



# Planning Commission Staff Report

DATE: April 22, 2015

SUBJECT: REQUEST BY GANDO PROPERTIES FOR A MAJOR ARCHITECTURAL APPROVAL TO CONSTRUCT AN APPROXIMATELY 116,636-SQ. FT. RV STORAGE, A MINI WAREHOUSE AND A 2,090-SQ. FT. OFFICE SPACE ON AN APPROXIMATELY 4.8-ACRE PARCEL LOCATED AT 3690 AIRPORT CENTER DRIVE, ZONE M-1, (3.3838-MAJ) (ER).

FROM: Planning Services Department

## SUMMARY

The Planning Commission to consider a major architectural approval for the construction of RV storage, a mini warehouse and office space. The approximately 118,726 square feet of buildings will be located on the vacant parcel located at 3690 Airport Center Drive.

## RECOMMENDATION:

The Planning Commission approve the major architectural application subject to the attached conditions of approval.

## PRIOR ACTIONS:

<b><i>Related Relevant City Actions by Planning, Fire, Building, etc...</i></b>	
04/06/15	The Architectural Advisory Committee (AAC) reviewed the project and voted to continue the project with comments and recommendations to make some changes and bring it back for further review.
<b><i>Most Recent Ownership</i></b>	
2006	Ramon Partners Limited Partnership
<b><i>Notifications</i></b>	
N/A	Not required for a major architectural approval applications.
Sign Posted: Not Required for this project.	
<b><i>Field Check</i></b>	
03/26/15	Staff visited site to observe existing conditions
<b><i>Specific Plan</i></b>	
None	

## BACKGROUND AND SETTING:

The proposed project site is vacant land located along Airport Center Drive north of Ramon Road and across from the Palm Springs International Airport. The site is generally flat and appears to have been previously disturbed. The approximately 4.8-acre site is being created from an overall 13.2-acre property that is currently vacant. The site is surrounded by the Airport to the north, vacant land to the west, a self-storage facility to the east, and office buildings to the south. The existing self-storage facility to the east of the site is owned and operated by the applicant of this project.

### Project Description:

The proposed project is for the development of an approximately 116,636 square feet RV Storage facility, a mini warehouse and 2,090 square feet office space on 4.8 acres of vacant land. As proposed, the development will consist of four attached buildings and one centrally located building; they are designated as Buildings A1, A2, A3, A4 and Building B. Building A1 will be located along Airport Center Drive; the front edge of Building A4 which also fronts Airport Center Drive will house the proposed office space to be used as the operation offices. Buildings A1, A2, A3, A4 & Building B will contain about 58 units of RV storage spaces. Building B will also contain mini storage spaces. The buildings are all one-story high; the maximum proposed height will be 22.6 feet. Access into the storage facility will be through security gates controlled by key cards along Airport Center Drive.



Proposed Site

**ANALYSIS:**

Table 1

<b>General Plan Land Use Designation</b>	<b>Compliance</b>
NC (Neighborhood/Community Commercial)	Citywide GPA
<b>Specific Plan</b>	
None	

Table 2

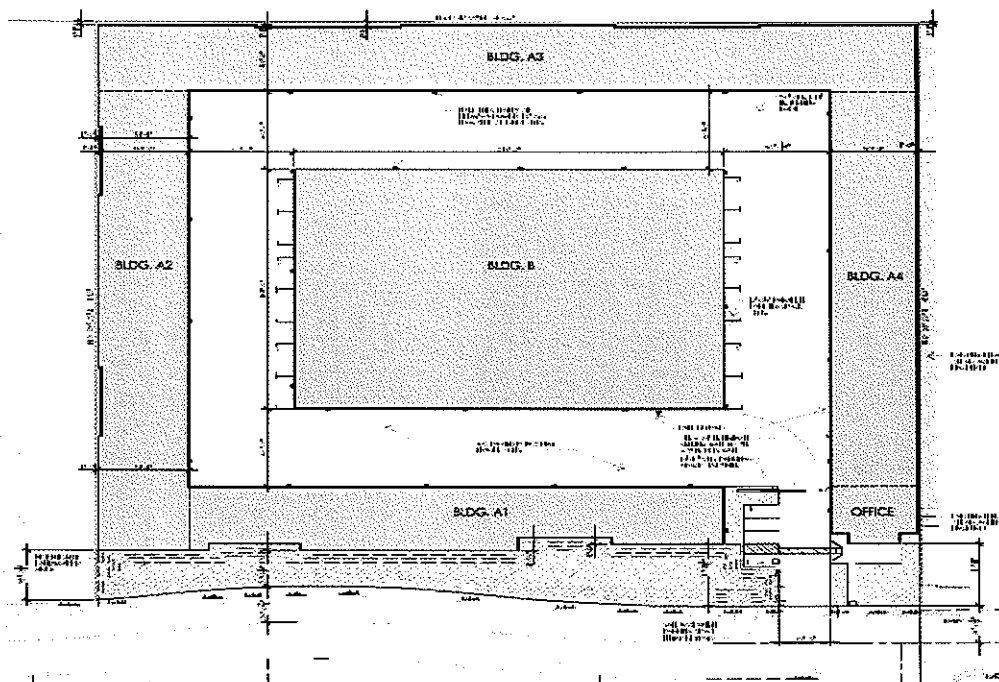
<b>Zoning – Uses &amp; Lot Standards</b>			
	<b>Palm Springs Zoning Code</b>	<b>Proposed:</b>	<b>Compliance</b>
<b>Uses permitted</b>	M-1(Service/Manufacturing)	Office & Storage Facility	Conforms
<b>Lot Standards</b>			
Min. Lot Area	20,000 Square feet	209,117 sq. ft. (4.8 Acres)	Conforms
Min. Width	Minimum: 150 Ft.	470 Ft.	Conforms
Min. Depth	Minimum: 100 Ft.	451 Ft.	Conforms
<b>Zoning – Building Development Standards</b>			
	<b>Palm Springs Zoning Code</b>	<b>Proposed:</b>	<b>Compliance</b>
<b>Building Height</b>	40 Feet	22.6 Feet	Conforms
<b>Yard Setbacks</b>			
Front	25 Feet	27.3 Feet	Conforms
Side	N/A	1 Foot	Conforms
Rear	N/A	0.6"-5 Ft.	Conforms
<b>Lot Coverage</b>	60%	56.8%	Conforms

Table 3

<b>Surrounding Property</b>	<b>Existing General Plan Designations</b>	<b>Existing Zoning Designations</b>	<b>Existing Land Use</b>
Site	NC (Neighborhood Commercial)	M-1	Vacant
North	A (Airport)	A (Airport)	Palm Springs Airport
South	NC (Neighborhood Commercial)	P (Professional)	Office Buildings
East	I (Industrial)	PD (I.L)	Self Storage
West	MDR (Medium Density Residential)	R-2 (Multi-Family Res.)	Vacant

**Site Plan and Project Design:**

The proposed project will have its frontage along Airport Center Drive where the main access/driveway is located. The entrance to the office building also fronts Airport Center Drive. The project design proposes the desert contemporary style architecture; access leading into the office building, RV storage and mini storage facility will be along a proposed 30-foot wide driveway off Airport Center Drive. The proposed buildings are designed with simple forms, low profile, flat roofs and horizontal emphasis. Building A1 and the office space fronting Airport Center Drive have some degree of articulations but the same architectural treatments are lacking on the exterior of Buildings A2, A3 and A4. Proposed exterior materials for Building A1 will consist of decorative precision face CMU, split face concrete blocks, and clear aluminum band. The exterior materials for the office space include vision glazing, precision concrete block, aluminum canopy and smooth coat finish. As designed, the buildings will have earth tone desert appropriate materials and colors. Required parking spaces for the project are located by the office building; additional parking and loading areas are located on the east side of Building B.



Proposed Site Plan

General Plan Conformance:

The current General Plan designation of the subject site is NCC (Neighborhood/Community Commercial). These areas are intended to provide an opportunity for convenience commercial uses that serve adjacent residential neighborhoods. Self storage use is not specifically listed under this designation; however, staff concluded that the functionality of a self storage facility is consistent with the vision of NCC which is to provide convenience services to adjacent residential areas and thus the proposed use is an appropriate one at the location. The Planning Department is in the process of conducting a City-wide amendment to the General Plan to properly address areas of inconsistencies with the Zoning Code.

AAC Review:

The Architectural Advisory Committee (AAC) reviewed the project and provided comments on April 6, 2015. Overall, the AAC provided favorable comments on the project design but directed the applicant to make the recommended changes and bring it back for review. The AAC comments and conditions are the following:

- Provide a more detailed landscape plan.
- Revise Building A2 wall articulation to better match Building A1.
- Revise Building A3 wall articulation to better match Building A1.
- Indicate profile of existing Airport Self Storage building abutting Building A4.
- Show the proposed security gate on the street elevation.
- Match plants in the renderings with proposed landscape plan.

The project architect and the applicant have since met the conditions of the AAC by making required revisions to the project. The revised project will be reviewed by the AAC at its regular meeting on April 20, 2015. A presentation of the AAC's

recommendation will be made to the Commission on April 22, 2015.

*Airport Land Use Compatibility Plan Area:*

The proposed project site is located within the Airport Land Use Compatibility Plan Area. This requires the project to be reviewed 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".

*Parking:*

According to the provisions of Section 93.06.00(D18) (Self-storage or Dead Storage) of the Palm Springs Zoning Code, a minimum of six (6) spaces per complex is required. The applicant has designated the six required spaces for the self-storage use and additional ten (10) spaces for other purposes.

*Landscape Plan:*

Preliminary landscape plans covering the frontage area of the site was submitted as part of the major architectural review. Proposed plant selections for the project include a different mix of plants along the project frontage which includes the parking area. The proposed plant selection will include the following trees; 24" boxes of Acacia willardiana Palo Blanco and Melaleuca; Palms will include Mexican Fan palm and Mediterranean Fan palm.

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. Also, 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 and location of proposed structures relate well to one another. Building A4 which contains the office space is oriented towards the street for easy access. Sidewalk along the frontage on Airport Center Drive is being proposed. Parking spaces are separated and distinct from the sidewalk area.

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. The new storage facility will be compatible with the existing storage facility east of the site in terms of architectural style and use of colors. Through the City's project review process, all future developments will be required to avoid repetitious design but to incorporate eclectic architectural style that the City 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 and building coverage are all in keeping with the required development standards of the designated zone as outlined in the Palm Springs Zoning Code. 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 Airport Center Drive. The warehouse and storage facility have been revised to include wall articulations and offsets to break the long walls. With the added offsets and articulations, 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;*

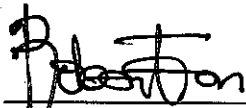
The proposed conceptual landscape plans and plant materials are appropriate for the desert climate. A mix of plant selection will include the following trees; 24" boxes of Acacia willardiana Palo Blanco and Melaleuca; Palms will include Mexican Fan palm and Mediterranean Fan palm. Shrubs include five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

#### ENVIRONMENTAL DETERMINATION:

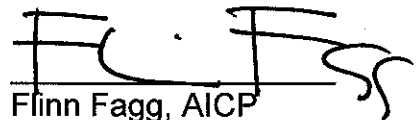
This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15332 (In-Fill Development Projects). The proposed project is less than five acres in size and meets the conditions outlined for in-fill development projects according to CEQA Guidelines.

#### CONCLUSION:

Staff recommends that the Planning Commission approve the major architectural approval application and the proposed project subject to the attached conditions of approval.



Edward O. Robertson  
Principal City Planner



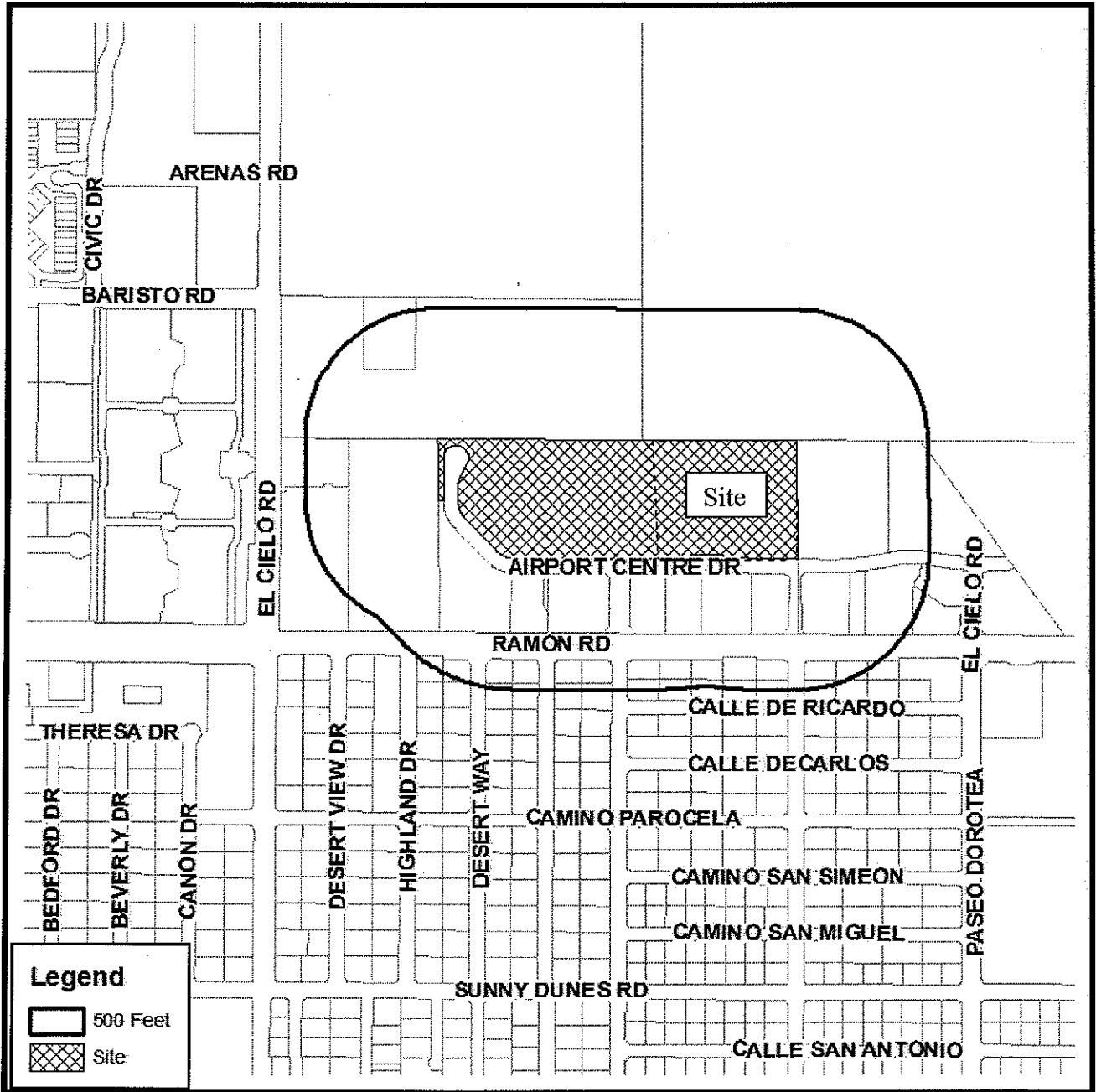
Flinn Fagg, AICP  
Director of Planning Services

