PLANNING COMMISSION STAFF REPORT

DATE: DECEMBER 14, 2016

SUBJECT: PINNACLE VIEW LLC, OWNER FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 4,429-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2278 CITY VIEW DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 50, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.3982 MAJ). (GM)

FROM: Department of Planning Services

SUMMARY

This is a request for approval of a terraced one-story single family residence of 4,249 square feet on a 19,335 square foot lot within the Desert Palisades Specific Plan (DPSP). The Desert Palisades Specific Plan was adopted by the City Council on January 5, 2011 (Case 5.1154 SP). This project is required to be evaluated for consistency against the following guidelines and standards:

- Section 93.13.00 of the Zoning Code (Hillside Development).
- Section 94.04.00 of the Zoning Code (Architectural Review)
- Section III "Development Standards" (page 58), Section V "Architecture & Site Design Guidelines" (page 70), and Section VI "Landscaping Guidelines of the DPSP (page 96).
- Section 92.21.1.05 of the Zoning Code (Design Guidelines for the ESA-SP zone) including mandatory standards in Part "D" and findings outlined in Part "I".

RECOMMENDATION:

Approval by the Planning Commission with conditions.

DETAILS OF APPLICATION REQUEST:

TABLE 1: RELATED ACTIONS BY PLANNING, BUILDING, FIRE, ETC.	
January 5, 2011	The City Council approved the Desert Palisades Specific Plan and certified the Final Environmental Impact Report (EIR) for the project.

TABLE 1: RELATED ACTIONS BY PLANNING, BUILDING, FIRE, ETC.	
January 7, 2015	The City Council approved an addendum to the previously-certified EIR to extend the time frame in which grading activities could occur from December 31st to January 31st.
November 7, 2016	AAC reviewed the proposal and recommended approval with the following: 1. Roof color to be earth tone. 2. Final landscape plan review (enhance native vegetation) review by sub-committee (Purnel, Fredricks, Lockyer)

Most Recent Ownership	
August 2010	Pinnacle View LLC.

Neighborhood Meeting / Notification	
11/29/2016	Notice letter sent to adjacent and abutting property owners.
12/8/2016	Email notification sent to Little Tuscany, and Vista Las Palmas Neighborhood Organizations.

Field Check	
November 2016	Staff visited site to observe existing conditions

Specific Plan Area	Compliance
Desert Palisades Specific Plan	Yes (see discussion below)

Desert Palisades is the first specific plan approved in the ESA-SP Zone which comprises most of the Chino Cone alluvial fan area located in the northwest part of the City. The proposed single family residence is located on lot 50, which is roughly in the middle of the Desert Palisades development. The 0.44-acre site has vehicular access from City View Drive which directly connects to the main access road for the development.

AERIAL VIEW OF DESERT PALISADES SHOWING LOCATION OF LOT 50 (2278 CITY VIEW DRIVE)

PROJECT DESCRIPTION:

Site Plan:

The proposed home will be located on a lot that slopes downward roughly ten (10) feet from west to east with an elevation of 931' at the higher western property line and 921' at the southeast corner of the lot at the street. The site has a consistent slope from west to east with a larger drop-off on the northern property line descending to an open space trail to the rear of the lot. Like most lots in Desert Palisades, the site is covered with many large rocks and boulders and has not been previously developed or graded.

The proposed structure will be split-level with a two-car garage and a two bedroom/bathroom guest wing sited at a lower elevation at 921' feet. The main house will have a finished floor elevation of 930' feet. The two portions of the house are connected by a series of steps leading from the garage to the main level. The east wall of the main house will form the below grade wall of the guest bedroom wing. The main house is "U" shaped which surrounds the pool terrace outdoor area. The house is setback forty-five (45') feet from the front property line with a long driveway constructed of interlocking pavers.

The Fire Department has been concerned with the placement of the new homes in Desert Palisades relative to the "re-naturalizing" of the yards surrounding the homes. The goal is to make the structures blend into the natural terrain with the use of boulders and rocks on the site. This can impede the Fire Department's ability to pull fire hoses to the rear of the house should a fire occur. The site plan as drawn reflects the Fire Department's request for a clear 3'-5' path around the home for access.

Mass and Scale:

The proposed house is envisioned as a split-level structure that terraces down the sloped lot with the main house on a graded lot with some "fill" to provide a level pad, and a garage level at a ten (10) foot lower elevation. The building is proposed on multiple building pads, stepping in elevation in response to the natural topography of the site. The massing of the dwelling is broken into distinctive "parts" that reflect various functions and spaces within the home. Cantilevered eaves extend roughly six (6') feet beyond the south face of the structure to provide shading. The 4,429-square foot house can be considered one-story for each portion of the structure. The DPSP sets limits on the overall height relative to the native terrain allowing for a maximum height of eighteen (18) feet within a "pillow" area. The building conforms the eighteen (18') foot pillow concept and a total height from finished grade of 20'-6" within the maximum height of twenty-five (25') feet for structures with stepped pads. The proposed structure meets this guideline.

Building Design and Detailing:

The home is contemporary in its architectural style with an outer skin of smooth plaster cement painted "Dove Gray"; an aluminum window frame system with a dark bronze anodized finish; clear glass; and a garage door of clear anodized aluminum metal. Hardscape elements to include Angelus paving stones in a dark gray-pewter-charcoal color pattern; concrete flat work a natural gray with light broom finish; and proposed walls constructed of precision CMU block in a "Dove Gray" and "Slate" colors.

Landscaping and Buffers:

The landscape concept is one of keeping the site as natural as possible with minimal landscaping and minimal disturbance to the on-site boulders. The plant materials proposed are consistent with the plant palette outlined in the DPSP. The landscape plan as submitted reflects the request from the AAC to enhance the native vegetation to promote re-naturalization.

ARCHITECTURAL ADVISORY COMMITTEE:

The Architectural Advisory Committee reviewed the project at their November 7, 2016 meeting and voted to recommend approval with two conditions:

1. Roof color to be earth tone.
2. Final landscape plan review (enhance native vegetation) review by sub-committee (Purnel, Fredricks, Lockyer)

The applicant has agreed to construct the roof in a beige color and a condition of approval has been added. A final landscape plan has been resubmitted which was reviewed by a sub-committee with a favorable recommendation. Additional plants have been added to the plan to help in the re-naturalization of the site.

ANALYSIS:

Due to the environmental sensitivity of the Chino Cone alluvial fan on which the project is located, the zoning code and the Desert Palisades Specific Plan require that proposed projects receive greater consideration than would normally be given to hillside development. Development projects within the Desert Palisades Specific Plan are evaluated against the following:

- Section 93.13.00 of the Zoning Code (Hillside Development).
- Section 94.04 of the Zoning Code (Architectural Review)
- Section III "Development Standards", Section V "Architecture & Site Design Guidelines", and Section VI "Landscaping Guidelines of the DPSP.
- Section 92.21.1.05 of the Zoning Code (Design Guidelines for the ESA-SP zone)

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*:

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:

TABLE 2: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF ZONING CODE SECTION 93.13.00 (B,4) (HILLSIDE DEVELOPMENT).

	Item	Conforms?	Describe :
1	The project address rock or soil exposure?	Yes	Proposed dwelling steps into native terrain; landscaping focuses on rocky site by settling relocated boulders and rocks into soil for a naturalized appearance. Retaining walls that exceed 3 feet in height are screened with rocks and plantings to reduce their visible impact.
2	What is the size of building pad and is it minimized in size to minimize site impacts?	Yes	The footprint is minimal, keeping the area of the site minimum. Conforms to DPSP standards for multi pad, non-mass grading.
3	There any design considerations such as supporting structure, colors & building arrangement that is noteworthy?	Yes	As evaluated in Table 5.
4	Parking areas screened?	Yes	The garage is well screened in its placement at a lower level to the finished street level; the driveway, by necessity, is visible from the street.
5	The landscape plans integrate with the natural site conditions?	NA	See Table 6.
6	Continuity with Surrounding Development been achieved?	NA	No surrounding development within the DPSP.
7	Sensitivity to existing view corridors been achieved?	Yes	Views are preserved and directed, building and landscape sited to not block views from adjacent parcels.

Conclusion: The project is consistent with the architectural guidelines of Zoning Code Section 93.13.00. ("Hillside Development").

TABLE 3: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE GUIDELINES OF ZONING CODE SECTION 94.04.00 (ARCHITECTURAL REVIEW).

#	Guideline:	Conform	Describe:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The proposed SFR and associated site landscaping provide a functional and attractive dwelling for the occupants.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	NA	At this time, there are no existing adjacent developments in the near vicinity of the of the subject project; however, the project conforms to the development, architectural, and landscape standards of the Desert Palisades Specific Plan.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	Building materials suitable for harsh desert climate and conforming to the architectural guidelines of the DPSP are proposed.
4	Describe the 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 home is appropriately sited on the lot with the outdoor living areas oriented along the south side of the home, taking advantage of views and solar angles, while respecting and minimizing disturbance of natural water flow and topography of the site.
5	Is the proposed project harmonious in its 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?	NA	As noted above, there are no immediately adjacent developments against which to evaluate this factor.
6	Does the project conform to the maximum height, area, setbacks and overall mass? Describe this for parts of any structure (buildings, walls, screens, towers or signs) and describe how the project is effective in concealment of all mechanical equipment	Yes	Further evaluated in Table 4 below.
7	Describe how the building design, materials and colors are sympathetic with desert surroundings	Yes	As outlined in the DPSP design guidelines.
8	Describe any harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously.	Yes	As outlined in the DPSP design guidelines.
9	Describe how there is consistency of composition and treatment in the materials of the proposed structures.	Yes	Consistent materials on all parts of the proposed home.
10	Describe conceptually the landscape design. Mention	Yes	Further review provided in Table 6

	any relevant location and type of planting, with regard for desert climate conditions, preservation of specimen and/or landmark trees upon a site, and confirm that proper irrigation is proposed to insure maintenance of all plant materials		below.

Conclusion: The project is consistent with the guidelines of Zoning Code Section 94.04.00 (architectural review).

Pursuant to Section III of the DPSP, page 58, with the adoption of the Desert Palisades Specific Plan, the following development standards shall become the zoning standards that govern land use in Planning Area 4 of the ESA-SP zone. These standards are meant to augment the provisions set forth in Zoning Code Section 92.21.1.00 (the ESA-SP zone).

Furthermore, as noted in Article III, page 64 of the DPSP, "*all development shall be designed to comply with the architecture and landscaping guidelines of Section V and VI of the DPSP. For any design standards not addressed in Section V and VI of the DPSP, the design standards of Zoning Code Section 92.21.1.05 ("Design Guidelines for the ESA-SP zone) shall apply*". The evaluation of the project against DPSP Section V and VI is provided in Table 5 and 6, below.

TABLE 4: ANALYSIS OF THE PROJECT AGAINST THE DEVELOPMENT STANDARDS OF THE DESERT PALISADES SPECIFIC PLAN; (SECTION III OF THE DPSP).

	Category/Standard	Conforms	Describe
1	Density: 2du/ac	Yes	As outlined in the DPSP.
2	Allowable Building Coverage The maximum allowable gross building coverage per residential lot shall be 6,000 square feet. If lots are merged, the floor area can be increased up to 12,000 square feet maximum. Building coverage shall include all enclosed and covered structures, including all habitable space, garages and carports, solid roofed patios, porte cocheres and other solid roofed accessory buildings and structures. Eaves, open, uncovered patios, driveways, walkways, water and landscaping features shall not be included in the calculation. Partially open roof structures as permitted in PSZC Section 93.06.00 shall be included in the calculation.	Yes	Lot Area: 19,335 SF Building Coverage: 4,429 SF (22%lot coverage-conforms)

3	Minimum Floor Area 1,500 square feet not including garage/carport	Yes	Proposed home is roughly 4,429 SF.
4	Building Height-Main Living Structure One Story/18 feet (25 ft. maximum with split level structures) The maximum height of building, measured from the approved finished grade immediately adjacent to the lowest point of the structure to the highest point of the structure shall not exceed twenty-five (25) feet.	Yes	The maximum height of the building measured from the approved finished grade to the highest point is twenty feet and six inches (20'-6"). The home does not exceed maximum height of 25' for split level structures.
5	Building Height-Accessory Structures (garages, second units, cabanas, shade structures, etc.) One story/12 feet measured from the approved finished grade immediately adjacent to the lowest point of the structure.	NA	There are no detached accessory structures proposed.
6	Lot Area, minimum: 14,000 square feet	Yes	Lot 50 is 19,335 SF.
7	Lot Width, minimum average – 100 feet	Yes	Average is roughly 140 feet.
8	Lot Frontage, minimum on curve or hammerhead (25 feet)	Yes	Conforms.
9	Lot Depth, minimum 110 feet)	Yes	Conforms.
	Building Setbacks		
10	Front yard – 25 feet	Yes	45' setback.
11	Side yard – 10 feet Setbacks measured from buffer easement where present	Yes	17'-6" setback for both east and west side yards.
12	Rear yard – main structures – 15 feet	Yes	15' setback.
13	Pool and garden pavilions (up to 150 s.f.) 10 feet (front, side, or rear) (Open on at least 3 sides)	NA	None proposed.
	Special Setbacks		
14	Driveway width (14 feet maximum at street)	Yes	13 feet at PL at City View Drive, widening roughly to 16 feet at approach to garage.
15	Describe any architectural projections and mechanical equipment in the setbacks?	Yes	Mechanical equipment is ground mounted and screened with masonry walls.
16	If there are architectural projections – describe them, they must not exceed 4 feet max into required setbacks (Architectural projections includes eaves, bay windows, fireplaces)	Yes	All architectural projections are within the boundaries of all setbacks.

17	Rooftop mounted mechanical equipment including HVAC units (prohibited) (exception: solar equipment)	Yes	No roof mounted equipment (other than solar panels) is proposed.
18	Describe how mechanical equipment including HVAC units will be screened from view Appropriate methods for equipment screening are found in Section V of the Specific Plan	Yes	As stated above, mechanical equipment will be screened from view with masonry walls.
19	Solar Equipment- Solar panels may be roof mounted if incorporated into the design of the residence Solar installations proposed after the completion of a structure shall be subject to design review by the HOA and City in accordance with PSZC Section 93.03.00(c)(3) and applicable state regulations	Yes	Solar panels are low-profile to the flat roof and are well integrated with the architecture of the proposed home.
	Walls, Fences, and Landscaping		
20	No fencing or walls shall be allowed on property line or between lots except to enclose swimming pools. (Chain Link is prohibited)	Yes	None proposed.
21	Maximum height of walls and fence – 5 feet Where a swimming pool wall or fence is built on top of a retaining wall and must exceed an overall height of 5 feet, the wall shall be stepped back	Yes	Walls at pool equipment, mechanical, and trash enclosure shall not exceed 5 feet.
22	All retaining walls exposed more than 3 feet in height shall be appropriately screened Appropriate methods for screening are found in Section V of the Specific Plan	Yes	Where retaining walls are greater than 3 feet, the walls are screened with naturalized landscape material and/or face toward the home, not toward the adjacent parcels.
23	Landscaping – Describe how all landscaping within the Planning Area is designed to comply with the Landscaping Guidelines outlined in Section VI	Yes	See analysis in Table 6.
24	Landscaping and Irrigation - ET (Evapotranspiration) or other "smart" irrigation controllers will be required in homeowners custom irrigation design.	NA	Not reviewed at this time; Landscape technical specs are required to be evaluated at the time of Plan Check Submittal.
25	Access from the public way - Standards applicable to single-family residential development as set forth in Section 93.05.00	Yes	Driveway access to private streets which access public streets.
26	Off-Street Parking - Standards applicable to single-family residential development as set forth in Section 93.06.00 except as modified by Chapter 92.21.1.05 Design Standards of the PSZO	Yes	Two covered parking spaces in the garage.

