



## PLANNING COMMISSION STAFF REPORT

DATE: May 27, 2015

NEW BUSINESS

SUBJECT: A MAJOR ARCHITECTURAL APPLICATION (MAJ) BY ROBERT SCHATZ, OWNER, FOR DEVELOPMENT OF A NEW HILLSIDE SINGLE FAMILY RESIDENCE ON A ROUGHLY 22,406 SQUARE FOOT LOT LOCATED AT 2379 NORTH LEONARD STREET, ZONE R-1-B. (CASE 3.3852 MAJ). (KL)

FROM: Flinn Fagg, AICP, Director of Planning Services

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### SUMMARY

This Major Architectural application is for development of a roughly 2,482 square foot single family residence with a roughly 488 square foot attached carport, a 436 square foot detached garage and a roughly 436 square foot detached casita. The garage and casita are proposed as Phase 2 construction at a later date.

### RECOMMENDATION:

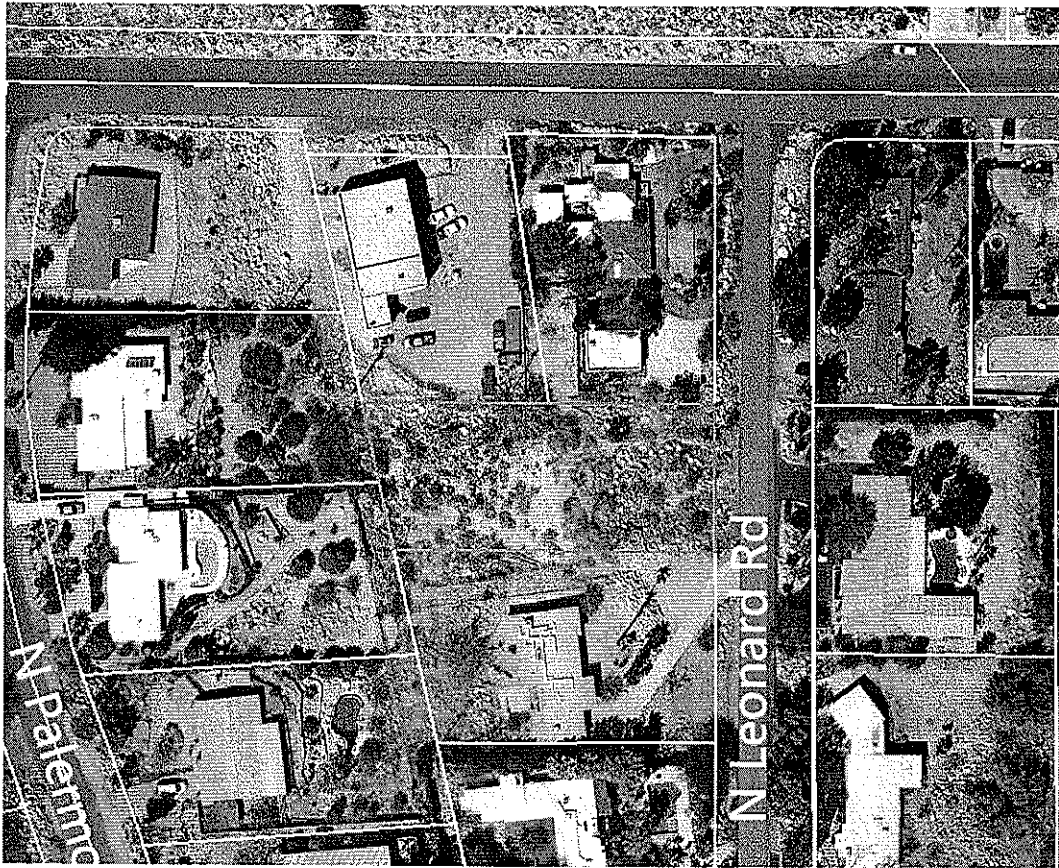
Adopt a Class 3 Categorical Exemption under CEQA and approve the project subject to conditions of approval as outlined in Exhibit "A" (attached).

### ISSUES:

- The lot rises in elevation from the street to the rear property line almost twenty (20) feet, thus the pad elevation for the main house is roughly eighteen (18) feet above the crown of the street at Leonard Road.

### BACKGROUND:

The subject site is an unimproved vacant lot in a hillside area located on the north side of the City. There are a number of existing single family homes in the vicinity. The lot slopes upward from east to west with considerable grade increase. The site is currently vacant and has never been developed.



AERIAL VIEW OF 2379 NORTH LEONARD ROAD

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
May 11, 2015	The Architectural Advisory Committee voted to recommend approval by the Planning Commission.

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

<i>Field Check</i>	
May 19, 2015	Staff visited site to observe existing conditions

<i>Notification</i>	
April 20, 2015	Notice of receipt of hillside application sent to adjacent property owners
May 18, 2015	Notice of Planning Commission meeting to consider the project.

<i>Site Area</i>	
Net Lot Area	23,522-square feet

**ANALYSIS:**

The applicant proposes a single story wood frame, steel and stucco single family residence with associated pool, landscaping, and a detached garage and casita. The home is proposed in a contemporary style with wide cantilevered eaves on both east and west elevations.

The landscape palette is comprised of drought-tolerant plants in a naturalized design, taking advantage of the rocky site conditions.

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

**DEVELOPMENT STANDARDS:**

	<b>R-1-B</b>	<b>Proposed Project</b>
Lot Area	15,000 sq. ft.	23,522 sq. ft. (conforms)
Lot Width	120 feet	110 feet (legal non-conforming)
Lot Depth	120 feet	Average 200 feet (conforms)
Front Yard	25 feet	25 feet to garage, 160 feet to house (conforms)
Side Yard	10 feet	10 feet (conforms)
Rear Yard	15 feet	20 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	15' feet from established pad height to eave; 18 feet to top of chimney – hillside (conforms)
Bldg. Coverage	35% lot coverage	20% (conforms)
House / Garage	1,500 – sq ft	4,879 - sq. ft. (conforms)
Off-street parking	2 covered spaces	4 covered provided (conforms)

**PROJECT DESCRIPTION:**

The project is a single family home with a detached casita and two car garage. The home is contemporary in its architecture, with a dramatic V-shaped roof and wide cantilevered eaves off the east and west facades. A paved terrace runs across the front

of the home overlooking a front-loaded pool, spa and adjacent bocce ball court. The home is sited to take advantages of the easterly views of the valley.

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

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

1	Does the proposed development provide a desirable environment for its occupants?	Yes	The project proposes an ample sized home with generous covered terrace landscaping.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The surrounding neighborhood includes similar single-family hillside residences in a variety of architectural styles.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The home is proposed in sand finish stucco and neutral colors with yellow accent.
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	The proposed home is sited to minimize the amount of cut and fill and grading on the lot and to take advantage of the views.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The proposed home is harmonious with the eclectic styles that already exist in this neighborhood.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	The proposed residence conforms to the development standards of the zone. The pad height is significantly higher than the crown of road.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The building is proposed in neutral grey tones, harmonious materials and is sited appropriately for this hillside location.