#### Attachments:

1. Vicinity Map
2. Draft Planning Commission Resolution
3. Exhibit A, Draft Conditions of Approval
4. 11"x17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans



# Department of Planning Services Vicinity Map



Si

## CITY OF PALM SPRINGS



## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NUMBER 3.3838-MAJ A MAJOR ARCHITECTURAL APPROVAL TO CONSTRUCT AN APPROXIMATELY 118,726 SQUARE FEET OFFICE SPACE, MINI WAREHOUSE AND RV STORAGE FACILITY ON AN APPROXIMATELY 4.8-ACRE PARCEL LOCATED AT 3690 AIRPORT CENTER DRIVE, ZONE M-1.

WHEREAS, Gando Properties, ("Applicant") has filed an application with the City of Palm Springs for an Architectural approval to construct an approximately 118,726-square feet office space, mini warehouse and RV storage; and

WHEREAS, on April 20, 2015, the Architectural Advisory Committee met and voted 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 and location of proposed structures relate well to one another. Building A4 which contains the office space is oriented towards the street for easy access. Sidewalk along the frontage on Airport Center Drive is being proposed. Parking spaces are separated and distinct from the sidewalk area.

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. The new storage facility will be compatible with the existing storage facility east of the site in terms of architectural style and use of colors. Through the City's project review process, all future developments will be required to avoid repetitious design but to incorporate eclectic architectural style that the City 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 and building coverage are all in keeping with the required development standards of the designated zone as outlined in the Palm Springs Zoning Code. 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 Airport Center Drive. The warehouse and storage facility have been revised to include wall articulations and offsets to break the long walls. With the added offsets and articulations, 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 selection will include the following trees; 24" boxes of Acacia willardiana Palo Blanco and Melaleuca; Palms will include Mexican Fan palm and Mediterranean Fan palm. 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. Accents include five gallons of Varigated Agave, Desert Spoon, and Red Yucca. Ground covers will include granite gravels, decomposed granite and three to four feet diameter Boulders. Proposed ground covers will include granite gravels, decomposed granite (Mojave Gold) and three to four feet diameter Boulders; one-third of sizes to be buried below grade.

Section 3:

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Architectural Review of Case No. 3.3838-MAJ, subject to those conditions set forth in the Conditions of Approval.

ADOPTED this 22<sup>nd</sup> 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 3.3838-MAJ

**AIRPORT RV 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 3.3838-MAJ; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped April 13, 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 3.3838-MAJ. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter

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

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

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/Historical 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.

## **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 February 26, 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.

**FID 5 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 6 Traffic Calming Devices (CFC 503.4.1):** Traffic calming devices shall be prohibited unless approved by the fire code official.

**FID 7 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 8** **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 9** **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 10** **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 11** **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.

#### **AIRPORT CENTER DRIVE**

- ENG 2. Remove the existing driveway approach and replace with a 6 inch curb and gutter located 20 feet north of centerline along the entire frontage, in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 3. Construct a 30 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 4. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 5. 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 6. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

#### **ON-SITE**

- ENG 7. 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 8. 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 9. 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 10. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities. New laterals shall not be connected at manholes.

#### GRADING

ENG 11. 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 12. 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](mailto: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 13. 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 14. 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 15. 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 16. 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 17. 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 18. 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 19. 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 20. 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 21. 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 22. 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 23. 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 24. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to Airport Center 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 25. 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 26. The project is subject to flood control and drainage implementation fees pursuant to Resolution 14082. The acreage drainage fee at the present time is \$ 9212.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

#### GENERAL

ENG 27. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison,

Southern California Gas Company, Time Warner, Verizon, 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 28. All proposed utility lines shall be installed underground.
- ENG 29. 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 30. 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 31. 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 32. 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 33. 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 34. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

#### MAP

ENG 35. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.

#### TRAFFIC

ENG 36. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.

ENG 37. 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 38. 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 (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 39. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

**END OF CONDITIONS**

**OWNER/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

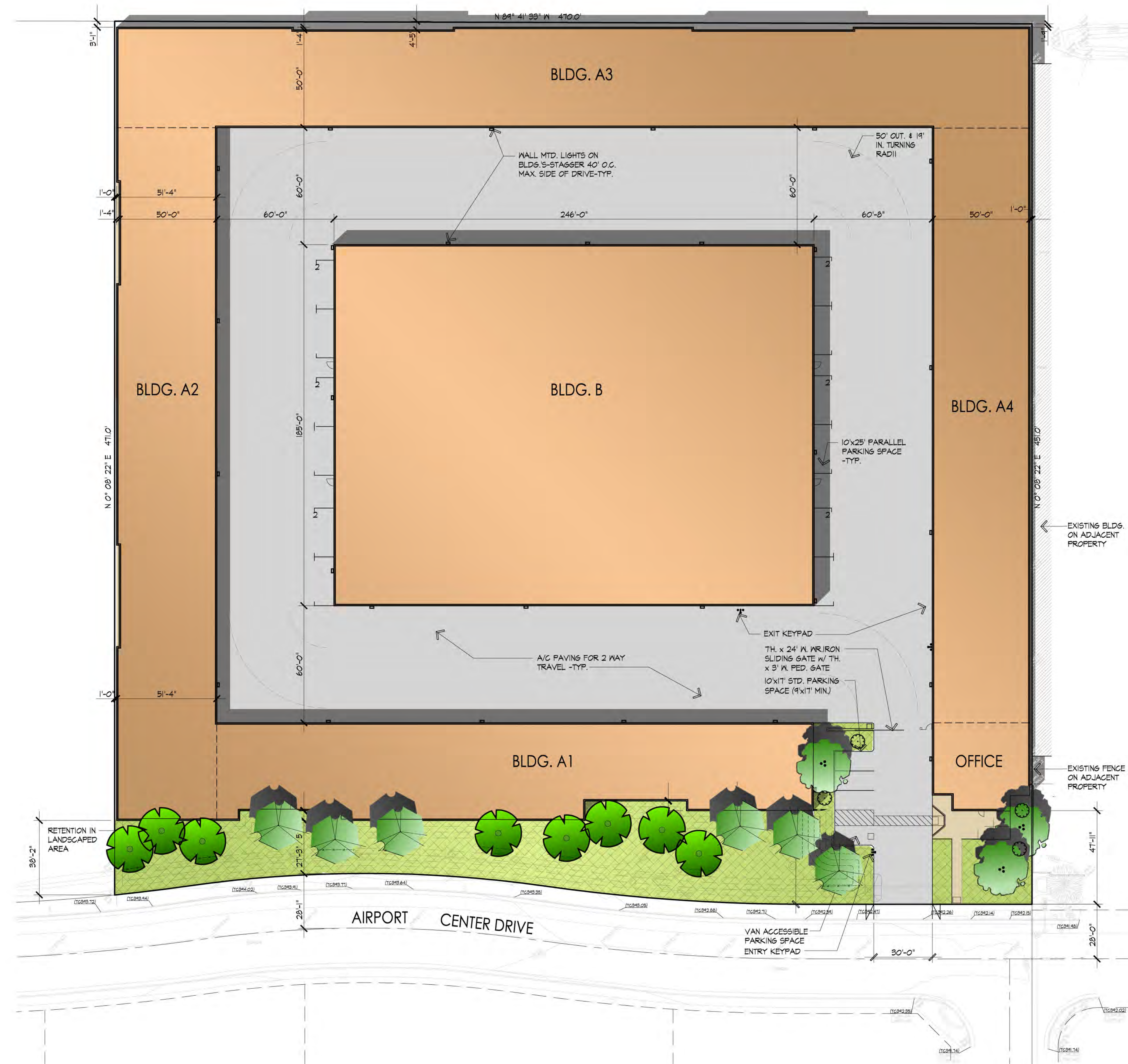
**PROJECT DATA**

SITE PLAN AREA	209,117 SQ. FT. (4.8) AC.
BUILDING COVERAGE	118,726 SQ. FT. (56.8%)
LANDSCAPE AREA	15,918 SQ. FT. (07.6%)
HARDSCAPE AREA	74,473 SQ. FT. (35.6%)

BUILDING AREA	
BUILDING A	71,357 SQ. FT.
BLDG. A1	14,178 SQ. FT.
BLDG. A2	18,078 SQ. FT.
BLDG. A3	23,803 SQ. FT.
BLDG. A4	15,289 SQ. FT.
BUILDING B	45,510 SQ. FT.
TOTAL STORAGE	116,867 SQ. FT.
OFFICE	2,050 SQ. FT.
PROJECT TOTAL	118,917 SQ. FT.

PARKING SUMMARY	
PARKING REQUIRED:	
RV/STORAGE	6 SPACES
TOTAL REQUIRED:	6 SPACES

PARKING PROVIDED:	
VAN ACCESSIBLE	1 SPACE
9'x17' STD.	2 SPACES
10'x25' PARALLEL	12 SPACES
VAN-CAR POOL/CLEAN AIR	1 SPACE
TOTAL PROVIDED:	16 SPACES

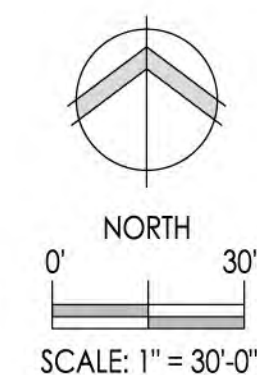


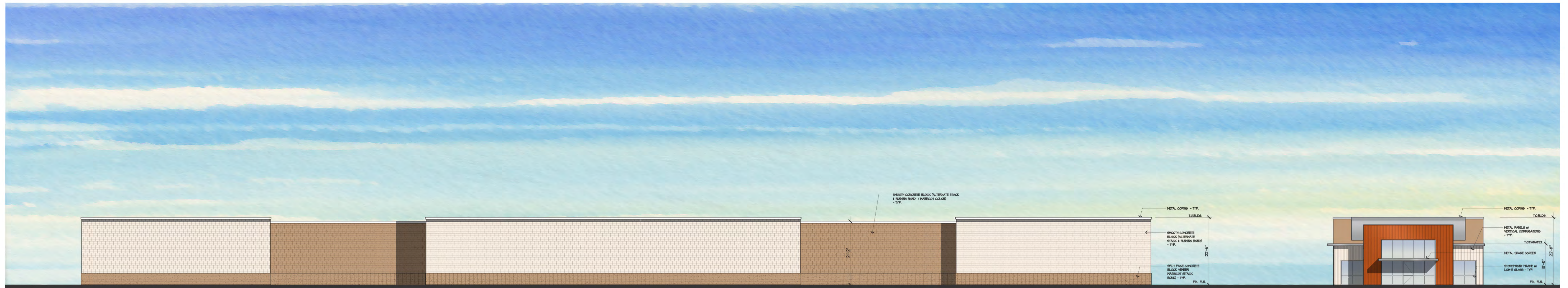
NOTE:  
 -ALL DRIVES ARE 2 WAY  
 UNLESS NOTED OTHERWISE.