27	Motor Homes and commercial vehicles may not be kept on any single-family dwelling property except for loading and unloading for a maximum period of 24 hours in any two week period	NA	No RV parking is proposed.
28	Antennae - Standards applicable to single-family residential development as set forth in Section 93.20.00 Antennae are further controlled by the Design Guidelines in Section V	NA	None proposed.
29	Lighting - Recessed Fixtures -65 watts maximum	Yes	Exterior LED and in conformance with California Energy Code.
30	Other building mounted fixtures 40-watt maximum Source of light to be screened from off-site views	Yes	Exterior LED and in conformance with California Energy Code.
31	Other building mounted fixtures 40-watt maximum - Landscape lighting – 25 watts maximum	Yes	Exterior LED and in conformance with California Energy Code.
32	Pole Lighting prohibited	NA	None proposed.
33	Spot, flood or barn lights prohibited	NA	None proposed.
34	Spot or flood lights illuminating the hillside or other areas off site is prohibited.	NA	None proposed.
35	Permitted Projections - Permitted projections into setbacks shall follow Section 93.01.00 F of the PSZO	NA	None proposed.
36	Roofs - The maximum roof pitch is 3:1	Yes	Flat roof proposed.
37	Trash Enclosures - A screened area for trash and recycling containers shall be provided as required by Section 93.07.02B of the PSZO	Yes	Adjacent to garage.

Conclusion: The project is consistent with the development standards of Part III of the Desert Palisades Specific Plan.

TABLE 5: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF SECTION V OF THE DPSP.

	Item / Standard	Conforms	Describe:
1	**Maintain Views of Mountains & Valley Floor;** Describe how through bldg.. orientation, minimal outdoor lighting, walls and tree placement that neighboring sight lines and	Yes	The home is sited to take advantage of the views in all directions.

	views are not obstructed,		
2	**Preservation of the Natural Landscape;** Bldgs should blend into the site, minimize site disturbance, edge landscaping to be native & drought tolerant, privacy through arrangement of native boulders, maintain natural drainage channels where feasible.	Yes	The site has a naturalized landscape and the intent of the proposed landscape plan is to re-naturalize areas disturbed during construction as much as possible.
3	**Building Design**; Desert Modern vernacular, innovative structures, rich in interest, timelessness, mass, texture & color derived from local desert setting. Describe the architectural style of the building and how it conforms to the Desert Modern vernacular.	Yes	The proposed home is contemporary/modern in its aesthetic and proposed colors and materials harmonious with the site.
4	**Driveways & Parking**; maximum 14 feet width, minimize visual impact of parking from street. Permeable surfaces (decomposed granite (parking areas only, not drives), pervious concrete, gravel pavers (grass pavers without the grass), colored, sand finished or exposed aggregate concrete, colored precast pavers, recycled concrete are encouraged to minimize concentrated stormwater runoff. No asphalt. Color palette to blend with natural surroundings. Parking screened as much as possible, individual gates, where used, integrated with landscape.	Yes	The driveway is roughly 13 feet in width at City View Drive, widening to 16 feet at the two-car garage door. Paving stones proposed for driveway for full permeability.
5	**Garages & Carports**; orient garage doors away from street and open to an auto court (where applicable). Maximum height 12 feet and is to be used as a single story space. May be free-standing, but encouraged to be integrated with main structure, covered parking for more than 2 cars to be broken up into multiple masses and visually separated openings.	Yes	Proposed garage door is partially oriented away from City View Drive. Finished floor at garage level is +/- 4 feet lower than street level. Garage is fully integrated to lower level massing.
6	**Patios & Terraces** As natural extensions of the interior space, sheltered from sun & wind, paving to be colored, sand finished or exposed aggregate concrete or precast pavers or native stone, permeable materials encouraged, paved areas greater than 150 sq.ft. must have permeable joints.	Yes	The terrace is wide and has numerous sliding glass doors connecting inside spaces with the outside pool terrace. Concrete flatwork is proposed as natural gray concrete with a light broom finish and the concrete hardscape is proposed in a sand washed gray finish. The concrete is not permeable. There are 2 inch joints shown in the concrete flatwork at

			the pool terrace. The project will be conditioned to provide drainage joints and permeable paving.
7	**Fences, Planters, & Retaining Walls.** Fences: generally discouraged, low architectural walls, planters or arrangement of native rock is encouraged for privacy and to direct views. No perimeter site fencing/walls. Fences/walls integrated into site and architecture, max. ht. 5 feet at pools and water features where desired/required, retaining walls greater than 3 ft in height must be screened with landscaping, boulders, etc. maximum length of retaining wall segments: 25 ft. Materials: open, textured, or colored precast concrete units, stone, concrete, weathered steel No chain link. Brick, wood, shiny/corrugated metal, or pruned formal hedges discourage.	Yes	The proposed home has low retaining walls that conform in terms of height and have boulders and plantings proposed to help screen and diminish the presence of the walls. The retaining wall at the pool is longer than the maximum allowable 25 feet, and is recommended that boulders from site be arranged to minimize the overall impact of this wall.
8	**Exterior structures & furnishings.** Accessory structures should appear as extensions to the main structure. Art furniture, arbors, greenhouses, etc should be located in the outdoor space immediately adjacent to the home. Exception for entry features, gates, etc. Play structures must blend with environment, Tennis courts must have minimal site impact and not be illuminated. Fencing at courts not to exceed 6 feet. Satellite dishes & antennae to be integrated into the structure and visually screened as possible. Flag poles not to exceed height of main dwelling.	NA	No outdoor sculpture, play structures, greenhouses, accessory structures, or tennis courts are proposed.
9	**Spas, Water Features, Pools.** Pool decks to be consistent with other terraces on site, interconnect pools with the dwelling via landscape, terraces, breezeways, canopies, colonnades, and/or pergolas. Plastic liner pools are not permitted. Encourage solar or heat exchange for pool heating rather than gas or electric heaters. Locate and screen pool equipment to minimize visual and noise impacts.	Yes	The pool/spa are located immediately adjacent to the terrace alongside the south façade of the home. The pool is of conventional concrete/gunnite construction. Pool filters, pumps, heaters, and controls are located in a masonry enclosure to the south of the pool that provides screening and noise attenuation. A retractable cover is proposed to comply with the code-required pool safety barrier.
10	**Exterior Lighting** Use sparingly, describe how light pollution control is achieved, how light spillage onto adjacent sites is avoided.	Yes	Exterior lighting is shielded and proposed in low-levels of brightness.

	Low intensity light sources, landscape accent lighting to be properly shielded and baffled.		
11	**Architectural Guidelines** use time-tested inorganic materials that withstand the extreme desert climate.	Yes	Materials proposed (steel, glass, concrete, masonry units) are durable and appropriate for a harsh desert climate.
12	**Building Location/Foundation Systems & Terrain;** No mass grading. Minimal disturbance of natural features, minimize chemical rock-splitting or rock removal. Work around and integrate large boulders and natural arroyos; site specific foundation systems. Modular building systems are encouraged. Reflect the timeless qualities of local desert architecture.	Yes	The foundation is a concrete slab on grade, stepped in relation to the topography of the site. The intent is for boulders that must be relocated in a naturalized manner on site.
13	**Building Mass, Height, Scale & Form;** Describe how the design integrates interior & outdoor living spaces with the natural topography. Describe how the design creates opportunities for natural breezes, daylight, etc. Connect detached garages with trellises or breezeways or loggias where possible. 1 story maximum, but stepped pads may have multiple levels. Adjacent grate not to exceed 18 feet from the top of the roof and the maximum overall height from lowest floor elevation to highest roof element shall not exceed 25 feet. Use simple rectilinear/box geometry or curvilinear "organic" massing composed of larger planes. Generally built form should be articulated into 2 or 3 volumes and unified with horizontal roof planes. Lesser forms may play off larger volumes. "Ground" the building into the landscape. Describe the spatial sequence of arrival and proportion between larger and smaller spaces within the dwelling. Explain how the Bldg. envelope conforms to the "18 foot "pillow" that undulates over the native terrain in terms of conformance with maximum height. Integrate solar control, recessed glazing, etc. Architectural projections 4 inches per foot of setback, with front yard projections not to exceed 4 feet. Soften and articulate long, expansive facades with offsets, projections, surface changes and changes in materials.	Yes	The building is proposed on multiple building pads, stepping in elevation in response to the natural topography of the site. The massing of the dwelling is broken into distinctive "parts" that reflect the various different functions and spaces inside the home. Cantilevered eaves extend roughly six (6) feet beyond the south face of the structure to provide shade. A covered lanai provides another pleasant shaded space. The roof is flat. The building conforms to the 18 foot "pillow" concept with a total height from finished grade of 20' 6", well within the maximum 25 foot height for structures with stepped building pads. The house employs both horizontal and vertical articulation, changes in material, offsets in walls, and achieves consistency with this standard.

14	**Structural Expression.** Describe the structural system and how it conforms to a clear, simple structural arrangement as encouraged, with exposed or expressed structure (steel, concrete, wood, stone, masonry, etc.) to enhance the architectural appearance.	Yes	The style of the home does not lend itself to exposed expression of the structural system. In many instances exposed masonry units are observed in retaining walls.
15	**Roofs & Building Height**. Horizontal, low sloped roofs preferred to avoid blocking views. Large roof overhangs encouraged for solar control on glazing, outdoor terraces and patios. Non-flammable, non-reflective materials in subdued earth tones. No white or off white roofs. Avoid wood shakes, roman tile, sloping exposed foam, shiny metal, "Alumawood" type metal simulated wood products. Broad sheltering eaves encouraged. A-frame and Mansard roofs are not permitted. Roof planes may be stepped; max. slope 3:1. Overhangs minimum of 3 feet with minimal fascia depth; Minimize downspouts, gutters, & flashing & use natural or "patina" finish and a means to prevent accumulation of debris and combustible material. Roof stacks, crickets, & related elements to be painted to match adjacent roof color. Conceal roof vents & design to minimize intrusion of flame/fire. Describe how the design conforms to these characteristics.	Yes	The roof is a single flat surface. Pursuant to City policy, the roof will be conditioned to be in a natural color of tan, sand, beige, or light gray, drawing from the natural color palette of the area. Downspouts are not shown.
16	**Exterior Doors/Windows.**_Take advantage of views, minimize reflectivity and employ solar control via wide roof overhangs and orienting windows to minimize direct solar heat gain. Large windows with edges at or near the floor and ceiling to enhance the visual connection with the outdoors. Avoid arch-top, circular, triangular, octagonal or trapezoidal windows which may suggest historic architectural styles not associated with the "desert modern" typology. Avoid snap-in mullions and mirrored, reflective or heavily tinted glass. Place operable windows to facilitate natural cross ventilation in the home.	Yes	Windows are oriented toward views, and provided with deep sheltering overhangs to protect from solar heat gain. The front door is sheltered from the prevailing westerly winds. Floor-to-ceiling sliding glass doors and windows proposed are sheltered from sun and wind by either deep cantilevered overhangs or screened by structural steel. Some windows are shown as fixed glass. Operable windows are present throughout the home, promoting natural cross-ventilation.
17	**Exterior Walls**. Describe how natural-	Yes	A smooth finish stucco is predominant

	appearing, indigenous materials, colors, textures and forms help the building blend into its surroundings. Materials such as natural stone, smooth-faced, sand-blasted, board-formed and/or bush hammered architectural concrete contribute to this aesthetic. Smooth trowel and sand finish stucco, architectural smooth faced, sand blasted, split-faced or ground faced concrete block, Architectural cement fiber boards, copper or neutral toned metals and / or weathered steel. Non-combustible materials. Avoid the use of brick, veneer masonry, cultured stone, shiny metal, log construction, textured or decorative-patterned stucco, "Alumawood-type" metal with faux wood-grain. Walls should be simple employing at least two or three exterior wall materials. Avoid wood except where protected from the sun		throughout the home in a Dove Grey color. The project also proposes a powder-coat painted zinc-coated standing seam system in many instances throughout, giving rhythm to the project.
18	**Decks and Patios**. Encourage connection between indoor and outdoor spaces, using natural materials. Describe how consideration has been given to climatic influences such as sun, shade, wind, heat, rain, etc. Employ trellises or canopies for shade. Materials include sand, gravel, stone, exposed aggregate or architectural concrete. Ground-oriented terraces are encouraged to integrate the structure with the site.	Yes	Terraces and patios are generally integrated at grade. Most terrace areas are provided with wide roof overhangs to provide shade. Terrace areas are proposed in sand-washed finish concrete.
19	**Chimney, Skylights & Roof Projections.** Roof elements should be designed expressing horizontal planes. Chimneys should be "mass elements" anchored to the ground. Approved exterior wall materials are suitable for chimneys as well as concrete, concrete block, natural stone, masonry units, neutral-finished metal or steel plate. Wood is not acceptable. Minimize skylights to preserve the dark night sky. Clerestory windows are encouraged. If used, skylights should be low profile, clear glazed, non-reflective. "Light tubes" are acceptable, but "bubble" or "dome" skylights are discouraged. Shield views of skylights from adjacent parcels to the extent possible.	NA	No chimney, skylight, or roof projection proposed.

20	**Accessory Structures.** Should be consistent with the style and architectural characteristics of the main structure. May not exceed 12 feet in height. Pool & Garden pavilions (up to 150 sf and open on at least 3 sides) are to be located with a minimum setback of 10 feet to the front, side and rear property lines. Describe how accessory structures, if any are proposed, comply with this standard.	NA	No accessory structures proposed.
21	**Details**. Minimalist and essential in use. Simple forms that reflect the characteristics of the selected materials and reinforce the overall design aesthetic. Decoration & ornamentation used sparingly and where human scale and interaction is focused (ex.: custom door handles, etc.) Consider window & door hardware, metal-over-exposed beam and rafter tails, structural connections, brackets, exposed truss connections, trellises, exterior cladding patterns, saw cuts in concrete slabs in a manner consistent with modern desert architecture.	Yes	The exterior materials of the home are complementary of one another and suitable for the Desert Palisades development.
22	**Colors & Materials.** Colors should integrate with the natural color palette of the environment. Smaller inward items such as indoor/outdoor planes can reflect the more vibrant desert colors such as those found on rocks, lichen, and blooming cacti and other desert plant blooms.	Yes	The home is composed in a variety of gray tones. Stucco surfaces are in "Dove Grey". No vibrant accent colors are proposed. Exterior materials are stucco, concrete block, concrete, zinc-coated standing seam metal, natural anodized satin-finished aluminum and glass.
23	**Sustainability Factors**. Environmentally safe materials are encouraged, water efficient plumbing fixtures, high-efficiency mechanical systems, heavily insulated exterior building envelope, high-performance glass systems, thermally broken window and door frames, low-wattage (LED) electrical fixtures, programmable temperature control, and where practical integration of greywater recycled water for landscape irrigation. Make use of trees and other plant material to shield the building from direct sun. Construction waste stream diversion strategies should be employed for recyclable materials Integration of natural elements (trees, etc) to provide solar control to reduce cooling loads,	Yes	The project proposes a photovoltaic solar system on the roof. Glass and building envelope systems will meet Title 24 energy efficiency requirements. LED fixtures are proposed.

Conclusion: The project is generally consistent with the Architectural guidelines of Section V of the DPSP.

TABLE 6: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE LANDSCAPING GUIDELINES OF SECTION VI OF THE DPSP.