8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The proposed materials, colors and other components of the building are adequate.
9	Consistency of composition and treatment	Yes	There is consistency in the composition and treatment of the building as proposed.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	The proposed landscape plan to includes desert appropriate plants and roughly 300 square feet of Burmuda Grass.

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

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

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

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

- ii. *Size of building pads,*

Building pad is minimal in area in order to accommodate the home and modest pool and precast paver terrace.

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

The building is generally composed in a compact floor plan on a slab on grade. It is contemporary in design and is proposed in muted grey tones with yellow accent along the fascia.

- iv. *Screening of parking areas,*

A covered carport is integrated with the structure of the proposed home. A second parking area, detached garage<sup>1</sup> and casita are proposed closer to the street as a future phase and are screened from street view by a palo verde tree and shrubs.

v. *Landscaping plans,*

The landscape proposes indigenous trees, shrubs and ground covers and water efficient plant choices in a naturalized landscape design. A small strip of Bermuda grass turf is proposed along the west side of the home of approximately 300 square feet. Precast pavers are proposed for the entire driveway and parking areas.

vi. *Continuity with surrounding development,*

The neighborhood in which the proposed home is located has an eclectic variety of architectural styles, many of which are contemporary. The proposed structure is simple and contemporary in its design and will likely be an attractive addition to the existing residential development in the vicinity.

vii. *Sensitivity to existing view corridors;*

The home is placed near the westerly side of the lot to allow pool and play areas to face eastward toward views down the valley. The proposed home will not impact views from adjacent homesites.

ENVIRONMENTAL DETERMINATION:

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

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

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<sup>1</sup> Garages may be detached on hillside lots.

CONCLUSION:

The proposed home is compact yet spacious in its design. The V-shaped roof and generous use of glass, complement the otherwise simple, clean architecture of the structures. It is well-sited, uses native plants and trees, and minimally disturbs the natural rocky characteristics of the site.



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Ken Lyon, RA,  
Associate Planner



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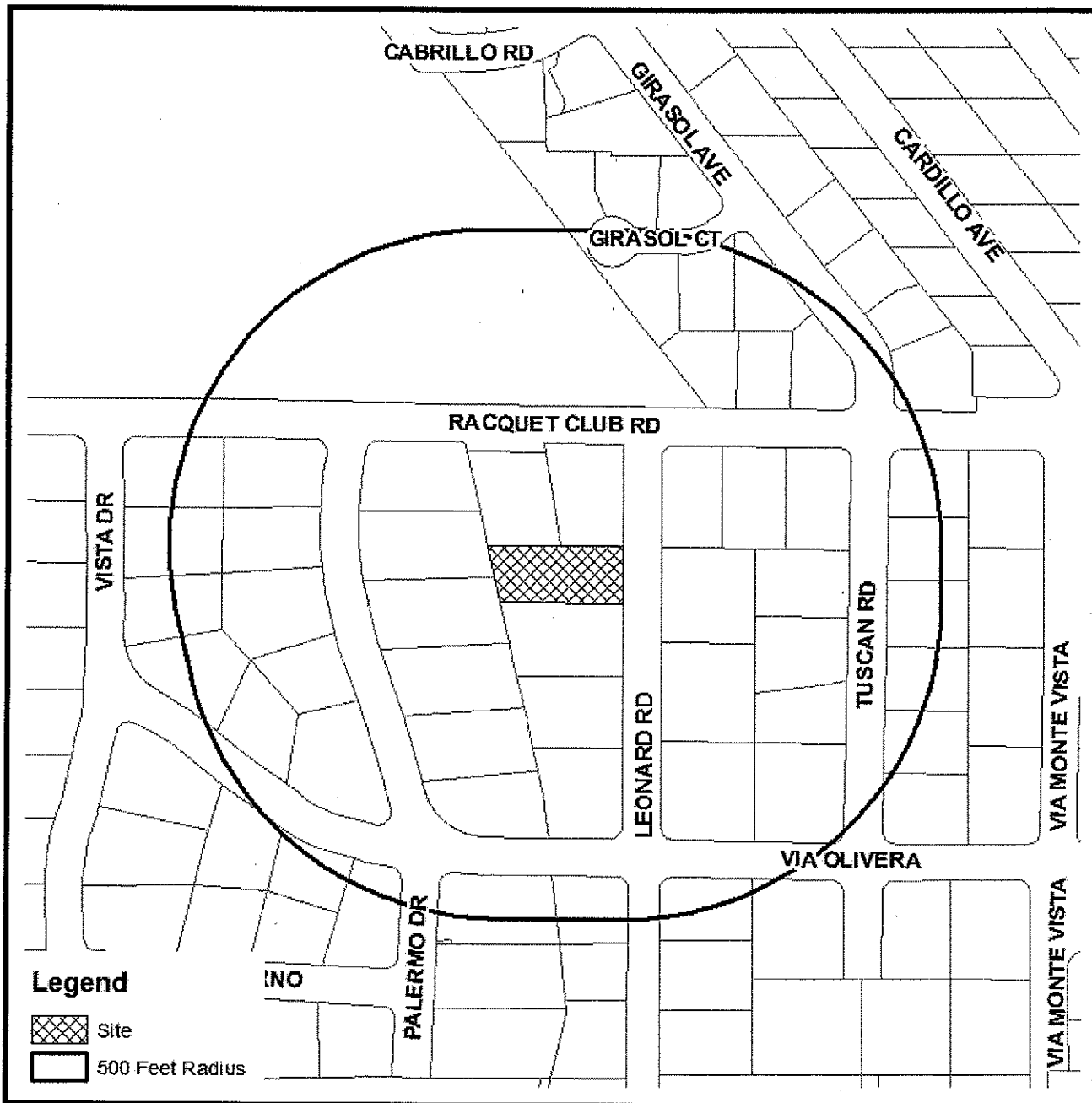
Flinn Fagg, AICP, Director  
Department of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions
3. Plans and Elevations.
4. Site Photos



# Department of Planning Services Vicinity Map



### Legend

-  Site
-  500 Feet Radius

CITY OF PALM SPRINGS



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3852 MAJ, A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2379 NORTH LEONARD ROAD, ZONE R-1-B.

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

WHEREAS, on May 11, 2015, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission, and

WHEREAS, on March 27, 2015, a public meeting to consider Case 3.3852 MAJ was held by the Planning Commission in accordance with applicable law, and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class 3 exemption (New structures) pursuant to Section 15303 of the CEQA Guidelines, and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

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

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

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

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

**Section 3 Guidelines for Hillside Development (PSZC 93.13.00)**

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

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

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

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

*ii. Size of building pads,*

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

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

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

*iv. Screening of parking areas,*

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

*v. Landscaping plans,*

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

*vi. Continuity with surrounding development,*

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

*vii. Sensitivity to existing view corridors;*

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

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.3852 (MAJ) for construction of a single-family residence with detached garage and casita on a hillside lot subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 27th day of May, 2015.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Flinn Fagg, AICP  
Director of Planning Services

RESOLUTION NO. \_\_\_\_\_

**EXHIBIT A**

Case 3.3852 MAJ  
Schatz Residence  
2379 North Leonard Road

May 27, 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 3.3852 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 March 26, 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 3.3852 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 Architectural Application (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

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

## **ENVIRONMENTAL ASSESSMENT CONDITIONS**

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).
- 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)

- ENV 5. 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. 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 4. 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 5. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.

