



Planning Commission Staff Report

DATE: OCTOBER 28, 2015

PUBLIC HEARING

SUBJECT: THE PALMS HOMEOWNERS ASSOCIATION, FOR A VARIANCE REQUEST TO REDUCE THE CORNER SIDE YARD SETBACK ON THE STREET SIDE FACING THERESA DRIVE FROM THE REQUIRED TWENTY-FIVE (25) FEET TO 4'-6" FOR THE CONSTRUCTION OF NEW CARPORTS AT THE PALMS CONDOMINIUM COMPLEX LOCATED AT 3155 EAST RAMON ROAD, ZONE R-3.

FROM: Department of Planning Services

SUMMARY

The applicant, The Palms Homeowners Association, for a variance to reduce the corner side yard setback from twenty-five (25) feet to 4'-6" for the construction of eight (8) carports along Theresa Drive at the Palms Condominium Complex located at 3155 East Ramon Road.

RECOMMENDATION: Approval with conditions:

1. Submission of Minor Architectural Application (MAA) to be reviewed by the AAC for carport design and lighting.

ISSUES:

- Parcel is considered as a corner lot siding on a local/collector/service street with frontage on three (3) sides.
- Section 92.04.03(E)(3)(d) of the Palm Springs Zoning Code establishes a side yard setback of no less than twenty-five (25) feet for properties fronting on a major thoroughfare.

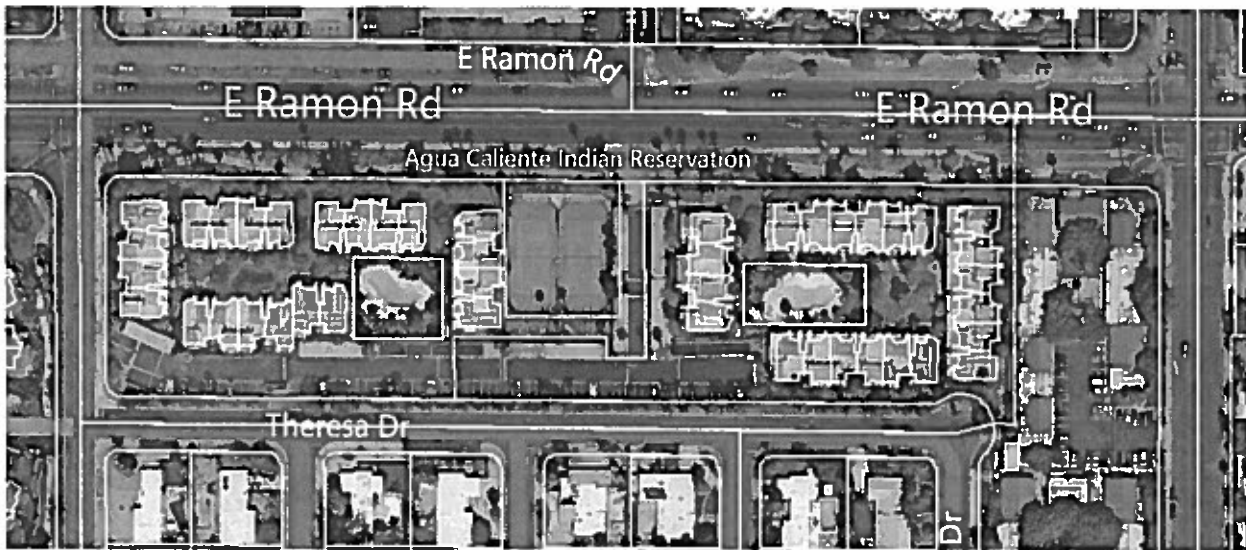
BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
12/9/1980	Building permit issued for Condominium Complex
<i>Most Recent Ownership</i>	
1980	The Palms Homeowners Association
<i>Neighborhood Notification</i>	
10/15/2015	Notification was emailed to the following Neighborhood Organizations: Sunrise Park, Little Beverly Hills, and Demuth Park.

Field Check	
October 2015	Staff visited site to observe existing conditions

Notification	
10/15/2015	Public hearing notices sent to all property owners within 500 feet of property.

Details of Application Request	
Site Area	
Net Area	6 Acres



Subject Site: 3155 East Ramon Road

ANALYSIS:

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	Medium Density Residential	Condominium	R-2 Multi-Family Residential
North	Medium Density Residential	Condominium	R-2 Multi-Family Residential
South	Very Low Density Residential	Single-Family Residential	R-1-C Single-Family Residential
East	Medium Density Residential	Apartments	R-2 Multi-Family Residential
West	Medium Density Residential	Condominium	R-2 Multi-Family Residential

DEVELOPMENT STANDARDS:

Zoning – Uses & Lot Standards			
	R-2 Zone	The Palm Condominium Complex	Compliance
Uses permitted	Multi-Family Dwellings	Existing – Apartment Complex	Yes
Min. Lot Area	20,000 square feet	216,310 square feet	Yes
Min. Lot Depth	175 feet	203 feet	Yes
Min. Lot Width	120 feet	1,059 feet	Yes

Building Development Standards			
	R-2 refer to R-3 Zone	The Palm Condominium Complex	Compliance
Building Height	24 feet – 2-story	24 feet – 2-story	Yes
Yard Setbacks			
Front	30 feet	30 feet	Yes
Side	24 feet	24 feet	Yes
Rear	10 feet	10 feet	Yes
Distance Between Buildings	15 feet	N/A	N/A
Off-street Parking	Varies depending on unit type	150 existing	Yes

Carport Development Standards			
	R-3 Zone	Proposed Carports	Compliance
Carport Height	All structures within 200' feet of R-1 zoned property, height no greater than 15' feet.	8'-6" feet tall; setback 4'-6" to carport overhang from property line.	Variance approval required
Yard Setbacks			
Side Fronting Service/Local Street	Corner lots both siding on a major thoroughfare and service street shall be not less than 25' feet.	4'-6" from property line to top edge of carport.	Variance approval required

ANALYSIS:

Project Description

The applicant proposes to construct eight (8) metal carports along the south property line fronting Theresa Drive. The new carports will be placed adjacent to an existing concrete block or combination wrought iron/concrete block wall. The wall heights vary from six (6) to eight (8) feet tall on the parking lot side which is lower than the adjacent Theresa Drive. The wall height on the street side is consistent at four (4) feet tall. The carport design utilizes support poles placed four feet back from existing wall with a solid corrugated metal roof decking painted brown to match existing carports with a height of 8'-6". The placement of carports 4'-6" feet from the property line will encroach into the required twenty-five (25) foot side yard setback. The front support posts will be set four (4) feet from the existing wall with a one foot carport roof overhang. The measurement of the setback begins at the edge of the roof overhang to the property line and will be three feet from the perimeter wall. The change in elevation from the street to parking lot side allows the new carports to "sit" lower than the street. The street side includes a five (5) foot wide sidewalk and six (6) foot wide landscaped area consisting of mature palms, shrubs, and

bougainvillea which will soften the view of the new carports. Proposed lighting on the new carports to be a LED shielded light fixture directed downward. Existing carports currently utilize a florescent bulb system which is not consistent with today's zoning code lighting standards and will not be permitted.

Variance Request

The applicant is seeking a Variance for a corner side yard setback from twenty-five (25) feet to 4'-6" for the construction of eight (8) carports. The site currently has 83 covered parking spaces and the proposal will allow an additional 68 for a total of 151 covered spaces. The condominium CC&R's provides for one (1) covered parking space per unit.

Staff has evaluated the request based upon Section 92.04.03(E)(3)(d) of the Palm Springs Zoning Code (PSZC) as stated below:

92.04.03 Property development standards.

- E. Yards.
- 3. Side Yards.
 - b. *Corner or reverse corner lots siding on a state highway of major thoroughfare shall have a side yard of not less than thirty (30) feet. When siding on a service road it shall be no less than twenty-five (25) feet.*

Staff supports the Variance request to provide shading for off-street parking. Numerous R-2 or R-3 zoned condominium and apartment complexes contain similar conditions commonly described as multi-family buildings placed in the center of the property with parking at the perimeter. Staff has determined that the unique characteristics of the lot with one side fronting a major thoroughfare and two sides fronting streets with setback requirements limits the area to construct carports over established perimeter parking. Other condominium properties not fronting multiple streets enjoy the privilege of allowing carport structures over parking areas. In addition, the grade change from Theresa Drive to the parking lot side varies from two (2) feet to four (4) feet and the presence of mature landscaping between the sidewalk and perimeter wall reduces the visual impact of the new carports as viewed from the street. Therefore, unique characteristics are present at the subject property justifying a variance to the strict application of the Zoning Code.

REQUIRED FINDINGS:

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

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

The subject property is located within the R-2 (*Multiple Family Residential*) Zone on a lot meeting all required development standards. The lot has unique characteristics in that it has street frontage on three sides with greater setback requirements. The lot fronts along a major thoroughfare and two side streets with setback requirements limiting the available area to construct carports over established perimeter parking. The strict application of the Zoning Code deprives the property owner the ability to meet the condominium association's responsibility to provide covered parking for all its residents. Based upon these observations, Staff has determined that the finding has been met.

