



## PLANNING COMMISSION STAFF REPORT

DATE: December 9, 2015

CONSENT AGENDA

SUBJECT: A MAJOR ARCHITECTURAL APPLICATION (MAJ) BY DENLAR, LLC, OWNER, FOR DEVELOPMENT OF A NEW HILLSIDE SINGLE FAMILY RESIDENCE LOCATED AT 2110 LEONARD ROAD; ZONE R-1-B. (CASE 3.3817 MAJ). (KL)

FROM: Flinn Fagg, AICP, Director of Planning Services

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### SUMMARY

This Major Architectural application is for development of a 2772 square foot single-family residence with a 1,038 square foot attached garage and a 987 square foot covered terrace on a hillside lot at 2110 Leonard Road.

### RECOMMENDATION:

Adopt a Class 3 Categorical Exemption pursuant to CEQA and approve the proposed project subject to Conditions of Approval noted in Exhibit "A" (attached).

### ISSUES:

- Significant slopes on the lot.
- Proposed building pad below the average crown of the adjacent street.
- Streets not improved across the lot frontages.

### BACKGROUND:

| <i>Related Relevant City Actions by Planning, Fire, Building, etc...</i> |  |
|--|--|
| April 8, 2015  | The Planning Commission approved a different design for the subject site for a single family residence. (The applicant elected not to proceed with construction of that home). |
| November 23, 2015  | The Architectural Advisory Committee voted to recommend approval to the Planning Commission of the architecture and restudy of the landscape.                                  |
| December 7, 2015   | The AAC reviewed the revised landscape. (Staff will report on the recommendation of the AAC at the Planning Commission meeting).   |

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

| <b>Neighborhood Notification</b> |   |
|----------------------------------|---|
|                                  | Notification per Zoning Code 94.04.00, E.(7) completed. |

| <b>Field Check</b> |   |
|--------------------|---|
| January 20, 2015   | Staff visited site to observe existing conditions |

| <b>Notification</b> |   |
|---------------------|---|
| November 9, 2015    | Notice of receipt of hillside application sent to adjacent property owners pursuant PSZC 93.13.00, B, 1, b. |
| November 18, 2015   | Notice of planning commission hearing sent to adjacent property owners pursuant to PSZC 93.13.00, B, 1, c.  |



| <b>Details of Application Request</b> |                    |
|---------------------------------------|--------------------|
| <b>Site Area</b>                      |                    |
| Net Lot Area                          | 25,700 square feet |

**ANALYSIS:**

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

| <i>Standard</i>   | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|-------------------|-------------------------|-----------------|-------------------|
| Min. Lot Size     | 20,000 SF               | 25,700 SF       | Y                 |
| Min. Setbacks     |                         |                 |                   |
| • Front           | 25 Feet                 | 25 Feet         | Y                 |
| • Side – Corner   | 20 Feet                 | 20 Feet         | Y                 |
| • Side – Interior | 10 Feet                 | 10'-6"          | Y                 |
| • Rear            | 15 Feet                 | 47'-2"          | Y                 |
| Lot Coverage      | 35%                     | 22%             | Y                 |
| Building Height   | 18 Feet                 | 18'-2"          | Y*                |

\*Due to the location of the finish floor relative to the elevation of the street, the height of the structure is in conformance with the height limitations as defined in Section 91.00.10 ("Building Height").

**PROJECT DESCRIPTION:**

The applicant proposes to construct a single-family residence including an attached garage, covered terrace and pool area. The home is contemporary in style, and is to be located on the northeast corner of Leonard Road and Via Escuela Road. Neither street is improved along the frontages of the lot. The site has significant slopes, and generally slopes downward from north to south. The proposed pad elevation is slightly below the crown of the road at the northwesterly corner of the lot, where a segment of Leonard Road is paved.

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

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

|   |  |     |   |
|---|--|-----|---|
| 1 | Does the proposed development provide a desirable environment for its occupants? | Yes | The project proposes an ample sized home with generous covered terrace & landscaping. |
|---|--|-----|---|

|    |   |     |  |
|----|---|-----|--|
| 2  | Is the proposed development compatible with the character of adjacent and surrounding developments?   | Yes | The surrounding neighborhood includes similar single-family hillside residences in a variety of architectural styles.  |
| 3  | Is the proposed development of good composition, materials, textures, and colors?   | Yes | The home is proposed in sand finish stucco and neutral colors.   |
| 4  | Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas                            | Yes | The proposed home is sited to minimize the amount of cut and fill and grading on the lot and to take advantage of the views.   |
| 5  | Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted | Yes | The proposed home is harmonious with the eclectic styles that already exist in this neighborhood.  |
| 6  | Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment   | Yes | The proposed residence generally conforms to the development standards of the zone, however due to the topography of the site, the pad elevation is slightly below the crown of street at the northwesterly corner of the lot, which is the only area where the streets are improved in the vicinity of the lot. |
| 7  | Building design, materials and colors to be sympathetic with desert surroundings  | Yes | The building is proposed in neutral colors, harmonious materials and is sited appropriately for this hillside location.  |
| 8  | Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously   | Yes | The proposed materials, colors and other components of the building are adequate.  |
| 9  | Consistency of composition and treatment  | Yes | There is consistency in the composition and treatment of the building as proposed.   |
| 10 | Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials  | Yes | The proposed landscape plan to includes desert appropriate plants.   |

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

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

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

i. *Rock and soil exposure,*

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

ii. *Size of building pads,*

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

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

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

iv. *Screening of parking areas,*

The parking areas are separated from the adjacent streets by landscape areas. The applicant, in response to recommendations from the AAC, increased the landscaping around the driveway to minimize its visual impact.

v. *Landscaping plans,*

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

vi. *Continuity with surrounding development,*

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

vii. *Sensitivity to existing view corridors;*

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

**NOTIFICATION:**

Pursuant to Zoning Code Section 93.13.00(B)(1)(b) and (c): Written notice was mailed to all adjacent property owners informing them of the City's receipt of the application and informing them of this public meeting. Pursuant to Zoning Code Section 94.04 the agenda for this meeting was also provided to recognized neighborhood organizations.

