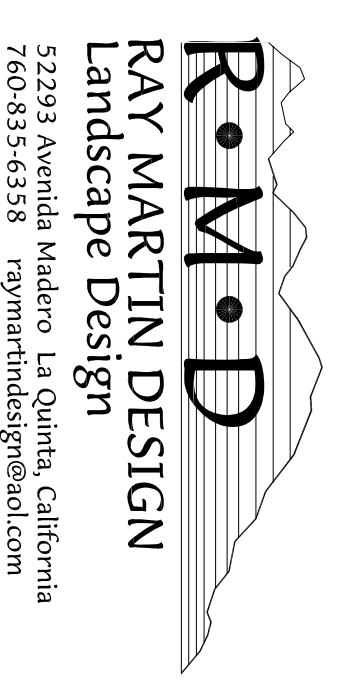
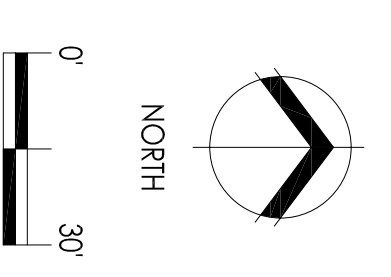
SYM.	QTY.	NAME	SIZE	COMMENTS
	GR	Granite Gravel Grey Gravel	2"-3" Diameter	Tru-out Retention Basin
	MS	Decomposed Granite 'Mojo' Gold - 3/8" minus 1 1/2" fines wet/dry rolled Boulders "CRESTA" 3' to 4' Diameter - Bin 1/3 size below grade	2" thick	After Compaction



GENE AUTRY/ TACHEVAH COMMERCIAL & SELF STORAGE
PALM SPRINGS, CA

'PRELIMINARY' PLANTING PLAN

SCALE: 1" = 30'-0"





- METAL AWNING
METAL SALES 'TERRA COTTA'



- STUCCO FINISH
SHERWIN WILLIAMS PAINT SW 6099
'SAND DOLLAR'



- STUCCO FINISH- ACCENT COLOR
SHERWIN WILLIAMS PAINT SW 6101
'SANDS OF TIME'



- SPLITFACE CONCRETE BLOCK, METAL GUTTER &
DOWNSPOUTS
SHERWIN WILLIAMS PAINT SW 6102 'PORTABELLO'



- VISION GLASS
PPG 'CARIBIA'



- WINDOW MULLIONS
ANODIZED DARK BRONZE



- METAL ROLL UP DOORS
JANUS INTERNATIONAL 'CEDAR RED'



- METAL ROOF
COLOR: MAKO STEEL 'ASH GRAY'

COLOR AND MATERIALS

GENE AUTRY/ TACHEVAH

PALM SPRINGS, CA

12.15.14