PLN 6. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.

## ENGINEERING DEPARTMENT CONDITIONS

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

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

### STREETS

ENG 1. The Engineering Division recommends deferral of off-site improvement items (identified as "**Deferred**") at this time due to lack of full improvements in the immediate area. The owner shall execute a street improvement covenant agreeing to construct all required street improvements upon the request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner(s) prior to approval of the Grading Plan or issuance of grading or building permits. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the covenant is submitted shall be paid by the applicant prior to issuance of any grading or building permits.

ENG 2. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

ENG 3. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits. "**Deferred**"

### LEONARD ROAD

ENG 4. Construct a 6 inch curb and gutter, 18 feet west of centerline along the entire frontage, in accordance with City of Palm Springs Standard Drawing No. 200. "**Deferred**"

- ENG 5. Construct a 6 inch concrete driveway, unless otherwise approved by the City Engineer, from the property line to the existing edge of pavement.
- ENG 6. Construct a driveway approach in accordance with City of Palm Springs Standard Drawing No. 201. **"Deferred"**
- ENG 7. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210. **"Deferred"**
- ENG 8. Construct pavement with a minimum pavement section of 2 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 Leonard Road 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. **"Deferred"**
- ENG 9. Construct 2 inch asphalt concrete pavement over compacted native subgrade or install appropriate landscaping and ground cover to provide adequate dust control measures, meeting the approval of the Director of Planning Services and City Engineer, from edge of pavement to property line along the entire frontage, excluding approved driveway locations.
- ENG 10. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

#### SANITARY SEWER

- ENG 11. All sanitary facilities shall be connected to the public (or private) sewer system (via the proposed on-site private sewer system). New laterals shall not be connected at manholes.
- ENG 12. Existing sewer plans for Leonard Road are approved and on file (see Files 1D-1-58, Dated 7-7-83). If used for construction, the approved sewer plans shall be revised to reflect current "as-built" or record conditions adjacent to and on-site, as well as to include construction of current City standards, and submitted to the

Engineering Division for review and approval. Otherwise, new sewer improvement plans prepared by a California Registered Civil Engineer shall be submitted to the Engineering Division for review and approval. The new or revised sewer improvement plans shall be approved by the City Engineer prior to issuance of any grading or building permits.

- ENG 13. Construct an 8 inch V.C.P. sewer main from Racquet Club Road and south on Leonard Road across the entire project frontage located 5 feet from centerline or as required by the City Engineer and connect to the public sewer system. All sewer mains constructed by the applicant and to become part of the public sewer system shall be digitally video recorded by the City prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- ENG 14. Applicant shall pay a sewer assessment fee of \$184.94 in accordance with the terms of the Racquet Club Road Sewer Construction Refund Agreement between the City of Palm Springs and the Pirozzi Family Trust Established November 30, 1992, Sewer Agreement No. 6253. The fee shall be paid to the City of Palm Springs prior to issuance of a building permit.
- ENG 15. Costs associated with design and construction of the off-site sewer extension may be reimbursed, pursuant to a Sewer Construction Refund Agreement approved by the City Council, in accordance with the policies established by Resolution 13773, and amended by Resolution 15975. Following completion and acceptance of the off-site sewer extension by the City Engineer, if reimbursement is requested in writing by the applicant, the applicant shall submit a formal request for preparation of a Sewer Construction Refund Agreement and a \$2,500 deposit for City staff time associated with the preparation of the Sewer Construction Refund Agreement, including City Attorney fees. The applicant shall be responsible for payment of all associated staff time and expenses necessary in the preparation and processing of the Sewer Construction Refund Agreement with the City Council, and shall submit additional deposits as necessary when requested by the City, which are included in the amount that may be reimbursed to the applicant through the Sewer Construction Refund Agreement. The Sewer Construction Refund Agreement is subject to the City Council's review and approval at a Public Hearing, and its approval is not guaranteed nor implied by this condition.

ENG 16. Upon completion of the construction of public sewer lines, an as-built drawing in digital format shall be provided to the City as required by the City Engineer, if the sewer was not constructed in accordance with the original approved sewer plans.

## GRADING

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.

ENG 17. 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 18. 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 19. 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 20. 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 21. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 22. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre (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 23. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 24. The applicant shall provide pad (or finish floor) elevation certifications for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Division prior to construction of any building (or structure) foundation.
- ENG 25. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant

Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

#### DRAINAGE

- ENG 26. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).
- ENG 27. The project is subject to flood control and drainage implementation fees pursuant to Resolution 14082. The acreage drainage fee at the present time is \$6511.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

#### GENERAL

- ENG 28. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.
- ENG 29. All proposed utility lines shall be installed underground.
- ENG 30. The record property owner shall enter into a covenant agreeing to underground all of the existing overhead utilities required by the Municipal Code in the future upon request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner and submitted to the City Engineer prior to issuance of a grading permit. A current title report or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the covenant is submitted shall be paid by the applicant prior to issuance of any grading or building permits.
- ENG 31. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

- ENG 32. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 33. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 34. Nothing shall be constructed or planted in the corner cut-off area of any (intersection or) driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 35. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

#### TRAFFIC

- ENG 36. 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 37. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.
- ENG 38. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

## **FIRE DEPARTMENT CONDITIONS**

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

FID 1. These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan received and dated March 12, 2015, including delta 2 changes dated April 27, 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. Buildings and Facilities (CFC 503.1.1): Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

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

FID 5. Fire Apparatus Access Road Dimensions (CFC 503.2.1): Fire apparatus access roads shall have an unobstructed width of not less than 24 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Variance issued for 20' wide apparatus access road for driveway portion

FID 6. Dead Ends (CFC 503.2.5): Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 45 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9-4-02.

FID 7. Surface (CFC 503.2.3): Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

FID 8. NFPA 13D Fire Sprinklers Required: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2013 Edition, as modified by local ordinance.

FID 9. Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers - R-3 & Household Fire Alarm System (CFC 907.2.11.2, CRC R314 & R315 and California Health & Safety Code 17926): Provide and Install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped

with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm or the fire sprinkler flow switch will cause all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.

- FID 10. Audible Residential Water Flow Alarms - NFPA 13D Fire Sprinklers & Household Fire Alarm System (CFC 903.4.2): An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. It shall be powered by the household fire alarm system. The horn/strobe shall be outdoor rated.