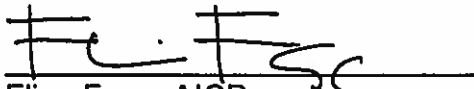
**ENVIRONMENTAL DETERMINATION:**

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

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



\_\_\_\_\_  
Ken Lyon, RA,  
Associate Planner



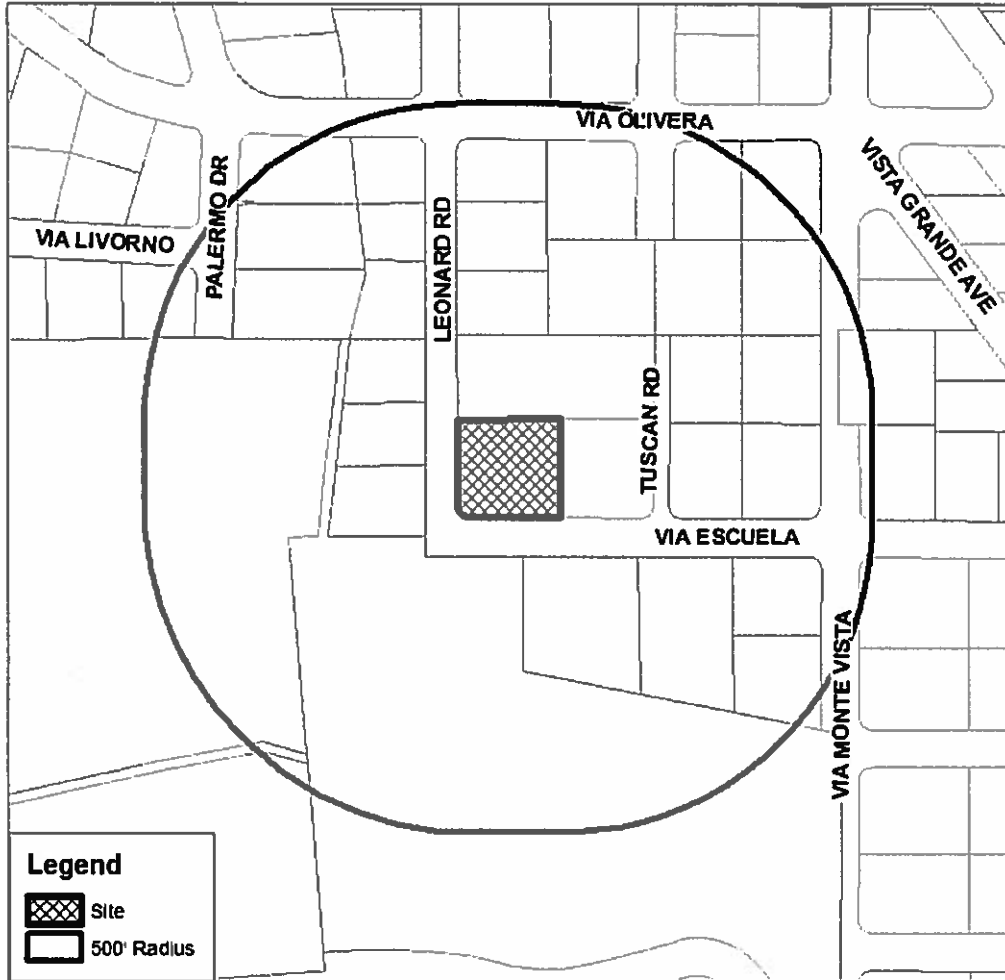
\_\_\_\_\_  
Flinn Fagg, AICP  
Director of Planning Services

**Attachments:**

1. Vicinity Map
2. Draft Resolution with Conditions of Approval as noted in Exhibit "A"
3. Draft AAC minutes from the meeting of November 23, 2015
4. Plans and Elevations.



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** 3.3817 (MAJ)

**APN:** 504-192-031

**APPLICANT:** Denlar LLC

**DESCRIPTION:** A Major Architectural application for development of a single family residence on a hillside lot located at 2110 North Leonard Road (Zone R-1-B) Section 03/T4/R4.

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3817, A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON A 25,700 SQUARE FOOT HILLSIDE LOT LOCATED AT 2110 NORTH LEONARD ROAD, ZONE R-1-B.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. Denlar, LLC, ("Applicant") has filed an application with the City pursuant to Section 94.04.00 (*Architectural Review*) of the Palm Springs Zoning Code for construction of a single family residence on a hillside lot.
- B. On November 23, 2015, the Architectural Advisory Committee (AAC) met and voted to recommend approval of the architecture to the Planning Commission and recommended revisions in the landscape by the applicant.
- C. On December 7, 2015, the AAC met and voted to recommend approval of the landscape to the Planning Commission.
- D. On December 9, 2015, a public meeting to consider Case 3.3817 was held by the Planning Commission in accordance with applicable law.
- E. The proposed development is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorical Exempt as a Class 3 exemption (New structures) pursuant to Section 15303 of the CEQA Guidelines.
- F. The Planning Commission 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.
- G. Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds:

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



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

H. In addition to the guidelines of PSZC Section 94.04.00 (*Architectural Review*) above, the Planning Commission considered the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*) and finds:

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

*welfare, and may include the following:*

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

i. *Rock and soil exposure,*

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

ii. *Size of building pads,*

Building pad is minimal in area in order to accommodate the home and modest back yard pool terrace. The filled area will be retained using boulders relocated from elsewhere on the site.