**AIRPORT R.V. STORAGE**  
 PALM SPRINGS, CA

**SITE PLAN**

04.08.15  
 01.31.15  
 14-300

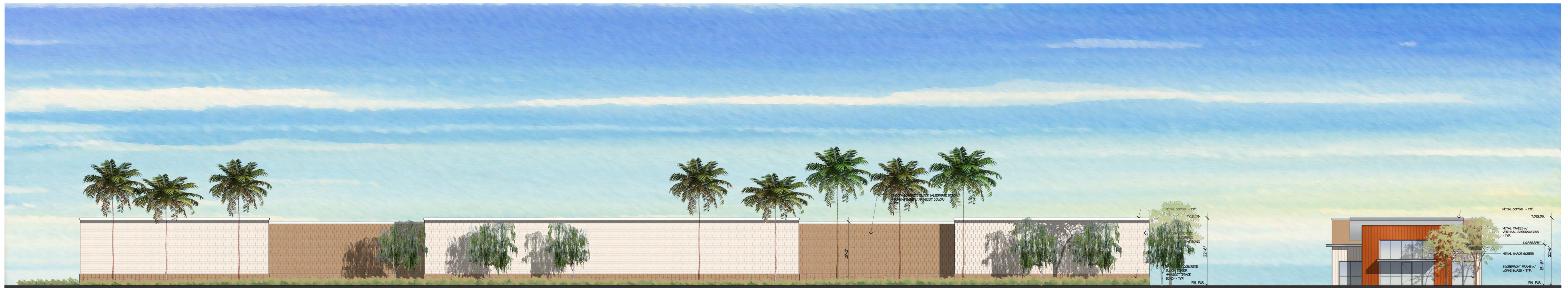




BUILDING A1

SOUTH (STREET) ELEVATION

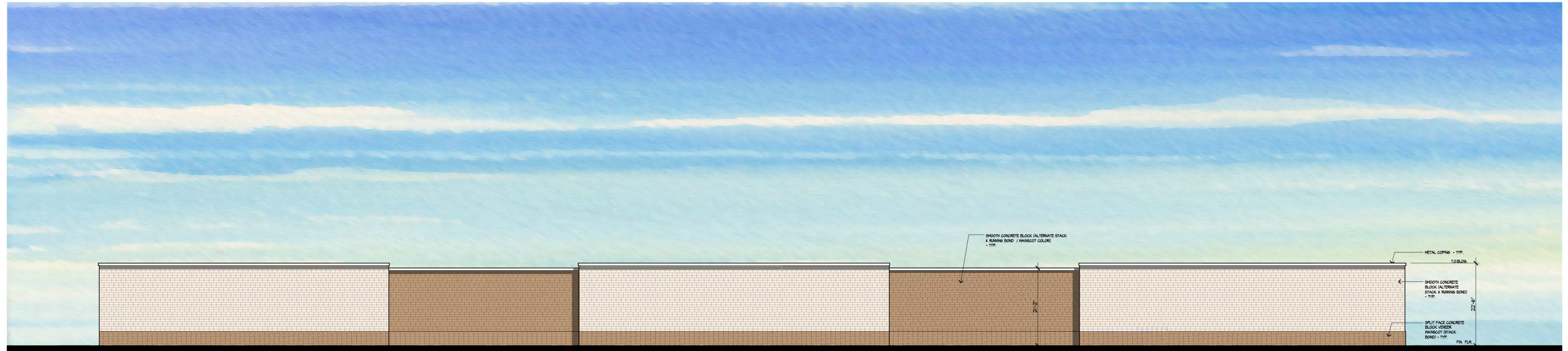
OFFICE



BUILDING A1

SOUTH (STREET) ELEVATION

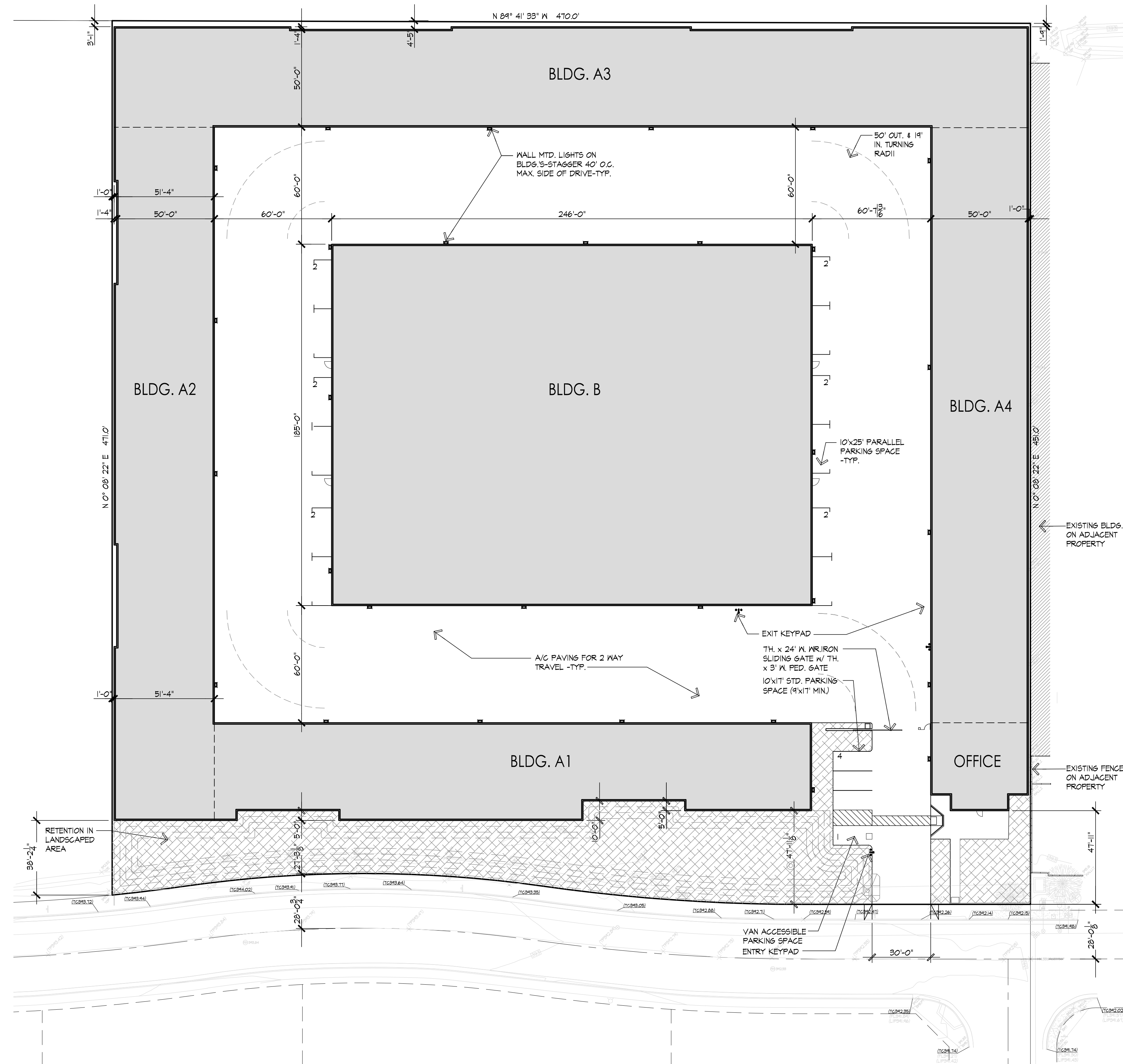
OFFICE



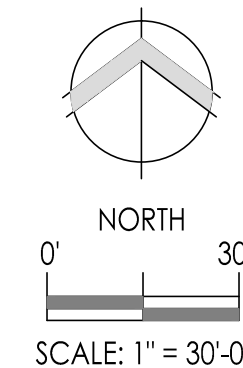
BLDG. A2 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



BLDG. A3 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



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



**OWNER/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**

SITE PLAN AREA	209,117 SQ. FT. (4.8) AC.
BUILDING COVERAGE	118,726 SQ. FT. (56.8%)
LANDSCAPE AREA	15,918 SQ. FT. (07.6%)
HARDSCAPE AREA	74,473 SQ. FT. (35.6%)

<b>BUILDING AREA</b>	
BUILDING A	71,357 SQ. FT.
BLDG. A1	14,178 SQ. FT.
BLDG. A2	18,078 SQ. FT.
BLDG. A3	23,803 SQ. FT.
BLDG. A4	15,289 SQ. FT.
BUILDING B	45,510 SQ. FT.
TOTAL STORAGE	116,867 SQ. FT.
OFFICE	2,050 SQ. FT.
PROJECT TOTAL	118,917 SQ. FT.

<b>PARKING SUMMARY</b>	
PARKING REQUIRED:	
RV/STORAGE	6 SPACES
TOTAL REQUIRED:	6 SPACES
PARKING PROVIDED:	
VAN ACCESSIBLE	1 SPACE
9'x17' STD.	2 SPACES
10'x25' PARALLEL	12 SPACES
VAN-CAR POOL/CLEAN AIR	1 SPACE
TOTAL PROVIDED:	16 SPACES

- SHEET INDEX**
- 1 SITE PLAN
  - 2 UTILITIES PLANS
  - 3 ROOF PLANS
  - 4 BUILDING A ELEVATIONS
  - 5 BUILDING A ELEVATIONS
  - 6 BUILDING A INTERIOR ELEVATIONS
  - 7 BUILDING A INTERIOR ELEVATIONS/ SITE CROSS SECTION
  - 8 BUILDING B ELEVATIONS
  - 9 SITE PHOTOMETRIC PLAN
  - 10 CIVIL PRELIMINARY GRADING PLAN
  - 11 PRELIMINARY LANDSCAPE PLAN/ SITE SHADING PLAN

**VICINITY MAP**



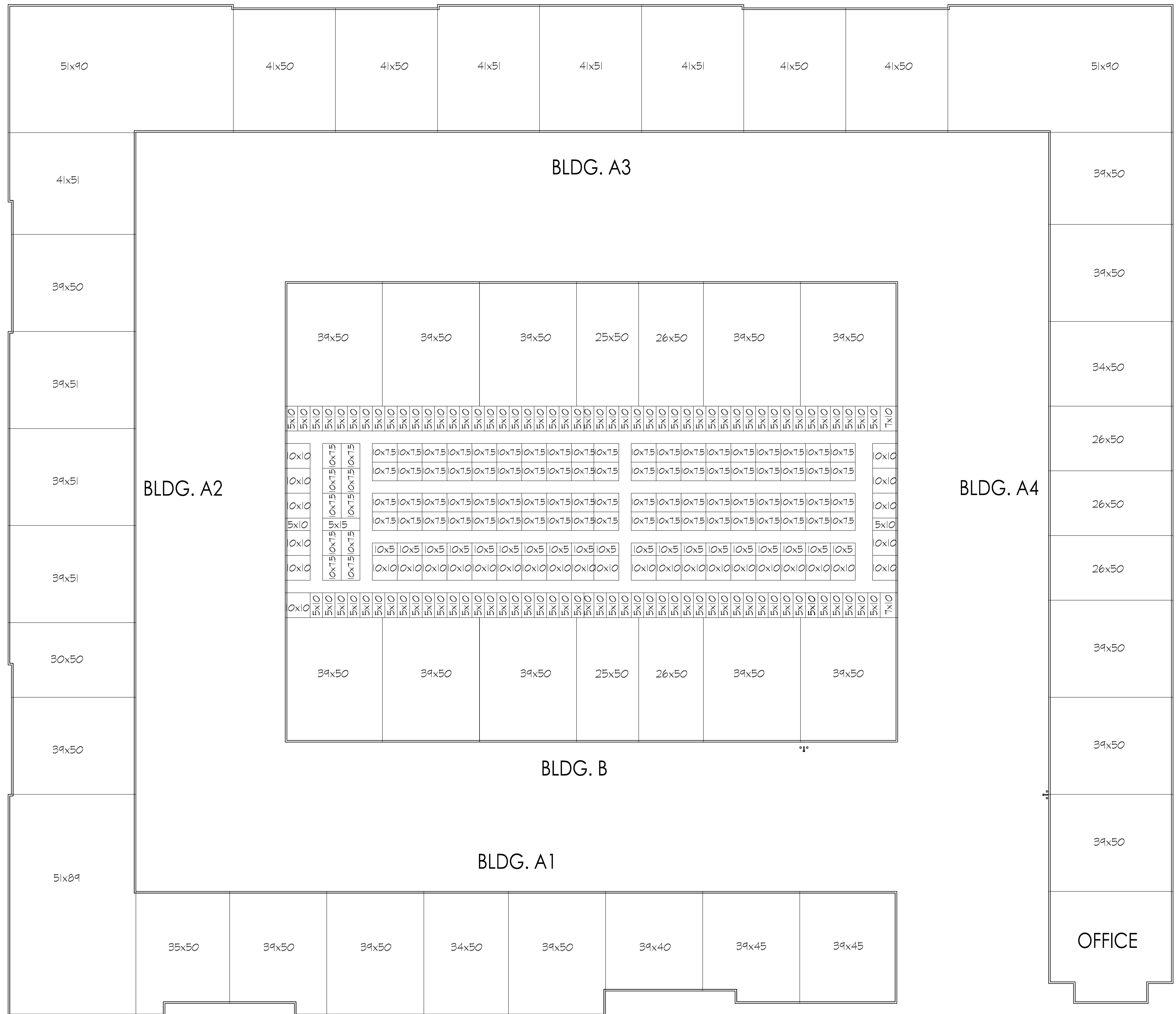
**AIRPORT R.V. STORAGE**  
PALM SPRINGS, CA