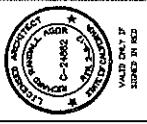
END OF CONDITIONS

# A NEW HOME FOR: JAN & ROBERT SCHATZ

## 2379 LEONARD ROAD PALM SPRINGS, CA. 92262

REVISIONS BY	DATE	DESCRIPTION

**KAYRABD ASSOCIATES**  
ARCHITECT  
RANDY AGDR  
RABBS N. EL CIELO, STE. 140-149  
PALM SPRINGS, CA. 92262  
PHONE: 760-327-8926  
FAX: 760-327-8926  
E-MAIL: KAYRABD@ATTN.COM



**NEW HOME FOR**  
JAN & ROBERT SCHATZ  
2379 LEONARD ROAD  
PALM SPRINGS, CA. 92262  
PHONE: 760-327-8926  
FAX: 760-327-8926  
E-MAIL: KAYRABD@ATTN.COM

RANDY AGDR  
DATE: 3-12-2015  
JOB NO.: 115-0980  
SHEET: C

### TABLE OF CONTENTS:

- C COVER SHEET
- SITE SITE PLAN / EXISTING CONTOURS
- C-1 GRADING PLAN NOTES
- C-2 GRADING / DRAINAGE PLAN
- L-1 LANDSCAPE PLAN
- A-1 FLOOR PLAN
- A-2 SITE SECTION, SOOTH ELEVATION
- A-3 ELEVATIONS
- A-4 EXTERIOR FINISHES
- C-1 CASTA / GARAGE PLAN & ELEVATIONS

### SCOPE OF WORK

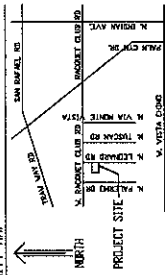
BUILD NEW HOME WITH GARAGE, SPA, BENCH, INFINITY POOL, TERRACE, PATIO, BASKETBALL COURT, LANDSCAPE, TO BE ASSESS WITH LANDSCAPE LANSING ENGINEERING, TO BE SUBMIT ON A LATER DATE IN A LOWER LEVEL.

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**UNAUTHORIZED CHANGES & USES**  
CAUTION: THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ARCHITECT.

### GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE CITY OF PALM SPRINGS.
2. THE GENERAL CONTRACTOR AND ALL OF THE SUB-CONTRACTORS SHALL BE INFORMED AND HAVE A THOROUGH KNOWLEDGE OF ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS AS THEY RELATE TO THESE PLANS AND THE PREPARED AND EXISTING SITE CONDITIONS BEFORE STARTING ANY WORK.
3. NOTIFY KAYRABD ASSOCIATES OF ANY AND ALL DISCREPANCIES FOUND IN THESE PLANS.
4. LANDSCAPING SHALL BE INSTALLED PRIOR TO REQUEST FOR FINAL INSPECTION. HAVE A TRAMPERS LOGS ON THE PROJECT WHILE THE FIELD INSPECTOR HAS APPROVED IT.
5. PROVIDE GARDEN KEEPS WITH ADJUSTABLE SPRAY NOZZLES FOR FIRE PROTECTION DURING CONSTRUCTION. GARDENS MUST BE ABLE TO REACH ALL AREAS OF CONSTRUCTIBLE CONSTRUCTION.
6. PROVIDE GARDEN KEEPS WITH ADJUSTABLE SPRAY NOZZLES FOR FIRE PROTECTION DURING CONSTRUCTION. GARDENS MUST BE ABLE TO REACH ALL AREAS OF CONSTRUCTIBLE CONSTRUCTION.
7. PROVIDE GARDEN KEEPS WITH ADJUSTABLE SPRAY NOZZLES FOR FIRE PROTECTION DURING CONSTRUCTION. GARDENS MUST BE ABLE TO REACH ALL AREAS OF CONSTRUCTIBLE CONSTRUCTION.

### VICINITY MAP



### CAL GREEN REQUIREMENTS

CONTRACTOR TO REFER TO CAL GREEN REQUIREMENTS LISTED IN SHEET SITE AND COMPLY WITH ALL REQUIREMENTS AS PERTAIN TO THIS PROJECT.

### PROJECT DATA

**PROJECT ADDRESS**  
2379 LEONARD ROAD  
PALM SPRINGS, CA. 92262

**PROJECT DATA**  
SQUARE FOOTAGE SUMMARY:  
RESIDENCE: 2,439 SQ. FT.  
REAR PORCH: 44 SQ. FT.  
GARAGE: 400 SQ. FT.  
TOTAL: 3,283 SQ. FT.

**REFERENCE CODES:**  
SBC 03A  
SBC 03B  
SBC 03C  
SBC 03D  
SBC 03E  
SBC 03F  
SBC 03G  
SBC 03H  
SBC 03I  
SBC 03J  
SBC 03K  
SBC 03L  
SBC 03M  
SBC 03N  
SBC 03O  
SBC 03P  
SBC 03Q  
SBC 03R  
SBC 03S  
SBC 03T  
SBC 03U  
SBC 03V  
SBC 03W  
SBC 03X  
SBC 03Y  
SBC 03Z

### BUILDING DATA

**DEPARTMENT:** V-E  
**TYPE OF CONSTRUCTION:** V-E  
**STORIES:** 1  
**TOTAL BUILDING AREA:** 3,283 SQ. FT.

**TITLE 24 ENERGY CALCS**  
RICK S. WALKER  
2004 - 2009, D.K.  
7790 LOS MONTANA  
PALM SPRINGS, CA 92262  
760-345-1234  
760-345-1234 - FAX

### CITY REQUIREMENTS:

1. ALL CONTRACTORS SHALL HAVE A CURRENT VALID CITY OF PALM SPRINGS MUNICIPAL CODE.
2. ALL CONTRACTORS AND/OR OWNER-BUILDERS MUST SUBMIT CERTIFICATE OF WORKERS COMPENSATION INSURANCE TO THE CITY OF PALM SPRINGS.
3. GENERAL CONTRACTORS AND/OR OWNER-BUILDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES FOR FINAL INSPECTION FOR PALM SPRINGS ORDINANCE.
4. APPROVED TEMPORARY SANITARY FACILITIES, O.C. CHEMICAL STORAGE, AND OTHER NECESSARY UTILITIES SHALL BE REQUESTED FOR FIRST INSPECTION HEALTH & SAFETY CODE, SEC 5416 AS PER THE PALM SPRINGS MUNICIPAL CODE.
5. CONTRACTOR AND/OR OWNER SHALL PROVIDE A TRASH BIN TO INSURE PROPER CLEAN-UP OF THE BUILDING MATERIALS.
6. STORAGE OF BUILDING MATERIALS OR DEBRIS SHALL BE ADJACENT TO TRASH BIN. TRASH BIN SHALL NOT BE UTILIZED FOR OTHER PURPOSES. TRASH BIN SHALL BE MAINTAINED IN A CLEAR CONDITION AT ALL TIMES.
7. ADDRESS NUMBERS SHALL COMPLY WITH THE EXISTING CODE.
8. SCHOOL TAX FEES MUST BE PAID PRIOR TO THE ISSUANCE OF YOUR BUILDING PERMIT.
9. THE TRAFFIC CONTROL MITIGATION PLAN MUST BE CHECKED WITH THE DEPARTMENT OF PUBLIC WORKS FOR THE APPROPRIATE FEES.
10. THE INSTALLATION OF MECHANICAL WORK SUCH AS FURNISHING ELECTRICAL HEATING OR REFRIGERATION WHICH REQUIRES SEPARATE PERMITS.