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

The building is generally composed in a unified floor plan with common living areas facing the views to the southeast. There are no unusual structural systems required for the construction of the proposed home.

iv. *Screening of parking areas,*

The parking areas are screened to the extent possible by landscape boulders and shrubs.

v. *Landscaping plans,*

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

vi. *Continuity with surrounding development,*

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

vii. *Sensitivity to existing view corridors;*

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

**THE PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

Based upon the foregoing, the Planning Commission hereby approves Case 3.3817 (MAJ) for construction of a 2,772 square foot single-family residence with an attached 3-car 1,038 square foot garage and a 997 square foot covered terrace on a roughly 25,700 square foot hillside lot subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 9th day of December, 2015.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Flinn Fagg, AICP  
Director of Planning Services

~~APPLICATION TO LANDSCAPE TWO CORNER AREAS EQUALING 7,000  
SQUARE FEET TO DESERTSCAPE AT LATITUDE 33 APARTMENT  
COMPLEX LOCATED AT 449 EAST ARENAS ROAD, ZONE HR (CASE 3.1328  
MAJ). (GM)~~

Associate Planner Mlaker presented the proposed landscape plan.

Member Fauber questioned if a sign was part of the application.

Member Song verified if the exterior painting was approved.

ERIC MUNOZ, representing the applicant, responded to questions from the Committee.

Member Song asked questions about the height of the slope mounding relative to sidewalks (approx. 2'); and height and elevation of Desert Spoon relative to palm trees.

Member Secoy-Jensen requested a description of stepping stones, dimensions and finish.

Chair Fredricks questioned if the mounds will encroach on the drip line of the olive tree. (The applicant stated no.) He requested a description of border to separate the rock/gravel.

Member Hirschbein questioned if additional trees are needed.

Chair Fredricks questioned why there is no planting behind the stepping stones. He thinks the size and composition is good.

Member Secoy-Jensen agrees that the project is moving in the right direction.

Member Song is concerned that the mound looks out of place; and expressed concern about terminus of stepping stones.

M/S/C (Fredricks/Cassady, 6-1 absent Purnel) Approve with condition:

- More plantings in the form of groundcover at back of mound (in front of stepping stones)

- 
3. DENLAR, LLC FOR A MAJOR ARCHITECTURAL APPLICATION PROPOSING A 2,772-SQUARE FOOT SINGLE-FAMILY HOME ON A HILLSIDE LOT LOCATED AT 2110 NORTH LEONARD ROAD, ZONE R-1-B (CASE 3.3817 MAJ). (KL)

Associate Planner Lyon presented the proposed construction of a single-family home on a hillside lot.

Member Fauber asked about the location of the pool equipment.

Member Hirschbein verified the pad and building height.

Member Song verified the details of the hammerhead street.

BRIAN DIEBOLT, project designer, provided clarification in reference to the hammerhead street.

Member Song verified the height of the window awnings and construction details; and verified the recess pattern of garage doors. She expressed concern with the expanse of concrete at the driveway.

Chair Fredricks questioned if there is adequate soil on both sides of driveway for additional plantings. He asked if canopy trees could be used in place of palm trees at the front of the house and suggested a more drought-tolerant species.

Member Hirschbein said the driveway is overpowering and could use inert material between the panels of concrete; and more "native" trees in front of the house.

Member Secoy-Jensen commented that driveway needs to be softened.

Member Fauber agreed with the driveway comments and suggested removing the brace element from awning.

Chair Fredricks made the following comments:

- Concern with the use of pepper trees; and suggested replacing with Palo Verde or Mesquite trees;
- Increase size of plant materials;
- More screening around the driveway;
- Revise landscape plan;

Member Fauber verified the location of the pool equipment.

Member Song expressed concern with the roof overhangs relative to the awnings and windows; placement of windows relative to façade width (centered vs. asymmetrical).

M/S/C (Fredricks/Fauber, 6-1 absent/Purnel) Approve with conditions:

1. Landscape plan including driveway design to return for review by the AAC.

The AAC also suggested that the applicant consider removing the angle brace and drop height of the awnings (not to align with roof).

**4. RIC GRENELL & MATTHEW LASHEY, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,857-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT LOCATED AT 141 RIDGE MOUNTAIN DRIVE, ZONE R-1-A-H (CASE 3.3921 MAJ), (GM)**

Associate Planner Mlaker presented the project.

JAY REYNOLDS, architect, verified the building pad constraints.

Chair Fredricks verified the turf area and driveway details; he expressed concern about the sparseness of landscape materials.

Member Song questioned if one foot could be removed from each level to reduce overall height; she also asked about the material of roof and if any parapet is necessary.

Member Secoy-Jensen asked about the impact of height on the area and the relationship of the house to the context of the neighborhood. She suggested story poles would be helpful; and noted concern with the height of the garage door.

Member Song said she is not comfortable with the height without a model and noted that landscape is needed on the left side of the entry.

Member Hirschbein indicated that he is not concerned with the height as it steps up the hill. The design is elegant and relates well to the topography.

Member Fauber said it's a beautiful design; however, expressed concern with the height.

Vice-Chair Cassady commented that most of the height will not be seen due to the design setbacks and topography.

