



PLANNING COMMISSION STAFF REPORT

DATE: SEPTEMBER 24, 2015

SUBJECT: DAVID ENDRES / DEBBIE REICHLING FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,170-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT LOCATED AT 2355 NORTH MILO DRIVE, ZONE R-1-C (CASE 3.2938 MAJ & 7.1456 AMM). (GM)

FROM: DEPARTMENT OF PLANNING SERVICES

SUMMARY

The Planning Commission to review a Major Architectural application for a 4,170-square foot hillside house to include an Administrative Minor Modification (AMM) to allow an increase in building height to 24 feet.

RECOMMENDATION:

Approve as submitted with conditions.

ISSUES:

- Established pad elevation at 513 feet.
- Highest portion of house proposed at 537 feet.
- Hillside ordinance allows height of structure up to 18 feet and not to exceed 30 feet with an Administrative Minor Modification. (AMM)
- Proposed maximum height of home to be 24 feet above established pad elevation.
- AMM is requesting an increase in height of six (6) feet.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
9/11/2006	Planning Commission approves a request to construct a 2,953-square foot house. No building permit issued.
11/13/2013	Planning Commission approves a request to construct a 4,537-square foot house. No building permit issued.
06/22/2015	AAC reviews proposal and recommends approval as submitted.
8/12/2015	Planning Commission voted to continue the case.
9/10/2015	Staff meets with neighbors and project architect to discuss issues.

Most Recent Ownership	
4/30/2013	David Endres / Debbie Reichling

Neighborhood Meeting	
9/10/15	Staff met with concerned neighbors and project architect to discuss issues.

Field Check	
June 2015	Staff has visited the site to observe existing conditions.

Notification	
9/14/2015	Notice sent to all adjacent and abutting property owners.

Details of Application Request	
Net Area	12,965 - square feet parcel
Proposed House	4,170 - square feet



Subject Site: 2355 N. Milo Drive

ANALYSIS:

<i>Surrounding Property</i>	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	R-1-B Single-Family Residential
North	ER (Estate Residential), 2 Units per acre	Single-Family Residential	R-1-B Single-Family Residential
South	ER (Estate Residential), 2 Units per acre	Single-Family Residential	R-1-B Single-Family Residential
East	ER (Estate Residential), 2 Units per acre	Single-Family Residential	R-1-B Single-Family Residential
West	ER (Estate Residential), 2 Units per acre	Tuscany Heights Development	R-1-b Single-Family Residential

DEVELOPMENT STANDARDS:

	R-1-C	Proposed Project
Lot Area	10,000 – sq ft	12,965–sq ft - (conforms)
Lot Width	100 feet	100 - (conforms)
Lot Depth	100 feet	133 - (conforms)
Front Yard	25 feet	25 feet (conforms)
Side Front Yard	20 feet	10 feet (conforms)
Rear Yard	15 feet	15 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	24 feet – hillside with AMM (conforms)
Bldg. Coverage	35% lot coverage	31% (conforms)
Structure	1,500 – sq ft	4,170- sq ft new house
Off-street parking	2 covered spaces	2 covered provided (conforms)
Landscaping	No specific requirements	Landscape plan provided (conforms)

PROJECT DESCRIPTION:

The applicant is seeking approval to construct a 4,170-square foot split-level house with garage underneath the main structure. The proposed house has been designed to maximize the existing site topography stepping down the grade from west (high point) to east. The residence will be a custom home utilizing modern design with building materials to include textured and smooth cement plaster, clear anodized aluminum frame windows, and steel railings. The primary house colors will be off-white with the front door an orange color; with window, railing and door trims bronze color. The proposal includes a spa and fire pit in the front yard; and a second pool in the rear yard.

When measuring “building height” for hillside lots, Section 91.00.10 of the PSZC allows the Planning Director or Planning Commission to establish a point of measurement. Staff has concluded that the mid-point between the properties to the east and west is 513 feet. This beginning pad elevation height will allow for consistent development in the neighborhood. The total height of the proposed house is twenty-four (24) feet above established pad elevation and requires an AMM granting an increase in height of six (6) feet. The surrounding neighborhood along Milo Drive consists of similar homes with garages at grade level and the main house on an upper story. The home across the street is built on the high side of the slope equating to a two-story structure fronting Milo Drive. The partially developed subdivision named Tuscany Heights is located to the west of the subject lot and is built at a higher elevation from the proposed home. The undeveloped lots are owned by Far West Industries and have been notified of the application.

The vacant site contains indigenous vegetation and large boulders. The site has been cleared of debris with existing Palo Verde trees and large boulders to remain. The proposed landscape plan includes the relocation of two existing mature Palo Verde trees; 3 Olive Trees; 2 citrus trees; 6 palm trees, along with agave plants, cactus, boulder clusters and rocks.

An Administrative Minor Modification (AMM) is required to increase the height of the structure to twenty-four (24) feet. Approval of the AMM according to Section 94.06.01 of the PSZC will permit an increase in height of six (6) feet granted by the Planning Commission.

Neighborhood Meeting

Staff met with the project architect and several adjoining property owners and concerned neighbors at the Planning Office on Thursday, September 10, 2015. Items discussed included an explanation of measuring building height and the definition of a second story based upon the zoning code; cross-sections of the proposed house; building height; landscape plan; set-backs; and building architecture. Following the meeting, Staff received an email requesting the placement of story poles to determine the height of the house. The Planning Commission can give direction to the applicant regarding this request.

Architectural Advisory Committee

The Architectural Advisory Committee (AAC) reviewed the project and voted 6-1 (absent, Purnel) to recommend approval to the Planning Commission with Conditions of Approval.

AAC discussion included the previously reviewed projects on the site, building materials, and landscaping and recommended approval.

Administrative Minor Modification

The applicant is requesting an increase in building height pursuant to PSZC Section 94.06.01(A)(8) – *for areas with a grade of ten (10) percent or more, modification of building height to a maximum of thirty (30) feet upon approval of a site plan, and elevations.* The request to increase the allowable building height from eighteen (18) feet to a maximum height of twenty-four (24) feet is permissible with an AMM. The increase in building height of six (6) feet will allow for a more interesting and better integrated house design blending into the surrounding hillside landscape. The proposed elevation is a split-level house with a maximum height of twenty-four (24) feet similar to adjacent and abutting properties.