**SITE PLAN**

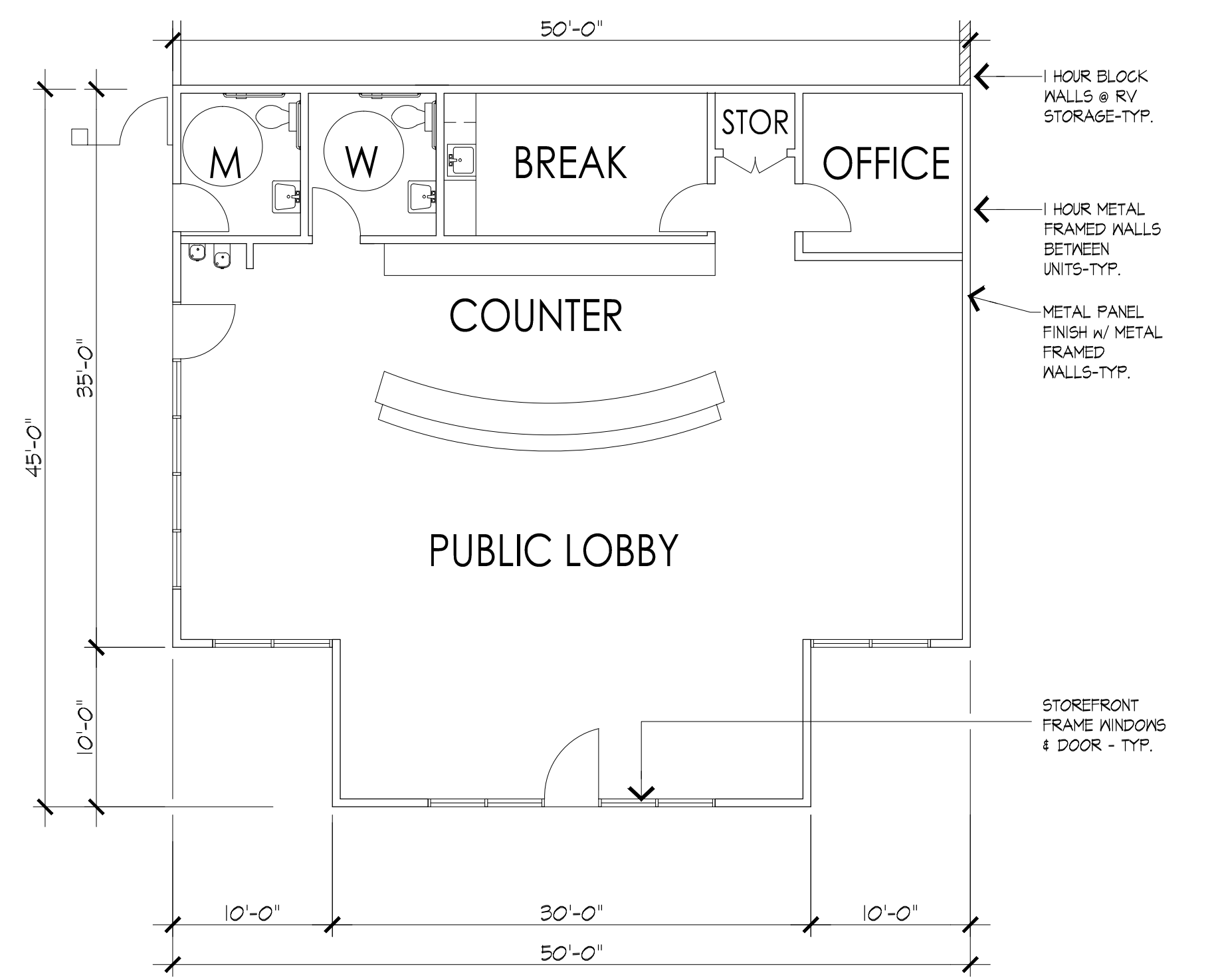
04.08.15  
01.31.15  
14-300



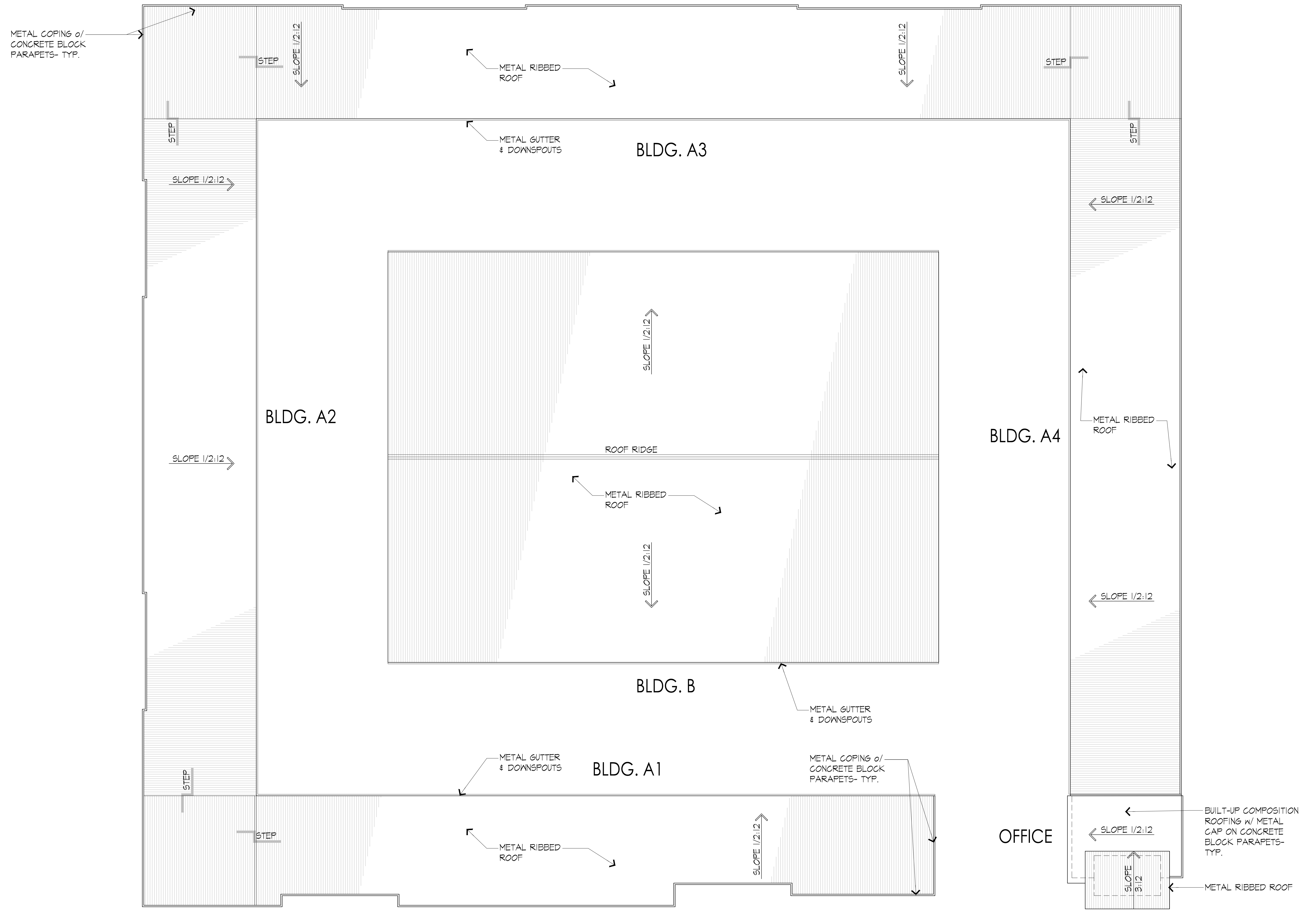




UNITMIX TABULATION			
UNIT SIZE	UNIT (SF)	QTY.	TOTAL (SF)
5 x 10	50	97	4850
10 x 5	50	19	950
5 x 15	75	1	75
7 x 10	70	2	140
10 x 7.5	75	86	6450
10 x 10	100	30	3000
RV 25 x 50	1250	2	2500
RV 26 x 50	1300	5	6500
RV 30 x 50	1500	1	1500
RV 39 x 40	1560	1	1560
RV 34 x 50	1700	2	3400
RV 35 x 50	1750	1	1750
RV 39 x 45	1755	2	3510
RV 39 x 50	1950	20	39000
RV 39 x 51	1989	3	5967
RV 41 x 50	2050	4	8200
RV 41 x 51	2091	4	8364
RV 50 x 89	4450	1	4450
RV 50 x 90	4500	2	9000
<b>TOTAL STORAGE UNITS</b>	<b>235</b>	<b>235</b>	<b>15,465</b>
<b>TOTAL RV STORAGE</b>	<b>48</b>	<b>48</b>	<b>95,701</b>
<b>GRAND TOTAL</b>	<b>283</b>	<b>283</b>	<b>111,166</b>
<b>AVERAGE UNIT (SQ. FT.)</b>			<b>392.8</b>
<b>GROSS TOTAL AREA</b>			<b>116,867</b>
<b>EFFICIENCY</b>			<b>95%</b>



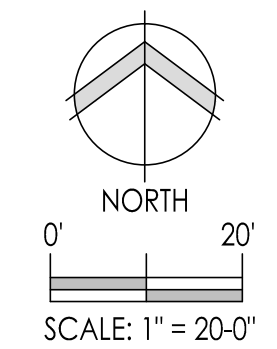
ENLARGED BLDG. A4 - OFFICE PLAN  
SCALE: 1/8" = 1'-0"



AIRPOERT R.V. STORAGE  
PALM SPRINGS, CA

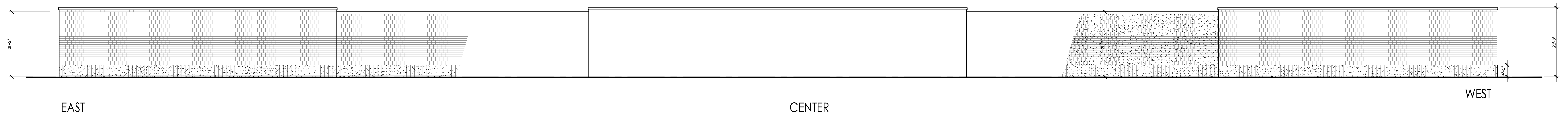
ROOF PLANS

04.08.15  
01.31.15  
14-300

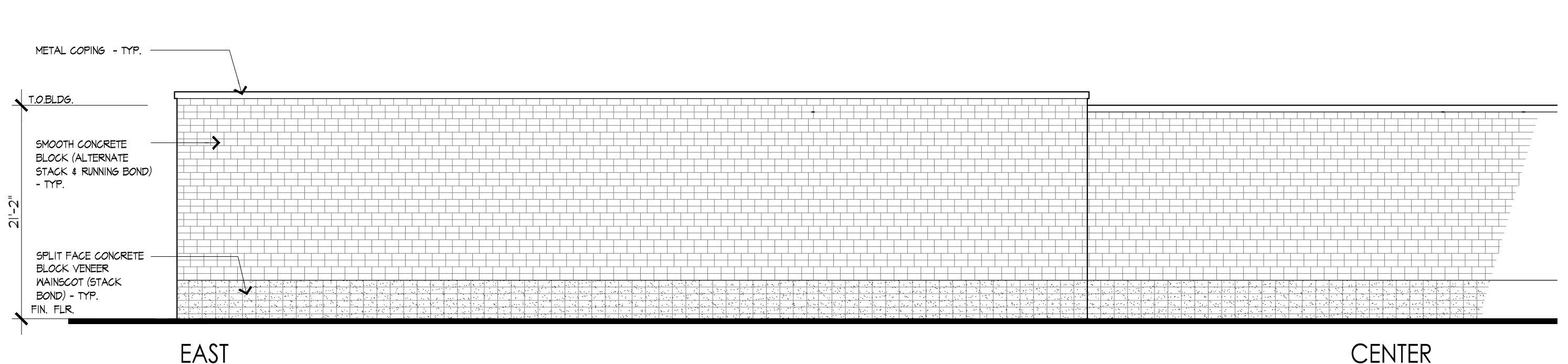


**VALLI ARCHITECTURAL GROUP**  
12 JOURNEY, SUITE 270  
ALISO VIEJO, CA 92656  
PH: 949/349-1777  
ariel@valliarch.com

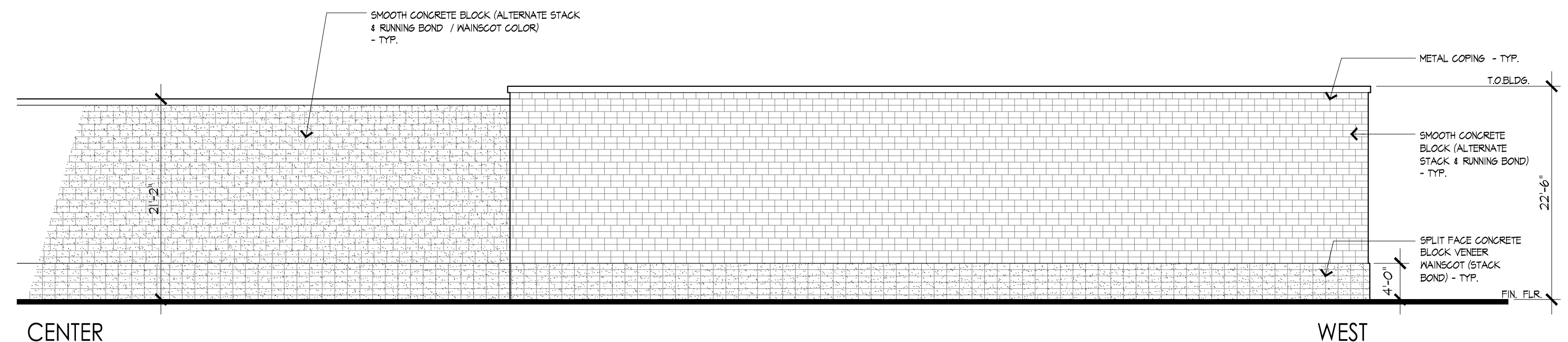




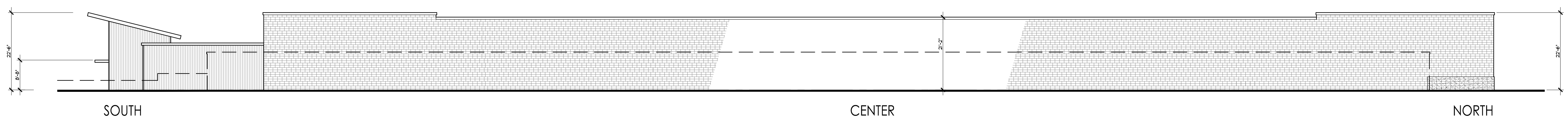
BLDG. A3 NORTH ELEVATION (OVERALL)  
SCALE: 1/16" = 1'-0"