Chair Fredricks would like to see more context to judge if the height will have an impact; additional trees are not necessary but more plant materials would help integrate the house with the surroundings.

Member Song questioned if the applicant could provide a model.

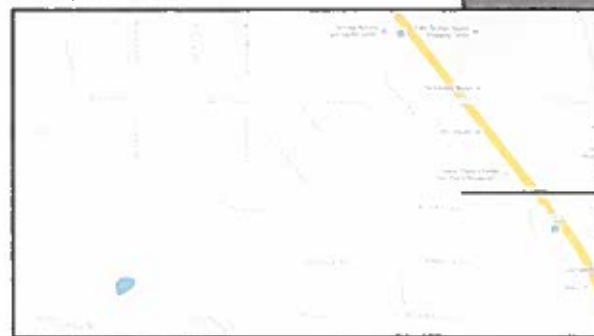
M/S/C (Fredricks/Fauber, 6-1 absent Purnel) Resubmittal with the condition:

**GREEN REQUIREMENTS:**

A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED (GCC 4-504.1).  
BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTENANCE APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. (GCC 4-505.1).  
DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. (GCC 4-504.2).  
VOCS MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4-504.3 AND TABLES 4-504.1, 4-504.2, 4-504.3 AND 4-504.3 FOR ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. (GCC 4-504.2).  
MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED ON GCC SECTION 4-505.3.  
PRIOR TO FINAL INSPECTION OF THE BUILDING, THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER, IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION, MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVE IT TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.



**AERIAL MAP**



**VICINITY MAP**

**ALL PLANS SHALL COMPLY WITH:**

- 2015 California Building Standards Code (CBC)
- Part 2, 2013 California Building Code (CBC), which is based on the 2012 International Building Code (IBC) published by the International Code Council (ICC).
- Part 2.5, 2013 California Residential Code (CRC), which is based on the 2012 International Residential Code (IRC) published by the International Code Council (ICC).
- Part 3, 2013 California Electrical Code (CEC), which is based on the 2011 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).
- Part 4, 2013 California Mechanical Code (CMC), which is based on the 2012 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
- Part 5, 2013 California Plumbing Code (CPC), which is based on the 2012 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
- Part 6, 2013 California Energy Code (CEC), which is written by the California Energy Commission (CEC), and published by the California Building Standards Commission.
- Part 9, 2013 California Fire Code (FC), which is based on the 2012 International Fire Code (IFC) published by the International Code Council (ICC).
- Part 11, 2013 California Green Building Standards Code (CGBCS), which is based on the 2012 International Green Building Code (IGBC) published by the California Building Standards Commission.

**LEONARD RD.**



**SHEET INDEX**

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- 11 ELEVATIONS
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- SSW1 STEEL STRONG WALL DETAILS
- SSW2 STEEL STRONG WALL DETAILS
- SSW3 STEEL STRONG WALL DETAILS
- SSW4 STEEL STRONG WALL DETAILS

**RECEIVED**  
OCT 19 2015  
PLANNING SERVICES  
DEPARTMENT

**Project Address:**  
2110 LEONARD RD  
Palm Springs, CA, 92262

**Property Owner:**  
DENLAR LLC  
LARRY OWENS / DENNIS FREEMAN  
72267 DESERT DR  
RANCHO MIRAGE CA 92270

APH: 504-192-031

LOT SIZE: .59 ACRES

2772 sf Living Area  
1036 sf Garage Area  
997 sf Covered Patio

4807 Total Under Roof Area  
3810 SF enclosed Area = 15% Lot Coverage  
25,700 SF TOTAL LOT AREA

Construction Type: V-B  
Fire Sprinklers: Yes  
Occupancy: R-3, U

| Revisions | By |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

**Project Address:**  
Assessor Parcel Number: 504-192-031  
Assessor's Legal Description: .59 ACRES ML IN PAR. 1, RS 033072

**Custom Home Design Firm:**  
DENLAR LLC.

**DESIGN CONCEPTS**  
DRAWING AND DESIGN SERVICE  
57445 25 Palms Hwy., Suite 304  
Yucca Valley, CA 92284  
Phone (760) 365-8742  
Fax (760) 365-8743



PRINT SCALE  
1" = 10'-0"  
1" = 8'-0"  
1" = 6'-0"  
1" = 5'-0"  
1" = 4'-0"  
1" = 3'-0"  
1" = 2'-0"  
1" = 1'-0"  
1" = 0'-0"  
LEAVED BY

**1**

3817



**GREEN REQUIREMENTS:**

A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED (CCC 4-508.1).  
 BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION ON MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. (CCC 4-410.1).  
 DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. (CCC 4-504.1).  
 VOICIS MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4-504.3 AND TABLES 4-504.1, 4-504.2, 4-504.3 AND 4-504.5 FOR ALKALOIDS, PESTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. (CCC 4-504.2).  
 MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED ON CDD SECTION 4-503.3 PRIOR TO FINAL INSPECTION OF THE BUILDING. THE LICENSED CONTRACTOR, ARCHITECT, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVE IT TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.