ARCHITECTURAL APPROVAL

Although there are no required findings for applications for architectural approval which do not require environmental assessments, the Zoning Ordinance Section 94.04.00(D)(1-9) provides guidelines for the architectural review of development projects to determine that the proposed development will provide a 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 construction of a 4,170-square foot split-level house with garage underneath the main structure will utilize the existing slope. The residence will be a custom home of modern design with building materials to include textured and smooth cement plaster, clear anodized aluminum frame windows, and steel railings. The primary house colors will be off-white with the front door an orange color. The proposal includes a spa and fire pit in the front yard, and a second pool in the rear yard.

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 surrounding neighborhood along Milo Drive consists of similar homes with garages at grade level and the main house on an upper story. The home across the street is built on the high side of the slope equating to a multi-story structure fronting Milo Drive. The partially developed subdivision named Tuscany Heights is located to the west of the subject lot and is built at a higher elevation from the proposed home. The new house will be built into the hillside and will be harmonious with the surrounding development.

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 of the proposed project is 24' feet tall to the top of building roof line. Pursuant to Section 94.06.01(A)(8) of PSZC, "hillside properties have a maximum allowable height of 30 feet but require an approval of an Administrative Minor Modification to increase height". The proposed house roof at 24' feet is compatible with the heights found in other hillside residences. The Little Tuscany neighborhood and surrounding hillside development contains multiple homes similar in style and height. All other setback requirements have been met.

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 proposed building materials include a combination of machine applied dash textured cement plaster and steel troweled smooth white plaster; clear anodized aluminum frames and clear glass steel railings, and grey color CMU block walls. The primary house colors will be a "Milk Glass" and white with a bright orange front door. The proposal includes a spa and fire pit in the front yard and pool on the west end of property.

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 landscape plan will include the clearing of site debris with existing Palo Verde trees and large boulders to remain. Proposed plantings include the relocation of two existing mature Palo Verde trees; 3 Olive Trees; 2 citrus trees; 6 palm trees, along with agave plants, cactus, boulder clusters and rocks.

Findings of the Administrative Minor Modification

1. *The requested minor modification is consistent with the General Plan, applicable Specific Plan(s) and overall objectives of the zoning ordinance.*

There is no General Plan Policy that would be adversely affected by this modification nor are there any specific plans associated with this property. The Palm Springs Zoning Code (PSZC), Section 94.06.01(A)(5) and 94.06.01(A)(8) specifically allows for the requests.

2. *The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.*

The request for an increase in building height from eighteen (18) feet to a maximum of twenty-four (24) feet will not impact surrounding properties. The request to increase building height by six (6) feet will allow for a split-level house built into the sloping hillside lot. The established building pad elevation is 513 feet with the highest portion of the house at 537 feet. The increase in height will allow for a better house design and can be considered a minor modification. Residences on hillside lots are allowed an increase in height similar to structures on adjacent properties.

3. *The approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity.*

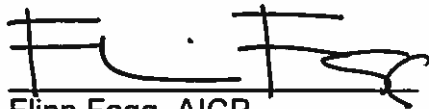
All building and renovations will be built to the Uniform Building Code, and Palm Springs Zoning Code as modified by this Administrative Minor Modification, and Fire Code.

4. *The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.*

The modifications are warranted due to the location of the proposed single-family residence on a hillside lot. The proposed new construction will meet all other setback requirements of the R-1-C zone. Staff has determined the nature of the height increase request is in harmony with the current standards of the neighborhood, and is in keeping with historical development patterns of the surrounding area.



Glenn Mlaker, AICP
Assistant Planner



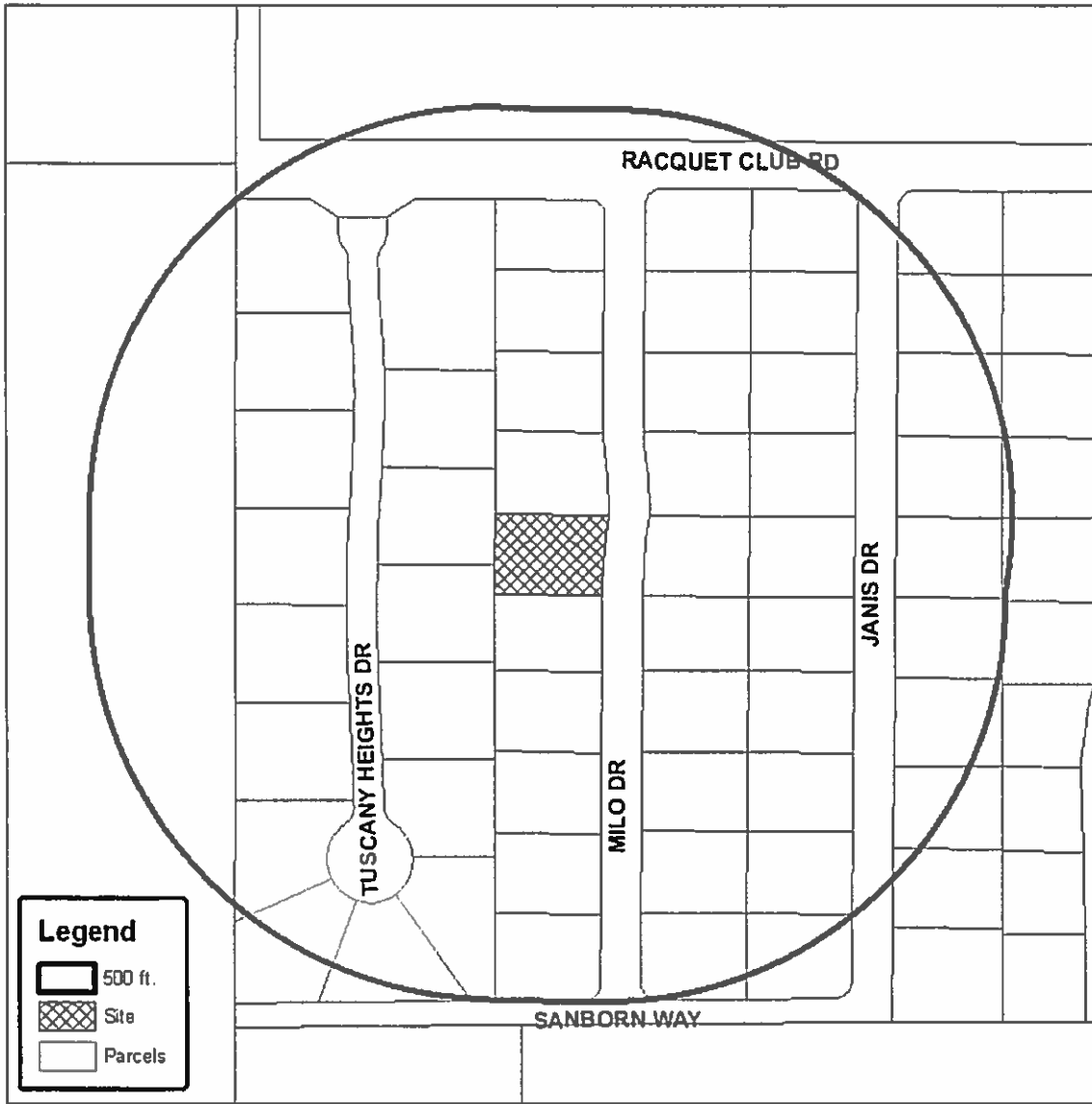
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Minutes from AAC meeting of 6/22/2015
5. Minutes of the Planning Commission meeting of 8/12/2015
6. Email from Robert Rotman – 9/10/2015
7. Site Photos
8. Material Board
9. Landscape Plan / Site Plan
10. Floor Plan
11. 3-D Photo Elevations