### OWNER

JAN & ROBERT SCHATZ  
2379 LEONARD ROAD  
PALM SPRINGS, CA. 92262

### CONSULTANTS:


**STRUCTURAL ENGINEER**  
RICK S. WALKER  
ENGINEER LICENSE 22446  
7790 LOS MONTANA  
PALM SPRINGS, CA 92262  
760-345-1234 - PHONE  
760-345-1234 - FAX  
ep@epmcc.com - E-MAIL

### CONSTRUCTION SCHEDULE:

START DATE: MAY 1 THRU SEPTEMBER 30  
OCTOBER 1 THRU APRIL 30  
SUNDAY-FRIDAY 8:00AM-5:00PM  
SATURDAY 8:00AM-12:00PM  
SUNDAY NOT ALLOWED  
HOLIDAYS NOT ALLOWED  
VEGETATION OF THE ABOVE WORK AREA IS A CRITICAL EFFORT UNDER RANGE HOUSING MUNICIPAL CODE.

REVISIONS	BY	DATE

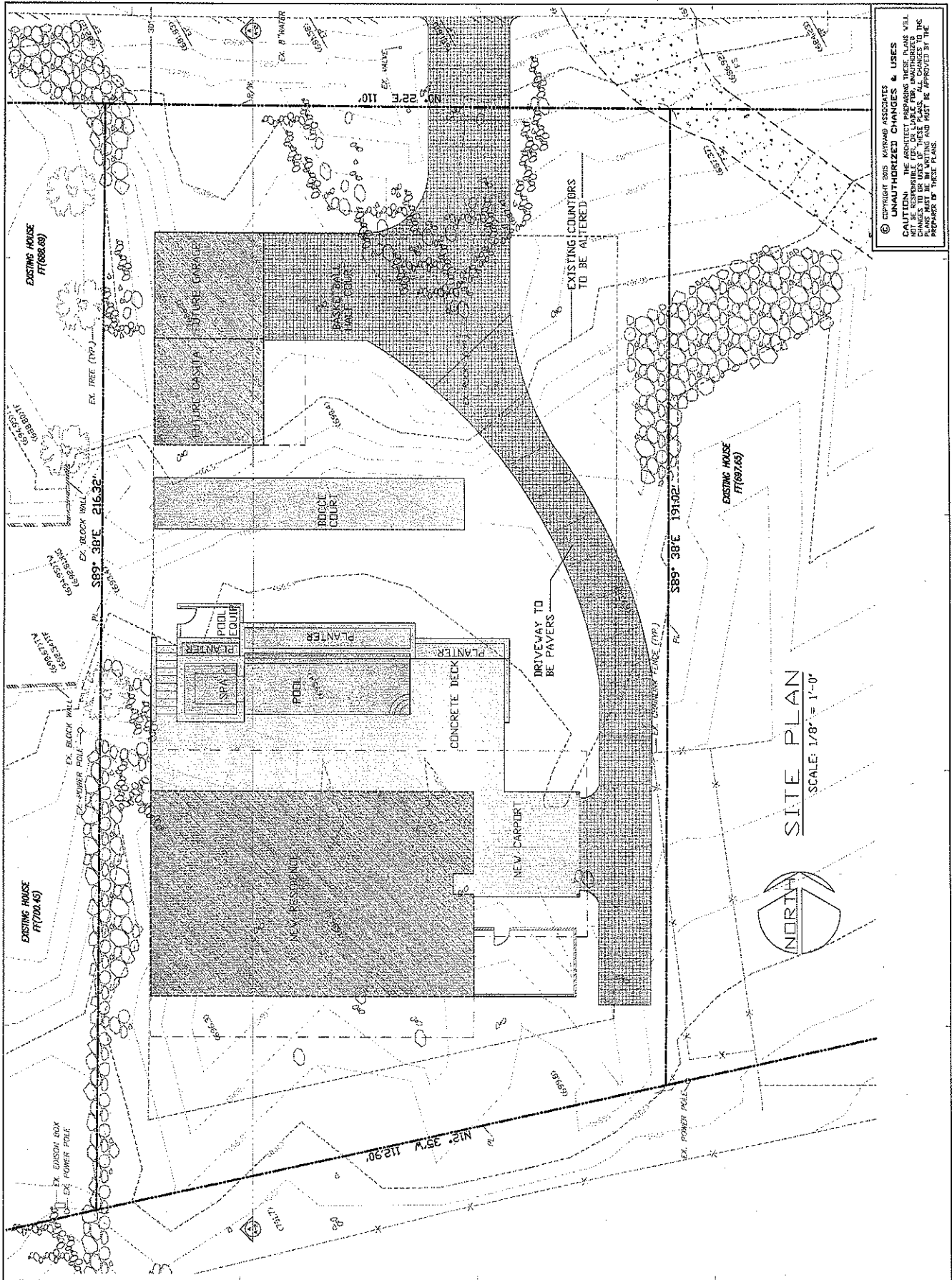
**KAYRAND ASSOCIATES**  
**RANDY AGOR**  
 ARCHITECT  
 955 N. EL CIELO, STE. 140-143  
 PALM SPRINGS, CA 92262  
 PHONE 760-327-8939  
 E-MAIL: kayrand@aol.com



VALID ONLY IF  
 SIGNED IN RED

**LAN LEONARD & ROBERT SCHATZ**  
 A NEW HOME FIRM  
 2379 LEONARD ROAD  
 PALM SPRINGS, CA 92262  
 310-770-0120 | PHONE  
 cuxkjalab@aol.com - E-MAIL

**DRAWN BY**  
 RANDY AGOR  
**DATE**  
 2-15-2015  
**SHEET**  
 115-5810  
**SITE**




**CAUTION:** UNAUTHORIZED CHANGES & USES  
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**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