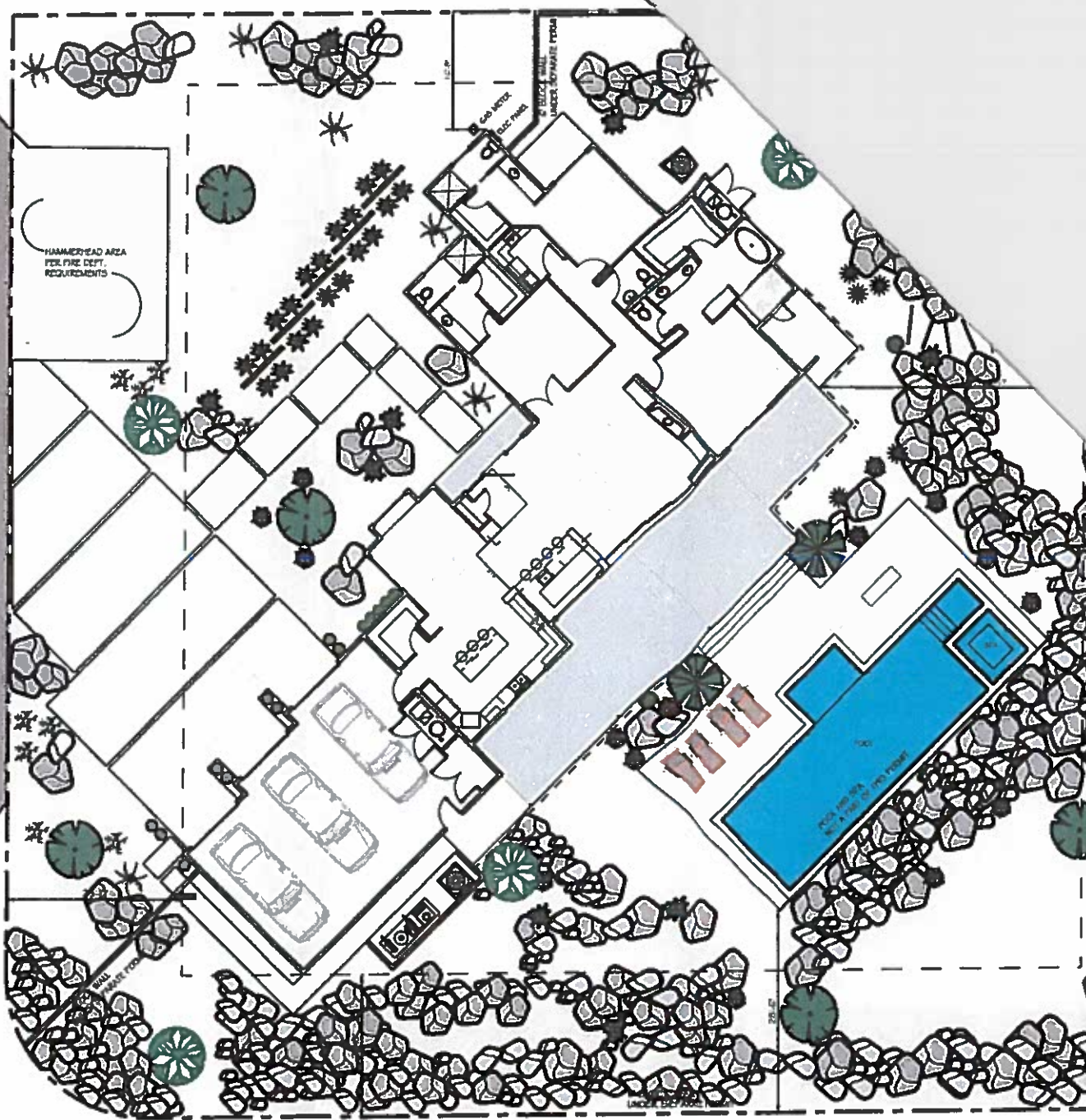
**LANDSCAPE KEY**

| COLOR/STYL                       | SYMBOL                           | BOTANICAL NAME                      | COMMON NAME                    | SIZE                  |
|----------------------------------|----------------------------------|-------------------------------------|--------------------------------|-----------------------|
| (Green circle with radial lines) | (Green circle with radial lines) | WASHINGTON REDLISA                  | MEXICAN FAN PALM               | 36 BOX (10' TALL MIN) |
| (Green circle with radial lines) | (Green circle with radial lines) | PROSOPIS GRANULOSA (VAR. GRANULOSA) | TEXAS HENRY MESQUITE           | 36 BOX                |
| (Green circle with radial lines) | (Green circle with radial lines) | CERBIUM FLORIDANUM                  | BLUE PALM VEGET                | 36 BOX                |
| (Green circle with radial lines) | (Green circle with radial lines) | FOULONIA AFRICENSIS                 | COCTILO                        | 6' 2" TALL            |
| (Green circle with radial lines) | (Green circle with radial lines) | AGAVE SEEMETTANA                    | AGAVE                          | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) | YSPERALDE PARVIFLORA                | RED YUCCA                      | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) | YSPERALDE PARVIFLORA                | YELLOW YUCCA                   | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) | LEUCOPHYLLUM FRUTESCENS             | TEXAS RANGER                   | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) | CASSIA PHYLODENDRA                  | SILVER LEAF CASSIA             | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) | LANTANA SP. NEW GOLD                | NEW GOLD LANTANA               | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) | LANTANA MONTIVIDEOSIS               | PURPLE TRAILING LANTANA        | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) | AGAVE AMERICANA                     | CENTURY AGAVE                  | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) | BOUGAINVILLEA LA JOLLA              | LA JOLLA BOUGAINVILLEA         | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) | CAESALPINKA PULCHERRIMA             | RED BIRD OF PARADISE           | 3 GALLON              |
| (Green circle with radial lines) | (Green circle with radial lines) |                                     | BOULDER CLUSTER                | VARIES                |
| (Green circle with radial lines) | (Green circle with radial lines) |                                     | SYNTHETIC GRASS                |                       |
| (Green circle with radial lines) | (Green circle with radial lines) |                                     | GRAVEL GROUND COVER            |                       |
| (Green circle with radial lines) | (Green circle with radial lines) |                                     | DECORATED GRANITE GROUND COVER |                       |

