



PLANNING COMMISSION STAFF REPORT

DATE: December 14, 2016 **CONSENT**

SUBJECT: A MINOR ARCHITECTURAL APPLICATION BY DAVID WILSON, OWNER, PROPOSING AN ACCESSORY DWELLING UNIT ON A 16,217 SQUARE FOOT HILLSIDE LOT LOCATED AT 2250 NORTH LEONARD ROAD, ZONE R-1-B, CASE 3.1708 MAA / LUP 16-065. (KL)

FROM: Department of Planning Services

SUMMARY:

The applicant is proposing to construct a 680 square foot attached second dwelling unit adjacent to an existing 1,784 square foot single family residence on a hillside lot. Pursuant to Zoning Code Section 93.23.14 (E)(5), second units greater than 30% of the floor area of the main dwelling require processing of a Land Use Permit by staff. The Minor Architectural application is the subject of Planning Commission review per PSZC Section 94.04.00 and 93.13.00.

The project conforms to all applicable development standards and guidelines pursuant to Zoning Code Section 93.13.00 (hillside development) and Section 93.23.14 (Accessory Dwelling Unit).

RECOMMENDATION:

Adopt Resolution No. ___ "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.1708 MAA; A PROPOSED 680 SQUARE FOOT ACCESSORY DWELLING UNIT ADJACENT TO AN EXISTING 1,784 SQUARE FOOT SINGLE FAMILY DWELLING ON A 16,217 SQUARE FOOT HILLSIDE LOT LOCATED AT 2250 NORTH LEONARD ROAD, (APN 504-192-020)."

BACKGROUND INFORMATION:

Site Area	
Net Acres	0.35 Acres (16,217 square feet)

<i>Surrounding Property</i>	<i>Existing Land Use Per Chapter 92</i>	<i>Existing General Plan Designation</i>	<i>Existing Zoning Designation</i>
Subject Property	Single Family Residence (SFR)	Estate Residential (ER)	R-1-B
North	SFR	ER	R-1-B
South	SFR	ER	R-1-B
East	SFR	ER	R-1-B
West	SFR	ER	R-1-B

<i>Related Relevant City Actions</i>	
March 8, 1999	Staff approved construction of a single family residence on a hillside lot at 2250 North Leonard Road
June 24, 2002	Staff approved the addition of a spa and swimming pool at the subject property.
November 3, 2016	Staff processed the Land Use Permit (LUP) associated with the subject application.
November 7, 2016	The Architectural Advisory Committee (AAC) approved the subject project by consent.

<i>Neighborhood Meeting/Notification</i>	
October 25, 2016	Property owners immediately adjacent to the subject property were notified of receipt of the application by the Planning Department pursuant to PSZC 93.13.00 (Hillside Development).
November 7, 2016	Property owners immediately adjacent to the subject property were notified of the date of the Planning Commission Hearing pursuant to PSZC 93.13.00.

<i>Field Check</i>	
11/1/16	Site Visit by Staff

DETAILS OF APPLICATION REQUEST:

The applicant is proposing the addition of an accessory dwelling unit adjacent to an existing single family dwelling on a hillside lot. Accessory or secondary dwelling units are permitted in all single family zones in Palm Springs but must conform to the development standards of the zone, as well as development standards outlined in the City's Accessory Dwelling Unit ordinance (PSZC Section 93.23.14). Because the project is located on a hillside lot, the project is subject to approval by the Planning

Commission and is also subject to conformity review against the City's Hillside Development Ordinance (PSZC Section 93.13.00).



AERIAL VIEW OF SUBJECT SITE

ANALYSIS:

Pursuant to PSZC Section 92.01.03 (Development Standards for the R-1 zone), the following standards apply:

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size (R-1-B)	15,000 SF	16,217 SF	Y
Min. Lot Width	120 Feet	106 Feet	Y (legal, non-conforming)
Min. Lot Depth	120 Feet	145 Feet	Y
Min. Setbacks			
• Front (West)	25 Feet	25 Feet	Y
• Side (North)	10 Feet	10 Feet	Y
• Side (South)	10 Feet	13 Feet	Y
• Rear (East)	15 Feet	52'-8" Feet	Y

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Max. Lot Coverage	35%	22%	Y
Max. Building Height	12 ft. at setback to 18 ft. max	12 Feet	Y
Mechanical Equipment	Screened	Screened	Y

The project conforms to the development standards for the R-1 zone.

Pursuant to Zoning Code Section 93.23.14 (Accessory Second Units) the project shall conform to the following regulations:

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Conforms</i>
No. of accessory units per lot	One	One	Y
Lot conforms in size	15,000 sf min for R-1-B	16,217 sf	Y
Cooking, living, sleeping, eating, sanitation.	Separate from main unit.	Separate from main unit	Y
Utility metering	Must not be separate	Conditioned to be combined	Y
Floor Area	Not greater than 1,200 sf, not less than 400 sf; Over 30% and up to 99% of the area of primary dwelling unit with LUP	Second Unit at 680 sf exceeds 30%; LUP submitted and approved by staff	Y
Maximum number of bedrooms	Two	One	Y
Entry to accessory unit	Not oriented toward street, or screened	Oriented toward courtyard	Y
Landscape	Must be landscaped	Fully Landscaped	Y
Parking	1 space for Studio/One bdrm, not interfere with access to parking for primary unit	One proposed adjacent to existing driveway	Y

The project conforms to the development standards for accessory dwelling units in single family zones.

Site Plan:

The subject site is located in a hillside neighborhood comprised of large custom-built homes. The site is a hillside lot, sloping downward from west to east. The site is

landscaped with a variety of drought tolerant, desert plantings. The modestly-scaled home is located in roughly the center of the site.

Mass and Scale:

The existing single-story home is designed in a Southwestern style aesthetic with a flat roof and stucco walls. The proposed second dwelling unit is designed to appear as an integrated part of the main unit. The second unit is structurally attached to the main dwelling with a covered terrace and trellises. Between the two units, an enclosed courtyard with a masonry wall provides privacy to the outdoor area. The proposed massing and scale of the second unit is harmonious with the existing structure on the site and complementary to other homes in the vicinity.

Building Design and Detailing:

The proposed second unit is a simple frame and stucco structure with details that integrate it visually with the existing primary residence. The parapet details of the main house are reflected in the same profile of the proposed second dwelling unit. The main dwelling and the proposed accessory unit are proposed to be painted in a terra-cotta color with dark brown accent colors at beams and rafter tails. An existing trellis on the east side of the existing home is proposed to be replaced with a covered terrace with two-piece barrel type clay roof tiles. The covered terrace will provide good solar shading on the east side of the home. The proposed addition is of good proportion and detailing.

Landscaping and Buffers:

The site is landscaped with desert-native plants in a naturalized setting. The proposed accessory unit will be constructed in an area of the lot that is generally flat and the landscaping of the existing home will be extended to tie the new structure and the existing home together on the site. The proposed landscape is consistent with the City's water efficient landscape ordinance and proposes plant materials appropriate for this hillside area.

Land Use Permit for the Accessory Dwelling Unit:

The proposed project has been reviewed by staff and it has been determined that it conforms to the Accessory Dwelling Unit ordinance (PSZC 93.23.14). Processing of the Land Use Permit is completed at staff level and does not require further review by the AAC or Planning Commission.

PSZC Section 93.13.00(B)(4) requires that architectural review of hillside development shall consider the following criteria:

	Guidelines [PSZC 93.13.00(B)(4)(a)]	Conforms?
1.	<i>Rock and soil exposure;</i> The site is fully developed with naturalized landscape. The proposed addition is located in an area of the lot that will require minimal grading.	Y
2.	<i>Size of building pad;</i> The existing home and the proposed second unit are pleasantly scaled, compact in their area, and the building pad is located on a part of the site that is generally flat.	Y
3.	<i>Design considerations, such as supporting stilts, colors and building arrangement;</i> Because the area of the lot on which the addition is proposed is relatively flat there are no unusual structural systems necessary.	Y
4.	<i>Screening of parking areas;</i> The home has an existing 2 car garage and driveway. Parking for the second unit is contiguous with the driveway for the existing home. Screening of the parking area is not possible because of its close proximity to the street, however the area around it is proposed in a drought tolerant naturalized landscape.	Y
5.	<i>Landscaping plans;</i> As noted above, the landscape is primarily existing on the site. The landscape around the proposed addition will be an extension of the existing naturalized landscape on the site.	Y
6.	<i>Continuity with surrounding development;</i> The proposed addition is well integrated in its aesthetic style with the existing Southwestern style home on the site. It is located in an area containing a variety of architectural styles. The scale, massing and overall appearance of the proposed addition is harmonious with the neighborhood in which it is located.	Y
7.	<i>Sensitivity to existing view corridors.</i> The proposed addition is consistent in height with the existing development on the site, its overall height to the top of the parapet does not exceed 12 feet.	Y

The project conforms to the development standards for hillside development.