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 7.1456 AMM AND 3.2938 MAJ FOR AN ADMINISTRATIVE MNOR MODIFICATION FOR AN INCREASE OF BUILDING HEIGHT TO 24 FEET FOR THE CONSTRUCTION OF A NEW HILLSIDE HOUSE EQUALLING 4,170-SQUARE FEET FOR THE PROPERTY LOCATED AT 2355 NORTH MILO DRIVE, ZONE R-1-C, SECTION 3.

A. David Endres and Debbie Reichling, ("Applicant") has filed an application with the City pursuant to Section 94.04.00, and 94.06.01(A)(8) of the Zoning Ordinance for the construction of a 4,170-square foot hillside house and increase in building height located at 2355 N. Milo Drive, Zone R-1-C, Section 3.

B. On June 22, 2015, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission.

C. On September 24, 2015, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law.

D. 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.

E. Pursuant to the California Environmental Quality Act (CEQA Guidelines, the proposed project is Categorically Exempt under Section 15303(a) (New Single-family residence).

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

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 construction of a 4,170-square foot split-level house with garage underneath the main structure will utilize the existing slope. The residence will be a custom home of modern design with building materials to include textured and smooth cement plaster, clear anodized aluminum frame windows, and steel railings. The primary house colors will be off-white with the front door an orange color. The proposal includes a spa and fire pit in the front yard; and a second pool in the rear yard.

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 surrounding neighborhood along Milo Drive consists of similar homes with garages at grade level and the main house on an upper story. The home across the street is built on the high side of the slope equating to a two-story structure fronting Milo Drive. The partially developed subdivision named Tuscany Heights is located to the west of the subject lot and is built at a higher elevation from the proposed home. The new house will be built into the hillside and will be harmonious with the surrounding development.

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 of the proposed project is 24' feet tall to the top of building roof line. Pursuant to Section 94.06.01(A)(8) of PSZC, "hillside properties have a maximum allowable height of 30 feet but require an approval of an Administrative Minor Modification to increase height". The proposed house roof at 24' feet is compatible with the heights found in other hillside residences. The Little Tuscany neighborhood and surrounding hillside development contains multiple homes similar in style and height. All other setback requirements have been met.

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 simultaneous;*
AND
6. *Consistency of composition and treatment,*

The proposed building materials include a combination of machine applied dash textured cement plaster and steel troweled smooth white plaster; clear anodized aluminum frames and clear glass steel railings, and grey color CMU block walls. The primary house colors will be a "Milk Glass" and white with a bright orange front door. The proposal includes a spa and fire pit in the front yard and pool on the west end of property.

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 landscape plan will include the clearing of site debris with existing Palo Verde trees and large boulders to remain. Proposed plantings include the relocation of two existing mature Palo Verde trees; 3 Olive Trees; 2 citrus trees; 6 palm trees, along with agave plants, cactus, boulder clusters and rocks.

G. Pursuant to Section 94.06.01(A)(8) findings for an Administrative Minor Modification of the Palm Springs Zoning Code, the Planning Commission finds:

1. The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;

There is no General Plan Policy that would be adversely affected by this modification nor are there any specific plans associated with this property. The Palm Springs Zoning Code, Section 94.06.01(A)(8), specifically allows the modification of building height to a maximum height of thirty feet.

2. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;

The request for an increase in building height from eighteen (18) feet to a maximum of twenty-four (24) feet will not impact surrounding properties. The request to increase building height by six (6) feet will allow for a split-level house built into the sloping hillside lot. The established building pad elevation is 513 feet with the highest portion of the house at 537 feet. The increase in height will allow for a better house design and can be considered a minor modification. Residences on hillside lots are allowed an increase in height similar to structures on adjacent properties.

3. The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity;

All building and renovations will be built to the Uniform Building Code, and Palm Springs Zoning Code as modified by this Administrative Minor Modification, and Fire Code.

4. The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.

The modifications are warranted due to the location of the proposed single-family residence on a hillside lot. The proposed new construction will meet all other setback requirements of the R-1-C zone. Staff has determined the nature of the height increase request is in harmony with the current standards of the

neighborhood, and is in keeping with historical development patterns of the surrounding area.

THE PLANNING COMMISSION RESOLVES:

Based upon the forgoing, the Planning Commission hereby approves Case No. 3.2938 MAJ and 7.1456 AMM, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 24th day of September, 2015.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 3.2938 MAJ;
7.1456 AMM
David Endres & Debbie Reichling

2355 North Milo Drive

September 24, 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 3.2938 MAJ, 7.1456 AMM and, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans on file in the Planning Division dated May 20, 2015, except as modified by the 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 3.2938 MAJ, and 7.1456 AMM. 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 this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Once the use is implemented, the Conditional Use Permit does not have a time limit, provided the project has remained in compliance with all conditions of approval.
- 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. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The owner and operator shall ensure that at closing time, all customers leave the property promptly and that the property is clean and secure before the owner/operator leaves the premises. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.
- ADM 10. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen complaints or

policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Police or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with law.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Roof color to be no lighter than off-white in color
- PLN 2. Approval is to be pursuant to plans date stamped May 20, 2015.
- PLN 3. Findings and conditions of approval associated with Administrative Minor Modification (AMM) Case 7.1456 shall apply.
- PLN 4. 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 5. Notice to future buyers on views. All prospective buyers of 2355 N. Milo Drive shall be put on notice that there are no written or implied rights to the preservation of scenic views from any lot.
- PLN 6. Smart Controller for landscape irrigation. The applicant is to use "smart controllers" available from the Desert Water Agency for water efficiency in the irrigation system.
- PLN 8. Landscape Plan. Landscape plan submitted to Staff for final approval.