Item / Standard	Conforms	Describe
Common areas & Individual Residences. Provide groups and types of plants to recreate the natural desert setting of the Chino Cone. Screen unsightly elements with plantings. Use Plant types native to the area or acceptable species as outlined in the DPSP, drought and wind tolerant. Integrate rainwater retention. "Smart" irrigation controllers and timers. Protect in place all native plant materials during construction.	Yes	The site is proposed in a naturalized form, with re-seeding and replanting construction-affected areas with plant types approved/allowed within the DPSP. 1 gallon red barrel, 5 gallon creosote, 5 gallon encilia, 1 gallon encilia, 5 gallon salvia.
Landscape Concept – Individual Residences; leave as much of the native site intact as possible, augment with native drought tolerant plants indigenous to the Chino Cone area. Turf limited to recreation areas and screened from public view. Help blend the residence into the site. Avoid repetitive or straight line plantings that could form a visible "landscape scar" from off-site. Limit more lush plant types to courtyards and areas screened from public view.	Yes	The applicant has proposed minimal disturbance of the site. Where new landscape material is proposed, the landscape plan submitted shows Regal Mist ornamental grass, Mexican fence post cactus, trailing indigo bush, aloe vera, purple queen and blue palo verde trees.
Existing on-site plants – Sonoran Creosote Bush Scrub Community. Refer to DPSP's Biological Survey (Cornett, 2006) (Creosote bush, burrobush, encilia, indigo bush.	Yes	Those parts of the site undisturbed by construction activity will remain with their naturally occurring plant materials.
Permitted on-site native plant palette. Describe how the project conforms to the allowable Native Plant Palette in Exhibit 24 of the DPSP)	Yes	Plants proposed are red barrel, creosote, encilia, salvia, for areas to be re-naturalized that are impacted by construction activity.
Methods for establishing plant material Perimeter site areas may be temporarily watered (120 days) with overhead rotor spray system to promote dormant native plant seeds reach germination.	Yes	As allowed by DPSP.
Use of enhanced non-native plants. Non-public areas.	NA	None proposed.
Water Zones & Xeriscaping proper soil preparation, efficient irrigation, with plants that seek different water needs on separate irrigation zones.	NA	Will be reviewed upon submittal of the landscape plan check for conformance with the City's water efficient landscape ordinance.
Weather-based "Smart" irrigation Controllers. Use is encouraged.	NA	Will be a condition of approval by the Planning Commission.

Conclusion: The project is consistent with the Landscaping Guidelines of Section VI of the DPSP.

PSZC Section 92.21.1.05 "Design Standards" for development in the ESA-SP zone.

As noted in the Desert Palisades Specific Plan Section III "development standards",

> *For any design standards not addressed in Section V and VI of the DPSP, the design standards of Zoning Code Section 92.21.1.05 ("Design Guidelines for the ESA-SP zone) shall apply".*

Although most aspects of the proposed dwelling have been adequately described or evaluated within Sections III, V, and VI of the DPSP, the following narrative provides staff's response to the ESA-SP design guidelines that were not otherwise evaluated in the DPSP. The proposed single family residence is analyzed against the ESA-SP zone design guidelines (PSZC 92.21.1.05) as follows:

> *PSZC 93.21.1.05, Part (A): Environmental Analysis:*
> *Concurrent with the submission of any proposed project application for a specific plan, tentative map or building permit application, an environmental analysis shall be prepared and submitted to the city. The analysis shall include a map and text which identify all major and minor environmental conditions on the subject site and major environmental conditions in the surrounding area, including lands within five hundred (500) feet of the site, with the surrounding area subject to final determination by the director of planning services. At a minimum, the analysis shall identify and describe the following subjects:*
>
> 1. *Geologic conditions.*
> 2. *Cultural resources.*
> 3. *Topographic conditions.*
> 4. *Unique rock formations and mineral deposits.*
> 5. *Drainage patterns and local watershed boundaries.*
> 6. *Minor and major water channels.*
> 7. *Significant landscape features, oases, etc.*
> 8. *Flora and fauna.*
> 9. *Non-native plant species.*
> 10. *Significant animal species.*
> 11. *Prior development history.*
> 12. *Existing development.*

Staff Response: The subject application is relying on the environmental analysis conducted under the Environmental Impact Report (EIR) for the approval of the entire Desert Palisades Specific Plan area. No site-specific studies have been provided.

> *PSZC Section 92.21.1.05, Part (B): "View Analysis".*

Concurrent with the submission of any proposed project application for a specific plan, tentative map or building permit application, a view analysis shall be prepared and submitted to the City. The analysis shall include a map, photos and text which identify views of the project site from the North Palm Canyon Drive, Tram Way and other viewpoints, with the actual viewpoints subject to final determination by the Director of Planning Services. At a minimum, the analysis shall address the following related to the selected viewpoints:

1. *Areas of the subject site which are visible.*
2. *Areas of the site which may be screened or otherwise oriented so as not to be visible.*
3. *Potential building envelopes (volumes) that would not be visible.*
4. *Strategies for maintaining existing screening features.*
5. *Strategies for implementing and maintaining proposed screening features.*

A three (3) dimensional graphic representation of final build-out shall be required as part of any specific plan application, including scale model, computer simulation or similar presentation. All proposed grading, including roads and parking lots; and all structures, including habitable and non-habitable buildings, storage tanks, and all walls shall be shown.
The analysis provides the basis for establishing the locations and heights of structures and other support features, and the applicant shall locate proposed development to minimize off-site views of the project.

Staff Response: (Conforms). Three-dimensional presentation is provided in the form of computer-generated 3-D perspective images of the proposed home, and a model showing the house in context with surrounding properties. For view studies, the applicant is relying on the general view analyses provided as part of the Specific Plan submittal. No site-specific studies have been provided. The applicant has prepared a model for the presentation before the Planning Commission.

PSZC Section 92.21.1.05, Part "D". Mandatory Standards.
The following standards shall apply to all development in environmentally sensitive areas and shall not be modified by any specific plan.

1. *Mass grading to create large, single-level flat pads is prohibited.*

No mass grading is proposed. The home is designed on multiple building pads that follow the general slope of the lot. (Conforms).

2. *Pad heights are not significantly raised beyond the natural topography. Any pad height more than two (2) feet above natural topography may be deemed significant.*

The pad elevation has not been raised for the siting of this proposed home. The lower garage level of the home is more than 50% below the average adjacent grade and is terraced into the hillside, and thus conforms.

3. *The master plan of drainage shall be implemented.*

The home will be tied in to the new sewer systems in the common area roads of the DPSP. (Conforms)

Items 4 through 24 of Part D have been addressed under previous evaluation sections of this staff report.

PSZC Section 92.21.1.05, Part "E". Site Preparation.
The design and preparation of the site shall have as their objective: The minimal disturbance of the underlying landforms, site topography and surface environment of the Chino Cone and adjacent areas, and the introduction of development which appears and functions as an integral part of the site's natural environment. The following principles describe how the objectives for site preparation would be fulfilled.

1. *Guiding Principles. Grading:*
   a. *New development is designed to follow existing slopes and contours.*
   b. *Cut-and-fill techniques to create flat development pads is avoided.*
   c. *Slopes do not exceed 1-1/2 to 1.*
   d. *Retaining walls are limited to:*
      1. *Retaining walls that are part of a building foundation.*
      2. *Transition retaining walls taper from a maximum height of five (5) feet with a maximum overall length of twenty-five (25) feet.*
      3. *Walls are screened with boulders or other materials, as approved by the specific plan.*
   e. *Retaining elements composed of boulders, berms or other non-manufactured materials provide variation in form and a natural appearance.*

Staff response: There are no retaining walls and thus the project conforms.

2. *Guiding Principles. Drainage:*

   a. *Project drainage follows best practices, while maintaining the natural run-off and channel characteristics.*
   b. *Development preserves existing drainage patterns, natural streams and local watershed boundaries.*
   c. *Drainage volumes in existing channels are not increased over natural levels.*

d. Sedimentation characteristics of existing drainage channels are maintained.
e. Natural, non-manufactured materials are used to assure the stability of drainage channels.
f. The natural vegetation density and diversity of existing channels are maintained.
g. No ponding of water occurs above cut or fill slopes.
h. Surface drainage interceptors are provided at the top of cut or fill slopes to prevent erosion of slopes and graded areas.
i. All erosion control, and surface and sub-surface drainage facilities are designed to provide stable and long-term erosion protection.
j. Manufactured drainage facilities are covered or screened with boulders and other materials to produce a natural appearance.

Staff response: Drainage principals have been integrated and will be further conditioned for Planning Commission consideration.

Staff response: Parts "F, G and H" do not apply to single family development projects, they are guidelines for common areas and utilities, therefore these sections are not evaluated for this single family application.

Any application for development project within the ESA-SP zone may only be approved if, in addition to the findings contained in Section 94.04.00 of the Palm Springs Zoning Code, the following findings are made:

TABLE 7: ANALYSIS OF THE PROPOSED PROJECT AGAINST PSZC SECTION 92.21.1.05 (I): (FINDINGS REQUIRED FOR APPROVAL - ESA-SP DESIGN STANDARDS)

	Item	Conform	Staff Evaluation
1	The project demonstrates a complete and integrated vision for design, operation and use through the use of exemplary site planning, architecture, landscape architecture, materials and color principles and techniques.	Yes	The proposed dwelling demonstrates an integrated solution to the challenges inherent with construction in an environmentally sensitive area. The project is comprehensive in its coordination of materials, landscape, color, massing and an overall design sensitive to the unique characteristics of the site.
2	The project is harmonious with, adapted to, and respectful of, the natural features with minimal disturbance of terrain and vegetation.	Yes	The project proposes good integration of the structure, terraces, water features, and other elements into the natural features of the site with minimal disturbance to terrain and vegetation. Where disturbance is unavoidable, appropriate site restoration techniques are proposed.

3	The project is properly located to protect sensitive wildlife habitat and plant species, and avoids interference with watercourses, arroyos, steep slopes, ridgelines, rock outcroppings and significant natural features.	Yes	The proposed dwelling has a small footprint at the garage/bedroom level and has been sited to avoid any significant natural features on the site.
4	The project will be constructed with respect to buildings, accessory structures, fences, walls, driveways, parking areas, roadways, utilities and all other features, with natural materials, or be screened with landscaping, or be otherwise treated so as to blend in with the natural environment.	Yes	Full integration of the proposed dwelling into the natural characteristics of the site has been achieved to the greatest extent possible.
5	The project utilizes landscaping materials, including berms, boulders and plant materials which, insofar as possible, are indigenous and drought-tolerant native species.	Yes	Plant materials are consistent with the approved plant palette for Desert Palisades with the elimination of Fan Palms to be replaced with an appropriate tree.
6	The project grading will be terrain sensitive and excessive building padding and terracing is avoided to minimize the scarring effects of grading on the natural environment.	Yes	The grading, cut and fill has been minimized to the extent possible. The project conforms to the maximum height limits of the DPSP.
7	The project meets or exceeds open space area requirements of this Section and in accordance with the conservation plan, and adequate assurances are provided for the permanent preservation of such areas.	Yes	The project is well within the maximum allowable site coverage of 6,000 square feet.
8	The project provides the maximum retention of vistas and natural topographic features including mountainsides, ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons.	Yes	The proposed dwelling is consistent with the design guidelines of the DPSP with respect to low roof lines, terreced building pads, minimal cut and fill and thoughtful solutions to integrate the home into the site.
9	The project has been adequately designed to protect adjacent property, with appropriate buffers to maximize the enjoyment of the subject property and surrounding properties.	Yes	The home will be visible from adjacent parcels, however its low profile should preserve views and vistas from adjacent lots.
10	The project will not have a negative fiscal impact on the city or its citizens.	NA	

The project is consistent with the findings of PSZC Section 92.21.1.05; the design guidelines of the ESA-SP zone.

CONCLUSION:

The proposed single family dwelling in this application is consistent with and in conformance with the many guidelines for development in this very sensitive part of the City. The project received a favorable recommendation from the Architectural Advisory Committee to the Planning Commission.

ENVIRONMENTAL ANALYSIS:

The proposed single family residence is deemed a project pursuant to the guidelines of the California Environmental Quality Act (CEQA). The project has been evaluated under CEQA and has been determined to be Categorically Exempt from further analysis under CEQA as a Class 3 (New Construction or Conversion of Small Structures) exemption (CEQA Guidelines 15303(a)).

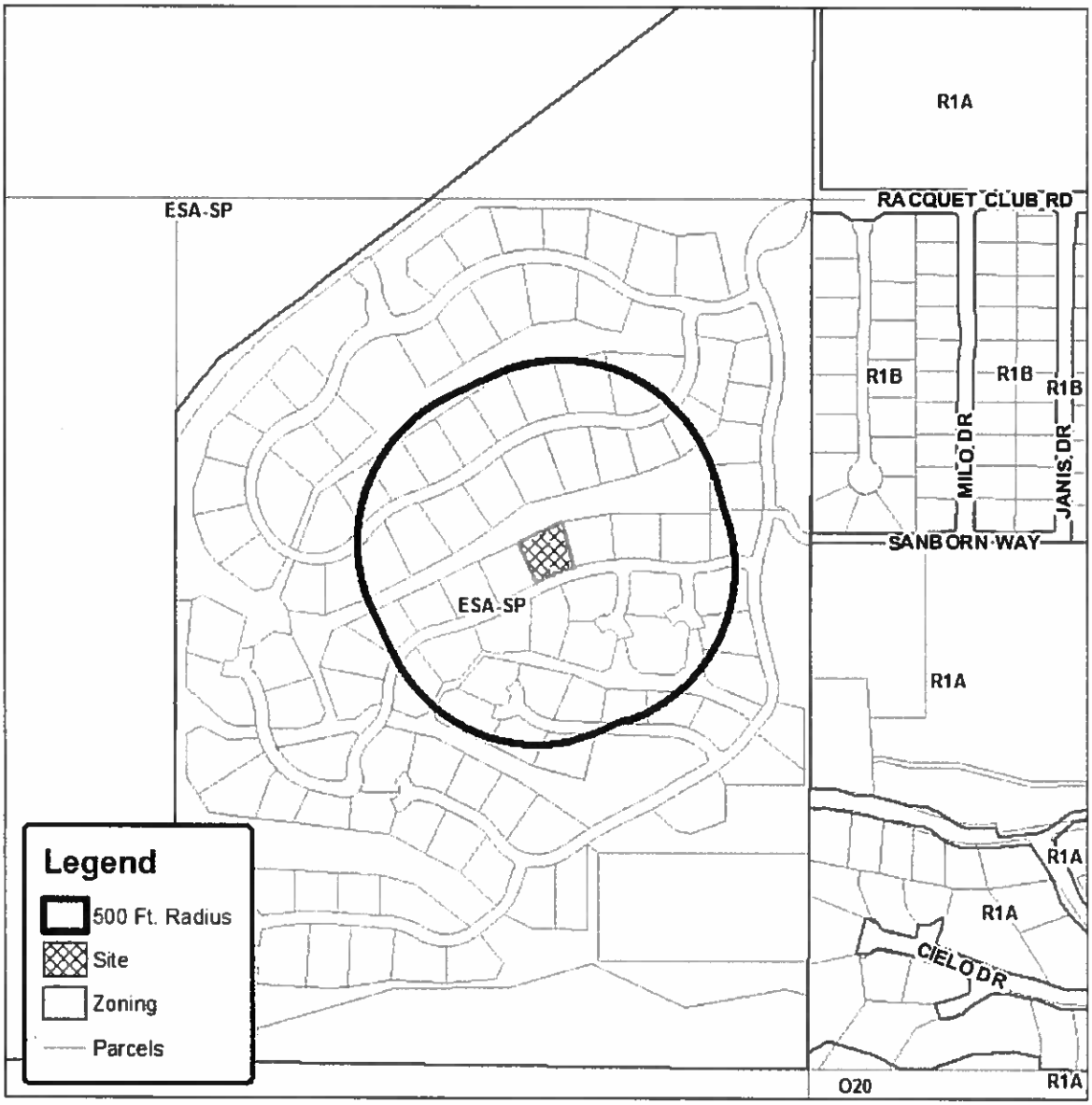
Glenn Mlaker, AICP
Associate Planner

Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Justification Letter
5. Meeting minutes from AAC of November 7, 2016
6. Site Photographs
7. Site Plan
8. Landscape Plan
9. Floor Plan
10. Site Cross Sections
11. 3-D Perspectives
12. Material Board

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

Case 3.3982 MAJ

2278 City View Drive

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION OF A 4,439 SQUARE FOOT SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2278 CITY VIEW DRIVE, SUBJECT TO CONDITIONS OF APPROVAL AS OUTLINED IN EXHIBIT "A". (CASE 3.3982 MAJ / ZONE ESA-SP – PLANNING AREA 4, LOT 50, DESERT PALISADES SPECIFIC PLAN).

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. Ed Freeman for Pinnacle View, LLC ("Applicant") filed an application with the City, pursuant to the Desert Palisades Specific Plan, and Palm Springs Zoning Code (PSZC) Sections 94.04.00 (architectural review) and 93.13.00 (hillside development) of the Palm Springs Zoning Code, for construction of a 4,429 square foot single family residence located at 2278 City View Drive ("the Project").