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed development to determine if it will provide a desirable environment for its occupants, be compatible with the character of adjacent and surrounding developments, and whether it is of good composition, materials, textures and colors. Conformance shall be evaluated based on the following criteria:

	Guidelines [PSZC 94.04.00(D)]	Conforms?
1.	<i>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.</i>	Y
	The proposed second unit is proposed in a consistent architectural style to the existing main dwelling. It is well-detailed and provided with pleasant patios, covered terraces and trellises that give it a good visual balance with the existing home and provide pleasant spaces both inside and out for its occupants.	
2.	<i>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;</i>	Y
	The proposed casita is harmonious in design aesthetic, scale, massing and materials to the existing dwelling on the lot. The neighborhood is a mixture of varying home styles and the proposed casita will complement the neighborhood.	
3.	<i>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;</i>	Y
	The project conforms in all respects with the development standards of the zoning code.	
4.	<i>Building design, materials and colors to be sympathetic with desert surroundings;</i>	Y
	The proposed second dwelling unit is designed to be an integrated part of the existing home. Colors, materials and style are sympathetic with its surrounding.	
5.	<i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i>	Y
	The primary residence and the proposed addition are to be repainted in a terra-cotta color that is appropriate with the architectural style of the home.	
6.	<i>Consistency of composition and treatment;</i>	Y
	The addition is consistent in its architectural style, detailing and treatment with the existing home on the site.	
7.	<i>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;</i>	Y
	The landscape material is harmonious with the existing naturalized landscape on the site.	

NOTIFICATION:

The agenda on which this case is to be heard was sent to neighborhood organizations pursuant to PSZC Section 94.04.00. Adjacent property owners were notified as outlined above pursuant to PSZC Section 93.13.00.

ENVIRONMENTAL ANALYSIS:

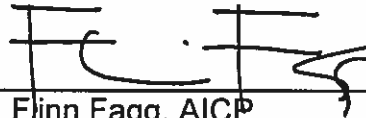
The proposed development is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorical Exempt (small addition) pursuant to Section 15303 of the CEQA Guidelines.

CONCLUSION:

The proposed accessory dwelling unit conforms to the development standards of the zoning code in terms of architectural review, hillside development and is conforming to the requirements of the second dwelling ordinance. The architecture is modest and well-detailed and provides appropriate solar controls via covered patios and trellises. The walled courtyard, trellises and covered terraces provide a pleasant environment for its occupants and the landscape is consistent with the city's water-efficient landscape standards. Staff recommends its approval by the Planning Commission.



Ken Lyon, RA
Associate Planner



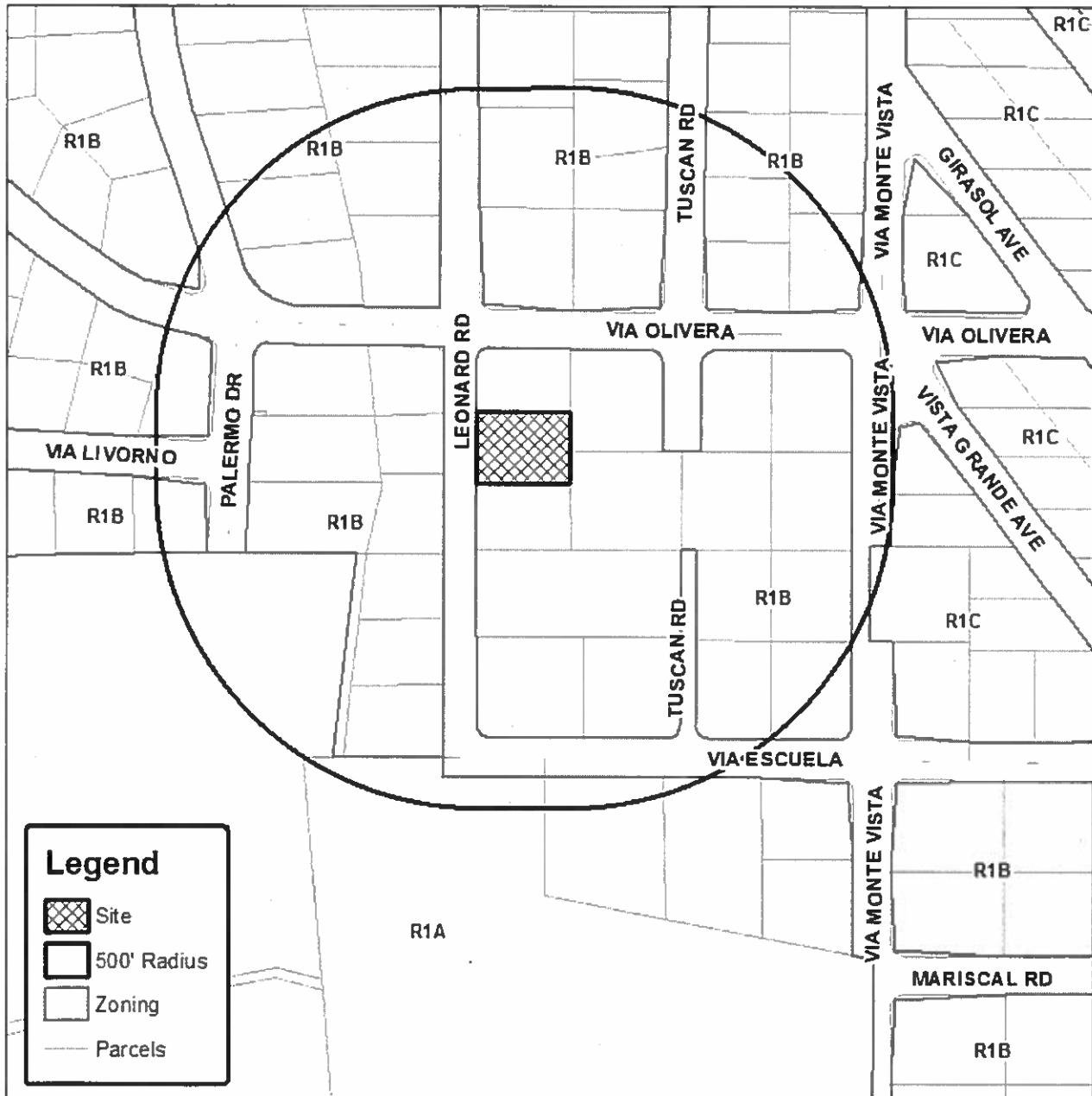
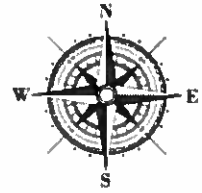
Flinn Fagg, AICP
Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Draft Resolution with Conditions.
3. Plans, Elevations, photos, project summary.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
2250 N LEONARD ROAD

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.1708 MAA, A PROPOSED 680 SQUARE FOOT ACCESSORY DWELLING UNIT ADJACENT TO AN EXISTING 1,784 SQUARE FOOT SINGLE FAMILY DWELLING ON A 16,217 SQUARE FOOT HILLSIDE LOT LOCATED AT 2250 NORTH LEONARD ROAD, (APN 504-192-020).