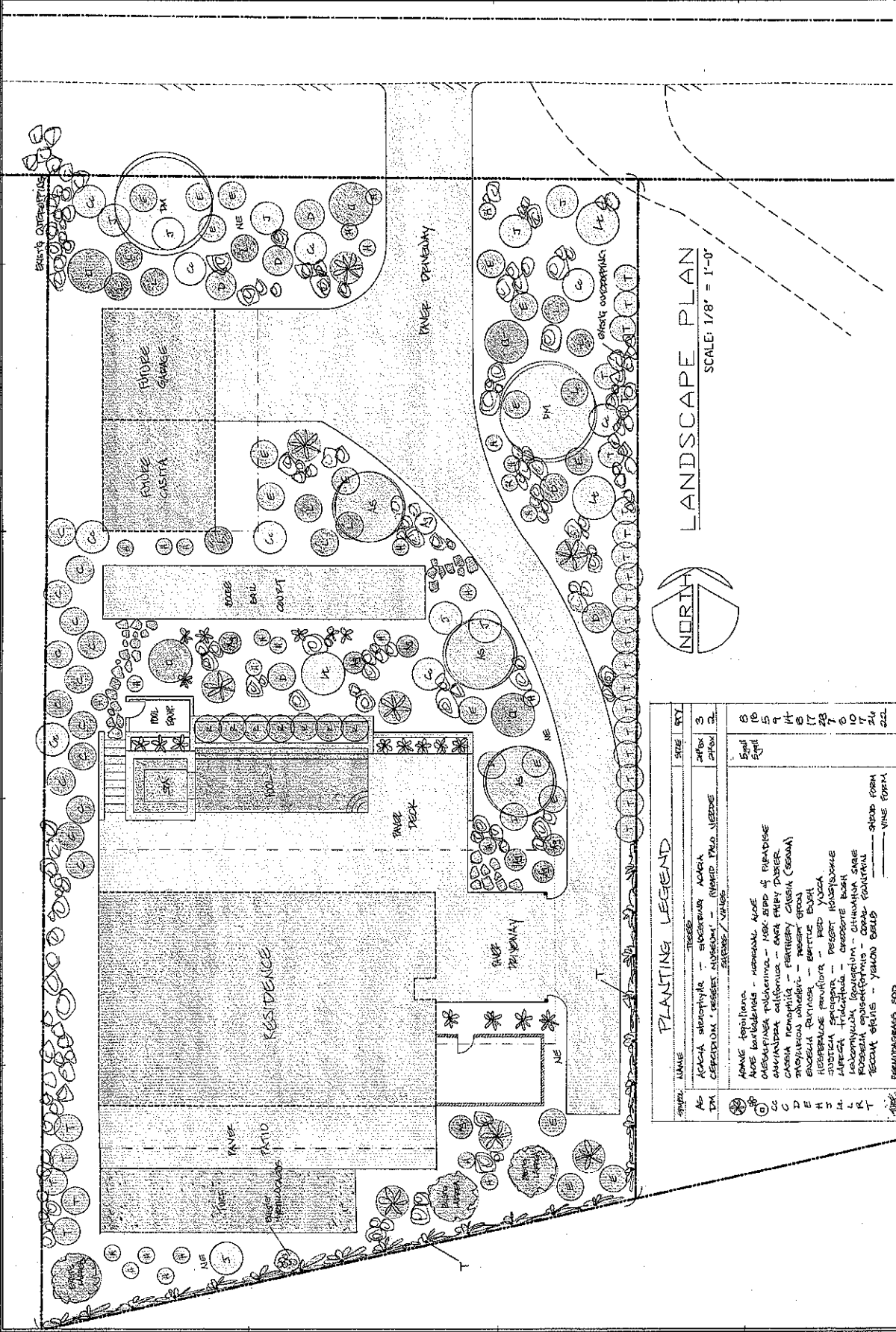


REVISIONS BY	


  
 RANDY AGOR ARCHITECT  
 333 N. EL FIELD ST. #40-143  
 PALM SPRINGS, CA 92262  
 PHONE 760-327-8333  
 E-MAIL: kayrand@rcd.com

A NEW HOME FOR  
 LANZ & ROBERT SCHATZ  
 3079 LEONARD ROAD  
 PALM SPRINGS, CA 92262  
 310-770-0120 | PHONE  
 CUXOICL@b000L.COM | E-MAIL

DESIGNED BY	RANDY AGOR
DATE	1-25-2015
JOB NO.	115-980
SHEET	L-1



LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"



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TYPE	NAME	SIZE	QTY
A	ACACIA SERRATIFOLIA - SIERRA ACACIA	24" x 30"	3
DM	CERATOPHYLLUM 'DESERT MUSEUM' - DESERT PALM NEEDLES	24" x 30"	2


  

TYPE	NAME	SIZE	QTY
B	AGAVE REPOLITANA - MONSIEUR AGAVE	18" x 24"	16
C	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
D	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
E	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
F	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
G	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
H	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
I	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
J	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
K	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
L	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
M	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
N	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
O	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
P	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
Q	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
R	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
S	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
T	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
U	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
V	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
W	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
X	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
Y	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16
Z	AGAVE PARVIFLORA - MONSIEUR AGAVE	18" x 24"	16

BUSHES FROM SITE  
 BUCKWHEAT STRAWBERRY - 18" x 24"  
 BUCKWHEAT STRAWBERRY

REVISIONS BY	

**KAYRAND ASSOCIATES**  
**RANDY AGOR ARCHITECT**  
 255 N. EL CIELO, STE. 140-143  
 PALM SPRINGS, CA, 92262  
 PHONE 760-327-8833  
 E-MAIL kayrand@kayrand.com