**ALL PLANS SHALL COMPLY WITH:**

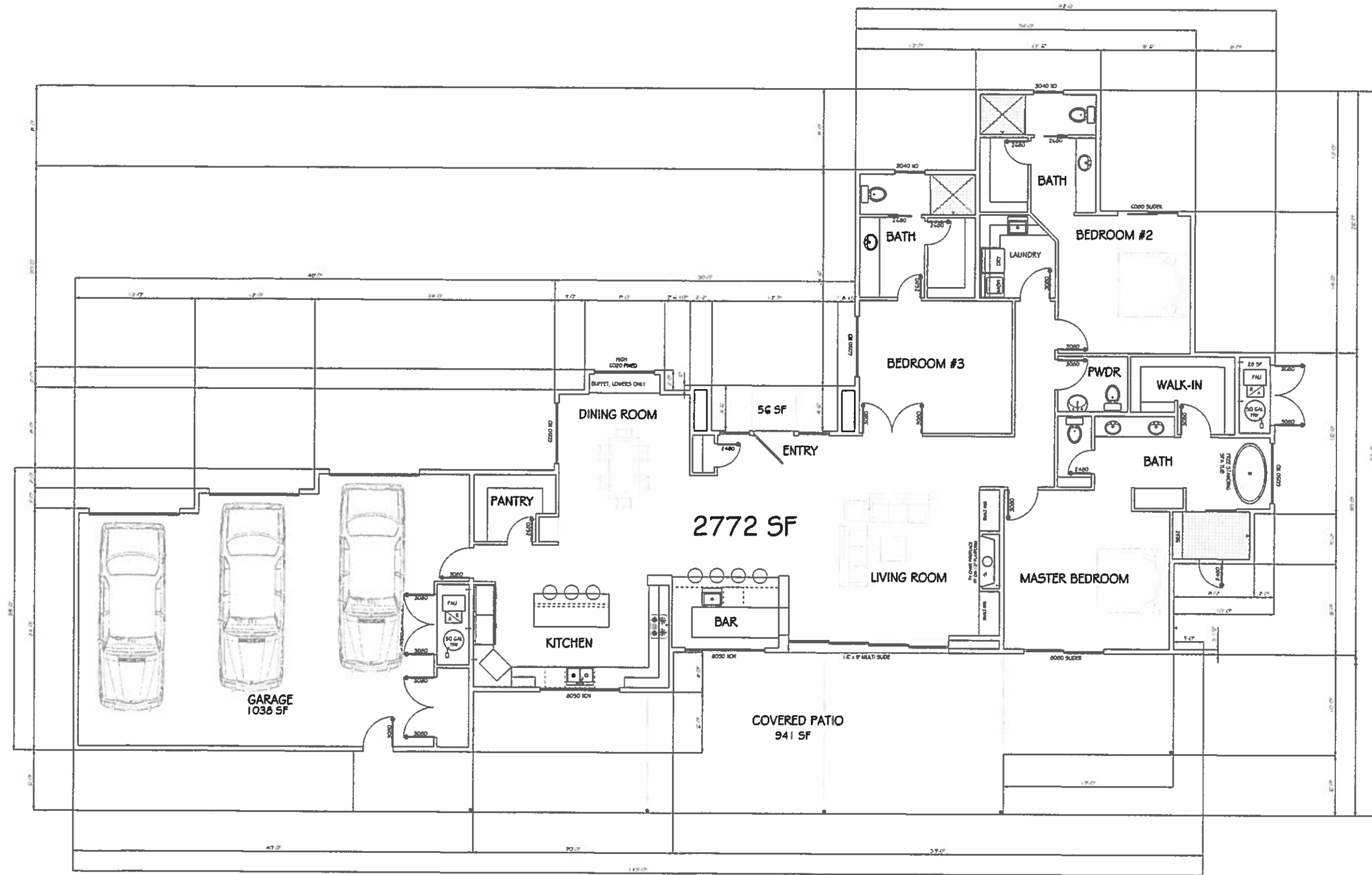
- 2013 California Building Standards Code (CBC) as amended.
- Part 2, 2013 California Building Code (CBC), which is based on the 2012 International Building Code (IBC) published by the International Code Council (ICC).
- Part 2.5, 2013 California Residential Code (CRC), which is based on the 2012 International Residential Code (IRC) published by the International Code Council (ICC).
- Part 3, 2013 California Electrical Code (CEC), which is based on the 2011 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).
- Part 4, 2013 California Mechanical Code (CMC), which is based on the 2012 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
- Part 5, 2013 California Plumbing Code (CPC), which is based on the 2012 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
- Part 6, 2013 California Energy Code (CEC), which is written by the California Energy Commission (CEC), and published by the California Building Standards Commission.
- Part 9, 2013 California Fire Code (CFC), which is based on the 2012 International Fire Code (IFC) published by the International Code Council (ICC).
- Part 11, 2013 California Green Building Standards Code (CGBC), which is based on the 2012 International Green Building Code (IGBC) published by the California Building Standards Commission.

LEONARD RD.