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. David Wilson ("Applicant") filed an application with the City pursuant to Sections 94.04.00 (Architectural Review), 93.13.00 (Hillside Development), and 93.23.14 (Accessory Second Units) of the Palm Springs Zoning Code (PSZC) for approval for a proposed accessory dwelling unit on a hillside lot located at 2250 North Leonard Road, Zone R-1-B, (APN 504-192-020).
- B. On October 25, 2016 Staff mailed written notice to owners of property immediately adjacent to the subject site of receipt of the application pursuant to Zoning Code Section 93.13.00.
- C. On November 3, 2016, Staff processed a Land Use Permit (LUP) for the accessory dwelling unit pursuant to Zoning Code Section 93.23.14 (E,5).
- D. On November 7 2016, the Architectural Advisory Committee (AAC) reviewed the proposed project and approved the project on consent and Staff mailed written notice to owners of property immediately adjacent to the subject site of a scheduled public meeting of the Planning Commission to consider the subject case.
- E. On December 14, 2016, a public meeting was held by the Planning Commission in accordance with applicable law to consider the subject case.

The proposed development is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt (small addition) pursuant to Section 15303 of the CEQA Guidelines.

- F. Pursuant to Section 94.04.00(D) (Architectural Review) of the Palm Springs Zoning Code, the Planning Commission finds:

The Planning Commission has examined the material submitted with the architectural approval application and has examined specific aspects of the design and determined the proposed development will (1) provide desirable environment for its occupants; (2) is compatible with the character of adjacent and surrounding developments, and (3) aesthetically it is of good composition, materials, textures and colors. The Planning Commission's evaluation is based on consideration of the following:

	Guidelines [PSZC 94.04.00(D)]	Conforms
1.	<p><i>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.</i></p> <p>The proposed second unit is proposed in a consistent architectural style to the existing main dwelling. It is well-detailed and provided with pleasant patios, covered terraces and trellises that give it a good visual balance with the existing home and provide pleasant spaces both inside and out for its occupants.</p>	Y
2.	<p><i>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;</i></p> <p>The proposed casita is harmonious in design aesthetic, scale, massing and materials to the existing dwelling on the lot. The neighborhood is a mixture of varying home styles and the proposed casita will complement the neighborhood.</p>	Y
3.	<p><i>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;</i></p> <p>The project conforms in all respects with the development standards of the zoning code.</p>	Y
4.	<p><i>Building design, materials and colors to be sympathetic with desert surroundings;</i></p> <p>The proposed second dwelling unit is designed to be an integrated part of the existing home. Colors, materials and style are sympathetic with its surrounding.</p>	Y
5.	<p><i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i></p> <p>The primary residence and the proposed addition are to be repainted in a terra-cotta color that is appropriate with the architectural style of the home.</p>	Y
6.	<p><i>Consistency of composition and treatment;</i></p> <p>The addition is consistent in its architectural style, detailing and treatment with the existing home on the site.</p>	Y
7.	<p><i>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;</i></p> <p>The landscape material is harmonious with the existing naturalized landscape on the site.</p>	Y

G. Pursuant to Zoning Code Section 93.13.00 (B)(4a), (Hillside Development) in review of hillside development for architectural approval, the Planning Commission finds:

	Guidelines [PSZC 93.13.00(B)(4)(a)]	Conforms?
1.	<i>Rock and soil exposure;</i> The site is fully developed with naturalized landscape. The proposed addition is located in an area of the lot that will require minimal grading.	Y
2.	<i>Size of building pad;</i> The existing home and the proposed second unit are pleasantly scaled, compact in their area, and the building pad is located on a part of the site that is generally flat.	Y
3.	<i>Design considerations, such as supporting stilts, colors and building arrangement;</i> Because the area of the lot on which the addition is proposed is relatively flat there are no unusual structural systems necessary.	Y
4.	<i>Screening of parking areas;</i> The home has an existing 2 car garage and driveway. Parking for the second unit is contiguous with the driveway for the existing home. Screening of the parking area is not possible because of its close proximity to the street, however the area around it is proposed in a drought tolerant naturalized landscape.	Y
5.	<i>Landscaping plans;</i> As noted above, the landscape is primarily existing on the site. The landscape around the proposed addition will be an extension of the existing naturalized landscape on the site.	Y
6.	<i>Continuity with surrounding development;</i> The proposed addition is well integrated in its aesthetic style with the existing Southwestern style home on the site. It is located in an area containing a variety of architectural styles. The scale, massing and overall appearance of the proposed addition is harmonious with the neighborhood in which it is located.	Y
7.	<i>Sensitivity to existing view corridors.</i> The proposed addition is consistent in height with the existing development on the site, its overall height to the top of the parapet does not exceed 12 feet.	Y

H. Pursuant to Zoning Code Section 93.23.14 (Accessory Second Units) the Planning Commission finds the proposed accessory dwelling unit conforms to the regulations for such development as follows:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Conforms</i>
No. of accessory units per lot	One	One	Y
Lot size	15,000 sf min for R-1-B	16,217 sf	Y
Cooking, living, sleeping, eating, sanitation.	Separate from main unit.	Separate from main unit	Y
Utility metering	Must not be separate	Conditioned to be combined	Y
Floor Area	Not greater than 1,200 sf, not less than 400 sf; Over 30% and up to 99% of the area of primary dwelling unit with LUP	Second Unit at 680 sf exceeds 30%; LUP submitted and approved by staff	Y
Maximum number of bedrooms	Two	One	Y
Entry to accessory unit	Not oriented toward street, or screened	Oriented toward courtyard	Y
Landscape	Must be landscaped	Fully Landscaped	Y
Parking	1 space for Studio/One bdrm, not interfere with access to parking for primary unit	One proposed adjacent to existing driveway	Y

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission hereby approves Case 3.1708 MAA, for the construction of a 680-square foot accessory dwelling unit adjacent to an existing 1,784 square foot single family dwelling on a 16,217 square foot hillside lot located at 2250 North Leonard Road, subject to conditions as outlined in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 14th day of December, 2016.

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
 Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.1708 MAA An Accessory Dwelling Unit at
2250 North Leonard

December 14, 2016

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 3.1708; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped October 4, 2016, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.1708 MAA. 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.

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) NOT required. .

PLANNING DEPARTMENT CONDITIONS

PLN 1. 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 2. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 3. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 4. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 5. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