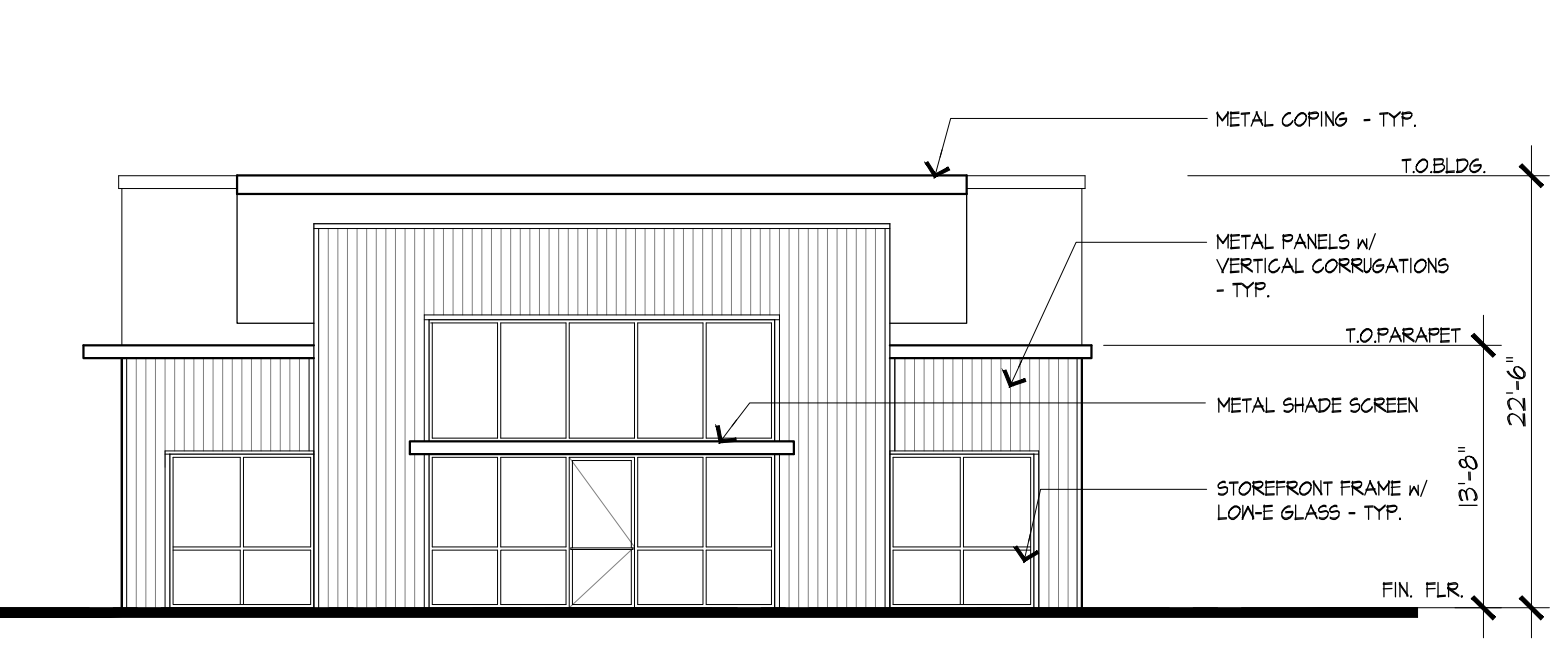
BLDG. A3 ENLARGED NORTH ELEVATION (EAST PORTION)  
SCALE: 1" = 10'-0"



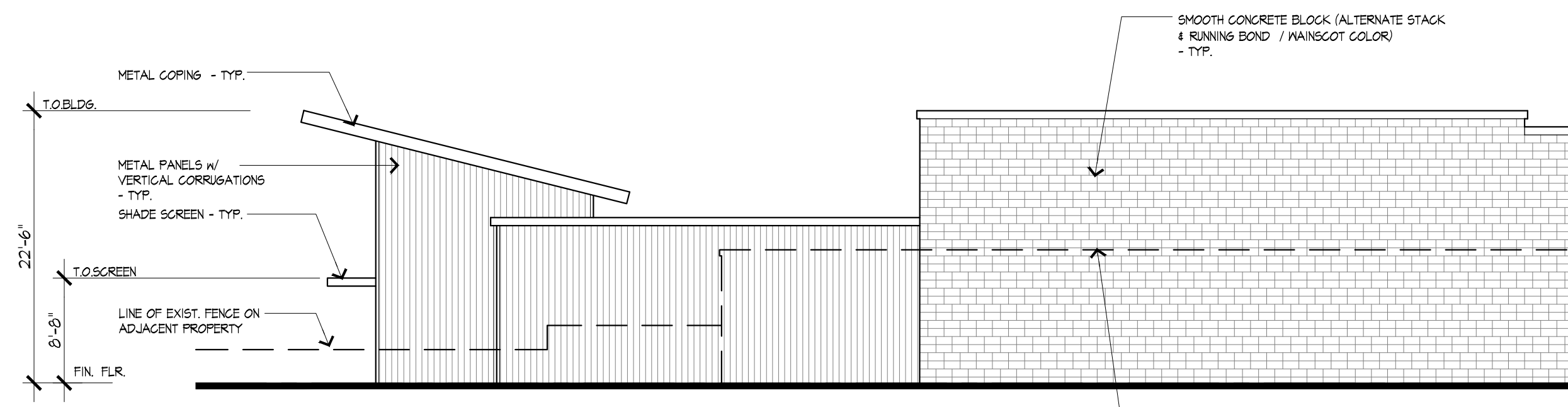
BLDG. A3 ENLARGED NORTH ELEVATION (WEST PORTION)  
SCALE: 1" = 10'-0"



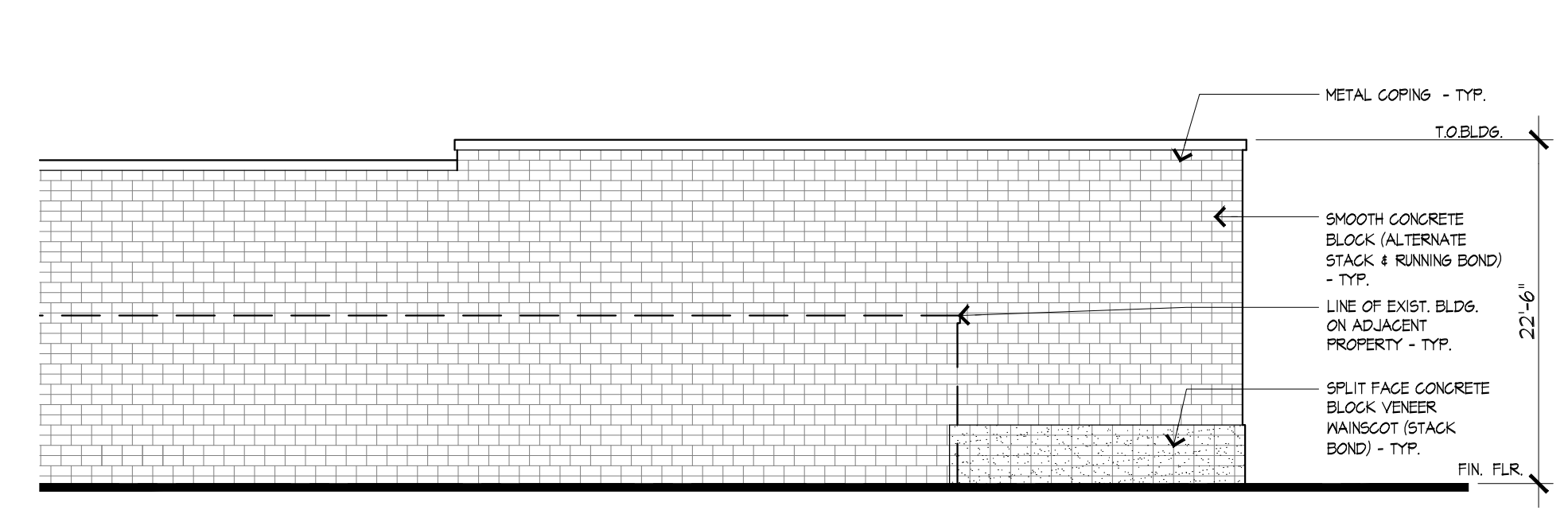
BLDG. A4 EAST ELEVATION (OVERALL)  
SCALE: 1/16" = 1'-0"



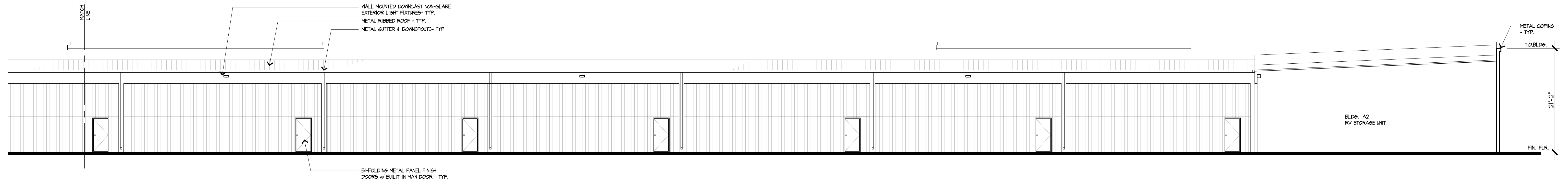
BLDG. A4 ENLARGED SOUTH ELEVATION (OFFICE)  
SCALE: 1" = 10'-0"



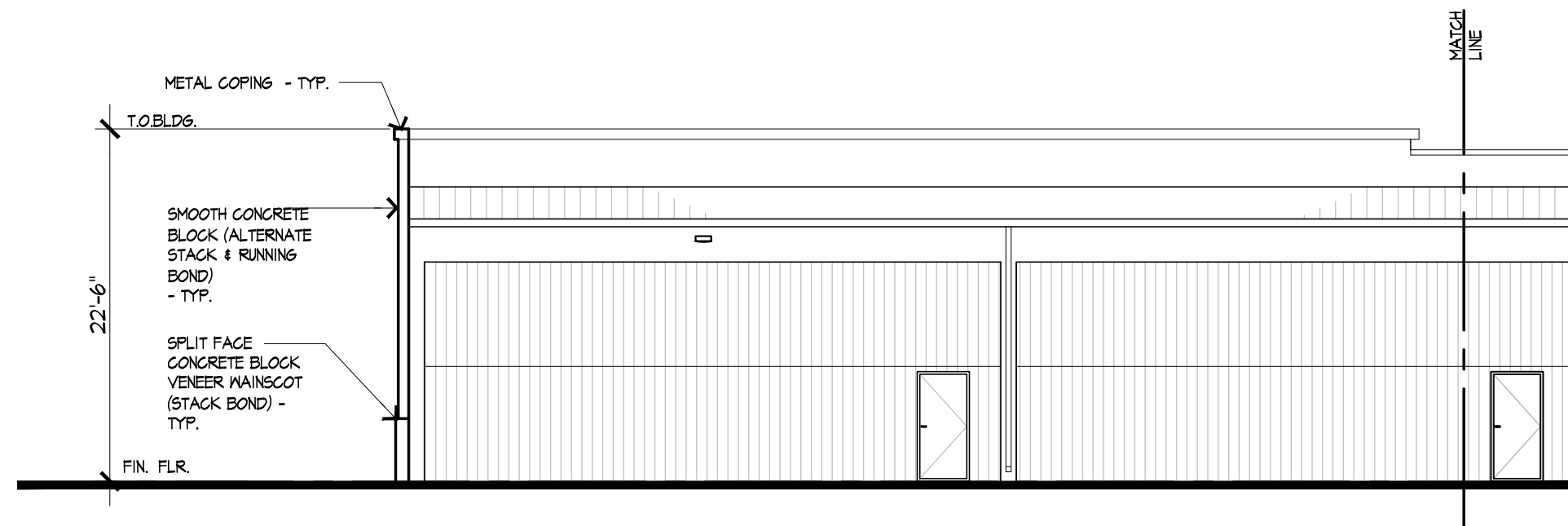
BLDG. A4 ENLARGED EAST ELEVATION (SOUTH PORTION)  
SCALE: 1" = 10'-0"



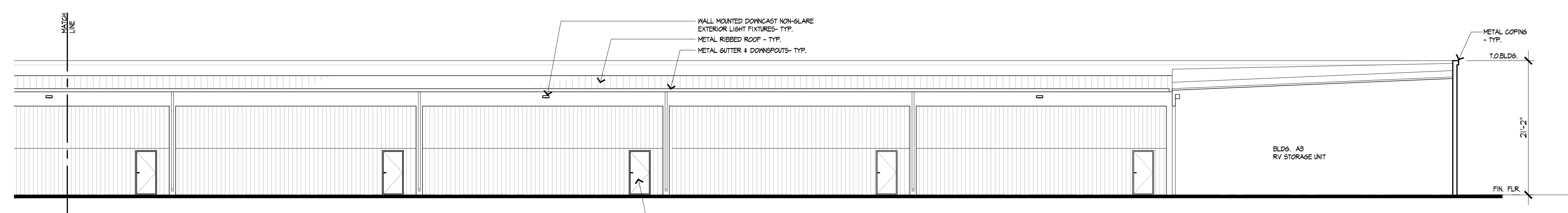
BLDG. A4 ENLARGED EAST ELEVATION (NORTH PORTION)  
SCALE: 1" = 10'-0"