FIRE DEPARTMENT CONDITIONS

GENERAL 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 dated May 20, 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 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 **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, 2010 Edition, as modified by local ordinance.
- FID 6 **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 7 **Operational Fire Hydrant(s) (CFC 507.1, 507.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.
- FID 8 **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.

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

MILO DRIVE

ENG 2. 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 3. Construct an 18 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.

ENG 4. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

ENG 5. 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.

ENG 6. In accordance with City of Palm Springs Municipal Code 15.14.010, applicant shall connect new building to a public sewer, unless an exemption is granted. The sewer mainline along the Racquet Club Drive centerline, is within 500 feet of the subject parcel, the applicant shall extend a public sewer mainline in Milo Drive to connect to the public sewer system.

ENG 7. Construct an 8 inch V.C.P. sewer main south along Milo Drive located 5 feet from centerline from the existing manhole located at the intersection of Racquet Club Drive and Milo Drive, use existing sewer plan on file (1D-1-54) in the Public works/Engineering Department and also in accordance with City of Palm Springs Standard Drawings #403 and #405. All sewer

mains constructed by the applicant and to become part of the public sewer system shall be digitally video recorded by the Applicant and reviewed by 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 8. 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 9. 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.
- ENG 10. Applicant shall pay a sewer assessment fee of \$ 2,569.84 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.

GRADING

- ENG 11. Submit cut and fill quantities to City Engineer to determine if an Engineered Grading Plan is required. If required, the Grading Plan shall be prepared by a California registered Civil Engineer or qualified Architect

and submitted to the Engineering Division for review and approval. If required, the Grading Plan shall be submitted to the Engineering Division for review and approval by the City Engineer prior to issuance of grading permit. If the earthwork quantity is less than 50 cubic yards, a formal grading plan is not required. To qualify for the exemption, a signed original written statement of design earthwork quantities from the owner (or design professional, prepared on company letterhead) shall be provided to the Engineering Division. Exemption of a formal Grading Plan reviewed and approved by the City Engineer does not exempt the applicant from a site grading plan that may be required from the Building Department, or any other requirement that may be necessary to satisfy the California Building Code.

- 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 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 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. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 17. 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 18. A limited soils investigation of imported or stockpiled fill existing on the site shall be prepared by a geotechnical company and be submitted as an integral part of the grading plan for the proposed site. A copy of the soils investigation shall be submitted to the Building Department and to the Engineering Division along with plans, calculations and other information

subject to approval by the City Engineer prior to the issuance of the grading permit.

ENG 19. 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 20. 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 21. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$ 6511.00 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

ENG 22. 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 23. All proposed utility lines shall be installed underground.

ENG 24. 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 25. 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 26. 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 27. Nothing shall be constructed or planted in the corner cut-off area of any 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 28. 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 29. 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 30. 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 31. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks. Minimum clearance on public sidewalks shall be provided by (either an additional dedication of a sidewalk easement (if necessary) and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the Granvia Valmonte frontage of the subject property.

ENG 32. 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 33. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

END OF CONDITIONS

M/S/C (Secoy-Jensen/Cassady, 6-1 absent/Purnel) Approve, as submitted.

3D. DAVID ENDRES / DEBBIE REICHLING FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,170-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 2355 NORTH MILO DRIVE, ZONE R-1-C (CASE 3.2938 MAJ). (GM)

Associate Planner Mlaker presented the proposed hillside house.

Member Hirschbein questioned the height of the previously approved house and if this proposal is higher.

JAMES CIOFFI, architect, provided details and was available for questions.

Member Song questioned planar roof element on north side.

M/S/C (Song/Cassady, 6-1 absent/Purnel) Approve, as submitted.

3E. APPOINT EVENT CENTER SUBCOMMITTEE (BLOCK E OF THE DOWNTOWN REVITALIZATION PLAN)

Planning Director Fagg provided details on the request for two members of the AAC to volunteer as a part of the subcommittee.

Hirschbein, Secoy-Jensen and Song (alternate) volunteered to serve on the subcommittee.

COMMITTEE MEMBER COMMENTS:

Member Cassady left for the remainder of the meeting at 5:27 pm.

Vice-Chair Fredricks noted that he would not be in attendance July 22nd - August 8th.

STAFF MEMBER COMMENTS:

Planning Director Fagg reported that the Planning Commission is requesting a joint study session with the AAC to discuss water conservation, landscape plan and building repaints.

Planning Director Fagg noted that the election of Chair/Vice-Chair would be scheduled for the next meeting.

DENNIS WOODS, Little Tuscany Neighborhood Organization Co-Chair, requested that the notification process for projects be reviewed to improve neighborhood participation.

FRANK TYSEN, expressed concern with the dimensions of (height and setbacks) of Building "A" in the downtown project.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: JULY 8 AND JULY 22, 2015

ACTION: Approve minutes of July 8 (amended) and July 22, 2015.

Motion: Commissioner Donenfeld, seconded by Commissioner Middleton and unanimously carried 6-0-1 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Donenfeld, Commissioner Lowe, Commissioner Middleton, Vice-Chair Roberts, Chair Klatchko

ABSENT: Commissioner Weremiuk

1B. DAVID ENDRES / DEBBIE REICHLING FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,170-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT LOCATED AT 2355 NORTH MILO DRIVE, ZONE R-1-C (CASE 3.2938 MAJ & 7.1456 AMM). (GM)

Associate Planner Lyon reported a noticing problem and is recommending that this item be continued to September 9, 2015.

ACTION: Continue to a date certain of September 9, 2015.