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

The approval of a Variance will not constitute the granting of special privilege inconsistent with City practices. Numerous condominium and apartment complexes contain similar development patterns with buildings placed in the middle of a lot with perimeter parking lots. The unique characteristics of the lot with three sides fronting streets warrant a Variance to allow the construction of carports. Staff believes that the proposed Variance request reducing the side yard setback to 4'-6" will not diminish the integrity of the Zoning Code and would not constitute a granting of special privilege inconsistent with the limitations placed upon other properties in the vicinity and zoning designation.

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

The requested Variance reducing the side yard setback for carports built within 4'-6" of the property line will allow the construction of an 8'-6" tall metal carport structure fronting Theresa Drive. Currently the streetscape contains a five (5) foot sidewalk, a six (6) foot wide landscaped area with many mature plants, with a four (4) foot block and combination wall on the street side. The granting of the Variance for the purpose of carport construction will not significantly change the street appearance being that the carports will sit two (2) feet below the street grade with mature landscaping providing a buffer and will not be detrimental to the R-1 zoned properties located across the street. Therefore, Staff believes that the finding has been met.

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

The proposed project has been analyzed against the policies of the General Plan and no inconsistencies have been found. Therefore, Staff has determined that the finding has been met.

ENVIRONMENTAL ASSESSMENT

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is a Class III exemption and is categorically exempt per Section 15303(a) (Accessory Structure).

NOTIFICATION

Notification was sent to adjacent property owners within 500 feet from the subject property on October 15, 2015 to inform the neighbors that there has been a Variance application submitted for the subject property. No formal written correspondence has been received.



Glenn Mlaker, AICP
Assistant Planner



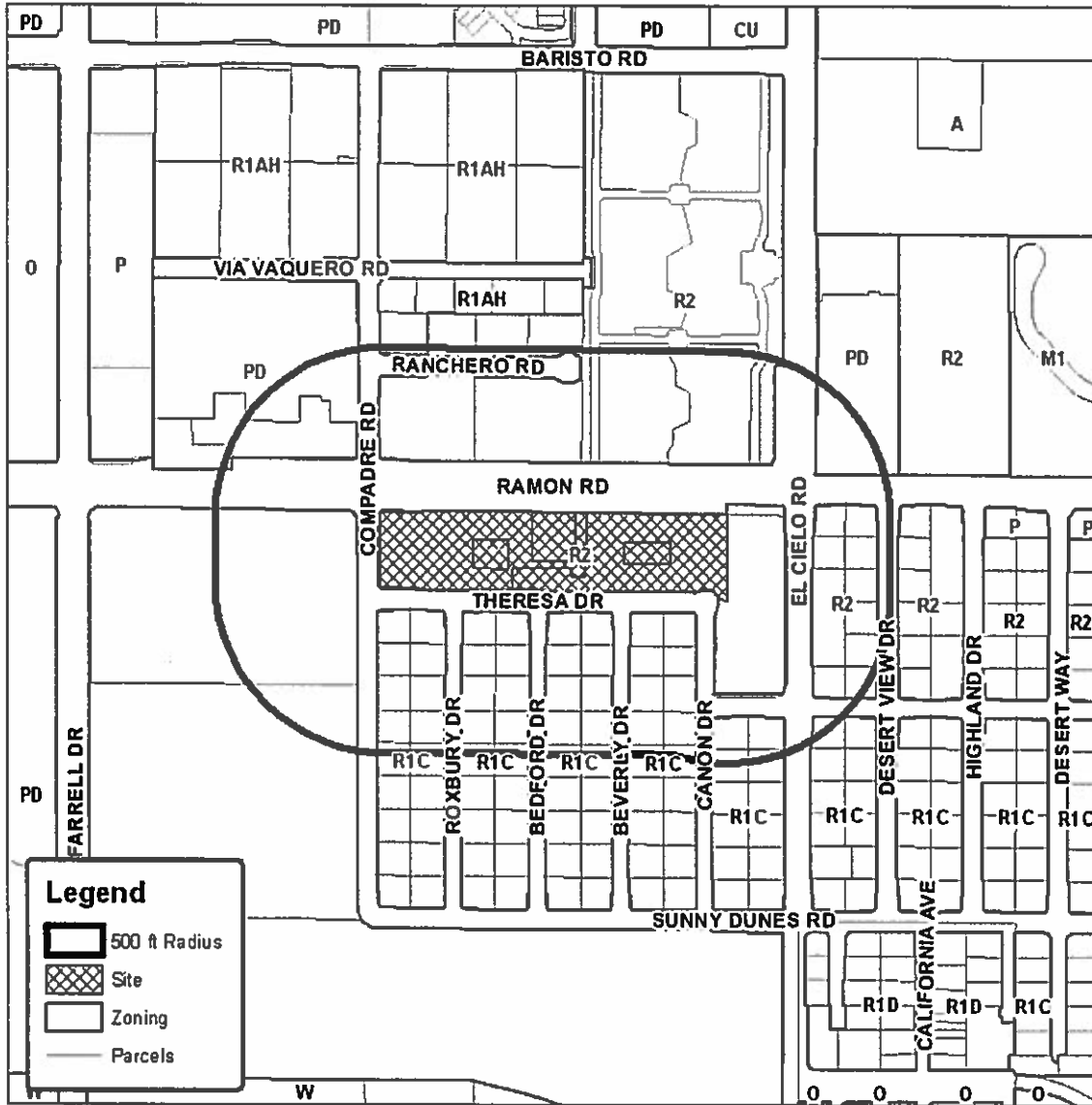
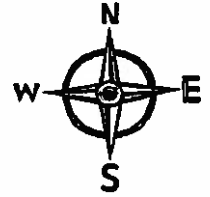
Flihn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Justification Letter and Exhibits from Applicant
5. Site Photos
6. Site Plan
7. 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 6.544 A VARIANCE TO REDUCE THE CORNER SIDE YARD SETBACK ON THE STREET SIDE FACING THERESA DRIVE TO 4'-6" FOR THE CONSTRUCTION OF NEW CARPORTS AT THE PALM CONDOMINIUM COMPLEX LOCATED AT 3155 EAST RAMON ROAD

A. The Palms Homeowner Association, ("the applicant") has filed a request for a variance to Zoning Code, Section 92.04.03(E)(3)(d), to reduce the required side yard setback from twenty-five (25) feet to 4'-6" for the construction of eight (8) carports over existing parking lot spaces fronting Theresa Drive located at The Palm Condominium complex at 3155 East Ramon Road, Zoned R-2, Section 24 (APN 502-550-089).

B. Notice of a public hearing of the Planning Commission of the City of Palm Springs to consider Case No. 6.544 VAR, a Variance Application was given in accordance with applicable law.

C. On October 28, 2015, a public hearing on a request for a variance to Zoning Code, Section 92.04.03(E)(3)(e), was held by the Planning Commission in accordance with applicable law.

D. 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 III exemption (Accessory Structure) pursuant to Section 15303(a) of the CEQA Guidelines.

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

G. Pursuant to Section 94.06.00 (Variance) of the Palm Springs Zoning Code, the Planning Commission finds that:

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

The subject property is located within the R-2 (*Multiple Family Residential*) Zone on a lot meeting all required development standards. The lot has unique characteristics in that it has street frontage on three sides with greater setback requirements. The lot fronts along a major thoroughfare and two side streets with setback requirements limiting the available area to construct carports over

established perimeter parking. The strict application of the Zoning Code deprives the property owner the ability to meet the condominium association's responsibility to provide covered parking for all its residents. Based upon these observations, Staff has determined that the finding has been met.

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

The approval of a Variance will not constitute the granting of special privilege inconsistent with City practices. Numerous condominium and apartment complexes contain similar development patterns with buildings placed in the middle of a lot with perimeter parking lots. The unique characteristics of the lot with three sides fronting streets warrant a Variance to allow the construction of carports. Staff believes that the proposed Variance request reducing the side yard setback to 4'-6" will not diminish the integrity of the Zoning Code and would not constitute a granting of special privilege inconsistent with the limitations placed upon other properties in the vicinity and zoning designation.

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

The requested Variance reducing the side yard setback for carports built within 4'-6" of the property line will allow the construction of an 8'-6" tall metal carport structure fronting Theresa Drive. Currently the streetscape contains a five (5) foot sidewalk, a six (6) foot wide landscaped area with many mature plants, with a four (4) foot block and combination wall on the street side. The granting of the Variance for the purpose of carport construction will not significantly change the street appearance being that the carports will sit two (2) feet below the street grade with mature landscaping providing a buffer and will not be detrimental to the R-1 zoned properties located across the street. Therefore, Staff believes that the finding has been met.

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

The proposed project has been analyzed against the policies of the General Plan and no inconsistencies have been found. Therefore, Staff has determined that the finding has been met.

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission approves the request for a variance to Zoning Code, Section 92.04.03(E)(3)(d) to reduce the required side yard setback from twenty-five (25) feet to 4'-6" for the construction of eight (8) carports for property located at 3155 East Ramon Road, subject to the conditions of approval attached herewith as Exhibit A.

ADOPTED this 28th day of October, 2015.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case No. 6.544 – VAR

3155 East Ramon Road

October 28, 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 6.544 VAR, which allows for a reduction to the side yard setback on the street side facing East Andreas Road to 4'-6" for the construction of eight (4) new carports per the approved site plan.
- ADM 2. The site shall be developed and maintained in accordance with the approved plans, date stamped March 16, 2015, which includes the site plan on file in the Planning Division except as modified by conditions below.
- ADM 3. 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. 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 6.544 VAR. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City

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

ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 7. 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.