POLICE DEPARTMENT CONDITIONS

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

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

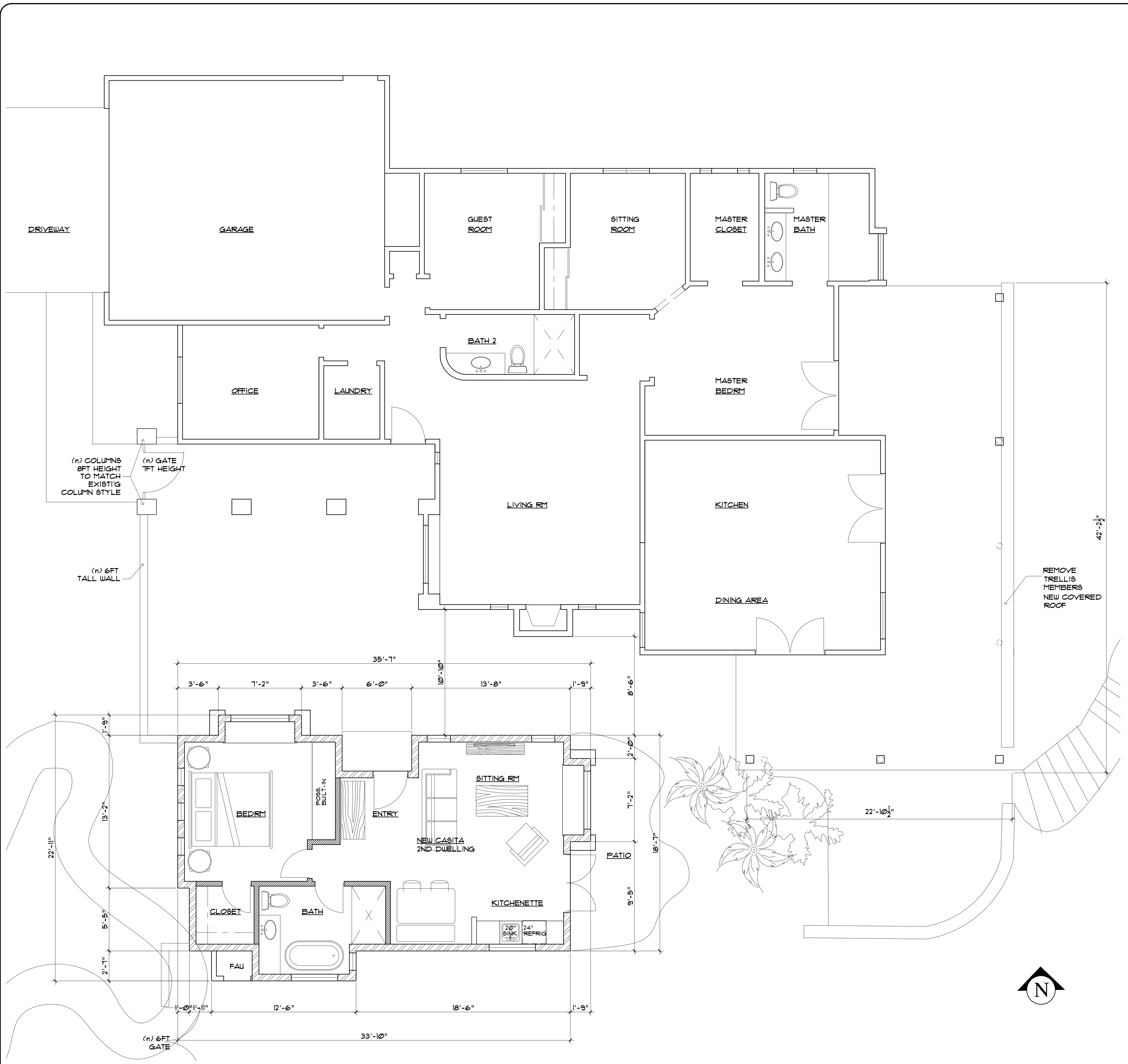
ENGINEERING DEPARTMENT CONDITIONS

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

FIRE DEPARTMENT CONDITIONS (

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

END OF CONDITIONS



LEGEND

- DEMO WALL
- EXISTING WALL TO REMAIN
- ▨ NEW 2x4 WALLS (uon)
- (e) EXIST'G
- (n) NEW

FLOOR PLAN

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

REVISION	DATE
PLANNING SUBMITTAL	

THESE PLANS ARE THE PROPERTY OF TORI JONES DESIGN AND MAY NOT BE REPRODUCED OR REUSED FOR ANY OTHER PROJECT IN PART OR WHOLE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF TORI JONES. DESIGN & DRAWING BY:

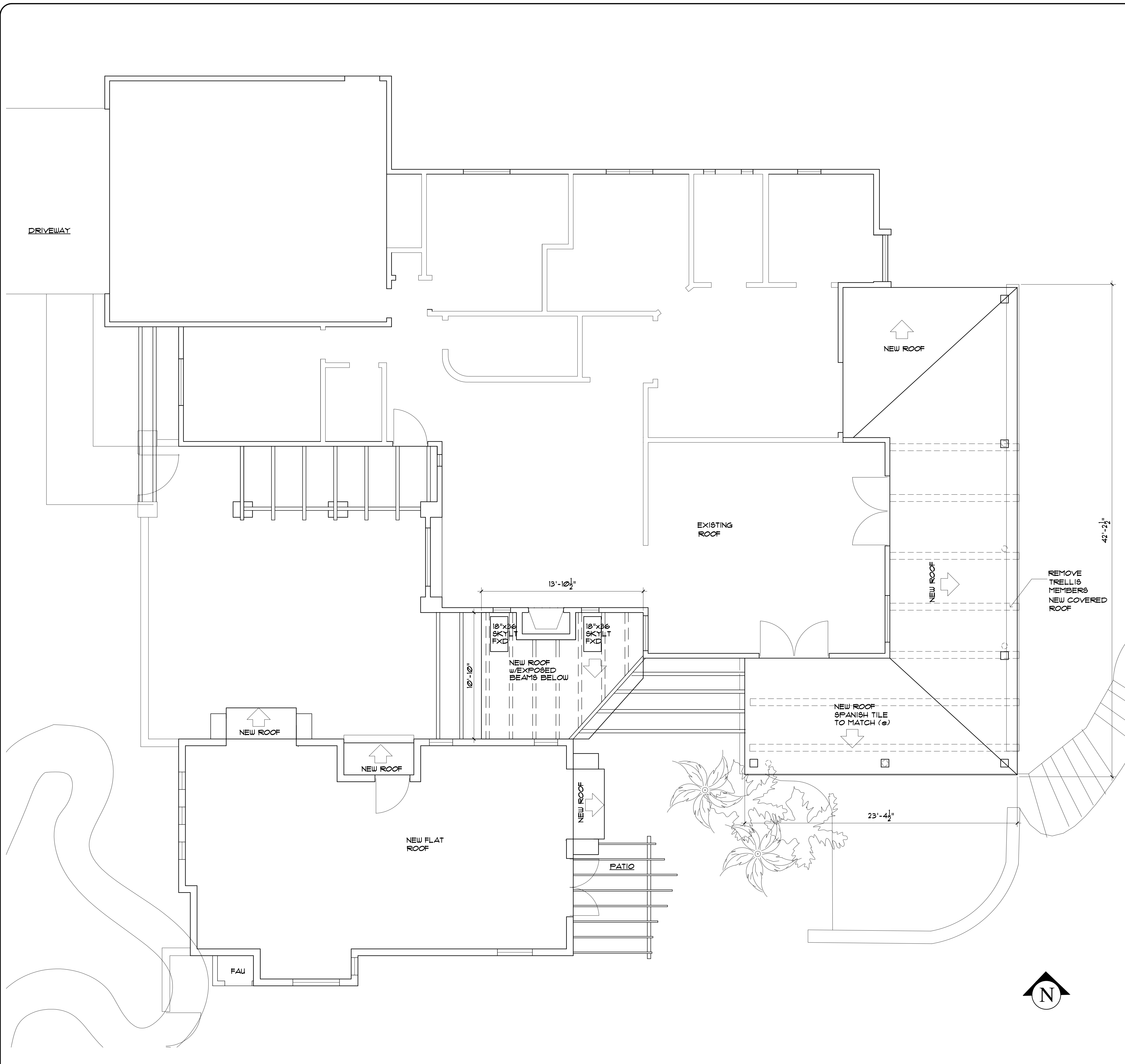
TORI JONES
RESIDENTIAL DESIGN

2711 Oak Knoll Drive | Los Alamitos, CA 90720
tor@torijonesdesign.com | 562.533.5978

CASITA FLOOR PLAN
MAIN HOUSE EXISTING PLAN

NEW COVERED PORCH MAIN HOUSE
AND NEW CASITA FOR:
O'BAYLEY/WILSON RESIDENCE
2250 N. LEONARD RD
PALM SPRINGS, CA 92262

DRAWN BY:	DATE:
	10/03/16
	SCALE: SEE PLAN
	SHEET NO.
A-2	
2 OF 5	



- ROOF PLAN NOTES:**
1. NEW PATIO AND CASITA SLOPED ROOFS TO MATCH EXISTING SPANISH TILE OF EXISTING HOUSE
 2. ATTIC VENTS MIN. 1/16"Ø.F.
 3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MFG. SPEC'S, NO SECONDS ALLOWED
 4. USE ONE LAYER OF TYPE 15 FELT LAPPED 2" HORIZONTALLY AND 4" VERTICALLY TO SHED WATER