Motion Commissioner Calerdine, seconded by Commissioner Lowe and unanimously carried 6-0-1 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Donenfeld, Commissioner Lowe, Commissioner Middleton, Vice-Chair Roberts, Chair Klatchko

ABSENT: Commissioner Weremiuk

2. PUBLIC HEARINGS:

2A. CONT'D - CITY OF PALM SPRINGS FOR A REQUEST TO CONSIDER A STREET NAME CHANGE FOR 34TH AVENUE TO SHORE BRIDGE LANE

Glenn Mlaker

From: Robert Rotman <robertrotman@gmail.com>
Sent: Thursday, September 10, 2015 2:35 PM
To: Glenn Mlaker
Cc: Ken@hansontaxservices.com; ron@hansontaxservices.com; tinyhopep@yahoo.com; dennis.l.woods@gmail.com; tinyhopep@aol.com
Subject: Re: 2355 N. Milo Drive New House

Glenn,

Thank you for arranging the meeting today to review the proposed house at 2355 N. Milo. Some of us drove by the site after the meeting and we still have concerns about the proposed height. Is it possible for the architect to arrange to have the height of the house staked on the lot? I think it could potentially alleviate many concerns the neighbors have.

Cordially,
Robert

On Tue, Sep 8, 2015 at 10:18 AM, Glenn Mlaker <Glenn.Mlaker@palmsprings-ca.gov> wrote:

Hello Everyone, I would like to thank you for responding to my email regarding an informational session on the proposed Milo Drive house. I would like to schedule a meeting for this Thursday, September 10, starting at 1:00 PM here at the Planning Department. We will meet in the Development Services Conference Room at 3200 E. Tahquitz Canyon Way. Please let me know if you can attend this meeting or if you have questions.

Thank you

Glenn

Glenn Mlaker, AICP

Assistant Planner

City of Palm Springs

3200 E. Tahquitz Canyon Way

Palm Springs, CA 92262

760-323-8245

RECEIVED

SEP 10 2015

**PLANNING SERVICES
DEPARTMENT**





ENDRES/REICHLING RESIDENCE

2355 MILO DRIVE
PALM SPRINGS, CALIFORNIA



15/06/2015

3.3876

Cioffi
ARCHITECT



CERCIDIUM PRAECOX



CORDIA BOISSIERI



TECCOMA STANS



BUTIA CAPITATA



CHAMAEROPS HUMILIS or



PHOENIX DACTYLIFERA



CALANDRINA HAECULATERA



FOUQUIERIA SPLENDENS



BLUE STENOCCERUS MARGINATUS



PRUNUS CAROLINIANA



VERONICA TENERA OR RIGIDA



RUSSELLIA EQUSETIFORMIS



AGAVE WEBERI



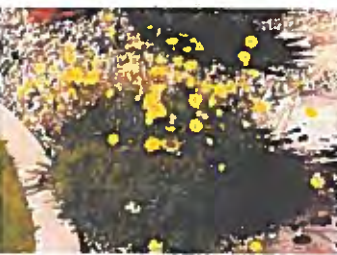
AGAVE PARRY 'TRUNCATA'



DASYLIRION WHEELERI



ENCELIA FARINOSA



HYMENOXYS ACALUIS



BAILEYA MULTIRADIATA

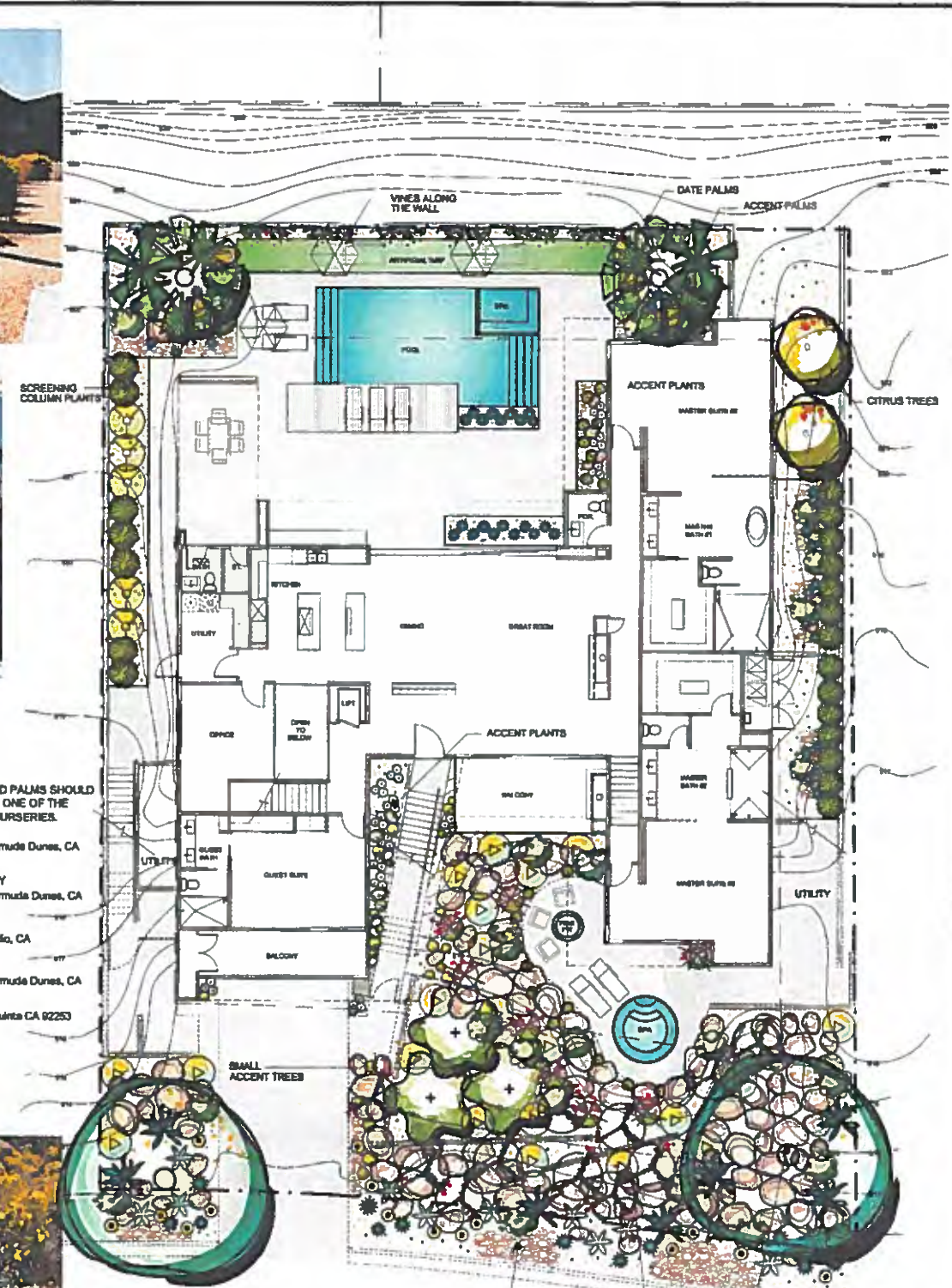


EUPHORBIA MILLI



CARISSA G. 'GREEN CARPET'