PLANNING DEPARTMENT CONDITIONS

PLN 1. Conditions imposed by Planning Commission.

1. Submission of Minor Architectural Application (MAA) to be reviewed by the AAC for carport design and lighting.

PLN 2. Outdoor Lighting Conformance. Exterior lighting shall conform to Section 93.21.00, Outdoor Lighting Standards, of the Palm Springs Zoning Code.

BUILDING DEPARTMENT CONDITIONS

BLD 1. The applicant shall obtain all appropriate building permits.

END OF CONDITIONS

March 3, 2015

To: City of Palm Springs/Planning Department

Attention: To Whom It May Concern

RE: Request for Twenty-five foot variance for construction of additional carports at The Palms (aka Palm Villas), 3155 East Ramon Road, Palm Springs, California 92264

The Palms is a condo association working diligently to enhance the beauty of our complex, conserve natural resources, ensure safety for our residents and make a positive contribution to our neighborhood community. As part of that mission, we want to provide covered parking for the 20% of owners who are doing without.

This letter, with accompanying documentation, is intended to provide Palm Springs Planning Commission with data needed to make a determination to approve a Variance for the construction of additional carports at the above location.

Details of the Project:

The Palms (aka Palm Villas) was built in 1979

- Covered parking (carports) were constructed for 83 but not all 88 homeowners, which was not in compliance with the **Original Approved Condominium Plan (Exhibits 1 and 2)**
 - Including:
 - 2 covered parking spaces outside the gated security entrance on Compadre Road (security issue) (**Exhibit 3**)
 - 2 partially covered spaces in the main entrance parking area (**Exhibit 4**)
 - 4 spaces which can block or hinder emergency access of fire or medical personnel near walking entrances to condominiums (**Exhibit 5**)
 - 8 spaces totally without covers on the East side of parking property leaving an unbalanced/unfinished look to the property (**Exhibit 6**)
 - Creates an inequality in the condominium setting as all homeowners pay the same association dues (**Exhibit 7**)

At this time, to deal with the above immediate issues to resolve the above issues, the HOA of the Palms is requesting a twenty-five foot variance along the Theresa property line to build two (2) carports covering 18 existing parking spaces inside our gates. (**Exhibit 8**) This will address the flawed situation established at the time of original construction in 1979/80.

The Palms' Environmental History:

In 2007, The Palms embarked on a series of projects to update our property and buildings. Our goal is to be more environmentally conscious and a good neighbor to our neighbors on Ramon Road, Compadre Road and Theresa Drive.



In a time of transition, we were known as the condos with the blue tarps covering our roofs. That was when conditions were in need of much repair. Our 88 owners came together and paid more than \$1-million to have the roofs redone. To enhance conservation, we upgraded to proper roofing materials and colors to reduce heat absorption and create a more compatible look for our neighbors. Once this was successfully completed, we repaired and preplaced wood accents and siding, painting them colors more compatible with our roofing tiles.

The Palms was among the first Associations in Palm Springs (with high visibility at 3155 East Ramon Road) to seek City Permits to reduce water by converting to Desert Landscaping. (Exhibit 9) The first steps were taken on Theresa Drive, followed by Ramon Road and Compadre easements. Also, we reduced water in our interior spaces implementing complimentary areas of desert landscaping and greenbelts between our buildings. We enhanced our security with cameras, LED walkway and security lighting and pole lighting, while committing to "dark skies" conservation methods. We converted all 1980s "lollipop" light fixtures to LED down lights. (Exhibit 10) We added several walls to replace rusting fences and, we hope, have enhanced the security of our neighborhood. (Exhibit 11))

We are in the process of updating our pools with solar thermal heating/cooling systems to be more efficient in our water and electric conservation. Additional landscape projects are projected over the next several years. We will be replacing our streets and parking area with new pavement sometime after 2017. All of these projects are active contributions to our community in positive ways.

In alignment with our continuous improvement goals, we are requesting the commission's endorsement of our efforts to improve the balanced use of our parking areas and provide consistent amenities to ALL 88 of our homeowners. That is why we are requesting a variance of twenty-five feet on the Theresa Drive side of our property to install two (2) carport structures as shown.

6 . 5 4 4
RECEIVED
MAR 16 2015
PLANNING SERVICES
DEPARTMENT

146579

RECORDED

ON AUG 13, 1980
NO. 146579 TIME 2:00 p.m.

DONALD D. SULLIVAN
COUNTY RECORDER

Debra Ann Stages
DEPUTY

FEE \$ 58

MB C30 PG 24659

FILED BY Jumonjan

SUB. GUAR. BY TITLE INSURANCE & TRUST CO.

TR 14324 LOT 1

6.544
RECEIVED

MAR 16 2015
**PLANNING SERVICES
DEPARTMENT**

EXHIBIT 1

146579

146579

SHEET 1 OF 14

CONDOMINIUM PLAN

FOR LOT 1 OF

TRACT NO. 14324

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE,

STATE OF CALIFORNIA.

CERTIFICATE
UNDER CALIFORNIA CIVIL CODE
SECTION 1351
(PROVIDING FOR RECORDATION OF CONDOMINIUM PLAN)

WE, THE UNDERSIGNED, BEING ALL OF THE RECORD OWNERS OF, THE RECORD HOLDERS OF SECURITY INTEREST IN, THE REAL PROPERTY, DESCRIBED IN THE DOCUMENTS HEREINAFTER MENTIONED, DO HEREBY CERTIFY THAT:

WE HEREBY CONSENT TO THE RECORDATION OF THE PLAN OF CONDOMINIUM, PURSUANT TO CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND, CALIFORNIA CIVIL CODE, CONSISTING OF: (I) THE DESCRIPTION OR SURVEY MAPS OF THE SURFACE OF THE LAND INCLUDED WITHIN THE PROJECT, AS SUCH DESCRIPTION OR SURVEY MAPS ARE SET FORTH UPON OR CONSTITUTED BY THE SUBDIVISION MAP SHOWING LOT 1 OF TRACT 14324 IN THE COUNTY OF RIVERSIDE, CALIFORNIA, AS PER MAP RECORDED IN BOOK 112, PAGES 49470, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND WHICH SUBDIVISION MAP IS HEREBY BY REFERENCE INCORPORATED HEREIN; (II) THE DIAGNOSTIC FLOOR PLANS ATTACHED HERETO AND MADE A PART HEREOF; AND (III) THIS CERTIFICATE.

DATED: March 26, 1980

TUNANJAN AND TUNANJAN INVESTMENTS, INC., A CALIFORNIA CORPORATION

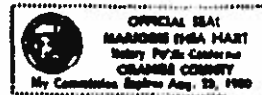
[Signature] MICHAEL A. TUNANJAN, PRESIDENT [Signature] GEORGE TUNANJAN, SECRETARY
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION
BENEFICIARY PER DEED OF TRUST RECORDED APRIL 6, 1978 AS INSTRUMENT NO. 65484.

[Signature]
ASSISTANT VICE PRESIDENT
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

[Signature]
ASSISTANT VICE PRESIDENT

ON March 26th, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL A. TUNANJAN KNOWN TO ME TO BE THE PRESIDENT AND GEORGE TUNANJAN, KNOWN TO ME TO BE THE SECRETARY, OF TUNANJAN AND TUNANJAN INVESTMENTS, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

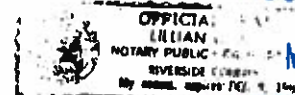


[Signature]
NOTARY PUBLIC IN AND FOR COUNTY AND STATE
MY COMMISSION EXPIRES: 8/15/80
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON April 2, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE ASSISTANT VICE PRESIDENT OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THE ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE ASSOCIATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS AS BENEFICIARY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC IN AND FOR COUNTY AND STATE
MY COMMISSION EXPIRES: Dec 9, 1980



RECEIVED

MAR 16 2015

PLANNING SERVICES DEPARTMENT

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS PLAN CONSISTS OF 14 SHEETS...