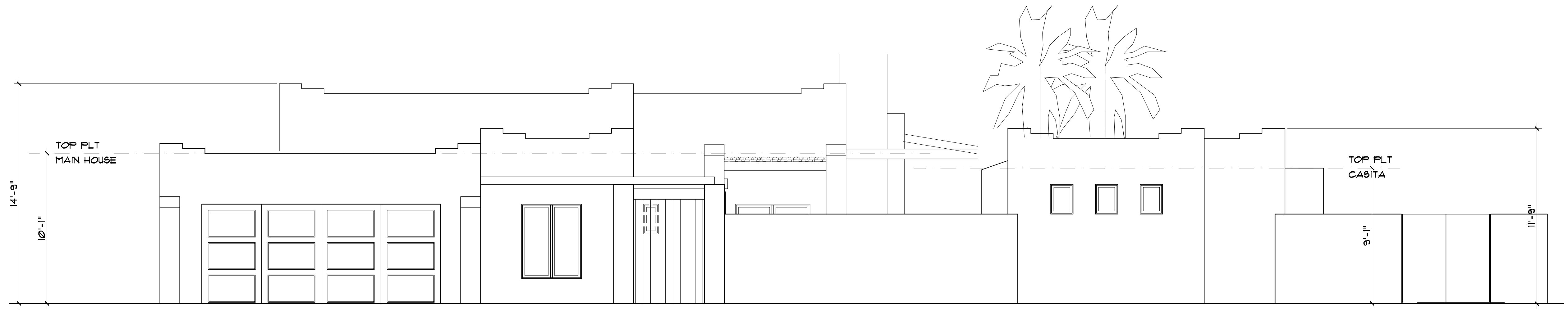
LEGEND

	DEMO WALL
	EXISTING WALL TO REMAIN
	NEW 2x4 WALLS (uon)
(e)	EXIST'G
(n)	NEW

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISION</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td>PLANNING SUBMITTAL</td> <td></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	DATE	PLANNING SUBMITTAL						<p style="font-size: small; text-align: center;">THESE PLANS ARE THE PROPERTY OF TORI JONES DESIGN AND MAY NOT BE REPRODUCED OR REUSED FOR ANY OTHER PROJECT IN PART OR WHOLE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF TORI JONES. DESIGN & DRAWING BY:</p> <div style="text-align: center;"> TORI JONES RESIDENTIAL DESIGN <small>2711 Oak Knoll Drive Los Alamitos, CA 90720 tori@torijonesdesign.com 562.533.5978</small> </div>
REVISION	DATE								
PLANNING SUBMITTAL									
<p>NEW COVERED PORCH MAIN HOUSE AND NEW CASITA for:</p> <p>O'BAYLEY/WILSON RESIDENCE 2250 N. LEONARD RD PALM SPRINGS, CA 92262</p>	<p>ROOF PLAN</p>								
<p style="font-size: x-small;">DRAWN BY:</p> <p style="font-size: x-small;">DATE: 10/03/16</p> <p style="font-size: x-small;">SCALE: SEE PLAN</p> <p style="font-size: x-small;">SHEET NO.</p>	<p style="font-size: 2em; font-weight: bold;">A-3</p> <p style="font-size: small;">3 OF 5</p>								

ROOF PLAN

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



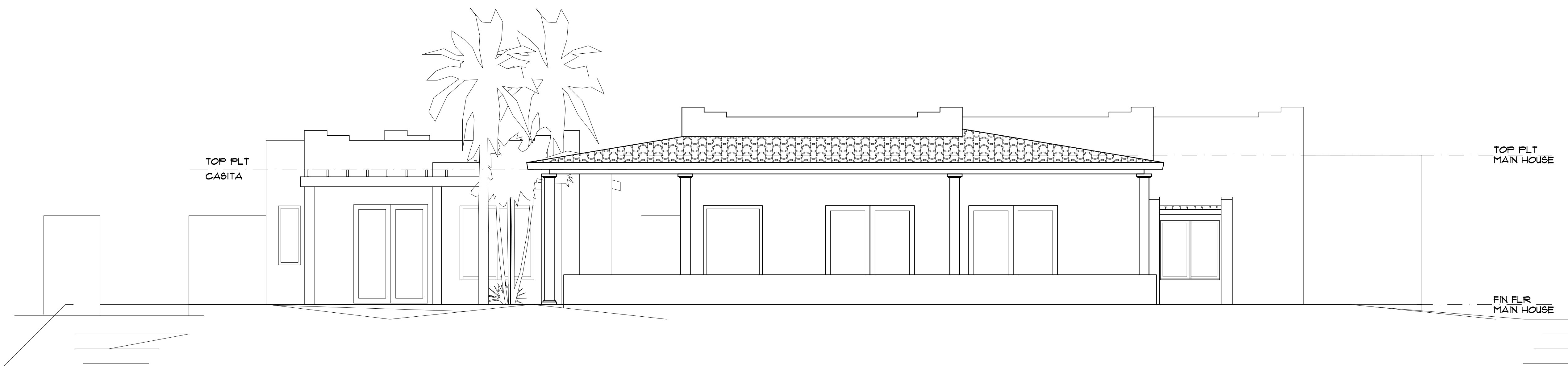
FRONT (WEST) ELEVATION

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



RIGHT (SOUTH) ELEVATION -NEW CASITA AND NEW MAIN HOUSE PORCH ROOF

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



REAR (EAST) ELEVATION

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

REVISION	DATE
PLANNING SUBMITTAL	

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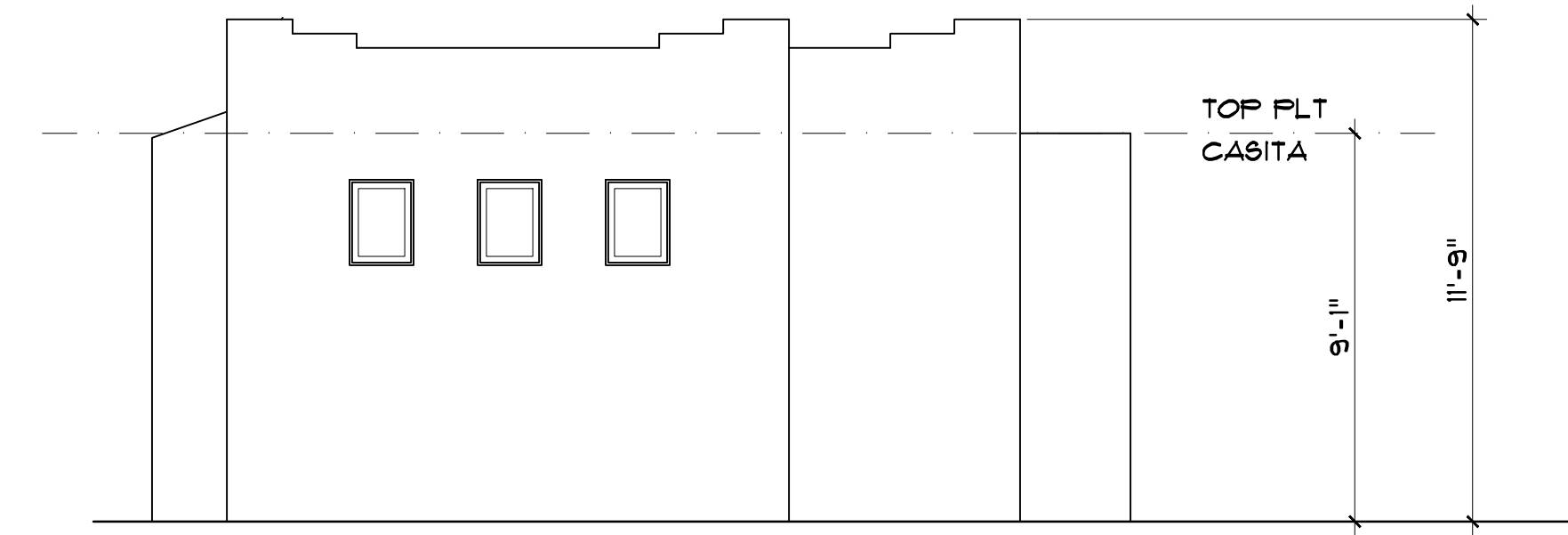
NEW COVERED PORCH MAIN HOUSE AND NEW CASITA for:
 O'BAYLEY WILSON RESIDENCE
 2250 N. LEONARD RD
 PALM SPRINGS, CA 92262