B. On October 25, 2016, City staff notified the owners of properties immediately adjacent to the Project site of receipt of the application pursuant to PSZC 93.13.00 (B,1,b).

C. On November 7, 2016 the City's Architectural Advisory Committee reviewed the Project and voted 7-0 to recommend approval by the Planning Commission subject to the following conditions:

1. Roof color to be earth tone.
2. Final landscape plan review (enhance native vegetation) review by sub-committee (Purnel, Fredricks, Lockyer)

D. On November 29, 2016, City staff notified the owners of properties immediately adjacent to the Project site of the scheduling of a Planning Commission meeting on December 14, 2016 to consider the subject application, pursuant to PSZC 93.13.00 (B,1,c).

E. On December 14, 2016, the Planning Commission held a public meeting in accordance with applicable public law. At said meeting, the Planning Commission carefully reviewed and considered all of the evidence presented in connection with the Project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION RESOLVES:

Section 1: The proposed single family residence is considered a project pursuant to the California Environmental Quality Act (CEQA). The Planning Commission has evaluated the Project pursuant to CEQA and determined it to be Categorically Exempt from further analysis under CEQA Guidelines Section 15303(b) (Class 3, New Construction or Conversion of Small Structures).

Section 2: The Project conforms to the Architectural Guidelines of PSZC Section 93.13.00 ("hillside development") as follows:

TABLE 1: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF ZONING CODE SECTION 93.13.00 (B,4) (HILLSIDE DEVELOPMENT).

	Item	Conforms?	Describe :
1	Project address rock or soil exposure.	Yes	Proposed dwelling steps into native terrain; landscaping focuses on rocky site by settling relocated boulders and rocks into soil for a naturalized appearance. Retaining walls that exceed 3 feet in height are screened with rocks and plantings to reduce their visible impact.
2	Size of building pad and is it minimized in size to minimize site impacts.	Yes	The footprint is minimal, keeping the area of the site minimum. Conforms to DPSP standards for multi pad, non-mass grading.
3	Design considerations such as supporting structure, colors & building arrangement that is noteworthy.	Yes	As evaluated in Table 5.
4	Parking areas screened.	Yes	The garage is well screened in its placement at a lower level to the finished street level; the driveway, by necessity, is visible from the street.
5	Landscape plans integrate with the natural site conditions.	NA	See Table 6.
6	Surrounding Development been achieved.	NA	No surrounding development within the DPSP.
7	Sensitivity to existing view corridors been achieved.	Yes	Views are preserved and directed, building and landscape sited to not block views from adjacent parcels.

Conclusion: The Project is consistent with the architectural guidelines of Zoning Code Section 93.13.00. ("hillside development").

TABLE 2: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE GUIDELINES OF ZONING CODE SECTION 94.04.00 (ARCHITECTURAL REVIEW).

#	Guideline:	Conform	Describe:
1	Development to provide a desirable environment for its occupants.	Yes	The proposed SFR and associated site landscaping provide a functional and attractive dwelling for the occupants.

2	Development compatible with the character of adjacent and surrounding developments.	NA	At this time, there are no existing adjacent developments in the near vicinity of the of the subject project; however, the project conforms to the development, architectural, and landscape standards of the Desert Palisades Specific Plan.
3	Development of good composition, materials, textures, and colors.	Yes	Building materials suitable for harsh desert climate and conforming to the architectural guidelines of the DPSP are proposed.
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 home is appropriately sited on the lot with the outdoor living areas oriented along the south side of the home, taking advantage of views and solar angles, while respecting and minimizing disturbance of natural water flow and topography of the site.
5	Project is harmonious in its 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.	NA	As noted above, there are no immediately adjacent developments against which to evaluate this factor.
6	Project conforms to the maximum height, area, setbacks and overall mass? Describe this for parts of any structure (buildings, walls, screens, towers or signs) and describe how the project is effective in concealment of all mechanical equipment.	Yes	Further evaluated in Table 4 below.
7	Building design, materials and colors are sympathetic with desert surroundings.	Yes	As outlined in the DPSP design guidelines.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously.	Yes	As outlined in the DPSP design guidelines.
9	Consistency of composition and treatment in the materials of the proposed structures.	Yes	Consistent materials on all parts of the proposed home.
10	Landscape design is relevant for location and type of planting, with regard for desert climate conditions, preservation of specimen and/or landmark trees upon a site, and confirm that proper irrigation is proposed to insure maintenance of all plant materials.	Yes	Further review provided in Table 6 below.

Conclusion: The Project is consistent with the guidelines of Zoning Code Section 94.04.(architectural review).

Pursuant to Section III of the DPSP, page 58, with the adoption of the Desert Palisades Specific Plan, the following development standards shall become the zoning standards that govern land use in Planning Area 4 of the ESA-SP zone. These standards are meant to augment the provisions set forth in Zoning Code Section 92.21.1.00 (the ESA-SP zone).

Furthermore, as noted in Article III, page 64 of the DPSP, "*all development shall be designed to comply with the architecture and landscaping guidelines of Section V and VI of the DPSP. For any design standards not addressed in Section V and VI of the DPSP, the design standards of Zoning Code Section 92.21.1.05 ("Design Guidelines for the ESA-SP zone) shall apply*". The evaluation of the Project against DPSP Section V and VI is provided in Table 5 and 6, below.

TABLE 3: ANALYSIS OF THE PROJECT AGAINST THE DEVELOPMENT STANDARDS OF THE DESERT PALISADES SPECIFIC PLAN; (SECTION III OF THE DPSP).

	Category/Standard	Conforms	Describe
1	Density: 2du/ac	Yes	As outlined in the DPSP.
2	Allowable Building Coverage The maximum allowable gross building coverage per residential lot shall be 6,000 square feet. If lots are merged, the floor area can be increased up to 12,000 square feet maximum. Building coverage shall include all enclosed and covered structures, including all habitable space, garages and carports, solid roofed patios, porte cocheres and other solid roofed accessory buildings and structures. Eaves, open, uncovered patios, driveways, walkways, water and landscaping features shall not be included in the calculation. Partially open roof structures as permitted in PSZC Section 93.06.00 shall be included in the calculation.	Yes	Lot Area: 19,335 SF Building Coverage: 4,429 SF (22%lot coverage-conforms)
3	Minimum Floor Area 1,500 square feet not including garage/carport	Yes	Proposed home is roughly 4,429 SF.
4	Building Height-Main Living Structure One Story/18 feet (25 ft. maximum with split level structures) The maximum height of building, measured from the approved finished grade immediately adjacent to the lowest point of the structure to the highest point of the structure shall not exceed twenty-five (25) feet.	Yes	The maximum height of the building measured from the approved finished grade to the highest point is twenty feet and six inches (20'-6"). The home does not exceed maximum height of 25' for split level structures.

5	Building Height-Accessory Structures (garages, second units, cabanas, shade structures, etc.) One story/12 feet measured from the approved finished grade immediately adjacent to the lowest point of the structure.	NA	There are no detached accessory structures proposed.
6	Lot Area, minimum: 14,000 square feet	Yes	Lot 50 is 19,335 SF.
7	Lot Width, minimum average – 100 feet	Yes	Average is roughly 140 feet.
8	Lot Frontage, minimum on curve or hammerhead (25 feet)	Yes	Conforms.
9	Lot Depth, minimum 110 feet)	Yes	Conforms.
	Building Setbacks		
10	Front yard – 25 feet	Yes	45' setback.
11	Side yard – 10 feet Setbacks measured from buffer easement where present	Yes	17'-6" setback for both east and west side yards.
12	Rear yard – main structures – 15 feet	Yes	15' setback.
13	Pool and garden pavilions (up to 150 s.f.) 10 feet (front, side, or rear) (Open on at least 3 sides)	NA	None proposed.
	Special Setbacks		
14	Driveway width (14 feet maximum at street)	Yes	13 feet at PL at City View Drive, widening roughly to 16 feet at approach to garage.
15	Describe any architectural projections and mechanical equipment in the setbacks?	Yes	Mechanical equipment is ground mounted and screened with masonry walls.
16	If there are architectural projections – describe them, they must not exceed 4 feet max into required setbacks (Architectural projections includes eaves, bay windows, fireplaces)	Yes	All architectural projections are within the boundaries of all setbacks.
17	Rooftop mounted mechanical equipment including HVAC units (prohibited) (exception: solar equipment)	Yes	No roof mounted equipment (other than solar panels) is proposed.
18	Describe how mechanical equipment including HVAC units will be screened from view Appropriate methods for equipment screening are found in Section V of the Specific Plan	Yes	As stated above, mechanical equipment will be screened from view with masonry walls.
19	Solar Equipment- Solar panels may be roof mounted if incorporated into the design of the residence Solar installations proposed after the completion of a structure shall be subject to design	Yes	Solar panels are low-profile to the flat roof and are well integrated with the architecture of the proposed home.

	review by the HOA and City in accordance with PSZC Section 93.03.00(c)(3) and applicable state regulations		
Walls, Fences, and Landscaping			
20	No fencing or walls shall be allowed on property line or between lots except to enclose swimming pools. (Chain Link is prohibited)	Yes	None proposed.
21	Maximum height of walls and fence – 5 feet Where a swimming pool wall or fence is built on top of a retaining wall and must exceed an overall height of 5 feet, the wall shall be stepped back	Yes	Walls at pool equipment, mechanical, and trash enclosure shall not exceed 5 feet.
22	All retaining walls exposed more than 3 feet in height shall be appropriately screened Appropriate methods for screening are found in Section V of the Specific Plan	Yes	Where retaining walls are greater than 3 feet, the walls are screened with naturalized landscape material and/or face toward the home, not toward the adjacent parcels.
23	Landscaping – Describe how all landscaping within the Planning Area is designed to comply with the Landscaping Guidelines outlined in Section VI	Yes	See analysis in Table 6.
24	Landscaping and Irrigation - ET (Evapotranspiration) or other "smart" irrigation controllers will be required in homeowners custom irrigation design.	NA	Not reviewed at this time; Landscape technical specs are required to be evaluated at the time of Plan Check Submittal.
25	Access from the public way - Standards applicable to single-family residential development as set forth in Section 93.05.00	Yes	Driveway access to private streets which access public streets.
26	Off-Street Parking - Standards applicable to single-family residential development as set forth in Section 93.06.00 except as modified by Chapter 92.21.1.05 Design Standards of the PSZO	Yes	Two covered parking spaces in the garage.
27	Motor Homes and commercial vehicles may not be kept on any single-family dwelling property except for loading and unloading for a maximum period of 24 hours in any two week period	NA	No RV parking is proposed.
28	Antennae - Standards applicable to single-family residential development as set forth in Section 93.20.00 Antennae are further controlled by the Design Guidelines in Section V	NA	None proposed.
29	Lighting - Recessed Fixtures -65 watts maximum	Yes	Exterior LED and in conformance with California Energy Code.

30	Other building mounted fixtures 40-watt maximum Source of light to be screened from off-site views	Yes	Exterior LED and in conformance with California Energy Code.
31	Other building mounted fixtures 40-watt maximum - Landscape lighting – 25 watts maximum	Yes	Exterior LED and in conformance with California Energy Code.
32	Pole Lighting prohibited	NA	None proposed.
33	Spot, flood or barn lights prohibited	NA	None proposed.
34	Spot or flood lights illuminating the hillside or other areas off site is prohibited.	NA	None proposed.
35	Permitted Projections - Permitted projections into setbacks shall follow Section 93.01.00 F of the PSZO	NA	None proposed.
36	Roofs - The maximum roof pitch is 3:1	Yes	Flat roof proposed.
37	Trash Enclosures - A screened area for trash and recycling containers shall be provided as required by Section 93.07.02B of the PSZO	Yes	Adjacent to garage.

Conclusion: The Project is consistent with the development standards of Part III of the Desert Palisades Specific Plan.

TABLE 4: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF SECTION V OF THE DPSP.

	Item / Standard	Conforms	Describe:
1	**Maintain Views of Mountains & Valley Floor;** Building, orientation, minimal outdoor lighting, walls and tree placement that neighboring sight lines and views are not obstructed,	Yes	The home is sited to take advantage of the views in all directions.
2	**Preservation of the Natural Landscape;** Bldgs blend into the site, minimize site disturbance, edge landscaping to be native & drought tolerant, privacy through arrangement of native boulders, maintain natural drainage channels where feasible.	Yes	The site has a naturalized landscape and the intent of the proposed landscape plan is to re-naturalize areas disturbed during construction as much as possible.
3	**Building Design**; Desert Modern vernacular, innovative structures, rich in interest, timelessness, mass, texture & color derived from local desert setting. Describe the architectural style of the building and how it conforms to the Desert Modern vernacular.	Yes	The proposed home is contemporary/modern in its aesthetic and proposed colors and materials harmonious with the site.

4	**Driveways & Parking**; maximum 14 feet width, minimize visual impact of parking from street. Permeable surfaces (decomposed granite (parking areas only, not drives), pervious concrete, gravel pavers (grass pavers without the grass), colored, sand finished or exposed aggregate concrete, colored precast pavers, recycled concrete are encouraged to minimize concentrated stormwater runoff. No asphalt. Color palette to blend with natural surroundings. Parking screened as much as possible, individual gates, where used, integrated with landscape.	Yes	The driveway is roughly 13 feet in width at City View Drive, widening to 16 feet at the two-car garage door. Paving stones proposed for driveway for full permeability.
5	**Garages & Carports**; orient garage doors away from street and open to an auto court (where applicable). Maximum height 12 feet and is to be used as a single story space. May be free-standing, but encouraged to be integrated with main structure, covered parking for more than 2 cars to be broken up into multiple masses and visually separated openings.	Yes	Proposed garage door is partially oriented away from City View Drive. Finished floor at garage level is +/- 4 feet lower than street level. Garage is fully integrated to lower level massing.
6	**Patios & Terraces** As natural extensions of the interior space, sheltered from sun & wind, paving to be colored, sand finished or exposed aggregate concrete or precast pavers or native stone, permeable materials encouraged, paved areas greater than 150 sq.ft. must have permeable joints.	Yes	The terrace is wide and has numerous sliding glass doors connecting inside spaces with the outside pool terrace. Concrete flatwork is proposed as natural gray concrete with a light broom finish and the concrete hardscape is proposed in a sand washed gray finish. The concrete is not permeable. There are 2 inch joints shown in the concrete flatwork at the pool terrace. The project will be conditioned to provide drainage joints and permeable paving.
7	**Fences, Planters, & Retaining Walls**. Fences: generally discouraged, low architectural walls, planters or arrangement of native rock is encouraged for privacy and to direct views. No perimeter site fencing/walls. Fences/walls integrated into site and architecture, max. ht. 5 feet at pools and water features where desired/required, retaining walls greater than 3 ft in height must be screened with landscaping, boulders, etc.	Yes	The proposed home has low retaining walls that conform in terms of height and have boulders and plantings proposed to help screen and diminish the presence of the walls. The retaining wall at the pool is longer than the maximum allowable 25 feet, and is recommended that boulders from site be arranged to minimize the overall impact of this wall.