NOTE:
ALL CITRUS TREES AND PALMS SHOULD
BE PURCHASED FROM ONE OF THE
COACHELLA VALLEY NURSERIES:
VINTAGE NURSERY
78-758 Derby Road Berruete Dunes, CA
(760) 345-8881
CALIFORNIA DESERT
WHOLESALE NURSERY
78-800 Derby Road, Berruete Dunes, CA
(760) 345-5350
WD YOUNG NURSERY
81-810 Arus Avenue, Indio, CA
(760) 347-7335
CAMERON NURSERY
78-220 Derby Road, Berruete Dunes, CA
(760) 772-6630
PRICE'S NURSERY
80420 Avenue 52, La Quinta CA 92253
(760) 777-7325



PLANTING PLAN

PLANTING LEGEND

TREES	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME	CACTI AND SUCCULENTS	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
2	EXISTING trees to be relocated	CERCIDIUM PRAECOX	SONORAN PALO VERDE	7	15-GAL	AGAVE WEBERI	BLUE AGAVE
3	24"-BOX Low Malt fr.	CORDIA BOISSIERI	TEXAS WILD OLIVE	15	24"-BOX MIX	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE
2	24"-BOX	CITRUS TREE SPP	CITRUS TREE	15	1-GAL	BAILEYA MULTIRADIATA OR EUPHORBIA MILLI	DESERT MARIGOLD CROWN OF THORNS
17	15-GAL COLLUMBS	PRUNUS CAROLINIANA BRIGHT N TIGHT	CAROLINA LAUREL CHERRY	48	8-GAL	DANIELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY
6	15-GAL	TECCOMA STANS	YELLOW BOLLS	12	5/16-GAL MIX	AGAVE PARRY 'TRUNCATA'	ARTICHOKE AGAVE
2	18"-18" HT DIAMOND CUT	PHOENIX DACTYLIFERA	DATE PALM	12	15-GAL	DASYLIRION WHEELERI	DESERT SPOON
2	24"-BOX	BUTIA CAPITATA	PINDO PALM	24	10"-14" DIA. NEAL 18 CANNES	EDINOCACTUS GRUSONI	SAFELL CACTUS
4	24"-BOX	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	21	15-GAL	ENCELIA FARINOSA	BRITTLEBUSH
				11	12" HT NEAL 18 CANNES	FOUQUIERIA SPLENDENS	OCOTILLO
				28	5-GAL	CARISSA G. 'GREEN CARPET' VERONICA TENERA OR RIGIDA	GREEN CARPET NATAL PLUM VERONICA
				28	1-GAL	HYMENOXYS ACALUIS	ANGELITA DAISY
				8	5-GAL	RUSSELLIA EQUSETIFORMIS	CORAL FOUNTAIN PLANT
				13	7"-8" HT 1/2" DIA. 1/2" DIA.	BLUE STENOCCERUS MARGINATUS OR CERESUS PERLIVANUS	MEXICAN ORGAN PIPE
				6	15-GAL 24" W/ W/RES	CALANDRINA HAECULATERA OR DURANTA 'SWEET MEMORY'	PINK POWDER PUFF SWEET MEMORY

DESERT MODERN LANDSCAPE DESIGN
401 S. DEL MAR BLVD
PALM SPRINGS, CA 92262
TEL: 760.325.1111
WWW.DESERTMODERNLANDSCAPEDSIGN.COM

JAMES GIOFFI ARCHITECT
1111 N. GARDEN ST.
PALM SPRINGS, CA 92262
TEL: 760.325.1111
WWW.JAMESGIOFFIARCHITECT.COM



A	REVISION

SCALE: 1/8" = 1'-0"
PROJECT NO: 1501
FILE: 1501-43SITE
SHEET
L-1.0

Cioffi
ARCHITECT

ENDRES / REICHLING RESIDENCE
2355 MILO DRIVE
PALM SPRINGS, CALIFORNIA

RECEIVED
MAY 20 2015
PLANNING SERVICES
DEPARTMENT

3.3876

ENDRES/REICHLING RESIDENCE

2355 MILO DRIVE
PALM SPRINGS, CALIFORNIA

RECEIVED

JUN 09 2015

PLANNING SERVICES
DEPARTMENT

JAMES CIOFFI ARCHITECT
2771 E. HANLEY CROWN RD - SUITE 3
PALM SPRINGS, CA 92262
TELEPHONE 760-325-1157 FAX 760-327-0211



Δ	REVISION

SCALE 1/8" = 1'-0"