EXTERIOR ELEVATIONS

DRAWN BY:
 DATE: 10/03/16
 SCALE: SEE PLAN
 SHEET NO.
 A-4
 4 OF 5

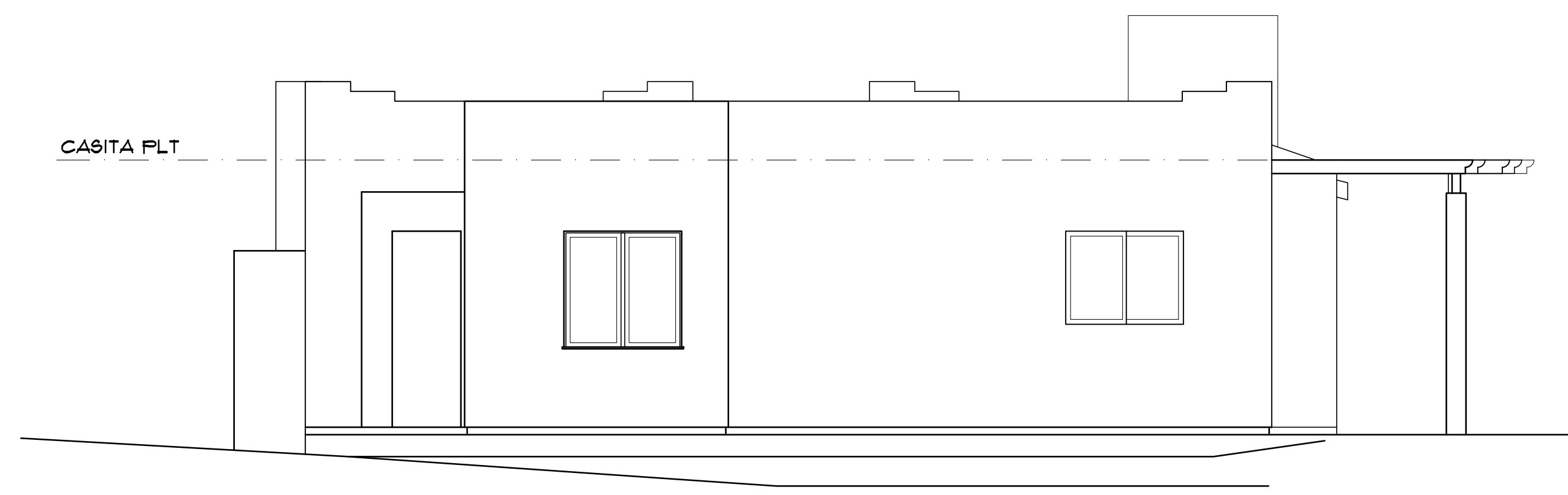


LEFT (NORTH) CASITA ELEVATION - ENTRY

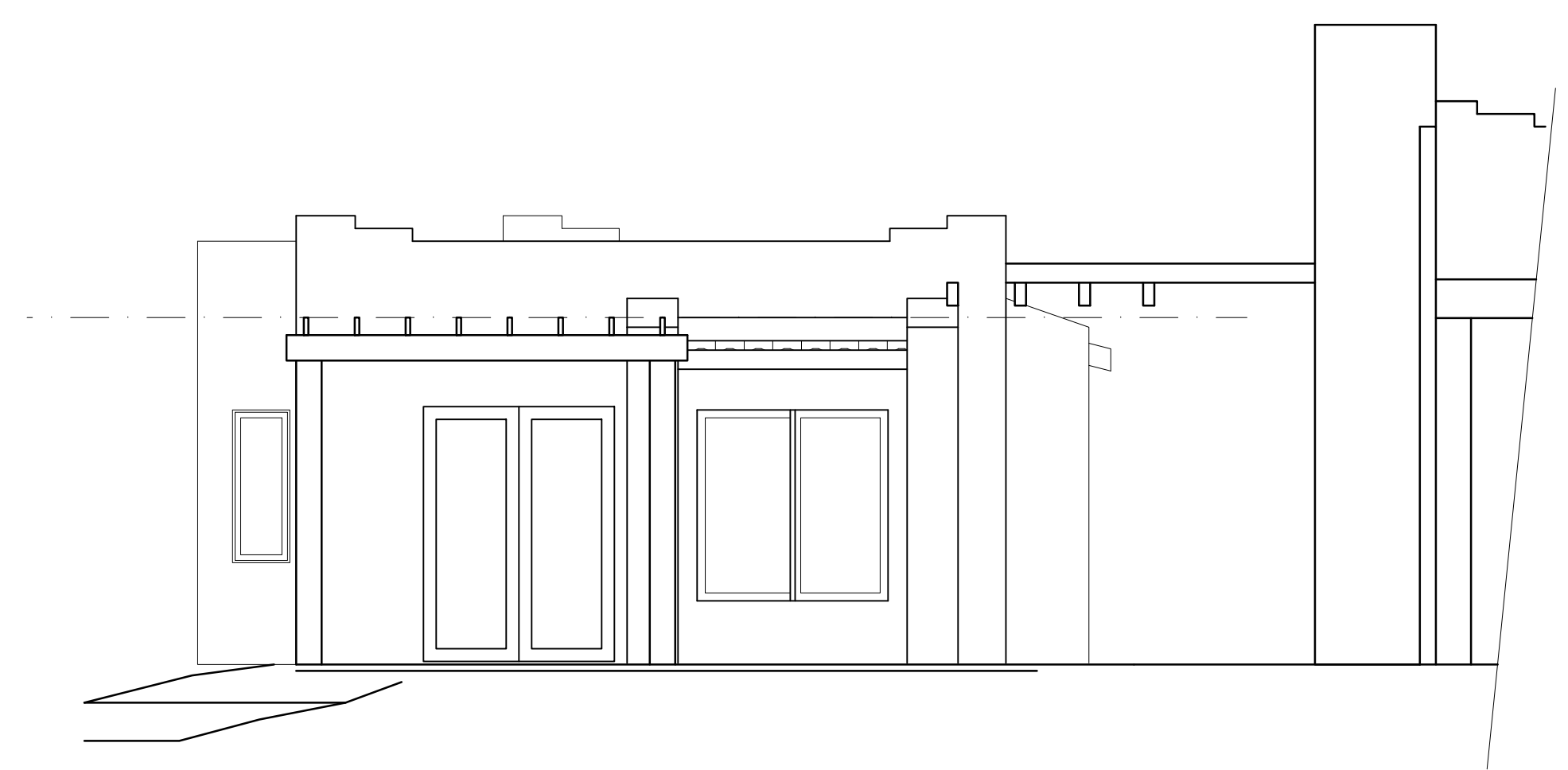


FRONT (WEST) CASITA ELEVATION

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



RIGHT (SOUTH) CASITA ELEVATION



REAR (EAST) CASITA ELEVATION

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

CASITA (NORTH) ENTRY ELEVATION

CASITA (NORTH) ENTRY ELEVATION

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

REVISION	DATE
PLANNING SUBMITTAL	

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NEW COVERED PORCH MAIN HOUSE
 AND NEW CASITA for:
 O'BAYLEY WILSON RESIDENCE
 2250 N. LEONARD RD
 PALM SPRINGS, CA 92262