	maximum length of retaining wall segments: 25 ft. Materials: open, textured, or colored precast concrete units, stone, concrete, weathered steel No chain link. Brick, wood, shiny/corrugated metal, or pruned formal hedges discourage.		
8	**Exterior structures & furnishings.** Accessory structures should appear as extensions to the main structure. Art furniture, arbors, greenhouses, etc should be located in the outdoor space immediately adjacent to the home. Exception for entry features, gates, etc. Play structures must blend with environment, Tennis courts must have minimal site impact and not be illuminated. Fencing at courts not to exceed 6 feet. Satellite dishes & antennae to be integrated into the structure and visually screened as possible. Flag poles not to exceed height of main dwelling.	NA	No outdoor sculpture, play structures, greenhouses, accessory structures, or tennis courts are proposed.
9	**Spas, Water Features, Pools.** Pool decks to be consistent with other terraces on site, interconnect pools with the dwelling via landscape, terraces, breezeways, canopies, colonnades, and/or pergolas. Plastic liner pools are not permitted. Encourage solar or heat exchange for pool heating rather than gas or electric heaters. Locate and screen pool equipment to minimize visual and noise impacts.	Yes	The pool/spa are located immediately adjacent to the terrace alongside the south façade of the home. The pool is of conventional concrete/gunnite construction. Pool filters, pumps, heaters, and controls are located in a masonry enclosure to the south of the pool that provides screening and noise attenuation. A retractable cover is proposed to comply with the code-required pool safety barrier.
10	**Exterior Lighting** Use sparingly, describe how light pollution control is achieved, how light spillage onto adjacent sites is avoided. Low intensity light sources, landscape accent lighting to be properly shielded and baffled.	Yes	Exterior lighting is shielded and proposed in low-levels of brightness.
11	**Architectural Guidelines** use time-tested inorganic materials that withstand the extreme desert climate.	Yes	Materials proposed (steel, glass, concrete, masonry units) are durable and appropriate for a harsh desert climate.
12	**Building Location/Foundation Systems & Terrain;** No mass grading. Minimal disturbance of natural features, minimize chemical rock-splitting or rock removal. Work around and integrate large boulders and natural arroyos; site specific foundation systems. Modular building systems are	Yes	The foundation is a concrete slab on grade, stepped in relation to the topography of the site. The intent is for boulders that must be relocated in a naturalized manner on site.

	encouraged. Reflect the timeless qualities of local desert architecture.		
13	**Building Mass, Height, Scale & Form;** Describe how the design integrates interior & outdoor living spaces with the natural topography. Describe how the design creates opportunities for natural breezes, daylight, etc. Connect detached garages with trellises or breezeways or loggias where possible. 1 story maximum, but stepped pads may have multiple levels. Adjacent grate not to exceed 18 feet from the top of the roof and the maximum overall height from lowest floor elevation to highest roof element shall not exceed 25 feet. Use simple rectilinear/box geometry or curvilinear "organic" massing composed of larger planes. Generally built form should be articulated into 2 or 3 volumes and unified with horizontal roof planes. Lesser forms may play off larger volumes. "Ground" the building into the landscape. Describe the spatial sequence of arrival and proportion between larger and smaller spaces within the dwelling. Explain how the Bldg. envelope conforms to the "18 foot "pillow" that undulates over the native terrain in terms of conformance with maximum height. Integrate solar control, recessed glazing, etc. Architectural projections 4 inches per foot of setback, with front yard projections not to exceed 4 feet. Soften and articulate long, expansive facades with offsets, projections, surface changes and changes in materials.	Yes	The building is proposed on multiple building pads, stepping in elevation in response to the natural topography of the site. The massing of the dwelling is broken into distinctive "parts" that reflect the various different functions and spaces inside the home. Cantilevered eaves extend roughly six (6) feet beyond the south face of the structure to provide shade. A covered lanai provides another pleasant shaded space. The roof is flat. The building conforms to the 18 foot "pillow" concept with a total height from finished grade of 20' 6", well within the maximum 25 foot height for structures with stepped building pads. The house employs both horizontal and vertical articulation, changes in material, offsets in walls, and achieves consistency with this standard.
14	**Structural Expression.** The structural system conforms to a clear, simple structural arrangement as encouraged, with exposed or expressed structure (steel, concrete, wood, stone, masonry, etc.) to enhance the architectural appearance.	Yes	The style of the home does not lend itself to exposed expression of the structural system. In many instances exposed masonry units are observed in retaining walls.
15	**Roofs & Building Height.** Horizontal, low sloped roofs preferred to avoid blocking views. Large roof overhangs encouraged for solar control on glazing, outdoor terraces and patios. Non-flammable, non-reflective materials in	Yes	The roof is a single flat surface. Pursuant to City policy, the roof will be conditioned to be in a natural color of tan, sand, beige, or light gray, drawing from the natural color palette of the area.

	subdued earth tones. No white or off white roofs. Avoid wood shakes, roman tile, sloping exposed foam, shiny metal, "Alumawood" type metal simulated wood products. Broad sheltering eaves encouraged. A-frame and Mansard roofs are not permitted. Roof planes may be stepped; max. slope 3:1. Overhangs minimum of 3 feet with minimal fascia depth; Minimize downspouts, gutters, & flashing & use natural or "patina" finish and a means to prevent accumulation of debris and combustible material. Roof stacks, crickets, & related elements to be painted to match adjacent roof color. Conceal roof vents & design to minimize intrusion of flame/fire. Describe how the design conforms to these characteristics.		Downspouts are not shown.
16	**Exterior Doors/Windows.**_Take advantage of views, minimize reflectivity and employ solar control via wide roof overhangs and orienting windows to minimize direct solar heat gain. Large windows with edges at or near the floor and ceiling to enhance the visual connection with the outdoors. Avoid arch-top, circular, triangular, octagonal or trapezoidal windows which may suggest historic architectural styles not associated with the "desert modern" typology. Avoid snap-in mullions and mirrored, reflective or heavily tinted glass. Place operable windows to facilitate natural cross ventilation in the home.	Yes	Windows are oriented toward views, and provided with deep sheltering overhangs to protect from solar heat gain. The front door is sheltered from the prevailing westerly winds. Floor-to-ceiling sliding glass doors and windows proposed are sheltered from sun and wind by either deep cantilevered overhangs or screened by structural steel. Some windows are shown as fixed glass. Operable windows are present throughout the home, promoting natural cross-ventilation.
17	**Exterior Walls**. Describe how natural-appearing, indigenous materials, colors, textures and forms help the building blend into its surroundings. Materials such as natural stone, smooth-faced, sand-blasted, board-formed and/or bush hammered architectural concrete contribute to this aesthetic. Smooth trowel and sand finish stucco, architectural smooth faced, sand blasted, split-faced or ground faced concrete block, Architectural cement fiber boards, copper or neutral toned metals and / or weathered steel. Non-combustible materials. Avoid the use of brick,	Yes	A smooth finish stucco is predominant throughout the home in a Dove Grey color. The Project also proposes a powder-coat painted zinc-coated standing seam system in many instances throughout, giving rhythm to the Project.

	veneer masonry, cultured stone, shiny metal, log construction, textured or decorative-patterned stucco, "Alumawood-type" metal with faux wood-grain. Walls should be simple employing at least two or three exterior wall materials. Avoid wood except where protected from the sun		
18	**Decks and Patios**. Encourage connection between indoor and outdoor spaces, using natural materials. Describe how consideration has been given to climatic influences such as sun, shade, wind, heat, rain, etc. Employ trellises or canopies for shade. Materials include sand, gravel, stone, exposed aggregate or architectural concrete. Ground-oriented terraces are encouraged to integrate the structure with the site.	Yes	Terraces and patios are generally integrated at grade. Most terrace areas are provided with wide roof overhangs to provide shade. Terrace areas are proposed in sand-washed finish concrete.
19	**Chimney, Skylights & Roof Projections.** Roof elements should be designed expressing horizontal planes. Chimneys should be "mass elements" anchored to the ground. Approved exterior wall materials are suitable for chimneys as well as concrete, concrete block, natural stone, masonry units, neutral-finished metal or steel plate. Wood is not acceptable. Minimize skylights to preserve the dark night sky. Clerestory windows are encouraged. If used, skylights should be low profile, clear glazed, non-reflective. "Light tubes" are acceptable, but "bubble" or "dome" skylights are discouraged. Shield views of skylights from adjacent parcels to the extent possible.	NA	No chimney, skylight, or roof projection proposed.
20	**Accessory Structures.** Should be consistent with the style and architectural characteristics of the main structure. May not exceed 12 feet in height. Pool & Garden pavilions (up to 150 sf and open on at least 3 sides) are to be located with a minimum setback of 10 feet to the front, side and rear property lines. Describe how accessory structures, if any are proposed, comply with this standard.	NA	No accessory structures proposed.
21	**Details**. Minimalist and essential in use. Simple forms that reflect the characteristics of	Yes	The exterior materials of the home are complementary of one another and suitable

	the selected materials and reinforce the overall design aesthetic. Decoration & ornamentation used sparingly and where human scale and interaction is focused (ex.: custom door handles, etc.) Consider window & door hardware, metal-over-exposed beam and rafter tails, structural connections, brackets, exposed truss connections, trellises, exterior cladding patterns, saw cuts in concrete slabs in a manner consistent with modern desert architecture.		for the Desert Palisades development.
22	**Colors & Materials.** Colors should integrate with the natural color palette of the environment. Smaller inward items such as indoor/outdoor planes can reflect the more vibrant desert colors such as those found on rocks, lichen, and blooming cacti and other desert plant blooms.	Yes	The home is composed in a variety of gray tones. Stucco surfaces are in "Dove Grey". No vibrant accent colors are proposed. Exterior materials are stucco, concrete block, concrete, zinc-coated standing seam metal, natural anodized satin-finished aluminum and glass.
23	**Sustainability Factors**. Environmentally safe materials are encouraged, water efficient plumbing fixtures, high-efficiency mechanical systems, heavily insulated exterior building envelope, high-performance glass systems, thermally broken window and door frames, low-wattage (LED) electrical fixtures, programmable temperature control, and where practical integration of greywater recycled water for landscape irrigation. Make use of trees and other plant material to shield the building from direct sun. Construction waste stream diversion strategies should be employed for recyclable materials Integration of natural elements (trees, etc) to provide solar control to reduce cooling loads,	Yes	The project proposes a photovoltaic solar system on the roof. Glass and building envelope systems will meet Title 24 energy efficiency requirements. LED fixtures are proposed.

Conclusion: The Project is generally consistent with the Architectural guidelines of Section V of the DPSP.

TABLE 5: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE LANDSCAPING GUIDELINES OF SECTION VI OF THE DPSP.

Item / Standard	Conforms	Describe
Common areas & Individual Residences. Provide groups and types of plants to recreate the natural desert setting of	Yes	The site is proposed in a naturalized form, with re-seeding and replanting

the Chino Cone. Screen unsightly elements with plantings. Use Plant types native to the area or acceptable species as outlined in the DPSP, drought and wind tolerant. Integrate rainwater retention. "Smart" irrigation controllers and timers. Protect in place all native plant materials during construction.		construction-affected areas with plant types approved/allowed within the DPSP. 1 gallon red barrel, 5 gallon creosote, 5 gallon encilia, 1 gallon encilia, 5 gallon salvia.
Landscape Concept – Individual Residences; leave as much of the native site intact as possible, augment with native drought tolerant plants indigenous to the Chino Cone area. Turf limited to recreation areas and screened from public view. Help blend the residence into the site. Avoid repetitive or straight line plantings that could form a visible "landscape scar" from off-site. Limit more lush plant types to courtyards and areas screened from public view.	Yes	The applicant has proposed minimal disturbance of the site. Where new landscape material is proposed, the landscape plan submitted shows Regal Mist ornamental grass, Mexican fence post cactus, trailing indigo bush, aloe vera, purple queen and blue palo verde trees.
Existing on-site plants – Sonoran Creosote Bush Scrub Community. Refer to DPSP's Biological Survey (Cornett, 2006) (Creosote bush, burrobush, encilia, indigo bush.	Yes	Those parts of the site undisturbed by construction activity will remain with their naturally occurring plant materials.
Permitted on-site native plant palette. Describe how the project conforms to the allowable Native Plant Palette in Exhibit 24 of the DPSP)	Yes	Plants proposed are red barrel, creosote, encilia, salvia, for areas to be re-naturalized that are impacted by construction activity.
Methods for establishing plant material Perimeter site areas may be temporarily watered (120 days) with overhead rotor spray system to promote dormant native plant seeds reach germination.	Yes	As allowed by de DPSP.
Use of enhanced non-native plants. Non-public areas.	NA	None proposed.
Water Zones & Xeriscaping proper soil preparation, efficient irrigation, with plants that seek different water needs on separate irrigation zones.	NA	Will be reviewed upon submittal of the landscape plan check for conformance with the City's water efficient landscape ordinance.
Weather-based "Smart" irrigation Controllers. Use is encouraged.	NA	Will be a condition of approval by the Planning Commission.

Conclusion: The Project is consistent with the Landscaping Guidelines of Section VI of the DPSP.

PSZC Section 92.21.1.05 "Design Standards" for development in the ESA-SP zone.

As noted in the Desert Palisades Specific Plan Section III "development standards",

> *For any design standards not addressed in Section V and VI of the DPSP, the design standards of Zoning Code Section 92.21.1.05 ("Design Guidelines for the ESA-SP zone) shall apply".*

Although most aspects of the proposed dwelling have been adequately described or evaluated within Sections III, V, and VI of the DPSP, the following narrative assesses the ESA-SP design guidelines that were not otherwise evaluated in the DPSP. The proposed single family residence is analyzed against the ESA-SP zone design guidelines (PSZC 92.21.1.05) as follows:

> *PSZC 93.21.1.05, Part (A): Environmental Analysis:*
> *Concurrent with the submission of any proposed project application for a specific plan, tentative map or building permit application, an environmental analysis shall be prepared and submitted to the city. The analysis shall include a map and text which identify all major and minor environmental conditions on the subject site and major environmental conditions in the surrounding area, including lands within five hundred (500) feet of the site, with the surrounding area subject to final determination by the director of planning services. At a minimum, the analysis shall identify and describe the following subjects:*
>
> 1. *Geologic conditions.*
> 2. *Cultural resources.*
> 3. *Topographic conditions.*
> 4. *Unique rock formations and mineral deposits.*
> 5. *Drainage patterns and local watershed boundaries.*
> 6. *Minor and major water channels.*
> 7. *Significant landscape features, oases, etc.*
> 8. *Flora and fauna.*
> 9. *Non-native plant species.*
> 10. *Significant animal species.*
> 11. *Prior development history.*
> 12. *Existing development.*

The subject application is relying on the environmental analysis conducted under the Environmental Impact Report (EIR) for the approval of the entire Desert Palisades Specific Plan area. No site-specific studies have been provided.

> *PSZC Section 92.21.1.05, Part (B): "View Analysis".*
> *Concurrent with the submission of any proposed project application for a specific plan, tentative map or building permit application, a view analysis shall be prepared and submitted to the City. The analysis shall include a map, photos and text which identify views of the project site from the North Palm Canyon Drive, Tram Way and other viewpoints, with the actual viewpoints subject to final determination by the Director of Planning Services. At a minimum, the analysis shall address the following related to the selected viewpoints:*
>
> 1. *Areas of the subject site which are visible.*

2. *Areas of the site which may be screened or otherwise oriented so as not to be visible.*
3. *Potential building envelopes (volumes) that would not be visible.*
4. *Strategies for maintaining existing screening features.*
5. *Strategies for implementing and maintaining proposed screening features.*

A three (3) dimensional graphic representation of final build-out shall be required as part of any specific plan application, including scale model, computer simulation or similar presentation. All proposed grading, including roads and parking lots; and all structures, including habitable and non-habitable buildings, storage tanks, and all walls shall be shown.
The analysis provides the basis for establishing the locations and heights of structures and other support features, and the applicant shall locate proposed development to minimize off-site views of the project.

A three-dimensional presentation is provided in the form of computer-generated 3-D perspective images of the proposed home, and a model showing the house in context with surrounding properties. For view studies, the applicant is relying on the general view analyses provided as part of the Specific Plan submittal. No site-specific studies have been provided. The applicant has prepared a model for the presentation before the Planning Commission. (Confirms)

PSZC Section 92.21.1.05, Part "D". Mandatory Standards.
The following standards shall apply to all development in environmentally sensitive areas and shall not be modified by any specific plan.

1. *Mass grading to create large, single-level flat pads is prohibited.*

No mass grading is proposed. The home is designed on multiple building pads that follow the general slope of the lot. (Conforms).

2. *Pad heights are not significantly raised beyond the natural topography. Any pad height more than two (2) feet above natural topography may be deemed significant.*

The pad elevation has not been raised for the siting of this proposed home. The lower garage level of the home is more than 50% below the average adjacent grade and is terraced into the hillside, and thus conforms.