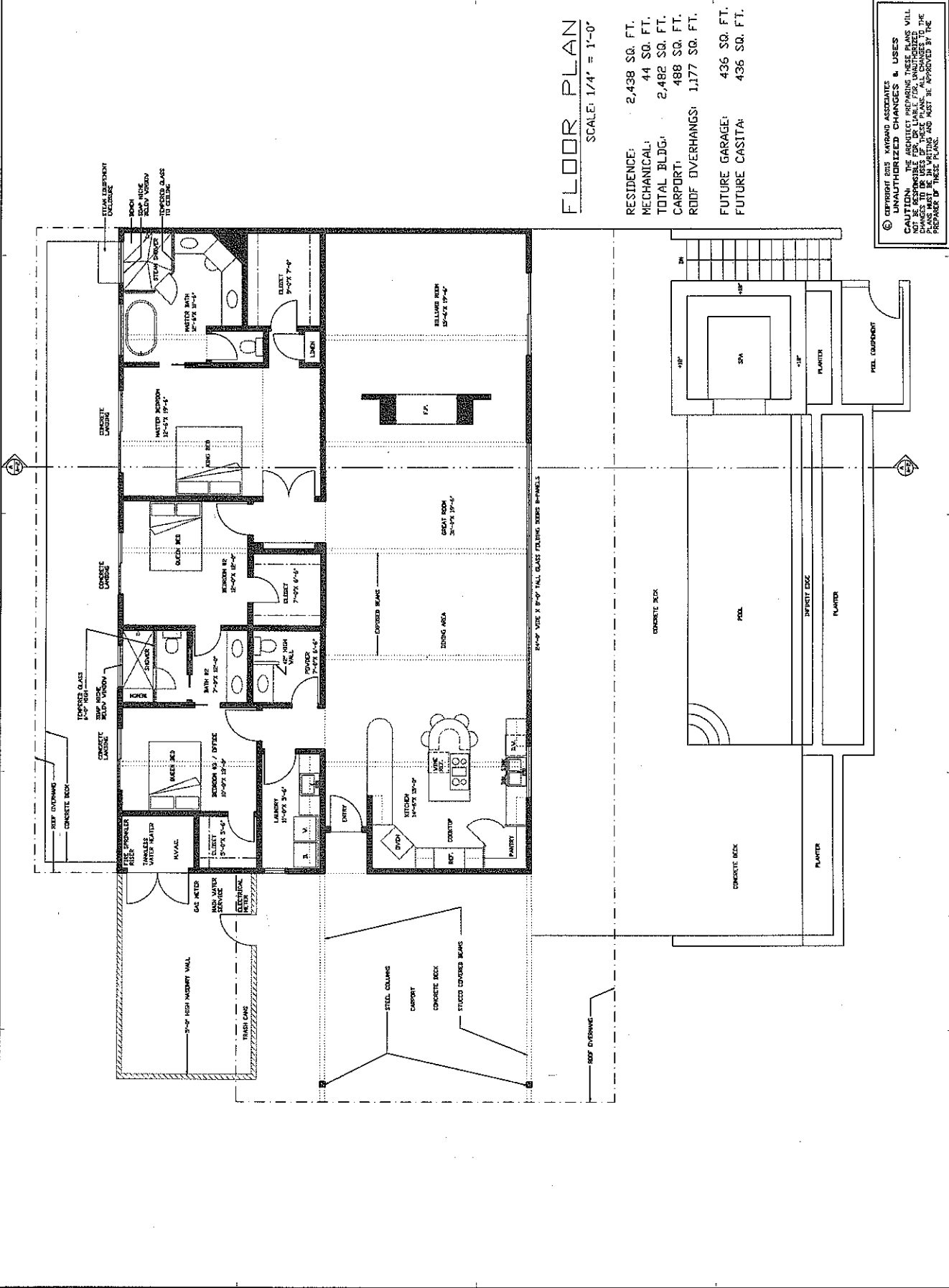


SCALE: 1/4" = 1'-0"  
 VIEWS ONLY OF  
 STORED IN RED

**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

RESIDENCE: 2,438 SQ. FT.  
 MECHANICAL: 44 SQ. FT.  
 TOTAL BLDG.: 2,482 SQ. FT.  
 CARPORT: 488 SQ. FT.  
 ROOF OVERHANGS: 1,177 SQ. FT.  
 FUTURE GARAGE: 436 SQ. FT.  
 FUTURE CASITA: 436 SQ. FT.

DRAWN BY: RANDY AGOR  
 DATE: 3-12-2015  
 SHEET NO.: 115-980  
 SHEET: **A-1**



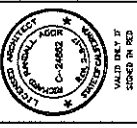
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 RESPONSIBLE FOR ANY UNAUTHORIZED  
 CHANGES TO THESE PLANS. ANY  
 CHANGES TO THESE PLANS MUST BE  
 APPROVED BY THE ARCHITECT.  
 PREPARED BY THESE PLANS.

REVISIONS	BY

**KAYRAND ASSOCIATES**

RANDY AGOR ARCHITECT

388 N. EL CIELO, STE. 140-149  
PALM SPRINGS, CA 92262  
PHONE: 760-327-8858  
FAX: 760-327-7231  
E-MAIL: KEYRAN@KAYRAND.COM



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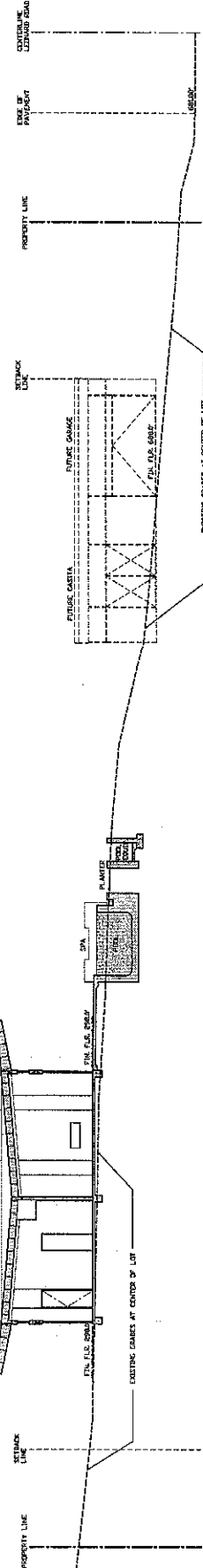
A NEW HOME FOR  
JAN & ROBERT SOMATZ  
879 LEONARD ROAD  
PALM SPRINGS, CA 92266  
310-770-0120 | PHONE  
CXL010b@bol.com | E-MAIL

DRAWN  
**RANDY AGOR**

DATE  
3-12-2015

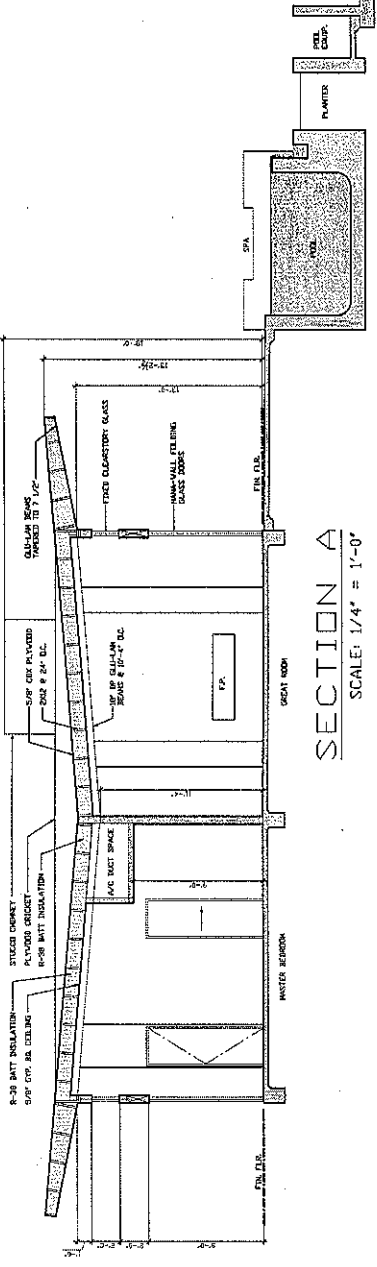
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115-990

SHEET  
**A-2**



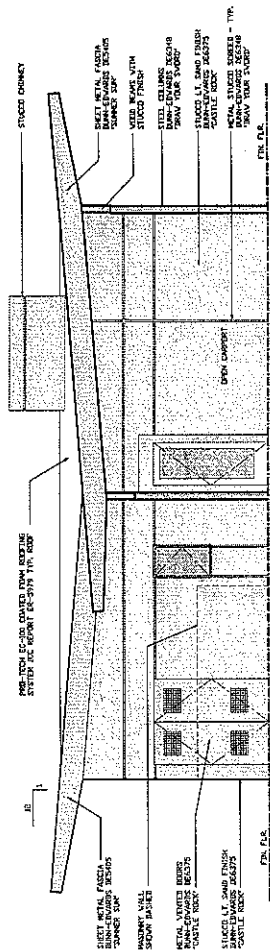
**SITE SECTION A**

SCALE: 1/8" = 1'-0"



**SECTION A**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

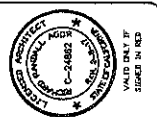
SCALE: 1/4" = 1'-0"