NEW CASITA
 EXTERIOR ELEVATIONS

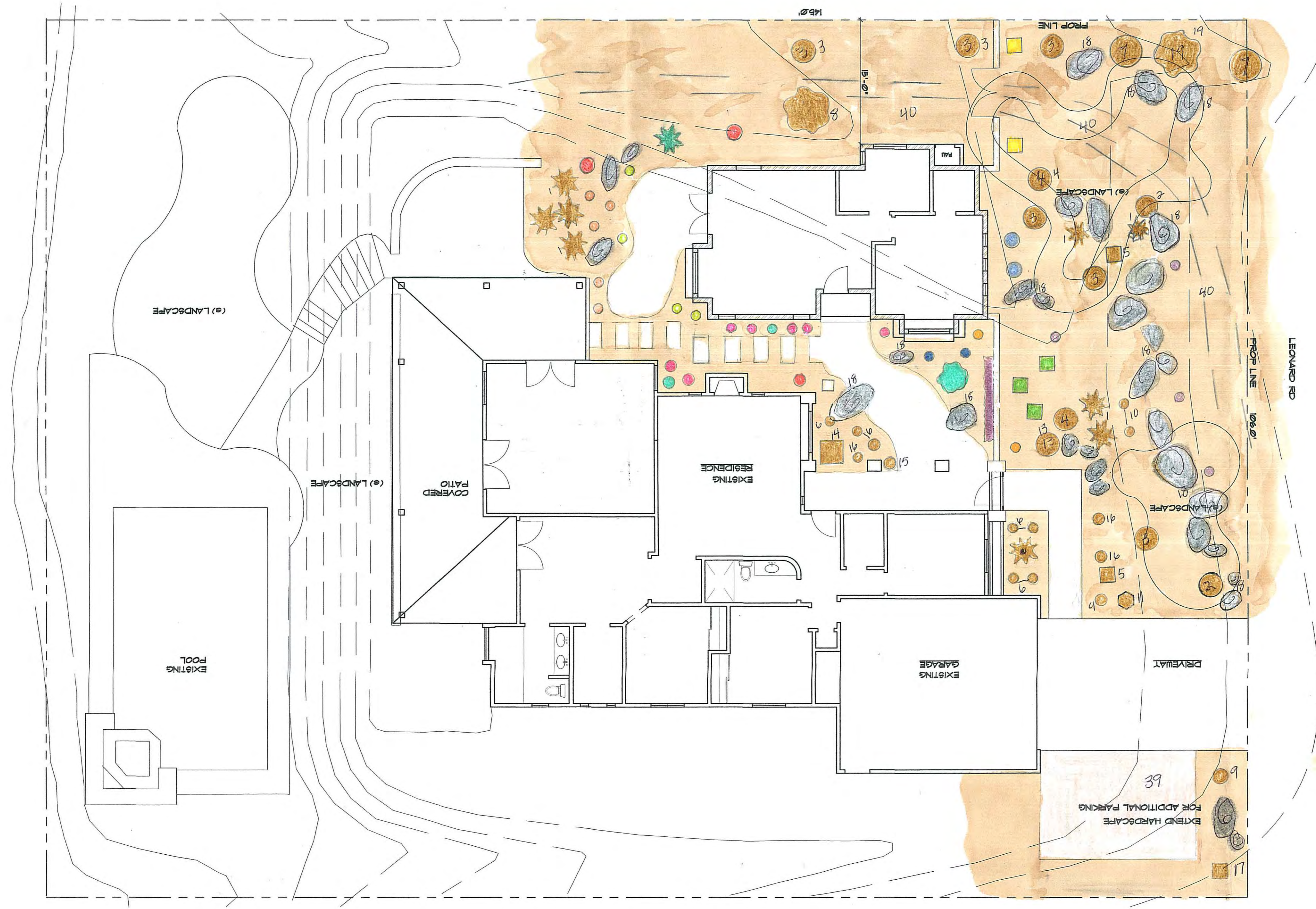
DRAWN BY:
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SHEET NO. A-5
5 OF 5

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EXISTING ESTABLISHED LANDSCAPING

O'BAYLEY - WILSON
2250 North Leonard
Little Tuscany

REF#	PLANT NAME / EXISTING INVENTORY
TREES & PALMS	
1	Washingtonia robusta 'Mexican Fan Palm' (8)
8	Tipuana tipu 'Tipu Tree' (1)
12	Chamerops humilis 'Mediterranean Fan Palm' (1)
SHRUBS	
2	Bougainvillea 'La Jolla', bush (2)
3	Cassia artemisioides 'Feathery Cassia' (6)
4	Caesalpinia pulcherrima 'Red Bird of Paradise' (2)
6	Carissa grandiflora 'Boxwood Beauty' (6)
7	Larrea tridentata 'Creosote Bush' (2)
9	Bougainvillea 'Purple Queen', bush (2)
10	Lantana 'New Gold' (2)
13	Encelia farinosa 'Brittle Bush' (1)
15	Tecoma 'Orange Jubilee' (1)
16	Lantana sellowiana 'Lavender Trailing Lantana' (2)
19	Nerium oleander 'Oleander' (1)
ACCENTS	
5	Fouquieria splendens 'Ocotillo' (2)
11	Agave americana (1)
14	Yucca gloriosa 'Spanish Dagger' (1)
17	Yucca rostrata 'Beaked Yucca' (1)
HARDSCAPE	
18	Native boulders; 3'-4' (on-site; re-configure for swale)



PROPOSED NEW LANDSCAPE ADDITIONS

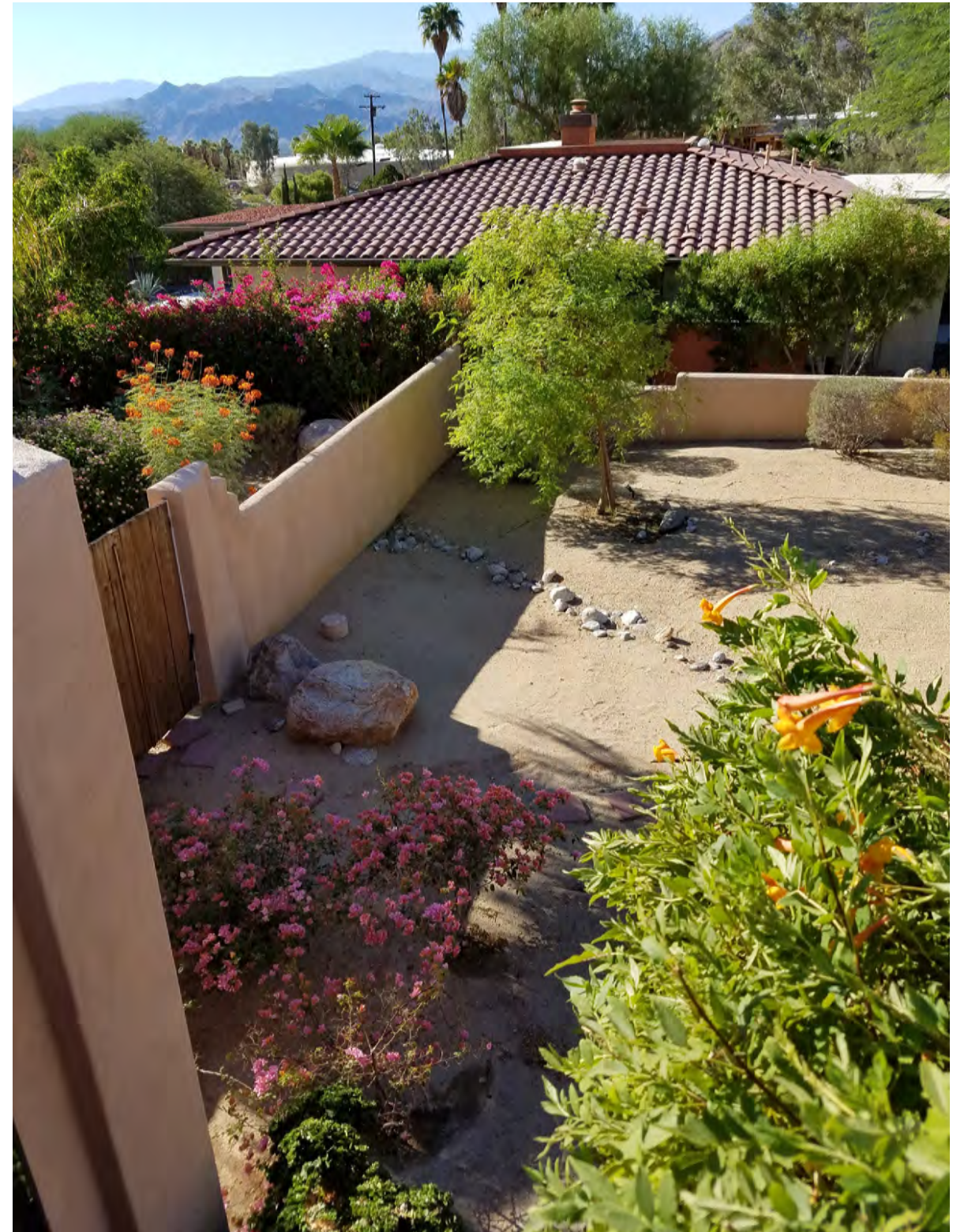
O'BAYLEY - WILSON
2250 No. LEONARD
LITTLE TUSCANY