3. *The master plan of drainage shall be implemented.*

The home will be tied in to the new sewer systems in the common area roads of the DPSP. (Conforms)

PSZC Section 92.21.1.05, Part "E". Site Preparation.
The design and preparation of the site shall have as their objective: The minimal disturbance of the underlying landforms, site topography and surface environment of the Chino Cone and adjacent areas, and the introduction of development which appears and functions as an integral part of the site's natural environment. The following principles describe how the objectives for site preparation would be fulfilled.

1. *Guiding Principles. Grading:*
   a. *New development is designed to follow existing slopes and contours.*
   b. *Cut-and-fill techniques to create flat development pads is avoided.*
   c. *Slopes do not exceed 1-1/2 to 1.*
   d. *Retaining walls are limited to:*
      1. *Retaining walls that are part of a building foundation.*
      2. *Transition retaining walls taper from a maximum height of five (5) feet with a maximum overall length of twenty-five (25) feet.*
      3. *Walls are screened with boulders or other materials, as approved by the specific plan.*
   e. *Retaining elements composed of boulders, berms or other non-manufactured materials provide variation in form and a natural appearance.*

There are no retaining walls and thus the Project conforms.

2. *Guiding Principles. Drainage:*

   a. *Project drainage follows best practices, while maintaining the natural run-off and channel characteristics.*
   b. *Development preserves existing drainage patterns, natural streams and local watershed boundaries.*
   c. *Drainage volumes in existing channels are not increased over natural levels.*
   d. *Sedimentation characteristics of existing drainage channels are maintained.*
   e. *Natural, non-manufactured materials are used to assure the stability of drainage channels.*
   f. *The natural vegetation density and diversity of existing channels are maintained.*
   g. *No ponding of water occurs above cut or fill slopes.*
   h. *Surface drainage interceptors are provided at the top of cut or fill slopes to prevent erosion of slopes and graded areas.*
   i. *All erosion control, and surface and sub-surface drainage facilities are designed to provide stable and long-term erosion protection.*

j. Manufactured drainage facilities are covered or screened with boulders and other materials to produce a natural appearance.

Drainage principals have been properly integrated into the project.

Parts "F, G and H" do not apply to single family development projects, they are guidelines for common areas and utilities, therefore these sections are not evaluated for this single family application.

Any application for development project within the ESA-SP zone may only be approved if, in addition to the findings contained in Section 94.04.00 of the Palm Springs Zoning Code, the following findings are made:

TABLE 6: ANALYSIS OF THE PROPOSED PROJECT AGAINST PSZC SECTION 92.21.1.05 (I): (FINDINGS REQUIRED FOR APPROVAL - ESA-SP DESIGN STANDARDS)

	Item	Conform	Evaluation
1	The project demonstrates a complete and integrated vision for design, operation and use through the use of exemplary site planning, architecture, landscape architecture, materials and color principles and techniques.	Yes	The proposed dwelling demonstrates an integrated solution to the challenges inherent with construction in an environmentally sensitive area. The Project is comprehensive in its coordination of materials, landscape, color, massing and an overall design sensitive to the unique characteristics of the site.
2	The project is harmonious with, adapted to, and respectful of, the natural features with minimal disturbance of terrain and vegetation.	Yes	The Project proposes good integration of the structure, terraces, water features, and other elements into the natural features of the site with minimal disturbance to terrain and vegetation. Where disturbance is unavoidable, appropriate site restoration techniques are proposed.
3	The project is properly located to protect sensitive wildlife habitat and plant species, and avoids interference with watercourses, arroyos, steep slopes, ridgelines, rock outcroppings and significant natural features.	Yes	The proposed dwelling has a small footprint at the garage/bedroom level and has been sited to avoid any significant natural features on the site.
4	The project will be constructed with respect to buildings, accessory structures, fences, walls, driveways, parking areas, roadways, utilities and all other features, with natural materials, or be screened with landscaping, or be otherwise treated so as to blend in with the natural environment.	Yes	Full integration of the proposed dwelling into the natural characteristics of the site has been achieved to the greatest extent possible.

5	The project utilizes landscaping materials, including berms, boulders and plant materials which, insofar as possible, are indigenous and drought-tolerant native species.	Yes	Plant materials are consistent with the approved plant palette for Desert Palisades with the elimination of Fan Palms to be replaced with an appropriate tree.
6	The project grading will be terrain sensitive and excessive building padding and terracing is avoided to minimize the scarring effects of grading on the natural environment.	Yes	The grading, cut and fill has been minimized to the extent possible. The Project conforms to the maximum height limits of the DPSP.
7	The project meets or exceeds open space area requirements of this Section and in accordance with the conservation plan, and adequate assurances are provided for the permanent preservation of such areas.	Yes	The Project is well within the maximum allowable site coverage of 6,000 square feet.
8	The project provides the maximum retention of vistas and natural topographic features including mountainsides, ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons.	Yes	The proposed dwelling is consistent with the design guidelines of the DPSP with respect to low roof lines, terraced building pads, minimal cut and fill and thoughtful solutions to integrate the home into the site.
9	The project has been adequately designed to protect adjacent property, with appropriate buffers to maximize the enjoyment of the subject property and surrounding properties.	Yes	The home will be visible from adjacent parcels, however its low profile should preserve views and vistas from adjacent lots.
10	The project will not have a negative fiscal impact on the city or its citizens.	NA	

The Project is consistent with the findings of PSZC Section 92.21.1.05; the design guidelines of the ESA-SP zone.

Based upon the foregoing, the Planning Commission hereby approves Case 3.3982 MAJ, for the construction of a 4,429 square foot single family residence on a hillside lot located at 2278 City View Drive, subject to the conditions of approval attached herein as Exhibit A.

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 3.3982 MAJ
Proposed Single Family Residence on a hillside lot
Located at 2278 City View Drive, Desert Palisades,
ESA-SP Zone, Planning Area 4.

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 (3.3982 MAJ); except as modified with the approved Mitigation Monitoring Program and the conditions below;

ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (November 30, 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 3.3982 MAJ. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

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

ADM 7. Time Limit on Approval. Approval of the Major Architectural Approval shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first $100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts

Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

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

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.

ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of $50 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

ENV 3. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.

ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall

be present during all ground-disturbing activities. (check for duplication in engineering conditions)

ENV 5. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

ENV 6. Protect Soil during Acid-washing of concrete. Ensure all appropriate measures are used in handling the acid-etching of the concrete so as not to contaminate the adjacent soil.

PLANNING DEPARTMENT CONDITIONS

PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.

PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water

agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.

PLN 3. Provide smart controllers on irrigation system.

PLN 4. Roof surfaces shall be tan, beige, grey, sand or other color that blends with the natural color in the area; no white or off-white roofs.

PLN 5. Drainage at Concrete Terraces. Provide drainage at the joints in the impervious concrete terraces. (Per Section III, DPSP).

PLN 6. Drainage. The project shall be conditioned to conform to the Guiding Principles for Drainage pursuant PSZC Section 92.21.1.05.

PLN 7. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.

PLN 8. 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 9. Boulder Relocation. Place boulders and rocks that are relocated as a result of the project's construction in a naturalized manner with boulders "settled" into the soil, not piled up.

PLN 10. (add any additional conditions imposed by the Planning Commission or City Council here)

BUILDING DEPARTMENT CONDITIONS

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

ENGINEERING DEPARTMENT CONDITIONS

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

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

Conditions, whether stated whether or not restated by Engineering shall conform to the Desert Palisades Specific Plan

GENERAL

ENG 1. The applicant shall comply with all required Standard Conditions and Mitigation Measures identified in the Final Environmental Impact Report for the Pacific Palisades development, as applicable to the individual lots, whether or not restated in these conditions of approval. All required plans shall be prepared in conformance with all applicable Standard Conditions and Mitigation Measures.

ENG 2. Development of the site is subject to all applicable provisions of Chapter 92.21.1.05 "Design Standards" of the Palm Springs Zoning Code, whether or not restated in these conditions of approval. All required plans shall be prepared in conformance with all applicable provisions of the Code.

ENG 3. Performance Agreement Required. Prior to the issuance of any permit for grading or construction of any improvement on any property within an ESA-SP zone, the developer shall enter into an agreement with the city, in a form approved by the city attorney, ensuring, should the improvement not be completed as permitted, that the land will be re-naturalized in compliance with the provisions of this section. The obligations of the property owner pursuant to such agreement shall be secured in the amount of $50,000.00 required by the city engineer to complete the re-naturalization consistent with the provisions of Chapter 9.65 of the municipal code: however, such security shall be in the form of cash, irrevocable letter of credit, assignment of a certificate of deposit, or similar form of security approved by the city manager and the city attorney.

SANITARY SEWER

ENG 4. All sanitary facilities shall be connected to the private sewer system. New laterals shall not be connected at manholes.

ENG 5. Applicant shall pay a sewer assessment fee of $3,628.77 in accordance with the terms of the Racquet Club Road Sewer Construction Refund Agreement between the City of Palm Springs and the Pirozzi Family Trust Established November 30, 1992, Sewer Agreement No. 6253. The fee shall be paid to the City of Palm Springs prior to issuance of a building permit.

GRADING

ENG 6. Mass grading of the site shall be prohibited.

ENG 7. Rock crushing operations shall be limited to off-site locations only, as analyzed within the EIR for Desert Palisades. On-site rock crushing for individual home sites is not permissible under the Desert Palisades Specific Plan.

ENG 8. Rough grading of the lot requires architectural approval, in accordance with the development standards for Planning Area 4 of the ESA-SP Zone, as defined by the Desert Palisades Specific Plan (Case 5.1154). Submit a Grading Plan prepared by a California registered Civil engineer to the City Engineer for review and approval. The Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

ENG 9. The applicant's contractors shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant's contractor shall provide the Engineering Division with current and valid Certificates of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at http://www.AQMD.gov. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of plans, which shall be approved by the City Engineer prior to issuance of any permits.

ENG 10. In accordance with Standard Condition (SC) 3.5-1 of the Final Environmental Impact Report, approved Native American cultural resource monitors and archaeological monitors shall be present during all ground disturbing activities. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to coordinate scheduling of monitors prior to construction. No permits shall be issued for ground disturbance activities until evidence is provided to the City Engineer demonstrating that monitoring by approved Native American cultural resource monitors has been coordinated by the applicant.

ENG 11. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

ENG 12. Perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

ENG 13. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.

ENG 14. Prior to issuance of any permit for ground disturbance activities, the applicant shall provide verification to the City that applicable fees have been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).

ENG 15. In accordance with City of Palm Springs Municipal Code, Section 8.50.025 (c), the applicant shall post with the City a cash bond of two thousand dollars ($2,000.00) per disturbed acre for mitigation measures for erosion/blowsand relating to this property and development.

ENG 16. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the plans for the project. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of any plans.

ENG 17. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved plans shall be certified by a California registered geotechnical or civil engineer, certifying that all construction was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No final approval will be issued until the required certification is provided to the City Engineer.

WATER QUALITY MANAGEMENT PLAN

ENG 18. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to adjacent properties is prohibited. Construction of operational BMP's shall be incorporated into required plans.

ENG 19. Prior to issuance of any permit, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative

instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to the issuance of any permit.

ENG 20. Prior to any final City approvals, the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

ENG 21. In accordance with Chapter 92.21.1.05 "Design Standards" of the Palm Springs Zoning Code, development of the site shall preserve existing drainage patterns, natural streams and local watershed boundaries.

ENG 22. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property, as described in the Preliminary Hydrology Report for TTM35540, prepared by MSA Consulting, Inc., dated July 1, 2009 (or as may be amended). Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study.

ENG 23. This project will be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating stormwater runoff, will be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system

("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer.

ENG 24. The project is subject to flood control and drainage implementation fees. The drainage fee at the present time is $6,511.00 per acre per Resolution No. 15189.

GENERAL

ENG 25. Any utility trenches or other excavations of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, replacing, or repairing any existing off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Frontier, etc.). Multiple excavations, trenches, and other street cuts within existing structural sections of off-site streets required by the proposed development may require complete removal and replacement of the streets structural section of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

ENG 26. All proposed utility lines shall be installed underground.

ENG 27. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 28. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

ENG 29. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of final approvals. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 30. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

TRAFFIC

ENG 31. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

FIRE DEPARTMENT CONDITIONS

These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire & building codes. Detailed plans are still required for review.

FID1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the attached grading plan received September 20, 2016. Additional requirements may be required at that time based on revisions to site and /or architectural plans.

FID2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Three (3) complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

FID3 **PLANS AND PERMITS**

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. Inspection fees are charged at the fully burdened hourly rate of the fire inspector. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall include all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supporting data, (calculations and manufacturers technical data sheets) including fire flow data, shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

FID4 **Conditions of Approval** – "Conditions of Approval" received from the Palm Springs Planning Department must be submitted with <u>each</u> plan set. Failure to submit will result in a delay of plan approval.

FID5 **Buildings and Facilities (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Fire Personnel Access Requirements: Provide fire personnel 4 ft. access gates and minimum 4 ft. clearance around approved access routes to all exterior portions of the first level and identify on plans. Perimeter clearance shall consider firefighter hose-pull routes, ground ladder placements, firefighter ingress and required emergency escape openings to public way in compliance with CBC 1029.1.

FID6 **Fire Apparatus Access Road Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

FID7 **Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

FID8 **NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and

installation. System to be designed and installed in accordance with NFPA standard 13D, 2013 Edition, as modified by local ordinance.

FID9 **Operational Fire Hydrant(s) (CFC 507.1, 507.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.

FID10 **Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers - R-3 & Household Fire Alarm System (CFC 907.2.11.2, CRC R314 & R315 and California Health & Safety Code 17926):** Provide and Install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm or the fire sprinkler flow switch will cause all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.

FID 11 **Audible Residential Water Flow Alarms - NFPA 13D Fire Sprinklers & Household Fire Alarm System (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. It shall be powered by the household fire alarm system. The horn/strobe shall be outdoor rated.

END OF CONDITIONS

o2 Architecture

1089 N. Palm Canyon Dr.
Suite B
Palm Springs, CA 92262

760 778 8165 TEL
760 406 7946 FAX

www.o2arch.com

Date: 09.17.2016
Re: Major Architectural Application, Justification Letter

2278 City View Drive
Palm Springs, CA 92264
APN: 504-390-050-4

We are submitting this application because the property is considered a hillside Lot and is within the Desert Palisades Specific Plan.

The project consists of a new 3,750 SF residence with a 672 SF 2-car garage (4,429 SF enclosed) on a 0.44 acre lot in the Desert Palisades development. The project is split level with maximum height--from lowest floor to uppermost roof--is 20'-6". The new residence is located on the lot to allow existing arroyos, on both the north and south, to remain largely uninterrupted. The design steps with the natural topography and meets all the Desert Palisades Specific Plan guidelines for height and site development--including the 18' *height blanket*.

Please find the enclosed drawing exhibits which illustrate the proposed project for consideration and feel free to contact me with any questions.

Sincerely,

Lance C ODonnell, AIA

Lance O'Donnell
o2 Architecture

Member Purnel made the following comments:

- It's nice that there's spacing.
- Concern with the Agave location.
- Lantana and Bougainvillea are under trees that may cause them to be shaded.
- Concern about the life span of existing trees.

M/S/C (Fredricks/Purnel, 7-0-0) Approved, as submitted.

4. PINNACLE VIEW LLC, FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 4,429-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2278 CITY VIEW DRIVE, ZONE ESA-SP PLANNING AREA 4 LOT 50 DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.3982 MAJ). (GM)

Associate Planner Mlaker presented the proposed hillside house as outlined in the staff memorandum.

Member Lockyer asked if it conforms to all setbacks and height. (yes)

Member Secoy-Jensen questioned the requirement for a physical model of the site.

Member Fredricks asked if the permeable concrete is required as a condition of approval. (Table 5-6, yes)

LANCE O'DONNELL, project architect, provided details on the naturalization of the site, and design and architecture of the proposed house.

Member Lockyer requested clarification of the roofing materials (single-ply membrane, gravel ballast on the lowest roof) and roofing color (gray to desert tones).

Member Song asked about the roofing detail on the master bedroom; and noted concern with minimal landscaping at the front yard and compatibility with the architecture.

Member Lockyer commented that the white roof is too reflective and not compatible with the standards - concerned that it won't blend with the environment.