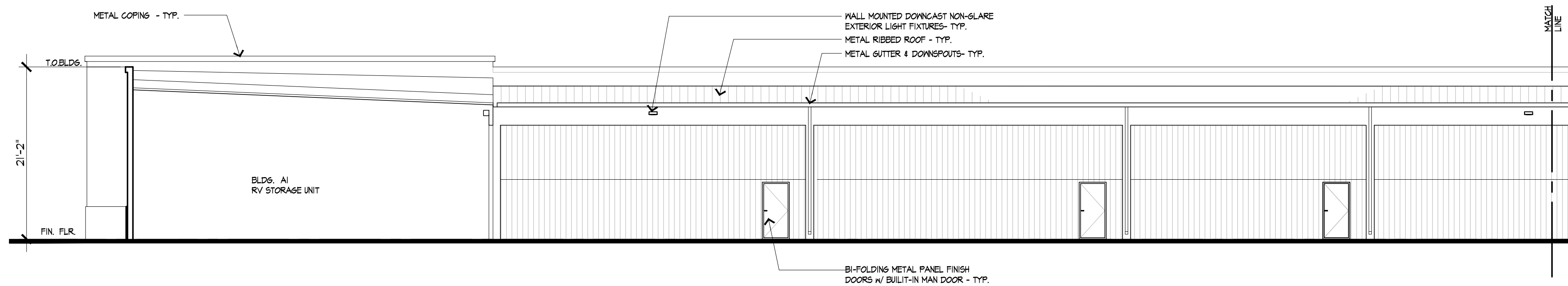
BLDG. A1 INTERIOR NORTH ELEVATION (EAST)  
SCALE: 1" = 10'-0"



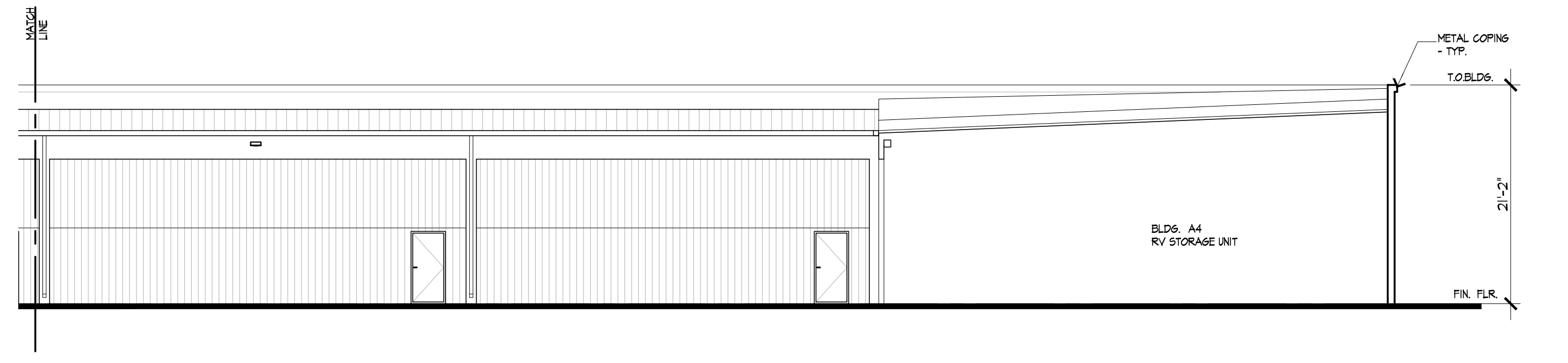
BLDG. A1 INTERIOR NORTH ELEVATION (WEST)  
SCALE: 1" = 10'-0"



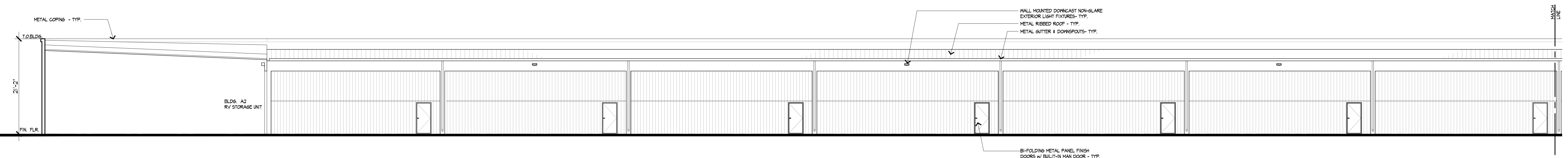
BLDG. A2 INTERIOR EAST ELEVATION (NORTH)  
SCALE: 1" = 10'-0"



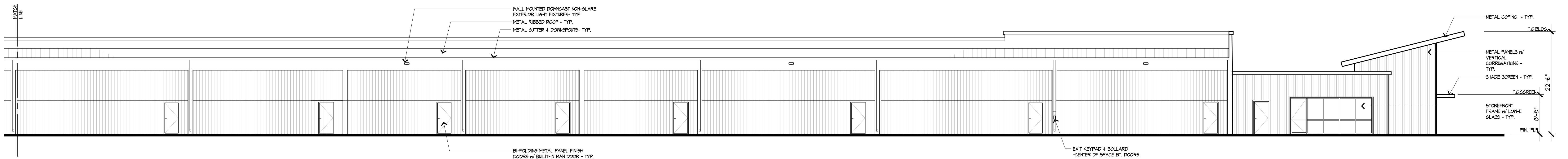
BLDG. A2 INTERIOR EAST ELEVATION (SOUTH)  
SCALE: 1" = 10'-0"



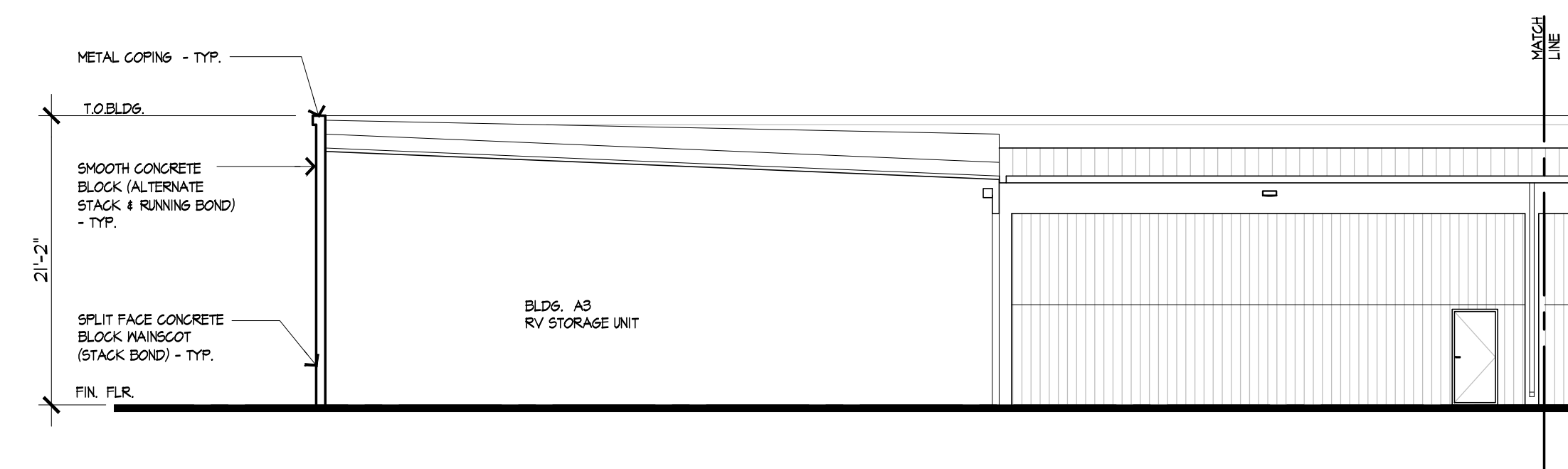
BLDG. A3 INTERIOR SOUTH ELEVATION (EAST)  
SCALE: 1" = 10'-0"



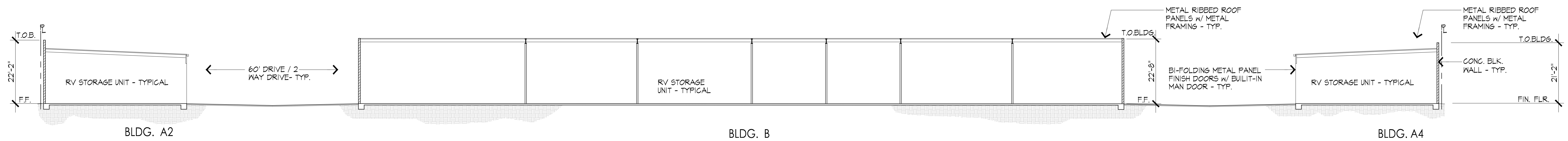
BLDG. A3 INTERIOR SOUTH ELEVATION (WEST)  
SCALE: 1" = 10'-0"



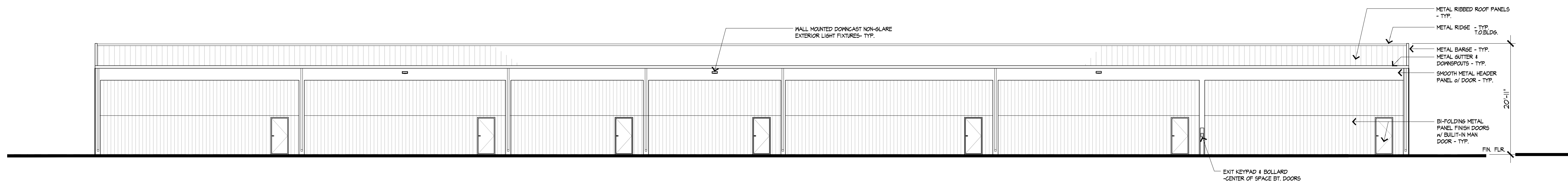
BLDG. A4 INTERIOR WEST ELEVATION (SOUTH)  
SCALE: 1" = 10'-0"



BLDG. A4 INTERIOR WEST ELEVATION (NORTH)  
SCALE: 1" = 10'-0"

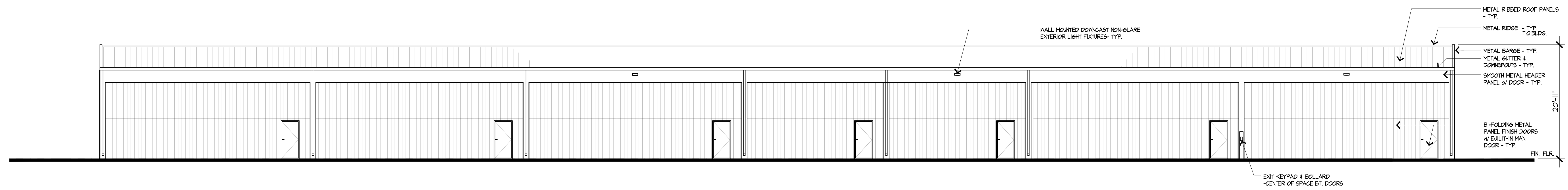


PROJECT SITE CROSS SECTION (WEST - EAST)  
SCALE: 1" = 20'-0"



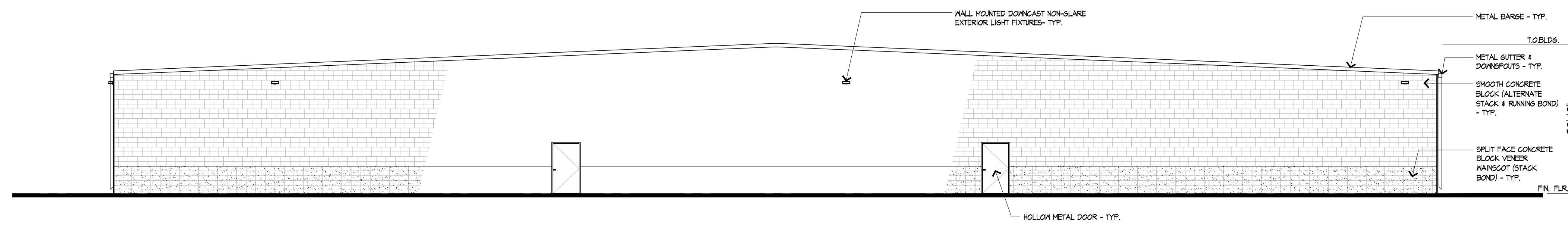
BLDG. B NORTH ELEVATION

SCALE: 1" = 10'-0"



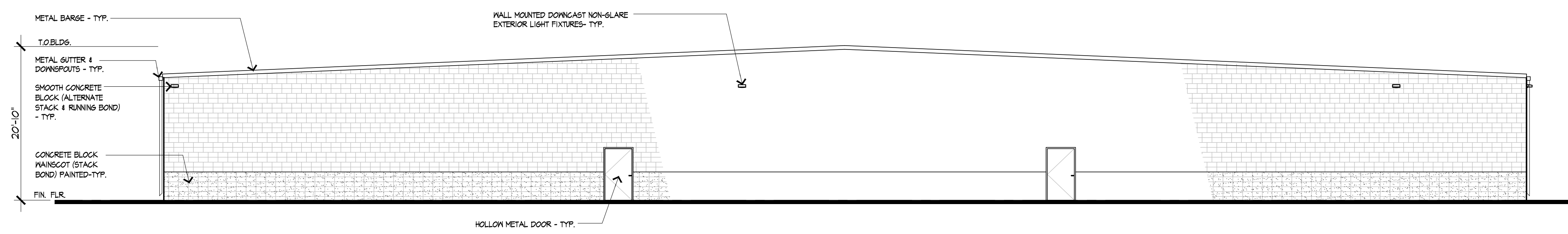
BLDG. B SOUTH ELEVATION

SCALE: 1" = 10'-0"