6-544

146579

SHEET 5 OF 124

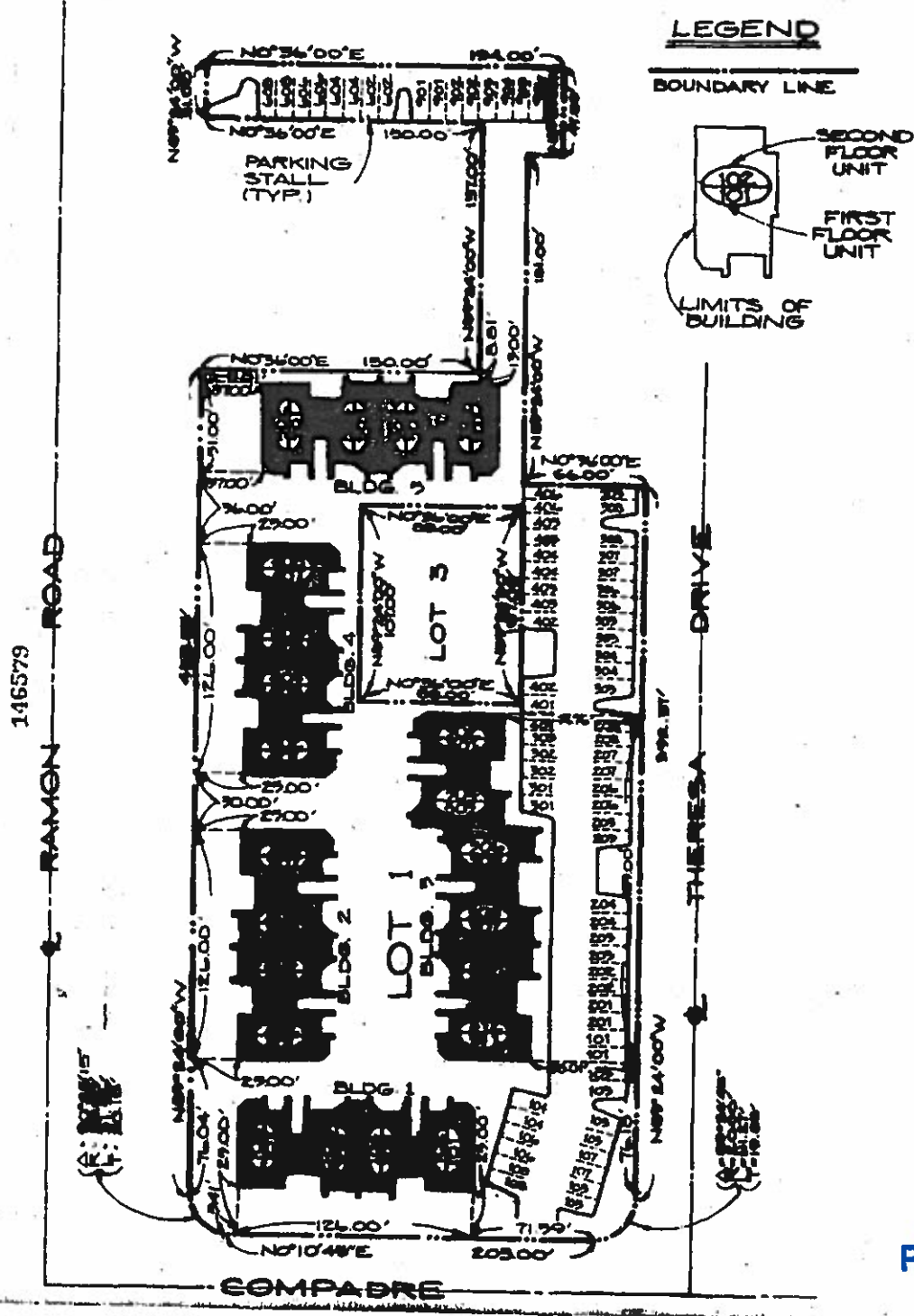
INDOMINIUM PLAN

FOR LOT 1 OF

TRACT NO. 14324

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

BUILDING LOCATION MAP



12-6-542
RECEIVED
 MAR 16 2015
 PLANNING SERVICES
 DEPARTMENT

146580

RECORDED

ON Aug 13, 1980
NO. 146580 TIME 2:00 pm

DONALD D. SULLIVAN
COUNTY RECORDER

Delia Ann Steger
DEPUTY

FEE \$ 54-

MB C30 PGS 60-22

FILED BY Thomas J. Tumanjan

SUR. GUAR. BY

TITLE INSURANCE & TRUST CO.

TR 14324 LOT 2

RECEIVED

MAR 16 2015

**PLANNING SERVICES
DEPARTMENT**

6.544

EXHIBIT 2

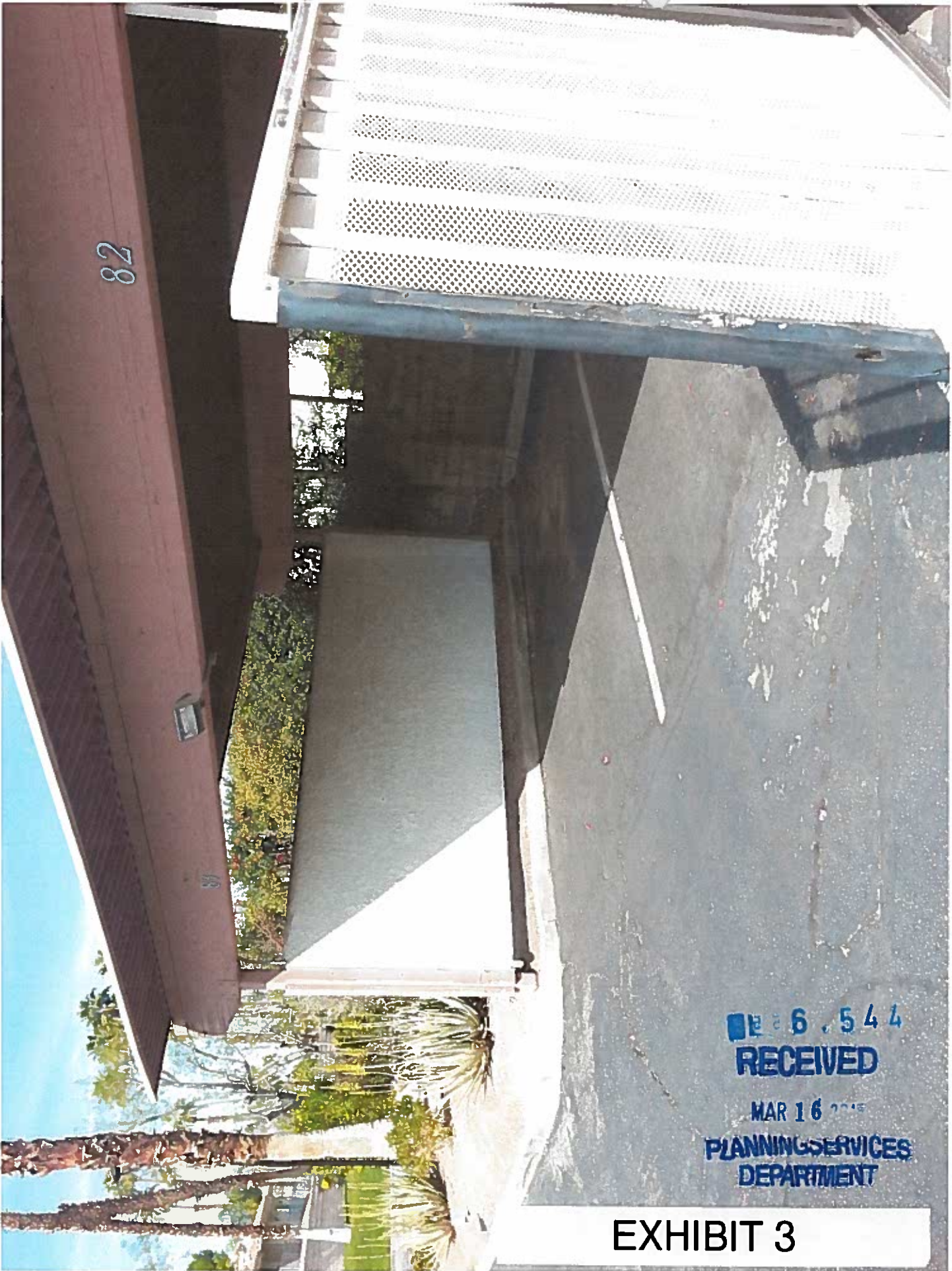
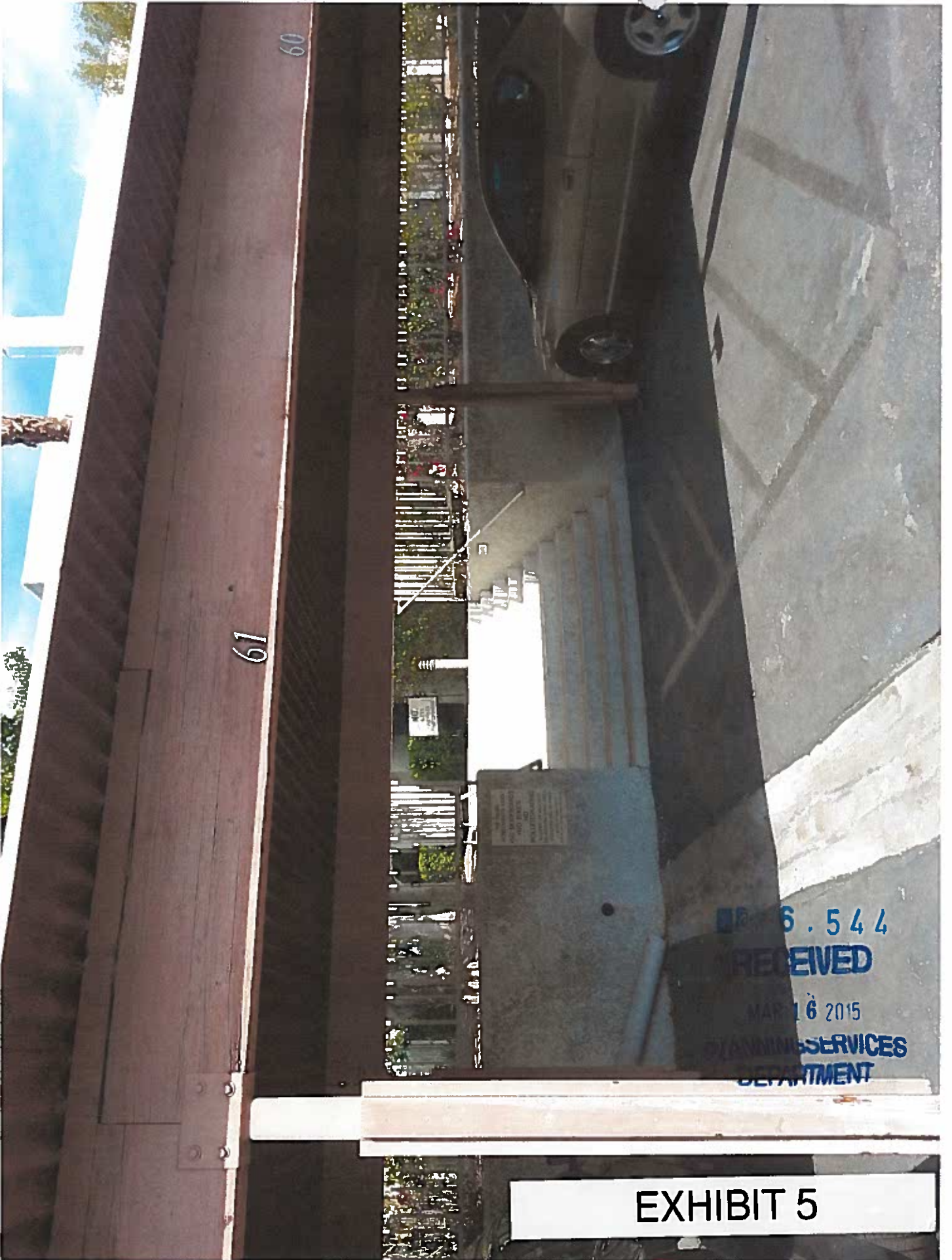