REF#	PLANT / MATERIAL NAME / TASK	SIZE/UNIT	QTY
TREES & PALMS			
28	Pithecolobium nudicale 'Texas Ebony'	24-in. box	1
36	Chamerops humilis 'Mediterranean Fan Palm'	15G	1
ACCENTS			
20	Dasyllirion longissimum 'Mexican Grass Tree'	15G	2
SHRUBS			
22	Tecoma stans 'Gold Star' Yellow bells	5G	2
23	Pedalanthus macrocarpa 'Lady Slipper'	5G	2
24	Agave microacantha	12-in. tub	3
25	Lantana camara 'New Gold'	1G	4
27	Bougainvillea 'Barbara Kaurst'	5G espaliered	1
29	Euphorbia x lomi 'Salmon' Crown of Thorns, tangerine	5G	2
31	Dracaena marginata, 5'-6'	14-in. tub	2
32	Sansaveria 'Congo'	10-in.	7
33	Hamelia patens	5G	1
34	Ixora coccinea 'Jungle Geranium'	5G	5
35	Lomandra 'Breeze'	1G	4
38	Calliandra californica 'Baja Fairy Duster'	5G	2
HARDSCAPE			
18	Native boulders; 3'-4' (on-site; re-configure for swale)		
39	Parking area: spread crushed rock 'Mojave Gold'; 3/4-inch		
40	Finish: crushed rock cover, 'Mojave Gold'; 3/8-inch		



O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016

Existing Site - From N. Leonard Road



O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016



O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016



O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016

Exterior Elevations - Front



Existing Garage and house w/new trellis, garden wall & entry gate



Casita Entry

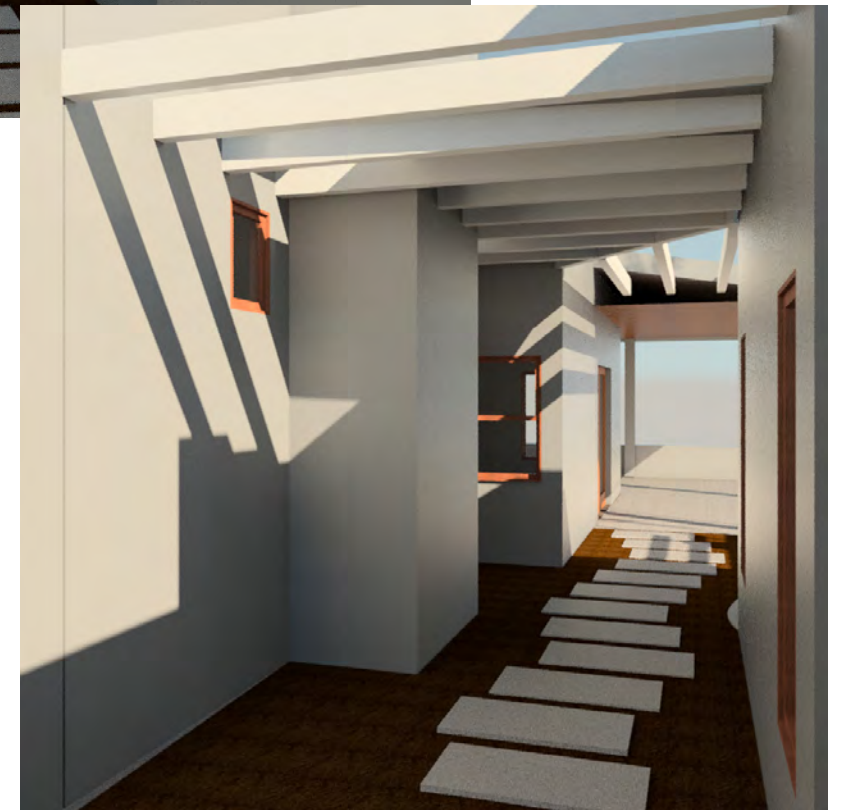


Rear patio of Casita



Exterior Elevations - Various

O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016



O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016

Connecting Roof Section



Bedroom



Main Room



Entry area

O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016

Casita Interior



Looking South



Looking toward N. Leonard Road



Looking North



O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016

Neighbor's Patio Cover - Inspiration - 951 W. Via Oliviera



O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016

Landscape Design - Front view

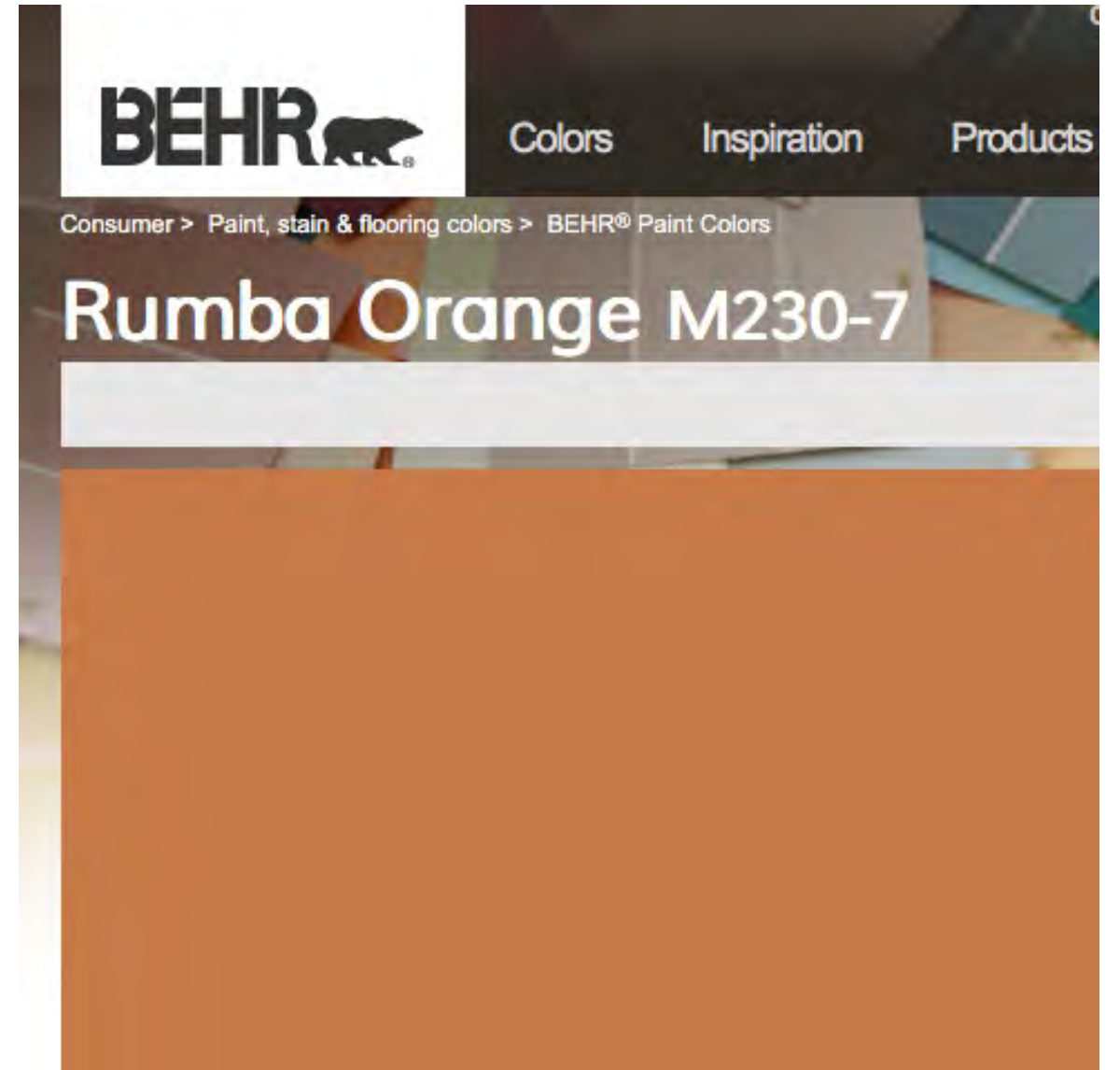


O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016

Landscape Design - Casita Entry



O'Bayley - Wilson Residence
2250 N. Leonard Road, Palm Springs - September 2016



New Paint Color - Neighbor's home one block E. at 2330 N. Tuscan Road