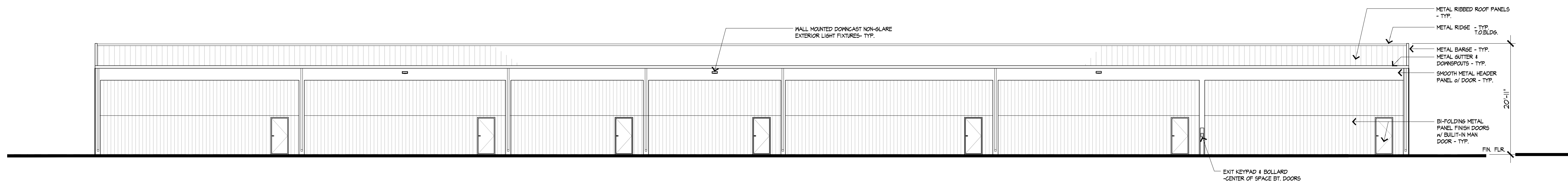
BLDG. B EAST ELEVATION

SCALE: 1" = 10'-0"

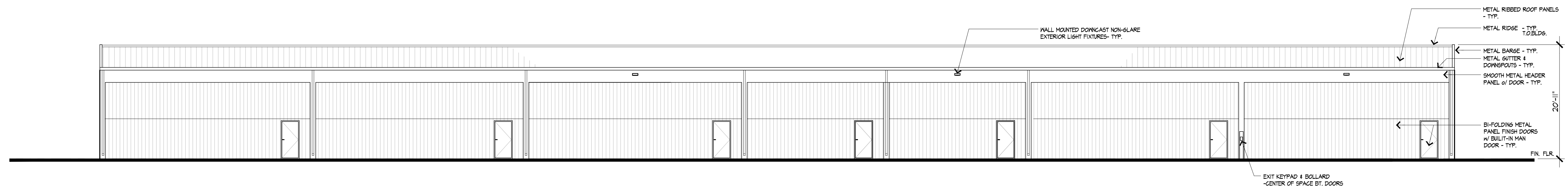


BLDG. B WEST ELEVATION

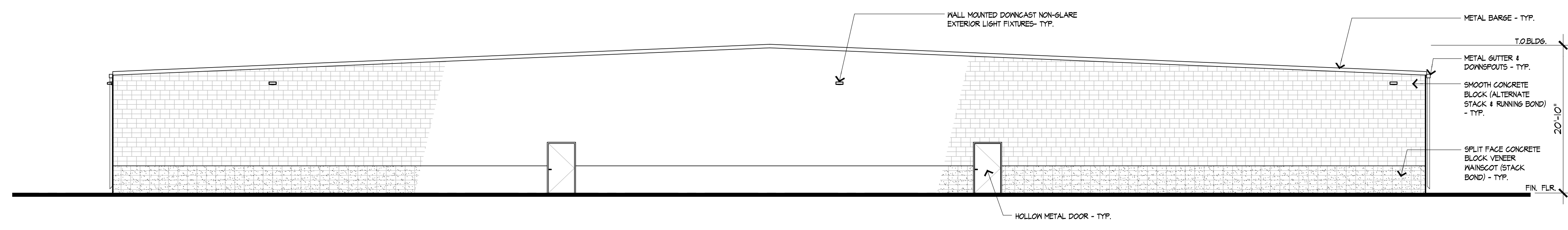
SCALE: 1" = 10'-0"



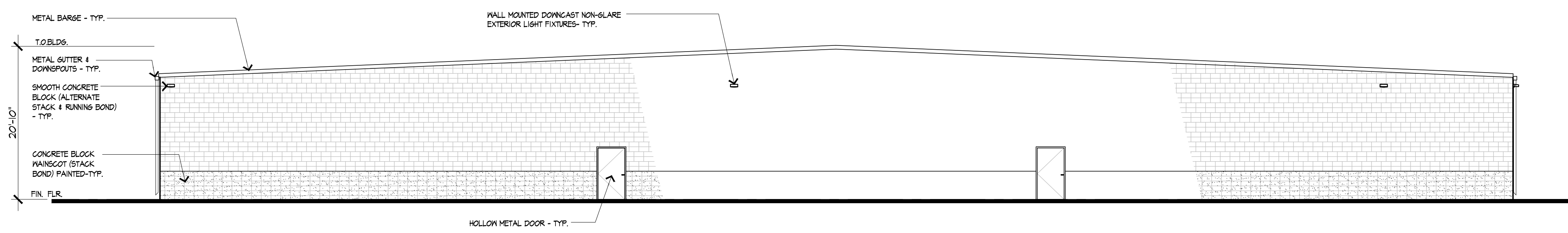
BLDG. B NORTH ELEVATION  
SCALE: 1" = 10'-0"



BLDG. B SOUTH ELEVATION  
SCALE: 1" = 10'-0"



BLDG. B EAST ELEVATION  
SCALE: 1" = 10'-0"



BLDG. B WEST ELEVATION  
SCALE: 1" = 10'-0"

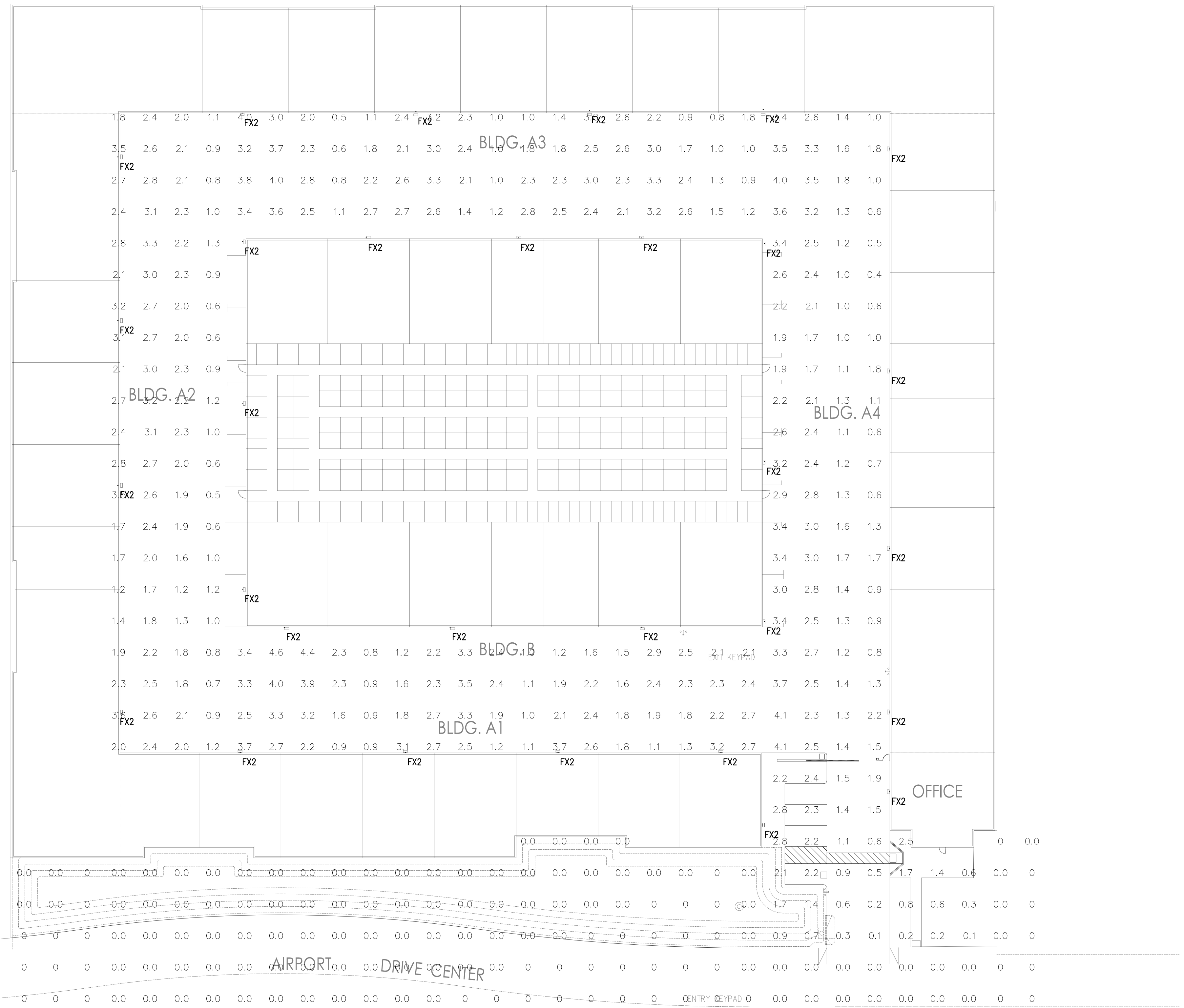


CALL-OUT NOTES:

- 1 NEW LIGHT FIXTURES TO BE WALL MOUNTED AT 20FT AFF. (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)

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

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOTCANDLES	1.40
MAXIMUM FOOTCANDLES	4.6



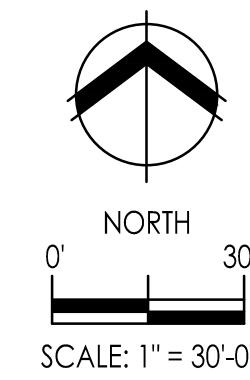
SITE PHOTOMETRIC ANALYSIS

SCALE: 1/30"=1'-0"

AIRPORT R.V. STORAGE  
PALM SPRINGS, CA

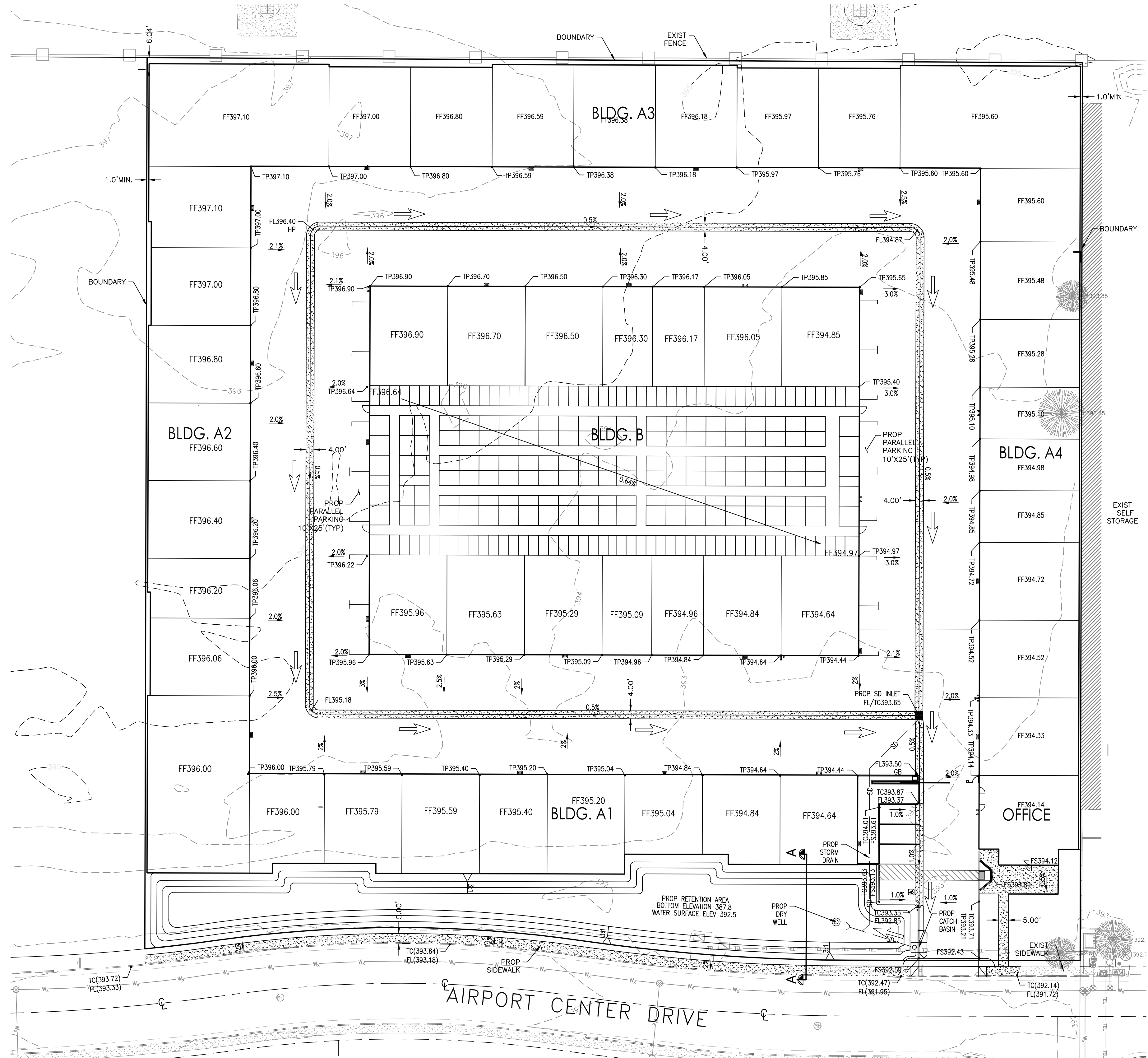
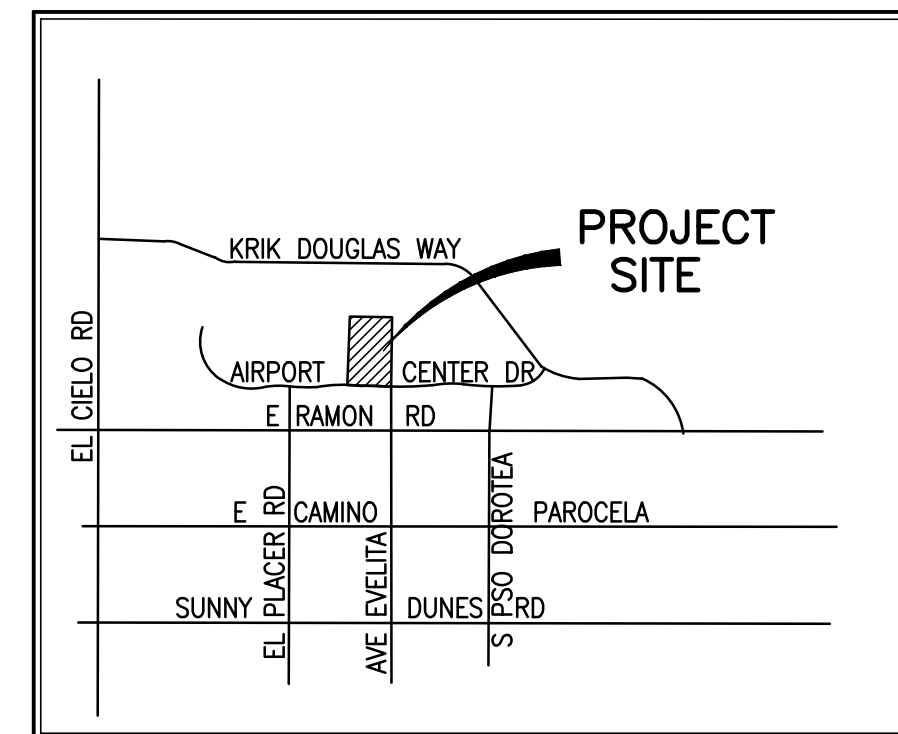
SITE PHOTOMETRIC ANALYSIS