EXHIBIT 3



EXHIBIT 4



60

61

6.544
RECEIVED
MAR 16 2015
PLANNING SERVICES
DEPARTMENT

EXHIBIT 5

EXHIBIT 6

6.544
RECEIVED

MAR 16

PLANNING SERVICES
DEPARTMENT





EXHIBIT 7



6.544
RECEIVED

MAR 16 2015

**PLANNING SERVICES
DEPARTMENT**

EXHIBIT 8

EAST/WEST VIEW

EAST/WEST VIEW

EXHIBIT 9



RECEIVED
MAR 6 2015
PLANNING SERVICES
DEPARTMENT

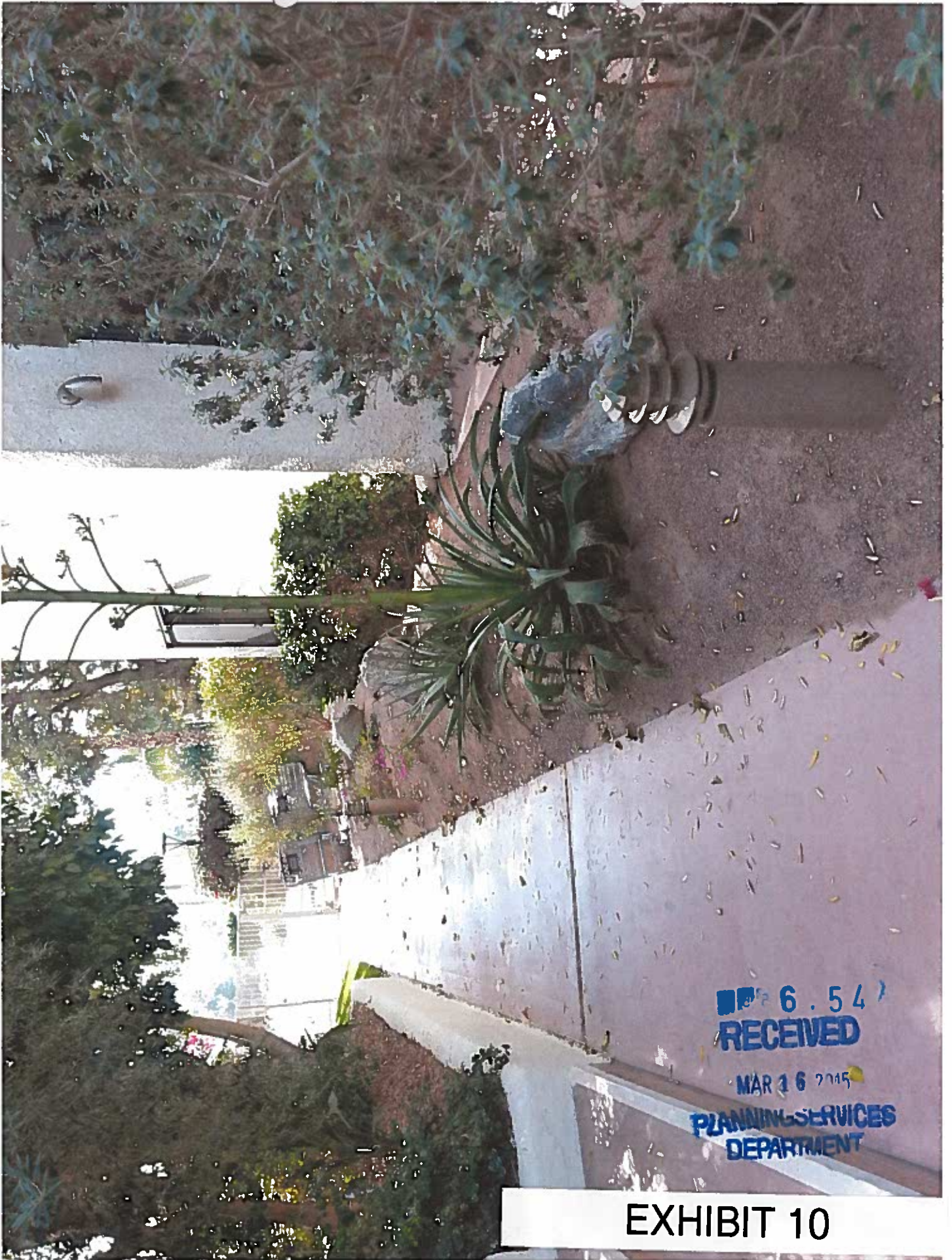


EXHIBIT 10

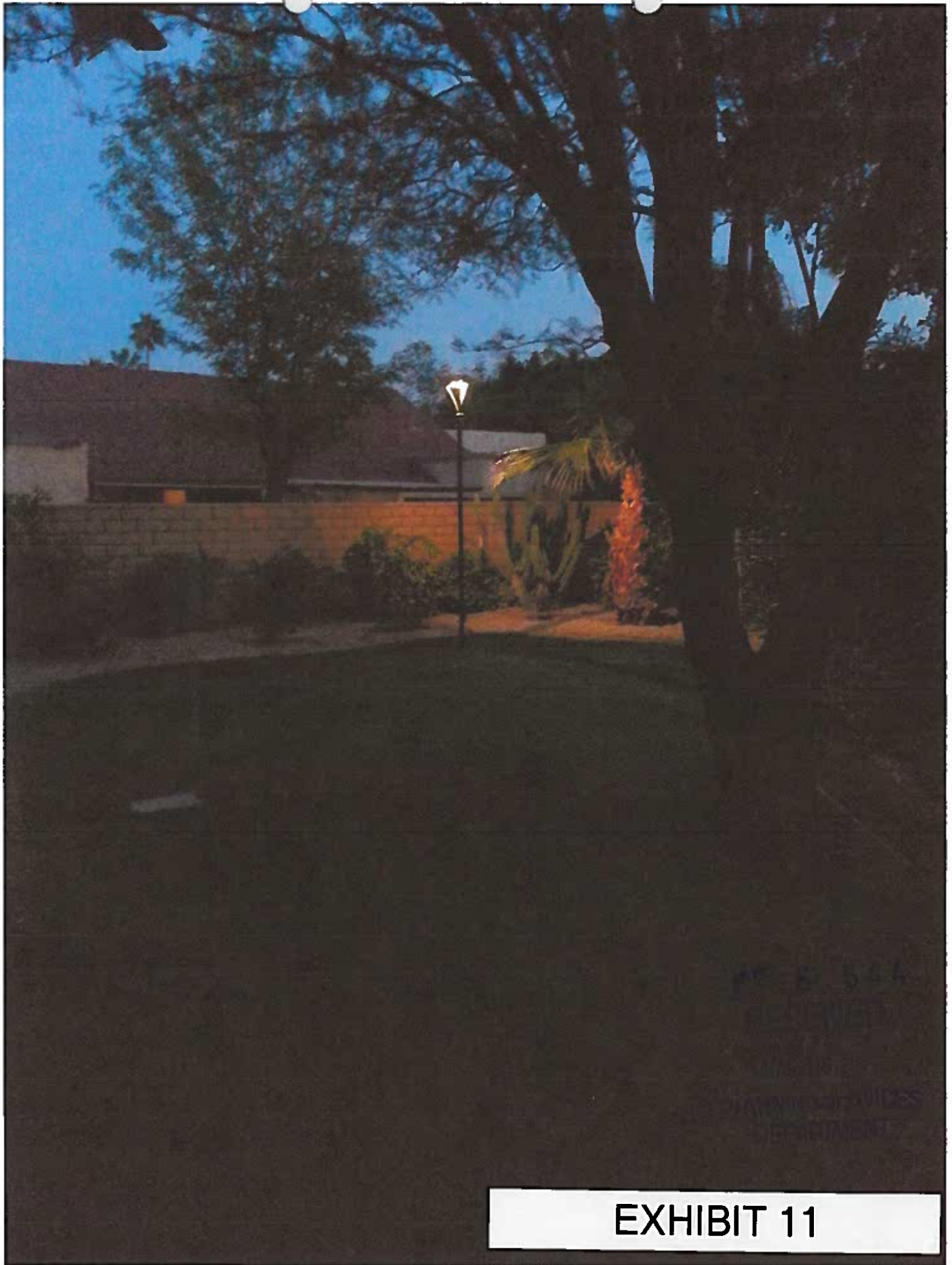


EXHIBIT 11



ELEVATION AND LANDSCAPE



6.544
RECEIVED

PLANNING SERVICES
DEPARTMENT

CURRENT VEGETATION ANTICIPATED

FOR PARKING AREA

21/10/2015

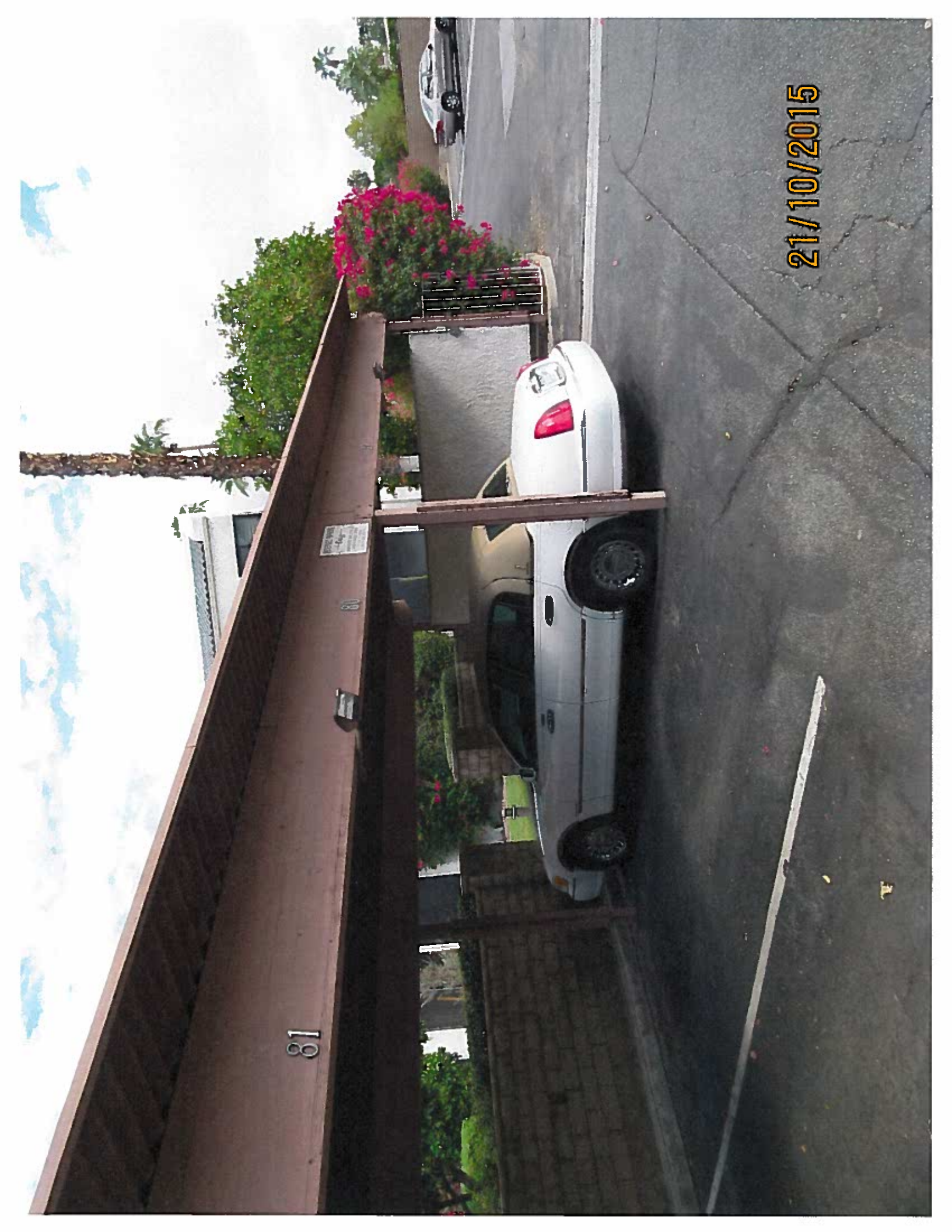


81

80

NO PARKING
FIRE DEPARTMENT

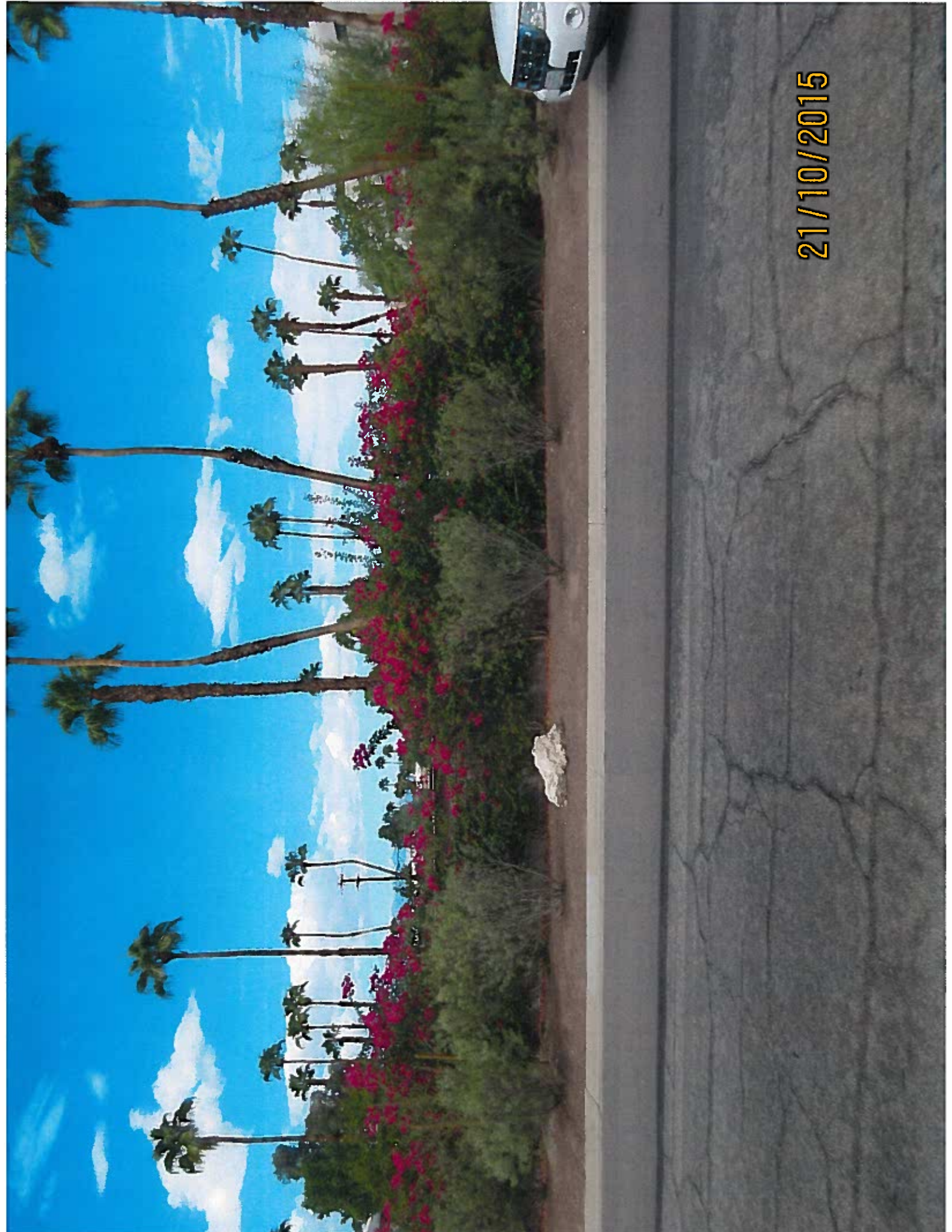
21/10/2015



21/10/2015



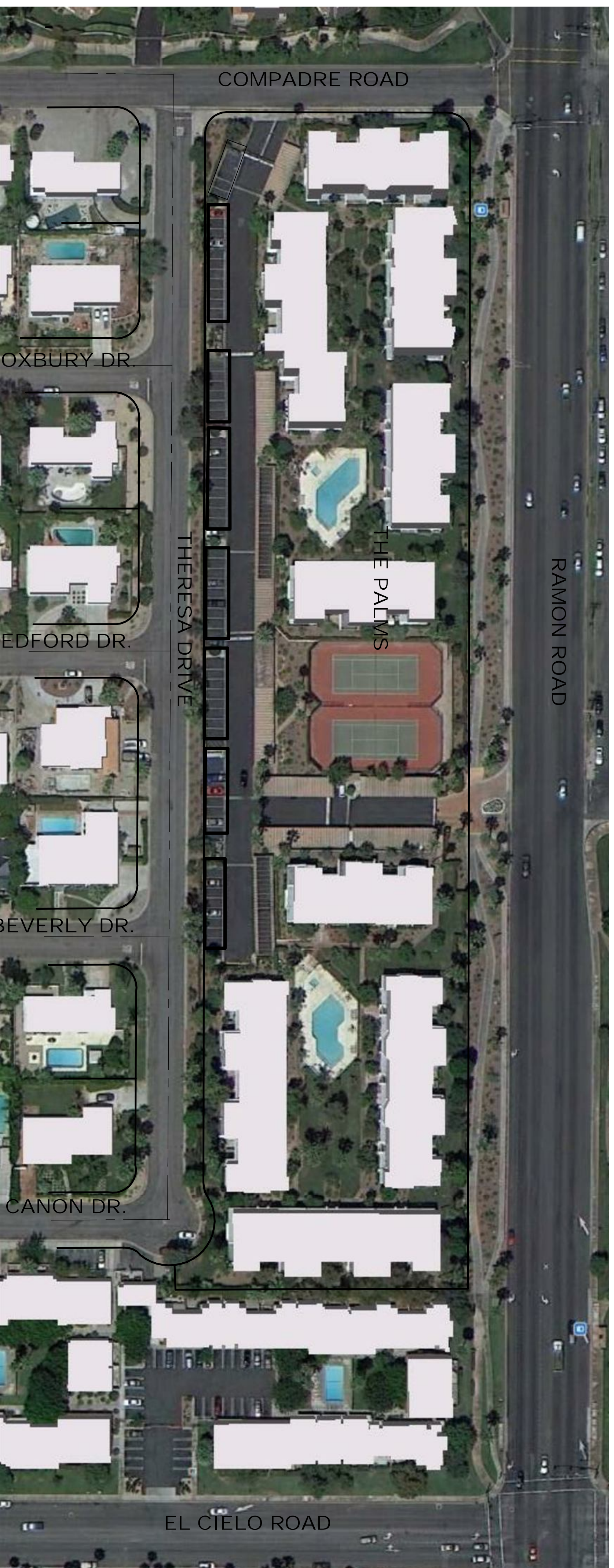
21/10/2015



NEW COVERED CARPORT STRUCTURES

AT THE PALMS