PROJECT NO 1501

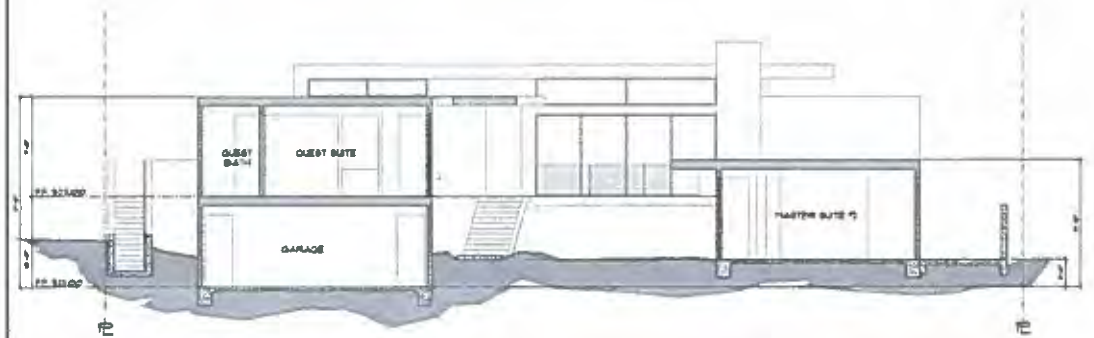
FILE 1501-8SITE

SHEET

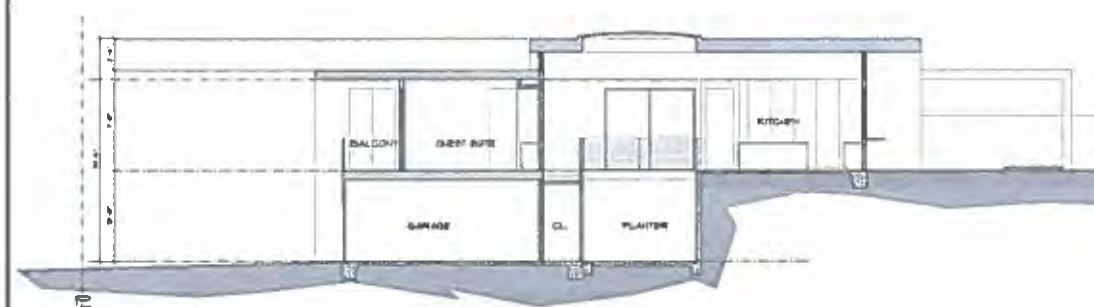
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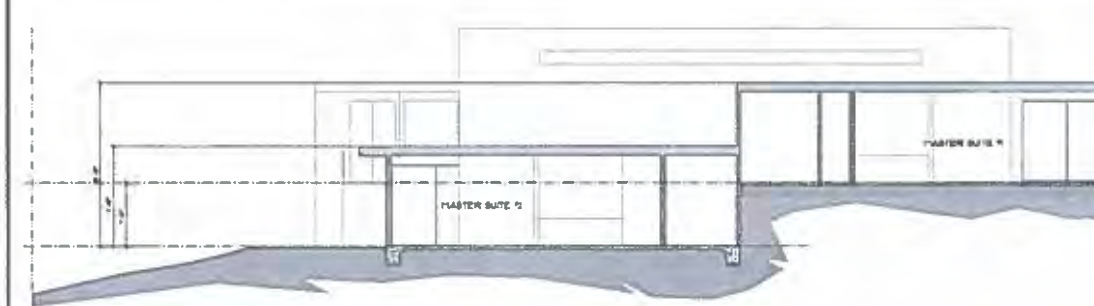
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SCALE: 1/8" = 1'-0"



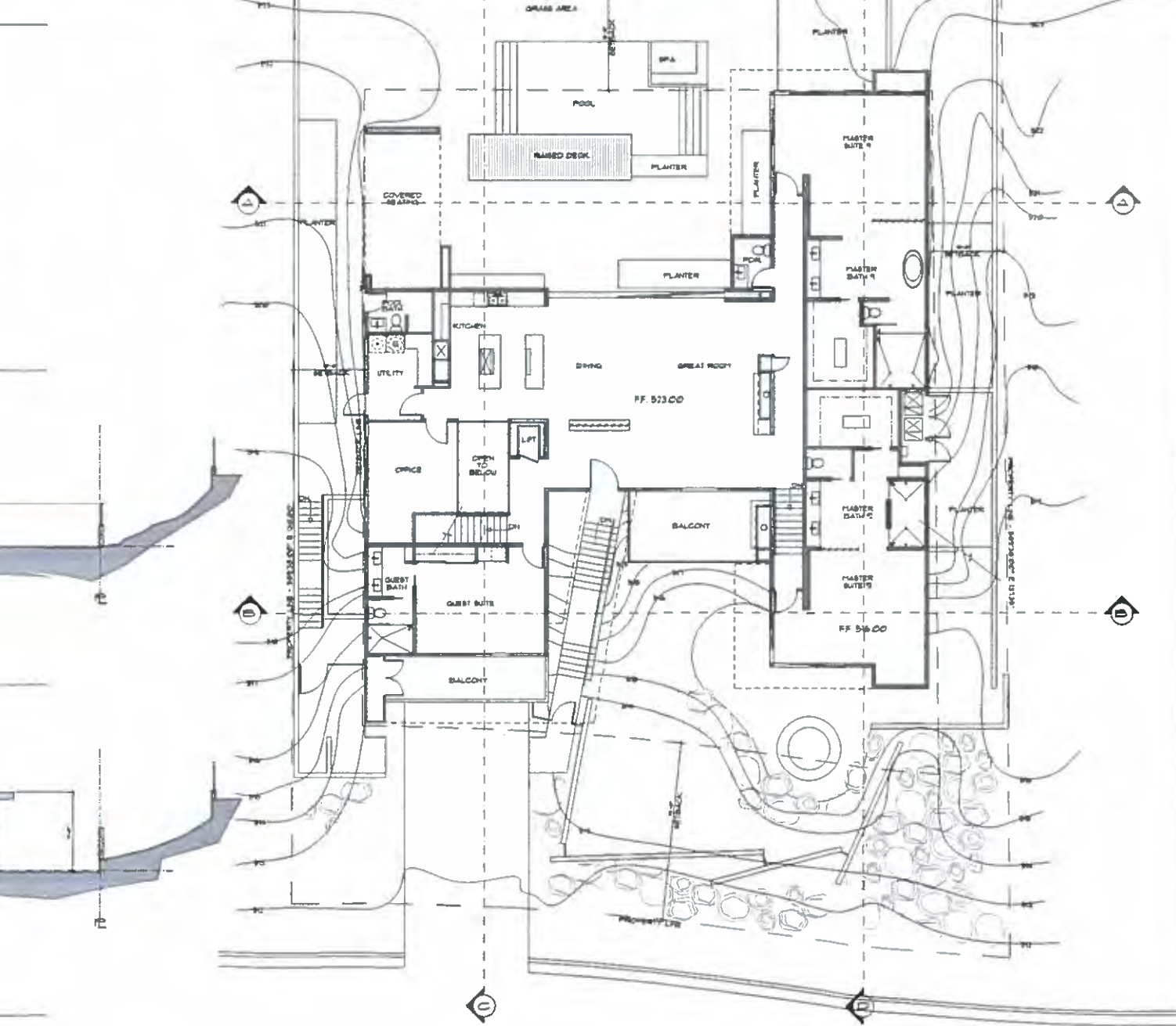
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SCALE: 1/8" = 1'-0"