04.18.15  
14-300



IN THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA  
**PRELIMINARY GRADING PLAN**  
 FOR  
**AIRPORT R.V. STORAGE**

PARCEL 8 OF PARCEL MAP 28907, IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
 AS PER MAP ON FILE IN BOOK 195 PAGES 89 INCLUSIVE OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.



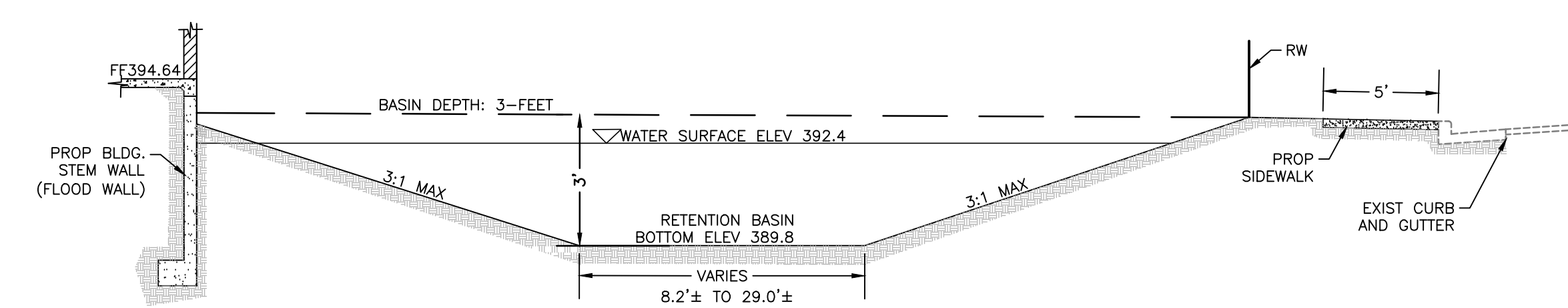
**LEGEND**

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

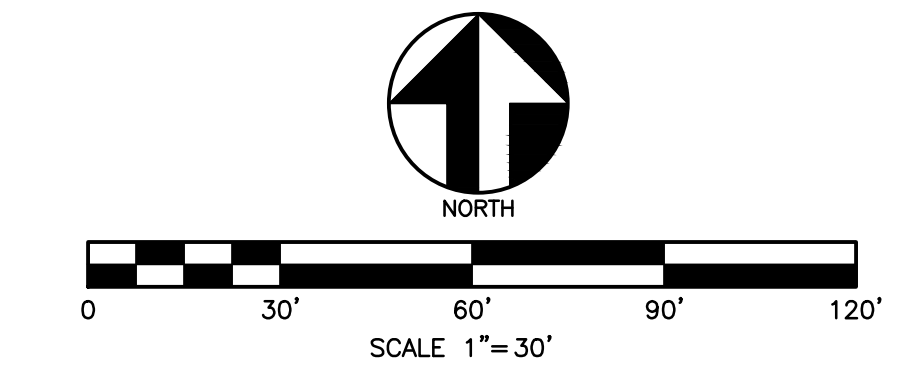
**LEGAL DESCRIPTION**  
 PARCEL 8 OF PARCEL MAP 28907, IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 195 PAGES 89 INCLUSIVE OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

**ABBREVIATIONS**

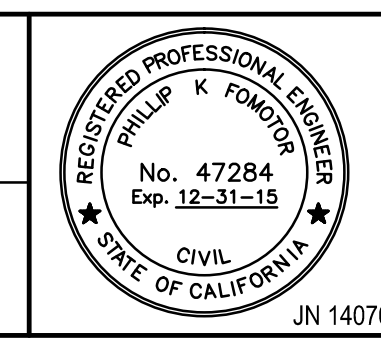
EXIST	EXISTING
MB	MAP BOOK
( )	EXISTING
TC	TOP OF CURB
TC	TOP OF GRATE
PROP	PROPOSED
SD	STORM DRAIN
FL	FLOW LINE
TP	TOP OF PAVEMENT
FF	FINISHED FLOOR
BLDG	BUILDING
PL	PROPERTY LINE
MIN	MINIMUM
TYP	TYPICAL
FS	FINISH SURFACE
DR	DRIVE
RET	RETAINING
RW	RIGHT OF WAY
GB	GRADE BREAK



**SECTION A-A**  
 NOT TO SCALE

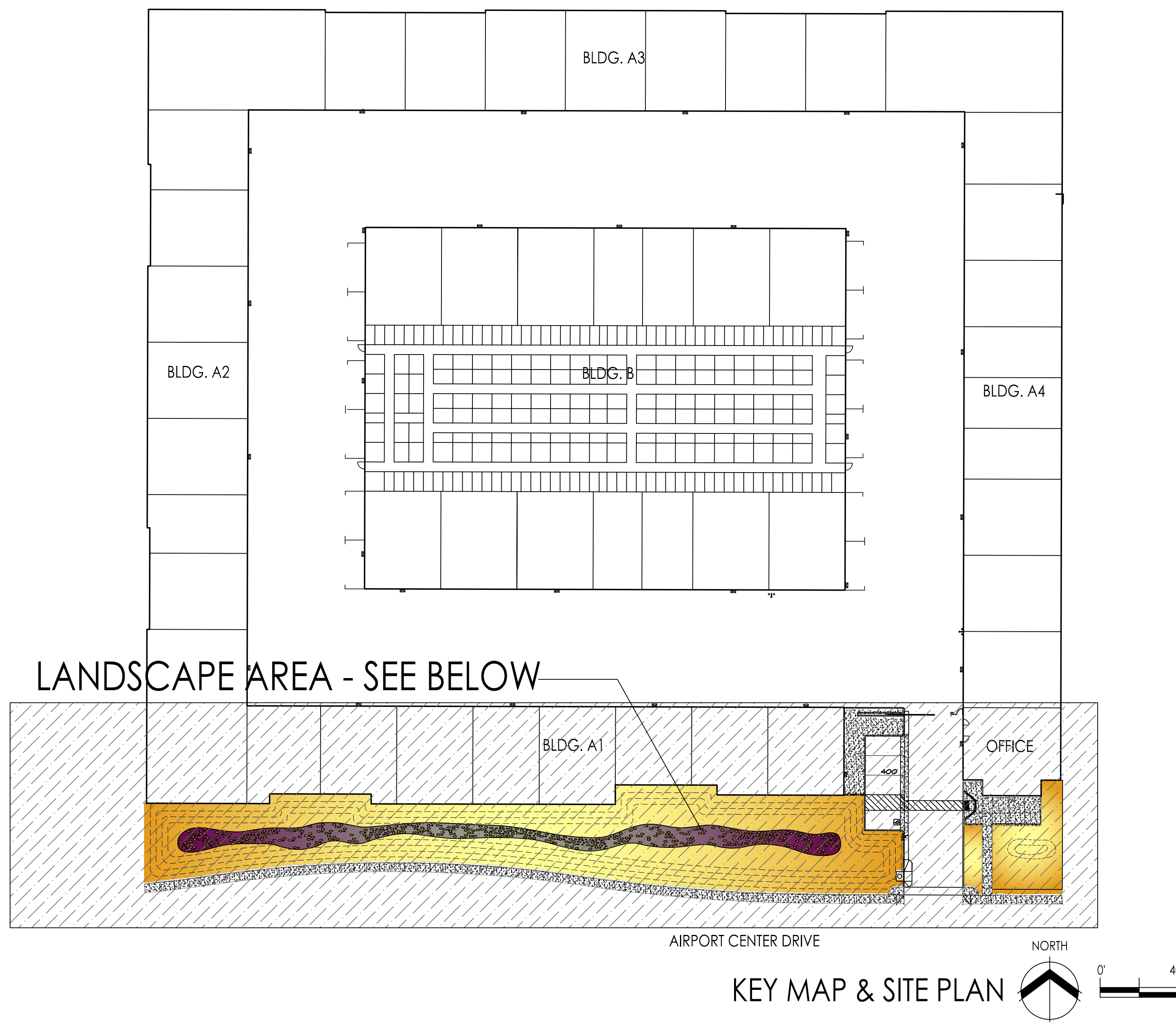


**FOMOTOR ENGINEERING**  
 225 S. CIVIC DRIVE, SUITE 1-5  
 PALM SPRINGS, CA. 92262  
 PHONE: (760) 323-1842  
 FAX: (760) 323-1742



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

PREPARATION DATE 04/09/2015	CITY OF PALM SPRINGS, STATE OF CALIFORNIA	SHEET
<b>PRELIMINARY GRADING PLAN</b>		1
FOR <b>AIRPORT R.V. STORAGE</b>		OF 1 SHTS.
APN:677-530-008		
IN THE SEC 18, T.4 S., R.5 E. OF S.B.M		



### PLANT LEGEND

#### TREES

SYM.	QTY.	NAME	SIZE	COMMENTS
	6	Acacia stenophylla Shoestring acacia	24' Box	SINGLE-TRUNK
	12	Melaleuca quinquenervia Cajeput Tree; Paperbark	24' box	MULTI-TRUNK

#### PALMS

SYM.	QTY.	NAME	SIZE	COMMENTS
	17	Washingtonia robusta Mexican Fan palm	Very Hts. 8'-14'	
	4	Chamerops humilis Mediterranean Fan Palm	24' box	Multi-Trunk

#### SHRUBS

SYM.	QTY.	NAME	SIZE	COMMENTS
	25	Acacia redolens 'Low Boy' Prostrate Acacia	5 gal.	
	14	Bougainvillea 'La Jolla' Bougainvillea	5 gal.	
	12	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	
	26	Euphorbia mill. Crown-Of-Thorns	5 gal.	
	36	Lantana m. 'Gold Mound' Lantana	1 gal.	
	12	Lantana m. 'Trailing Purple' Purple Lantana	1 gal.	
	29	Leucophyllum Frutescens Texas Sage Dwarf 'Green Cloud'	5 gal.	
	30	Muhlenbergia capillaris 'Regal mist' Regal Mist	5 gal.	
	20	Senna nemophila Green Cassia	5 gal.	

#### DESERT ACCENTS

SYM.	QTY.	NAME	SIZE	COMMENTS
	25	Agave weberii Variegated Agave	5 gal.	
	19	Dasylirion wheeleri Desert Spoon (Grey)	5 gal.	
	33	Hesperaloe parviflora Red Yucca	5 gal.	

#### GROUND COVER

SYM.	QTY.	NAME	SIZE	COMMENTS
		Granite Gravel Gray Gravel	2'-3' Diameter	Thru-out Retention Basin
		Decomposed Granite 'Mojave Gold' -3/8" minus 11% fines wetted/rolled		2' thick After Compaction
		Boulders "CRESTA" 3' to 4' Diameter		Bury 1/3 size below grade
	2750 sq. ft.	Salt River Cobble Weed Cloth Beneath		

#### PARKING SHADE ANALYSIS

TOTAL PARKING.....	845 Sqft
TOTAL TREE SHADE.....	400 Sqft.
TOTAL PARKING SHADE COVERAGE.....	47%