RECEIVED  
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 PLANNING SERVICES  
 DEPARTMENT





| Revisions | By |
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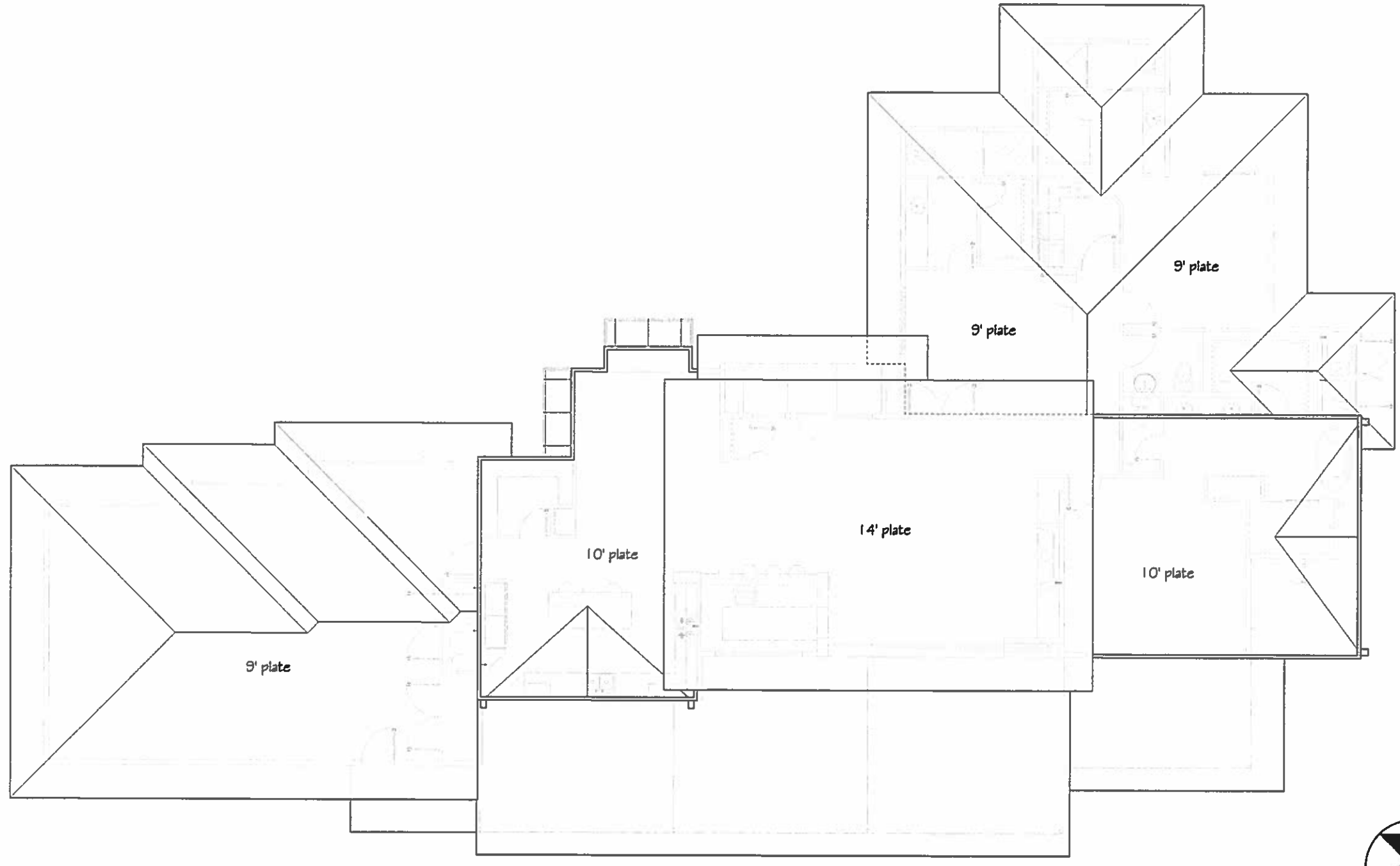
**Project Address:**  
 Address Parcel Number:  
 504-192-031  
 Assessor Legal Description:  
 .59 ACRES ML IN PAR 1 RS 033072

Custom Home Design For:  
**DENLAR LLC.**

**DESIGN CONCEPTS**  
 DRAFTING AND DESIGN SERVICE  
 57445 29 Palms Hwy., Suite 304  
 Yucca Valley, CA 92284  
 Phone (760) 365-8742  
 Fax (760) 365-8743

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Floor Plan



Roof Plan

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Project Address:  
 Assessor Parcel Number:  
 504-192-031  
 Assessor Legal Description:  
 .59 ACRES ML IN PARK T RS 03/072

Custom Home Design For:  
**DENLAR LLC.**

**DESIGN CONCEPTS**  
 DRAFTING AND DESIGN SERVICE  
 57445 29 Palms Hwy., Suite 304  
 Yucca Valley, CA 92284  
 Phone (760) 365-8742  
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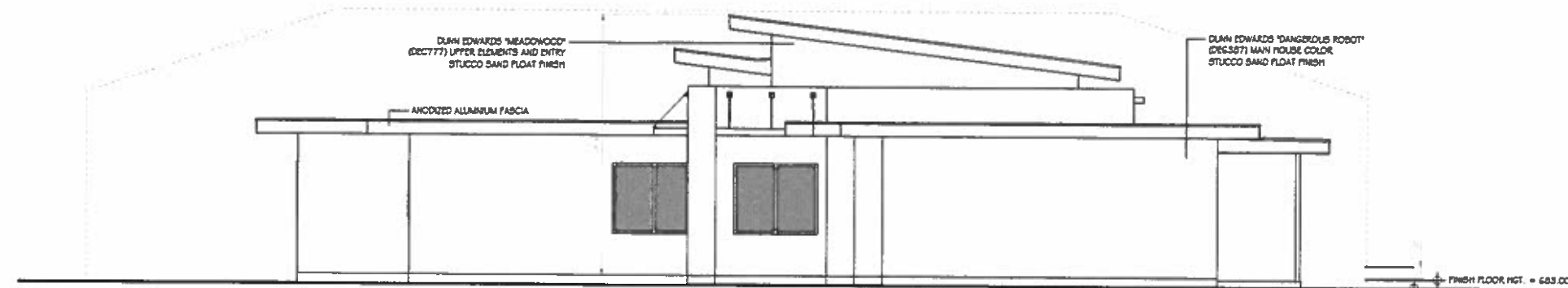