SITE SECTION 'C'
SCALE: 1/8" = 1'-0"



SITE SECTION 'D'
SCALE: 1/8" = 1'-0"



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

PROJECT DESCRIPTION	BUILDING DESCRIPTION	LEGAL DESCRIPTION
CODES: THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2010 IBC, 2010 UPC, 2010 UPC, AND THE 2011 NEC. ZONE: R-1-B OCCUPANCY: R-3-1-U CONSTRUCTION TYPE VS FIRE SPRINKLERED	2-STORY w/ GARAGE BELOW LOWER GARAGE/STORAGE/LP1 - 918 SQ. FT L1/LP2: 4780 SQ. FT DRIVE STAIRS/BALCONY - 189 SQ. FT HEIGHT: 27'-0" MAX HT - 2 STORY	LOT 16 TRACT 2386 P18 43-83 CITY OF PALM SPRINGS CALIFORNIA SITE AREA - 0.369 ACFT - 100% BUILDING FOOTPRINT - 2.348 AC FT - 33% DRIVE/STAIRS/BALCONY - 1.89 AC FT - 2% OPEN SPACE - 1.125 AC FT - 34%

ENDRES/REICHLING RESIDENCE
2355 MILO DRIVE
PALM SPRINGS, CALIFORNIA

JAMES CIOFFI ARCHITECT
2751 E. INDIOZ CANYON RD. SUITE 3
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: 760-329-1357 FAX: 760-329-4214



Δ	REVISION

SCALE 1/8" = 1'-0"

PROJECT NO. 1501

FILE 1501-8FLOOR

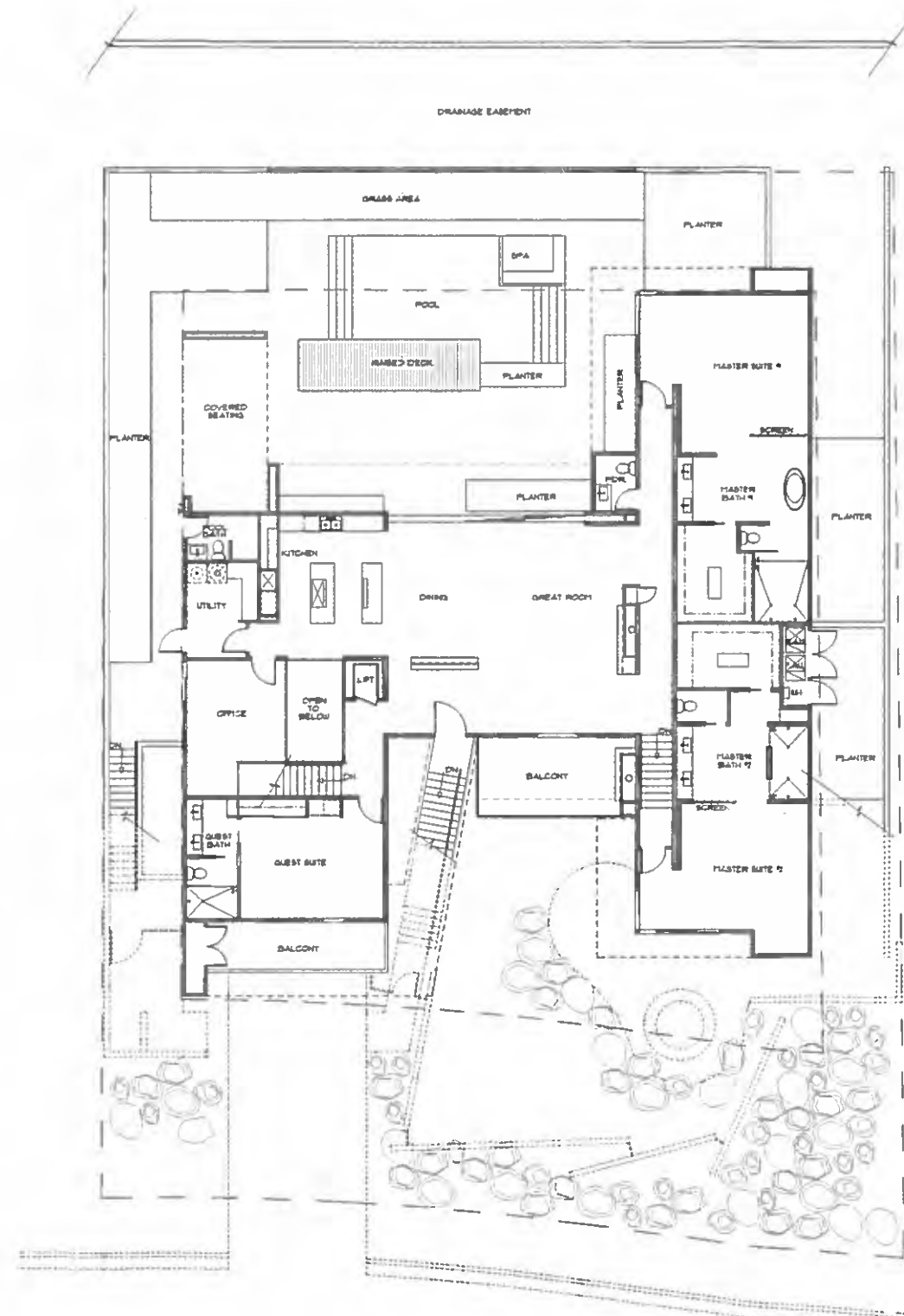
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FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

Cioffi
ARCHITECT

ENDRES/REICHLING RESIDENCE
2355 MILO DRIVE
PALM SPRINGS, CALIFORNIA

JAMES CIOFFI ARCHITECT
2014 S. HUNTER STREET, SUITE 101
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: 951-251-1101 FAX: 951-251-0114



Δ	REVISION

SCALE: 1/8" = 1'-0"
PROJECT NO: 1501
FILE: 1501-ELEV

SHEET
A-3.1



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ARCHITECT

ENDRES/REICHLING RESIDENCE
2355 MILO DRIVE
PALM SPRINGS, CALIFORNIA

JAMES CIOFFI ARCHITECT
771 S. HUNTER DRIVE, SUITE 2
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: 951-251-1351 FAX: 951-251-2814



Δ	REVISION

SCALE:
PROJECT NO: 1501
FILE 1501-ELEV

SHEET
REND.