3155 EAST RAMON ROAD PALM SPRINGS, CALIFORNIA 92264



SCALE: 1"=60'

OWNERS: THE PALMS HOMEOWNER ASSOCIATION
3155 EAST RAMON ROAD
PALM SPRINGS, CALIFORNIA 92264
PHONE: (760) 534-9394

ENGINEER: JOSEPH N. CIOCHINI, P.E.
P.O. BOX 4206
PALM DESERT, CALIFORNIA 92260
PHONE: (760) 776-6687

LEGAL DESCRIPTION: LOTS 1,2,3,4 AND 5, TRACT 14324, MB 112/049-050
A.P.N. 502-550-045, 502-550-046, 502-550-047, 502-550-093

SCOPE OF WORK: COVERED CARPORT ADDITION

SHEET INDEX: T1.0 COVER SHEET
S1.0 SITE PLAN, FOUNDATION PLAN, FRAMING PLAN
S2.0 SECTIONS, DETAILS

NOTE: PER CITY OF PALM SPRINGS POLICY, A COMPACTION CERTIFICATION AND ACCEPTANCE OF THE FOUNDATION EXCAVATION TO BE PROVIDED AT THE TIME OF FOUNDATION INSPECTION. THE CITY OF PALM SPRINGS BUILDING INSPECTOR HAS THE PREROGATIVE TO REQUIRE THIS FOR ANY CONCRETE WORK.

ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL CODE, WHICH ADOPTS THE 2012 IRC, 2012 UMC, 2012 UPC AND 2011 NEC Sec. R106.1. ALL OTHER LOCAL CODES AND ORDINANCES SHALL COMPLY.

ALLOWABLE HOURS OF CONSTRUCTION:
MON.-FRI 7:00am - 5:00pm
SAT. 8:00am - 5:00pm
NOT ALLOWED SUNDAYS AND NATIONAL HOLIDAYS

JOSEPH N. CIOCHINI, P.E.
P.O. BOX 4206
PALM DESERT, CA 92261
TEL: 760-776-6687
jncpe@aol.com

NEW COVERED CARPORTS
THE PALMS HOMEOWNERS ASSOCIATION
3155 EAST RAMON ROAD
PALM SPRINGS, CA. 92264

NO PART THEREOF OF THESE PLANS SHALL BE REPRODUCED, COPIED, ADAPTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.
JOSEPH N. CIOCHINI, P.E.
SPECIFICATIONS SHALL CONSTITUTE OR CONCLUDES THE ENTIRE AGREEMENT OF THE PARTIES.

Revisions:
No. Date Revision

Sheet Description:

COVER SHEET

Scale AS SHOWN
Drawn JNC
Checked
Date 03-11-13
Project# 2013-003

T1.0
Sheet 1 of 3

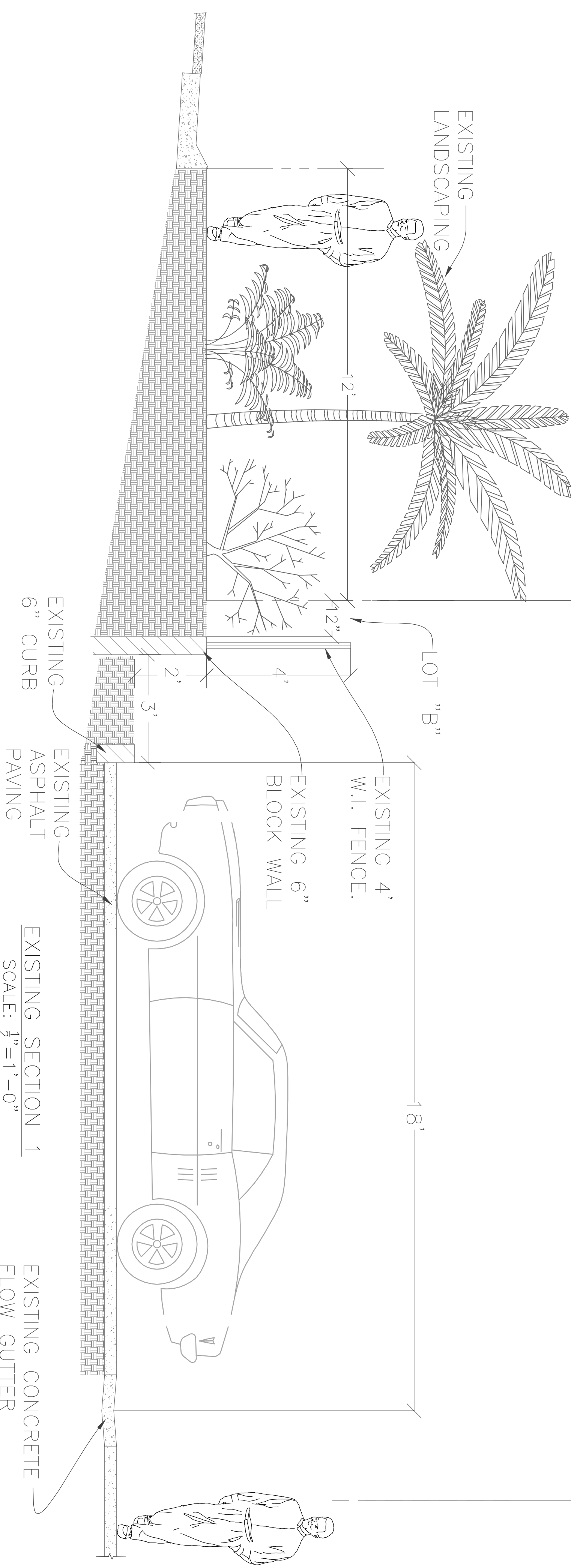
THERESA DRIVE

q

30'

R.O.W.