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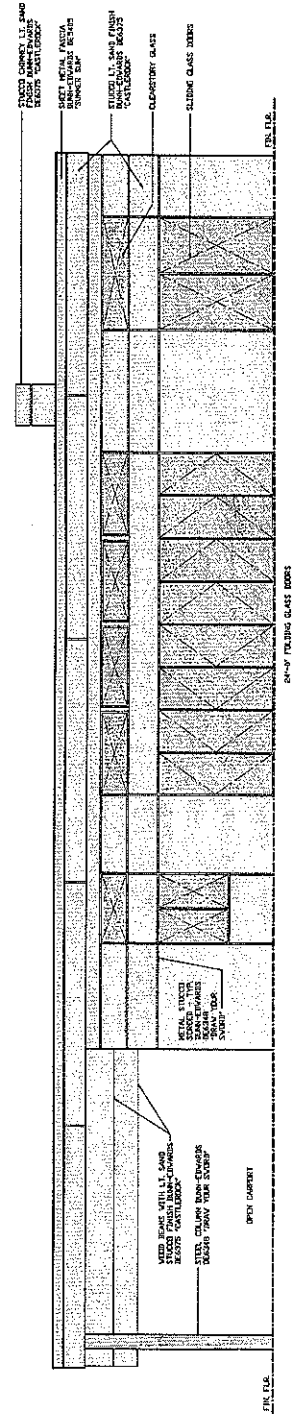
KAYRAND ASSOCIATES  
 ARCHITECT  
 RANDY AGOR  
 808 N. EL CIELO, SUITE 140-14  
 PRINCIPALS  
 760-327-8535  
 FAX 760-327-8535  
 E-MAIL kayrand@dcrr.com



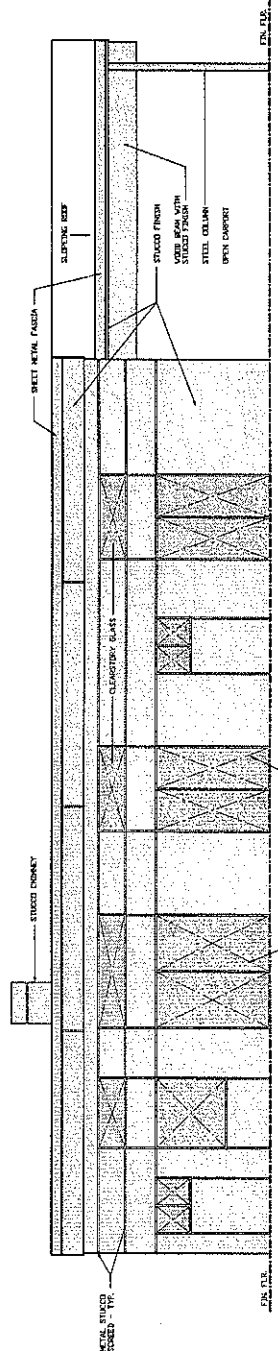
A NEW HOME FOR  
 LIAJ & ROBERT WOLFE  
 1279 LEONARD ROAD  
 PLM SPRINGS, CA 92868  
 910-770-0120  
 CXC01010B@cl.com F-MAIL

BRANDY AGOR  
 DATE 3-12-2015  
 JOB NO. 115-980  
 SHEET A-3

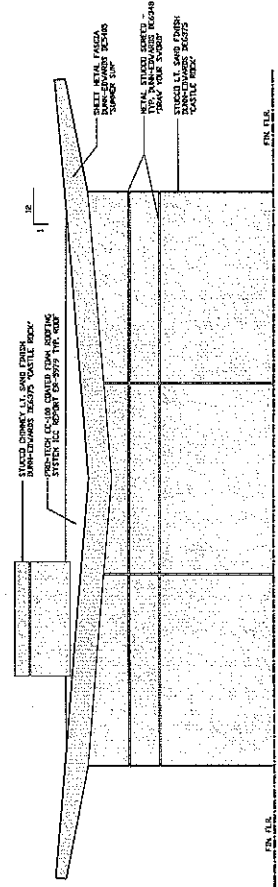
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EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

REVISIONS	BY

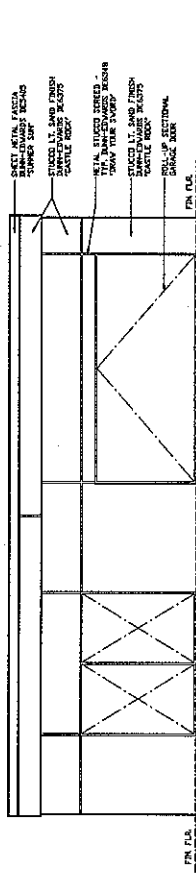
KAYRAND ASSOCIATES  
 ARCHITECT  
 RANDY AGDR  
 3037 N. B. FIELD ST  
 PALM SPRINGS, CA 92262  
 PHONE 760-877-8598  
 FAX 760-877-8599  
 E-MAIL kayrand@kayrand.com



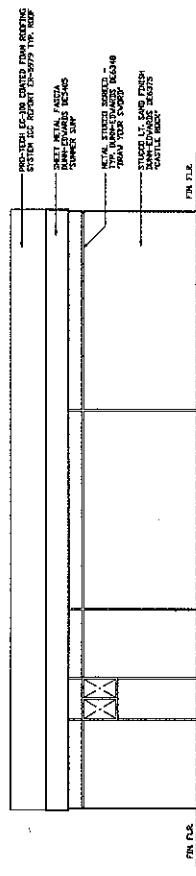
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 LAN & ROBERT SCHATZ  
 3037 N. B. FIELD ST  
 PALM SPRINGS, CA 92262  
 310-770-0120 | PHONE  
 CUX010106@01.COM | E-MAIL

DRAWN  
 RANDY AGDR  
 DATE  
 3-12-2015  
 SHEET  
 115-0980  
 C-1

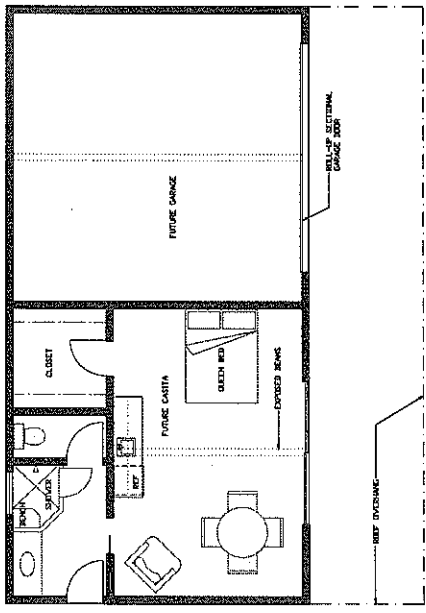
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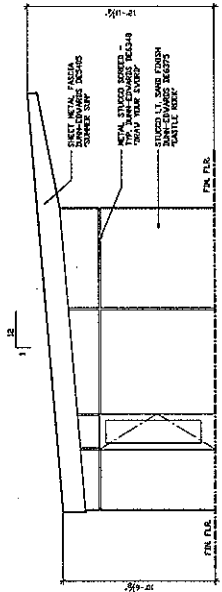
**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



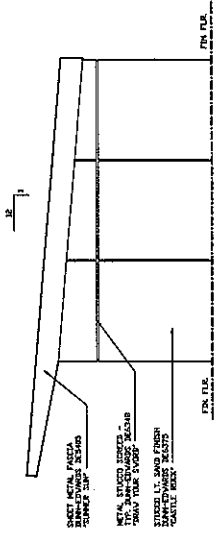
**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



*Peter Sutzmann*

**SCHATZ RESIDENCE**