Member Secoy-Jensen concurs with the roof concern.

Chair Song also concerned with the roof and landscaping at the front yard. She thinks additional trees adjacent to the street will enhance it.

Member Purnel thinks the trees shown on the landscape plan will be more prominent than shown in renderings; he suggested more native material in the front yard and rest of the site.

Member Lockyer suggested more native landscaping on the East and West elevations.

Member Fredricks thinks the trees should be kept to a minimum to retain the natural appearance; native shrubs may be more appropriate.

Member Secoy-Jensen noted concern about the vent pipes - paint to match roof.

Chair Song noted concerns with:

1. Color of the roof.
2. Landscape plan.

M/S/C (Song/Secoy-Jensen, 7-0-0) Approve with changes subject to final approval by Subcommittee:

1. Roof color - more earth tone color.
2. Final landscape plan review (enhance native vegetation) by Subcommittee (Purnel, Fredricks, Lockyer).

COMMITTEE MEMBER COMMENTS:

The Members discussed the public meeting schedule for the coming year.

Vice-Chair Cassady and Member Rotman noted they would not be in attendance for the December 5th meeting.

STAFF MEMBER COMMENTS:

Planning Director Fagg reminded the Committee of the upcoming Holiday get-together.

ADJOURNMENT: The Architectural Advisory Committee adjourned at 3:48 pm to the next regular meeting at 3:00 pm on Monday, December 5, 2016, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

Flinn Fagg, AICP
Director of Planning Services


02/11/2016


02/11/2016

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF PALM SPRINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL WHICH SHALL INCLUDE PROVISIONS FOR ADEQUATE WATERING DURING THE GRADING PROCESS AND PROVISIONS FOR CONTINUANCE OF DUST CONTROL UNTIL THE GRADED SURFACE PRESENTS SUFFICIENT COVER AGAINST WIND OR WATER EROSION, SO THAT SPECIAL DUST CONTROL MEASURES ARE NO LONGER NECESSARY.
3. NOTHING IN THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM OBTAINING PERMITS AS REQUIRED BY CHAPTER 14.16 OF THE CITY OF PALM SPRINGS MUNICIPAL CODE.
4. THE CONTRACTOR SHALL SET AN APPOINTMENT FOR INSPECTION WITH THE CITY ENGINEER A MINIMUM OF 24 HOURS PRIOR TO THE DATE OF INSPECTION.
5. ALL GRADING SHALL COMPLY WITH SECTION 1804 AND APPENDIX J OF THE 2013 CALIFORNIA BUILDING CODE.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE TO BE SHOWN IN A SCHEMATIC MANNER ONLY, SUBJECT TO THE PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING THE WORK. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
7. DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
8. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE, DAILY, UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER.
9. CONTRACTOR SHALL REMOVE ANY ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS ON THE RECORD DRAWINGS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
11. A 'RECORD DRAWING' (FORMERLY CALLED "AS-BUILT" DRAWING) OF THIS PLAN SHALL BE SUBMITTED BY THE PROJECT ENGINEER OF RECORD TO THE CITY ENGINEER, FOR APPROVAL PRIOR TO ACCEPTANCE OF THE WORK.
12. CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS AS REQUIRED BY CITY STANDARDS OR AS DIRECTED BY THE CITY ENGINEER, AS A MINIMUM, ALL CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE IN ACCORDANCE WITH PART 6 "TEMPORARY TRAFFIC CONTROL" OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, DATED SEPTEMBER 26, 2006, OR SUBSEQUENT EDITIONS IN FORCE AT THE TIME OF CONSTRUCTION.
13. THE FLOW LINE OF ALL CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE WORK.
14. PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 INCH STRIPE "HAIRPIN" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPING OR STALL DELINEATION.
15. FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION.
16. FOR PROJECTS IN EXCESS OF 1 ACRE, A NOTICE OF INTENT TO COMPLY WITH CALIFORNIA GENERAL CONSTRUCTION STORMWATER PERMIT (WATER QUALITY ORDER 2009-0009-DWQ AS MODIFIED SEPTEMBER 2, 2009, AS WELL AS A COPY OF THE EXECUTED LETTER ISSUING A WASTE DISCHARGE IDENTIFICATION (WDID) NUMBER, IS REQUIRED PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMIT, VIA THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (PHONE NO. (760) 346-7491).
17. A CITY APPROVED FUGITIVE DUST (PM-10) CONTROL PLAN IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT.
ALL DUST CONTROL MEASURES DESCRIBED IN AQMD RULE 403 (BEST AVAILABLE CONTROL MEASURES) AND IN THE CITY-APPROVED FUGITIVE DUST CONTROL PLAN SHALL BE IMPLEMENTED AT ALL TIMES.
A WIND FENCE AND PROPER SIGNAGE, SHALL BE ERECTED, INSPECTED AND APPROVED BY THE CITY'S DUST CONTROL INSPECTOR PRIOR TO INITIATION OF CLEARING, GRUBBING, GRADING OR IMPORT/EXPORT OF SOIL, OR FILL MATERIAL AT THE SITE. FAILURE TO CALL 760-323-8253, EXTENSION 8740 FOR INSPECTION 72 HOURS PRIOR TO INITIATING WORK WILL RESULT IN ISSUANCE OF CITATION BY THE CITY.
18. THE BLOCK WALLS, RETAINING WALLS, AND OTHER STRUCTURES SHOWN ON THE GRADING PLAN ARE FOR LOCATION PURPOSES ONLY. SEPARATE PERMITS FOR THE ABOVE ARE REQUIRED FROM THE THE BUILDING DEPARTMENT.
19. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY EARTH SYSTEMS SOUTHWEST, DATED SEPTEMBER 6, 2007 SHALL BE COMPLIED WITH.
STREET PAVEMENT
20. THE ASPHALT CONCRETE DESIGN SHALL MEET THE CITY OF PALM SPRINGS STD. DWG. NO 110 AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION; USE TYPE B FOR THE BASE LIFT AND TYPE C2 FOR THE FINAL "I" CAP. THE DESIGN SHALL HAVE A HVEEM STABILITY OF 35 AND 33 RESPECTIVELY PER THE CALIFORNIA TEST METHOD 304 AND 366. PERFORMANCE GRADE ASPHALT (PG 70-10) MEETING CALTRANS STANDARD SPECIFICATIONS SHALL BE USED.
21. THE SPECIFIED MISCELLANEOUS BASE SHALL BE CRUSHED MISCELLANEOUS BASE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION.
TRENCH PAVEMENT
22. STREET CUTS SHALL BE PAVED WITH TEMPORARY A.C. PAVING IMMEDIATELY. MAJOR AND SECONDARY THOROUGHFARES SHALL BE PERMANENTLY PAVED WITHIN 15 DAYS OF THE INITIAL EXCAVATION (30 DAYS ON COLLECTOR AND RESIDENTIAL STREETS) PER CITY OF PALM SPRINGS STD. DWG. NO. 115. SEE ORDINANCE NO. 14.16.375.
23. TRENCHES SHALL BE COMPLETELY BACKFILLED AND COMPACTED TO SUPPORT TRAFFIC AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL PLACE PERMANENT PAVEMENT THROUGH INTERSECTIONS AT THE END OF EACH WORK DAY. NO TRENCH EXCAVATION OR PIPE LAYING ON FRIDAYS, WEEKENDS OR HOLIDAYS WILL BE PERMITTED ON MAJOR AND SECONDARY THOROUGHFARES OR COLLECTOR STREETS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER. CONTRACTOR SHALL PLACE PERMANENT PAVING EACH FRIDAY.
24. IF, IN THE OPINION OF THE CITY ENGINEER, THE TRENCH BACKFILL IS UNSAFE TO TRAFFIC, THE CONTRACTOR SHALL PLACE PERMANENT PAVING AT THE END OF EACH WORK DAY.
25. STEEL TRENCH PLATING SHALL CONFORM TO THE CALTRANS ENCROACHMENT PERMIT MANUAL SECTION 602.1 DATED NOVEMBER, 2006.
26. THE SPECIFIED MISCELLANEOUS BASE SHALL BE CRUSHED MISCELLANEOUS BASE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION.
WQMP GENERAL NOTES (FOR USE ON GRADING PLANS IF PROJECT HAS WQMP REQUIREMENT)
27. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPS) SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
28. SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
29. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
30. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
31. BMPS SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS, AND SHALL BE PROPERLY MAINTAINED.
32. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS, ADJACENT ROADWAYS, CATCH BASINS, OR OTHER COMPONENTS OF THE LOCAL STORM DRAIN SYSTEM.
33. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
34. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.
35. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (I.E., NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT, THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH
CONSTRUCTION ACTIVITY FROM SMALL, LINEAR UNDERGROUND/OVERHEAD PROJECTS. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS; OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; CONCRETE WASHOUT; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
36. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR WASTE DISCHARGE REQUIREMENTS (WDRS) ISSUED BY THE COLORADO RIVER BASIN REGIONAL WATER QUALITY CONTROL BOARD.
37. CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION. CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT *FEASIBLE* AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.

NOTES:

-ALL BOULDERS RESULTING FROM GRADING ACTIVITIES SHALL BE STOCKPILED AROUND MOUNDING NEAR FRONT OF PROPERTY

-GAS LINE & METER LOCATION (IF ANY) SHALL BE VERIFIED BY CONTRACTOR, BEFORE STARTING WORK

-SCE UNDERGROUND SERVICE LOCATION (IF ANY) SHALL BE VERIFIED BY CONTRACTOR, BEFORE STARTING WORK

-VERIZON UNDERGROUND SERVICE LOCATION (IF ANY) SHALL BE VERIFIED BY CONTRACTOR, BEFORE STARTING WORK

-WATER LINE & METER LOCATION (IF ANY) SHALL BE VERIFIED BY CONTRACTOR, BEFORE STARTING WORK

CALL
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600

CONSTRUCTION NOTE:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES/USES:

THE PROFESSIONAL PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

UTILITIES:

ELECTRIC:	SOUTHERN CALIFORNIA EDISON 760-202-4248 (CONTACT: MATT ODELL)
GAS:	SOUTHERN CALIFORNIA GAS COMPANY 800-427-2200 (CONTACT: RESIDENTIAL CONSTRUCTION) or APPLY ONLINE @ socalgas.com/construction/gasfacilities.html
TELEPHONE:	VERIZON 800-837-4966
TELEVISION:	TIME WARNER-DESERT CITIES 760-320-1234
SEWER:	VECLIA WATER 760-323-8166 EXT.123 (CONTACT: GREG PAGE)
WATER:	DESERT WATER AGENCY (CONTACT: CONSTRUCTION DEPT.) 760-323-4971

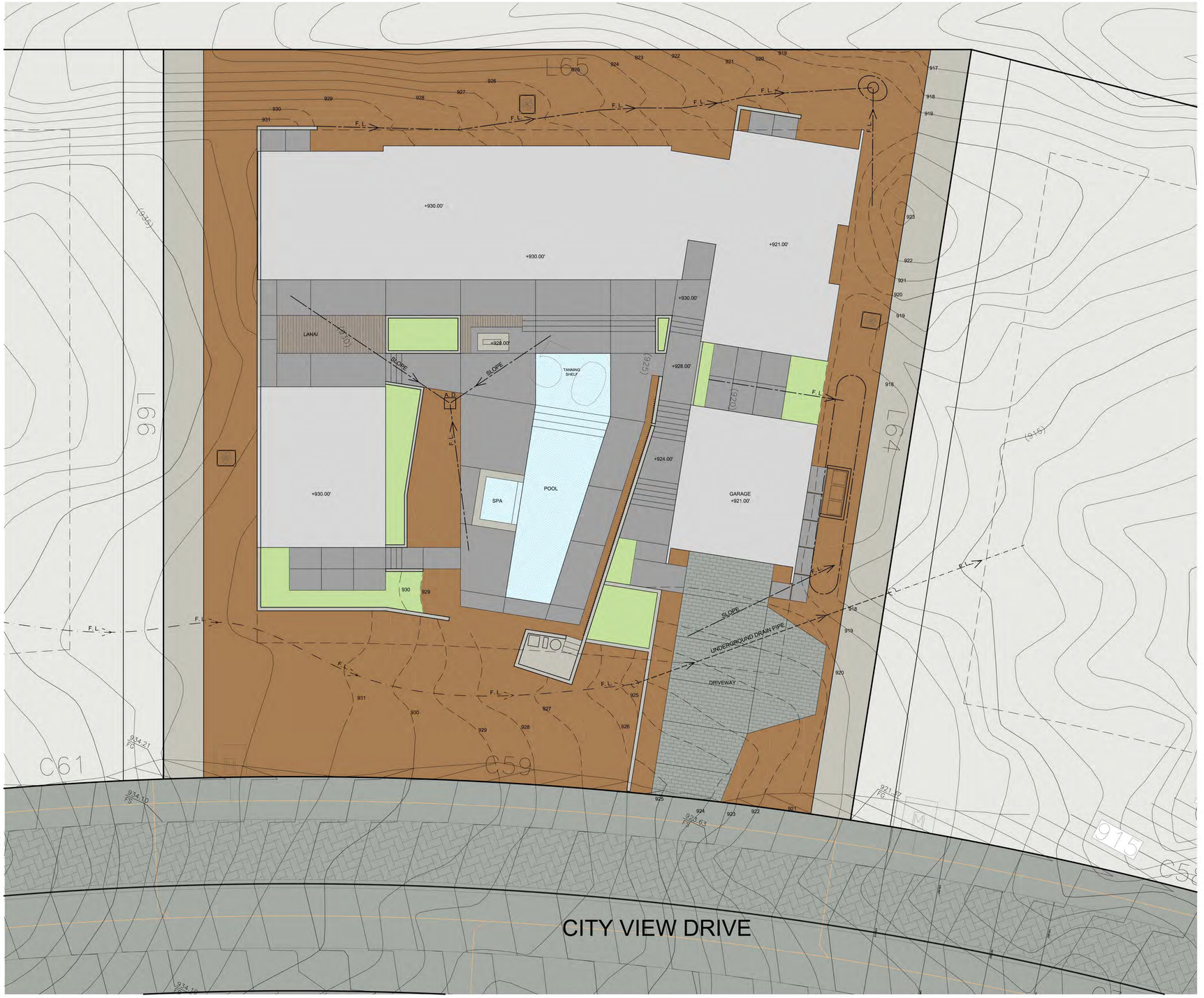
13 NOTES
SCALE: NOT TO SCALE

LEGEND

	CONCRETE FLAT WORK
	HOUSE FOOT PRINT
	AREA OF OVER EXCAVATION
(XXX)	EXISTING ELEV. CONTOUR (BEFORE GRADING)
(XXX)	EXISTING ELEV. CONTOUR (AFTER GRADING)
XXX	FINISHED ELEVATION CONTOUR
F.L.	DRAINAGE FLOW LINE
	INDICATES UNDERGROUND DRAIN PIPE

T.O.W.	TOP OF WALL
T.O.F.	TOP OF FOOTING
F.F.	FINISH FLOOR
F.S.	FINISH SURFACE
F.G.	FINISH GRADE
F.L.	FLOW LINE
(E)	EXISTING
A.D.	AREA DRAIN
D.CH.	DRAIN CHANNEL

19 SITE DRAINAGE PLAN NOTES
SCALE: NOT TO SCALE



GRAPHIC SCALE
0' 4' 8' 16' 24'

NORTH

LOT INFORMATION:

APN: 504-390-050-4
LEGAL DESCRIPTION:
LOT 50, of TRACT MAP 35540

AREA TABULATION:

FLOOR AREA:	COND.	UNCOND.	TOTAL ENCLOSED	GROSS
RESIDENCE	3,750sf	7sf	3,757sf	3,757sf
GARAGE	0sf	672sf	672sf	672sf
TOTAL	3,750sf	679sf	4,429sf	4,429sf

LOT AREA: 19,335 SF (.44 ACRES)
BUILDING SITE COVERAGE AREA: 4,429 sf / 19,335 sf = .22%
BUILDING HEIGHT: 20 FEET 6 INCHES HIGH, SPLIT LEVEL RESIDENCE

o2 Architecture
1089 n. palm
canyon dr.
suite_b
Palm Spring_CA
92252
tel _ 760 778 8165
fax _ 760 406 7946

project title:
PALISADES LOT 50
address:
2278 City View Drive
Palm Springs, CA
92262

sheet description:
SITE DRAINAGE/
GRADING PLAN
-
scale: 1/8" = 1'-0"

date: 09_15_2016
A.03

LOT INFORMATION:

APN: 504-390-050-4
LEGAL DESCRIPTION:
LOT 50, of TRACT MAP 35540

AREA TABULATION:

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NORTH

02 Architecture

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fax _ 760 406 7946

project title:

PALISADES LOT 50

address:

2278 City View Drive
Palm Springs, CA
92262

sheet description:

FLOOR PLAN

-

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

date: 09_15_2016

A1.1

SITE PLAN NOTES:

1. SEE LEGEND FOR CONCRETE FLAT WORK JOINTS
2. SEE STRUCTURAL FOR CMU & CONCRETE REINFORCING
3. SEE LANDSCAPE PLAN FOR PLANT MATERIAL, IRRIGATION, LIGHTING & BOLDER/ ROCK PLACEMENT
4. CONTRACTOR SHALL BRING ALL GRADE DISCREPANCIES W/ CIVIL PLANS TO THE ATTENTION OF THE ARCHITECT.
5. NEW & EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2" INCH. PER CFC SECTION 505.1

LEGEND

- WOOD FRAME WALLS
- CONC. BLOCK WALLS
- SAWCUT JOINT
- 1 1/2 JOINT (PAVER JOINT)
- CONC. FLATWORK

ELEVATION NOTES:

TC = TOP OF CURB
FL = FLOWLINE
TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
G = GROUND
WS = WATER SURFACE
TW = TOP OF WALL
TF = TOP OF FOOTING
W = WATER LINE
S = SEWER LINE
TG = TOP OF GRATE
F.S. = FINISH SURFACE
F.F. = FINISH FLOOR
L.P. = LOW POINT
H.P. = HIGH POINT

LANDSCAPE PLAN NOTES:

- DISTURBED SITE AREA SHALL BE RE-NATURALIZED WITH PLANTING MATERIALS AS SPECIFIED IN LANDSCAPE LEGEND.