25' SETBACK



EXISTING SECTION 1
SCALE: 1/2" = 1'-0"

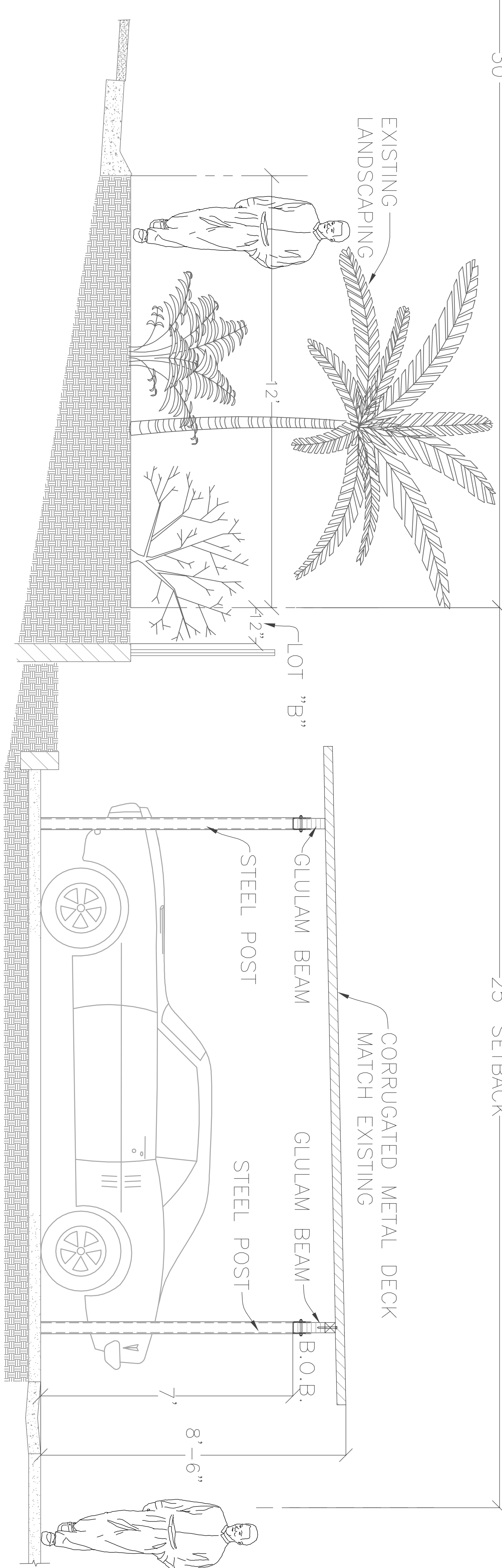
THERESA DRIVE

q

30'

R.O.W.

25' SETBACK



PROPOSED TYPICAL SECTION 1

SCALE: 1/2" = 1'-0"

JOSEPH N. CICCHINI, P.E.
P.O. BOX 4206
PALM DESERT, CA 92261
TEL: 760-776-6687
jncpe@aol.com

NEW COVERED CARPORTS
THE PALMS
3155 EAST RAMON ROAD
PALM SPRINGS, CA. 92264

NO PART HEREOF OF THESE PLANS SHALL BE REPRODUCED, COPIED, OR IN ANY MANNER, SOLD, PUBLISHED, OR OTHERWISE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AND APPROPRIATE PERMISSION TO JOSEPH N. CICCHINI, P.E.
VISUAL CONTACT WITH THE DRAWINGS OR CONSULTATION WITH THESE RESTRICTIONS

Revisions:

No.	Date	Revision

Sheet Description:

Scale	AS SHOWN
Drawn	JNC
Checked	01-26-15
Date	2015-001
Project#	

A1.0
Sheet 2 of 3

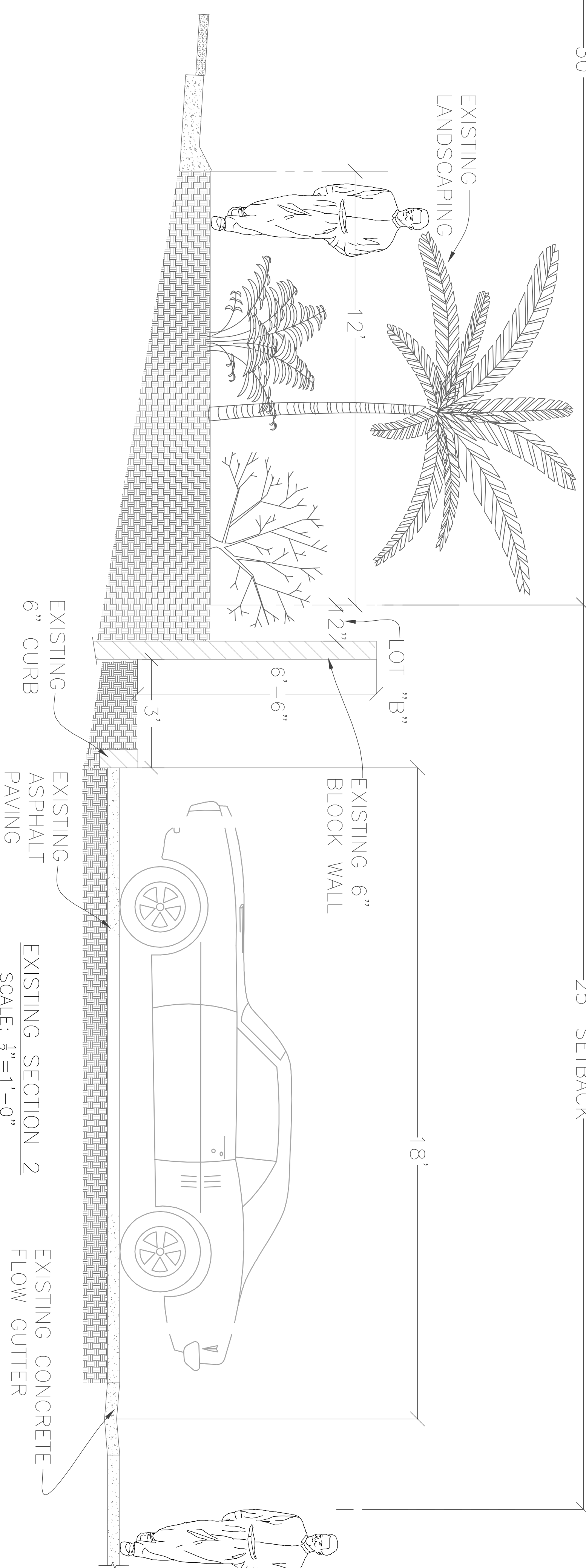
THERESA DRIVE

℄

30'

R.O.W.

25' SETBACK



EXISTING SECTION 2
SCALE: 1/2" = 1'-0"

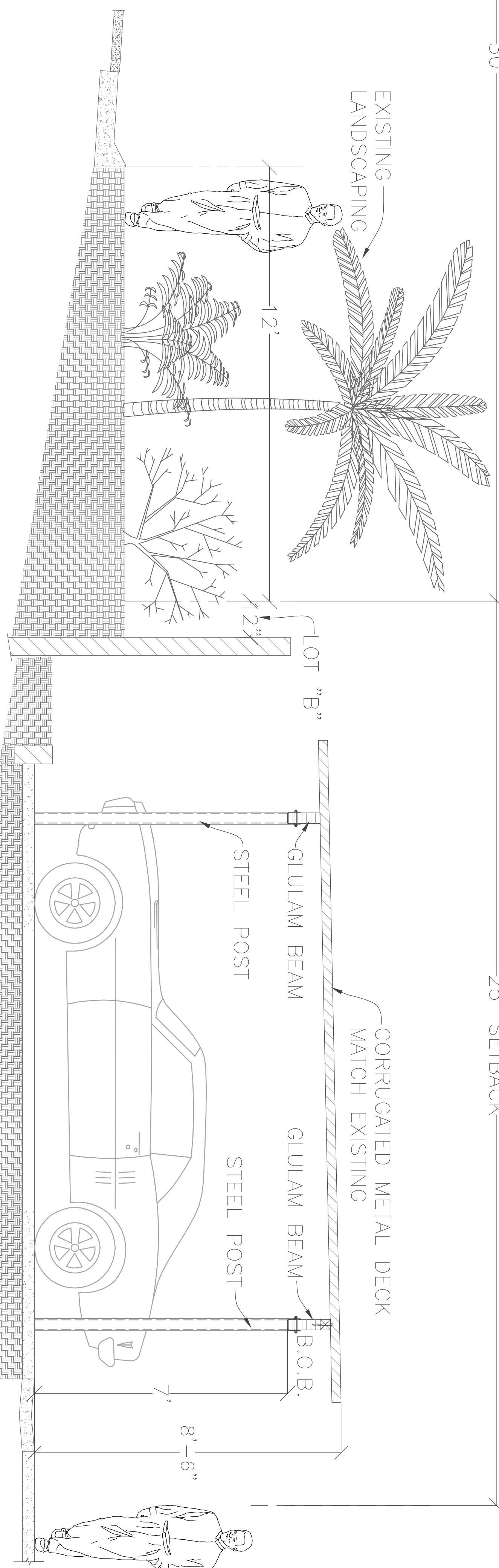
THERESA DRIVE

℄

30'

R.O.W.

25' SETBACK



PROPOSED SECTION 2
SCALE: 1/2" = 1'-0"

JOSEPH N. CIOCCINI, P.E.
P.O. BOX 4206
PALM DESERT, CA 92261
TEL: 760-776-6687
jncpe@aol.com

NEW COVERED CARPORTS
THE PALMS
3155 EAST RAMON ROAD
PALM SPRINGS, CA. 92264

NO PART HEREOF OF THESE PLANS SHALL BE REPRODUCED, COPIED, ADAPTED, SOLD, PUBLISHED OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF JOSEPH N. CIOCCINI, P.E.

REVISIONS:

No.	Date	Revision

SHEET DESCRIPTION:

Scale	AS SHOWN
Drawn	JNC
Checked	
Date	01-26-15
Project #	2015-001