DATE: 9/16/14

SCALE: 1" = 8'

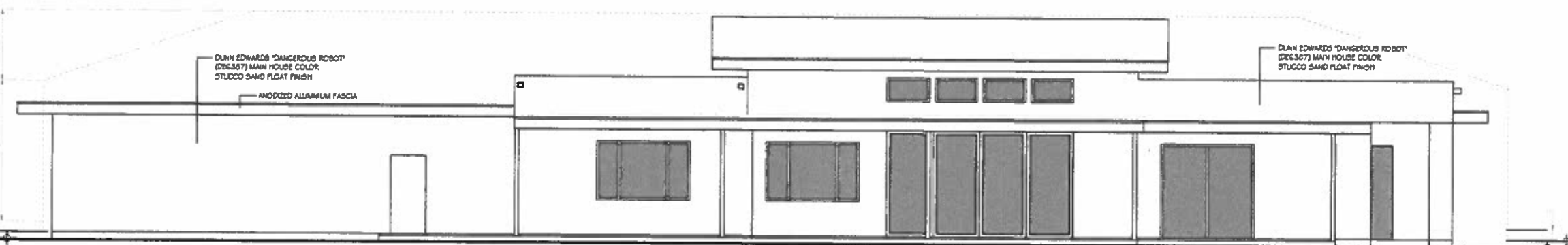
DESIGNED BY: LEONARD RO

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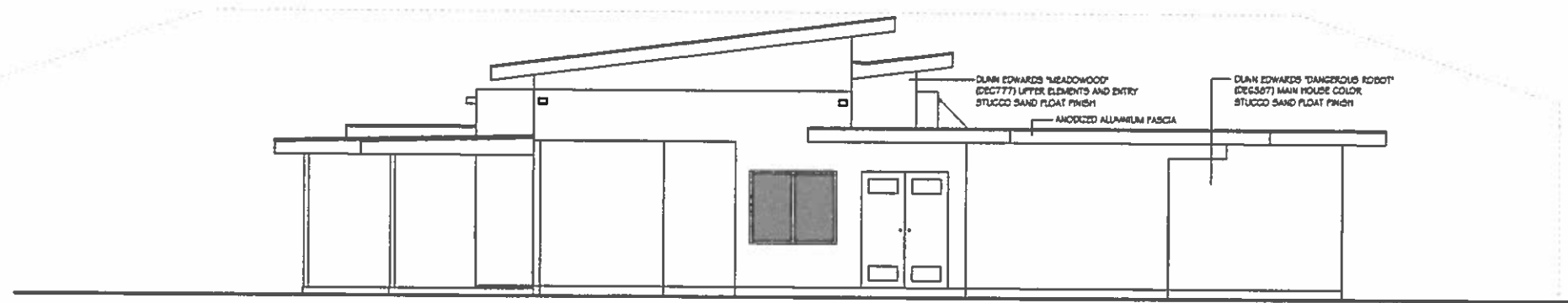
Right Elevation

FINISH FLOOR HGT. = 603.00'  
 AVERAGE ELEVATION ALONG  
 LEONARD RD. = 602.41'



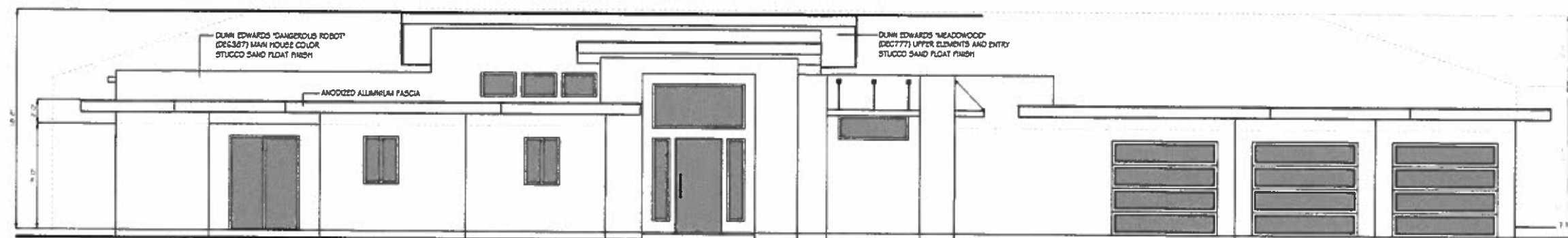
Rear Elevation

FINISH FLOOR HGT. = 603.00'  
 AVERAGE ELEVATION ALONG  
 LEONARD RD. = 602.41'



Left Elevation

FINISH FLOOR HGT. = 603.00'  
 AVERAGE ELEVATION ALONG  
 LEONARD RD. = 602.41'



Front Elevation

FINISH FLOOR HGT. = 603.00'  
 AVERAGE ELEVATION ALONG  
 LEONARD RD. = 602.41'

| Revisions | By |
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Project Address:  
 Address: Parcel Number:  
 504-192-031 Description:  
 Address:  
 .59 ACRES N.W. 1/4 P. 15 033072

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 57445 29 Palms Hwy., Suite 304  
 Yucca Valley, CA 92284  
 Phone (760) 365-0742  
 Fax (760) 365-0743



| NO. | DATE | DESCRIPTION |
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