-IRRIGATION WITHIN NATIVE AREAS OF RE-VEGETATION SHALL BE DRIP TUBING ENCIRCLING EACH PLANT, SHALL BE OPERATIONAL ON A VALVE ISOLATED FORM COMMON AREAS LANDSCAPE.

MATERIAL LEGEND

NOTE: SEE SHEET A0.2 FOR DETAILED MATERIAL SPECIFICATIONS

SITE

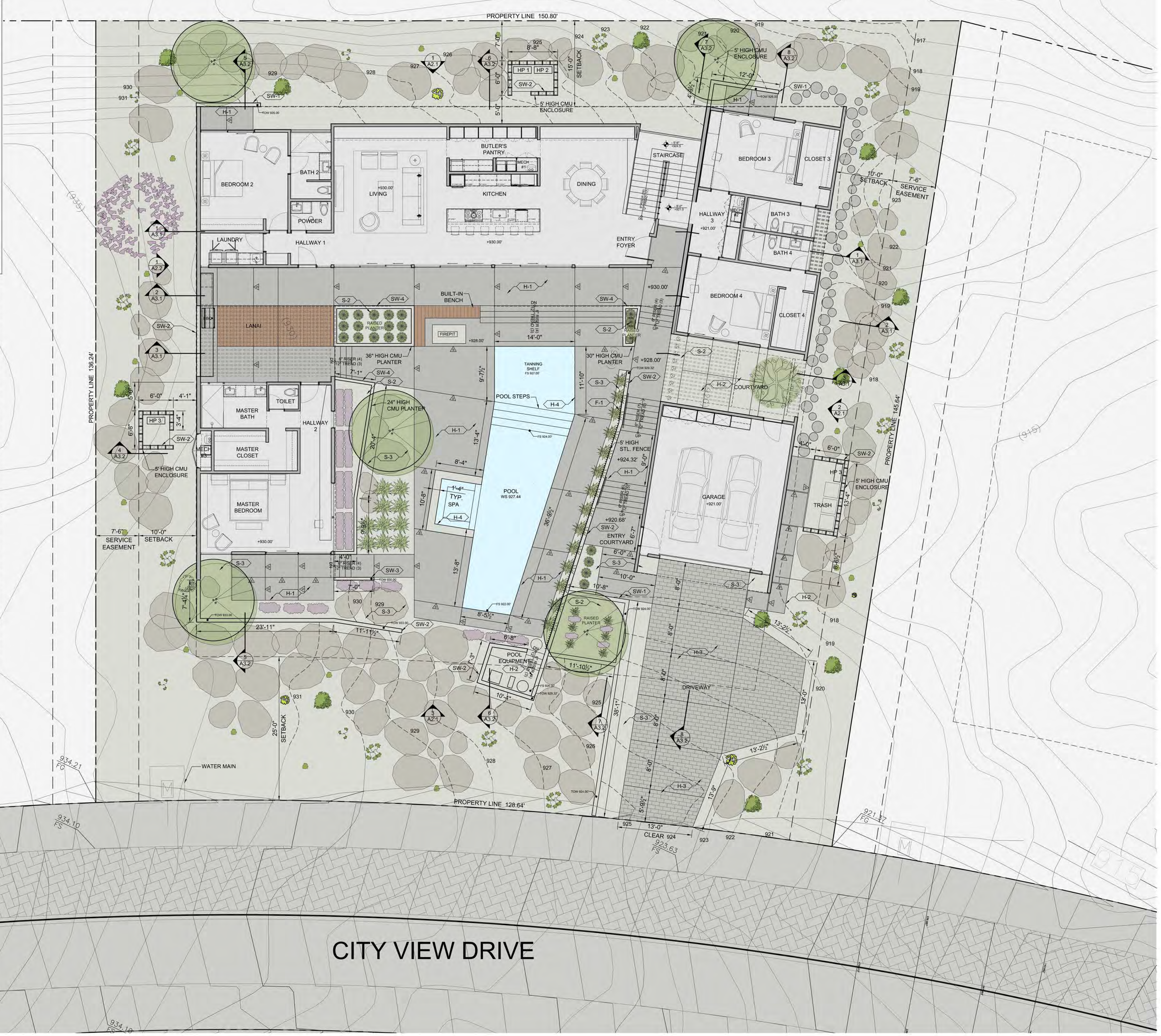
- SW-1 ANGELUS BLOCK, 8x8x16 PRECISION CMU RETAINING WALL,COLOR: SLATE
- SW-2 ANGELUS BLOCK, 8x8x16 PRECISION CMU RETAINING WALL, SMOOTH ACRYLIC PLASTER COAT, COLOR: DOVE GREY
- SW-3 ANGELUS BLOCK, 6x6x16 PRECISION CMU WALL, COLOR: SLATE
- SW-4 ANGELUS BLOCK, 6x6x16 PRECISION CMU RAISED PLANTER, COLOR: SLATE
- S-1 POOL EQUIPMENT
- S-2 3/8" PEA GRAVEL, COLOR: SALT AND PEPPER
- S-3 RE-NATURALIZED DESERT SOIL

FENCE

- F-1 5' HIGH STEEL FENCE & GUARDRAIL PAINTED, COLOR: DUNN EDWARDS PAINT 'LEGENDARY GREY' DEW6369

HARDSCAPE

- H-1 STAINED CONCRETE HARDSCAPE, SAND WASHED FINISH, COLOR: NATURAL GRAY
- H-2 STAINED CONCRETE FLAT WORK, LIGHT BROOM FINISH, COLOR: NATURAL GRAY
- H-3 ANGELUS PAVING STONES, AQUALINA PAVERS, COLOR: DARK GRAY-PEWTER-CHARCOAL
- H-4 CERAMIC POOL & SPA TILE



LANDSCAPE LEGEND

SYMBOL	QTY.	NAME	SIZE
	5	Common: Blue Palo Verde Scientific: 'Parkinsonia Florida'	36" Box
	1	Common: Desert Ironwood Scientific: 'Olneya Tesota'	36" Box
	1	Common: Sweet Acacia Scientific: 'Acacia Farnesiana'	15'-25' Tall
	13	Common: Creosote Bush Scientific: 'Larrea Tridentata'	15 Gallon
	5	Common: Creosote Bush Scientific: 'Larrea Tridentata'	5 Gallon
	12	Common: Brittlebush Scientific: 'Encelia Farinosa'	15 Gallon
	24	Common: Brittlebush Scientific: 'Encelia Farinosa'	5 Gallon
	8	Common: Trailing Indigo Bush Scientific: 'Dalea Greggii'	5 Gallon
	9	Common: Mexican Fence Post Scientific: 'Pachycereus Marginatus'	5 Gallon
	18	Common: Regal Mist Scientific: 'Muhlenbergia Capillaris'	5 Gallon
	27	Common: Aloe Vera Scientific: 'Aloe Barbarensis'	5 Gallon
	13	Common: Purple Queen Scientific: 'Tradescantia Pallida'	5 Gallon
	3	Common: Teddy Bear Cholla Scientific: 'Opuntia Bigelovii'	5 Gallon
	35	(E) Secondary Boulders	N.A.
	47	(E) Secondary Boulders	N.A.

NOTE: PLANT QUANTITIES TO BE VERIFIED BY CONTRACTOR.

7 PLANT LEGEND
SCALE: NOT TO SCALE

LOT INFORMATION:

APN: 504-390-050-4
LEGAL DESCRIPTION:
LOT 50, of TRACT MAP 35540

AREA TABULATION:

FLOOR AREA:	COND.	UNCOND.	TOTAL ENCLOSED	GROSS
RESIDENCE	3,738sf	17sf	3,755sf	3,755sf
GARAGE	0sf	648sf	648sf	648sf
TOTAL	3,738sf	665sf	4,403sf	4,403sf

LOT AREA: 19,335 SF (.44 ACRES)
BUILDING SITE COVERAGE AREA: 4,403 sf / 19,335 sf = .22%
BUILDING HEIGHT: 20 FEET 6 INCHES HIGH, SPLIT LEVEL RESIDENCE

19 AREA NOTES
SCALE: NOT TO SCALE

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

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TEL. 760 . 778 . 8165
FAX 760 . 406. 7946
EMAIL: office@o2arch.com

OWNER
PINNACLE VIEW LLC
ED FREEMAN
PO BOX 1745
LAKE OSWEGO, OR 97035
T: 503.781.1538

ARCHITECT
O2 ARCHITECTURE
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GENERAL CONTRACTOR
BETTER BUILT INC.
1050 N. PALM CANYON DR.
PALM SPRINGS, CA 92262
T: 760.864.7364
F: 760.325.6173

LICENSED ARCHITECT
LANCE C. O'DONNELL
No. C-26815
EXP. 05-31-17
STATE OF CALIFORNIA

DATE	ISSUE	#
11.xx.2016	PLAN CHECK # 2016-4061	

DESERT PALISADES LOT 50 SUNSET RESIDENCE

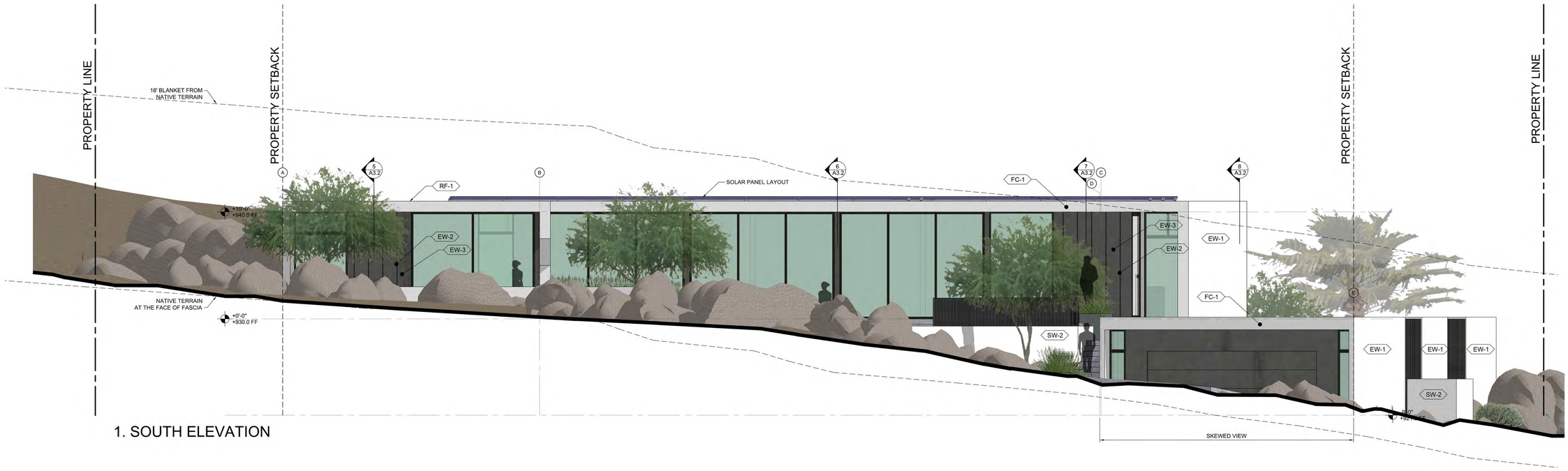
2278 CITY VIEW DRIVE
PALM SPRINGS, CA 92264

SHEET DESCRIPTION
SITE / LANDSCAPE PLAN

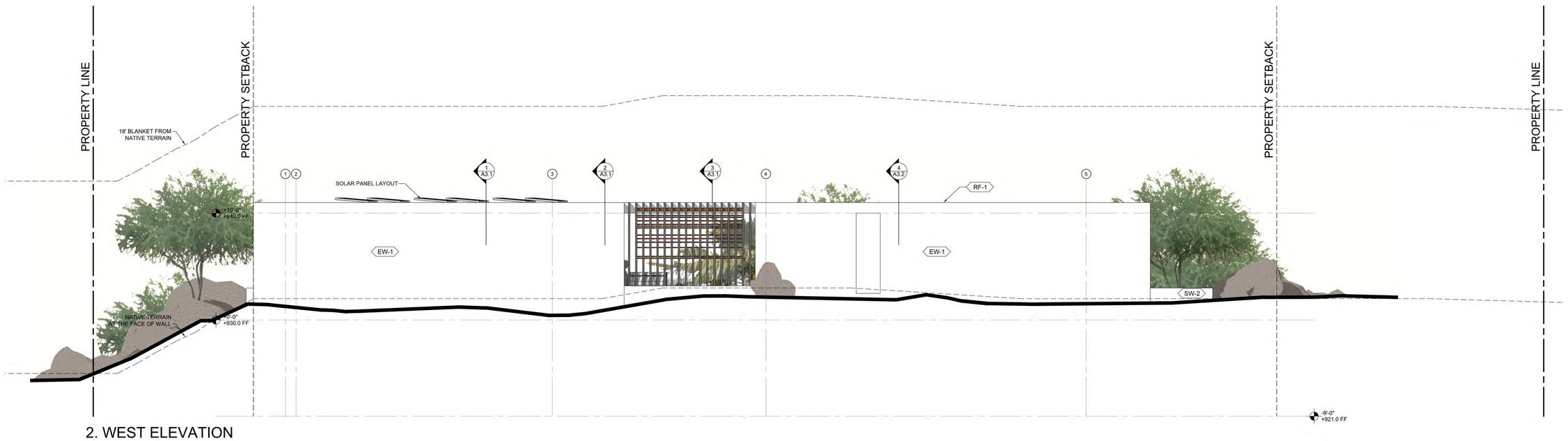
SCALE: 1/8" = 1'-0"
DATE: 11.09.16

A1.0

PALISADES LOT 50 RESIDENCE



1. SOUTH ELEVATION



2. WEST ELEVATION

MATERIAL LEGEND

SITE WALL

- SW-1 ANGELUS BLOCK, 8x8x16 PRECISION CMU RETAINING WALL,COLOR: SLATE
- SW-2 ANGELUS BLOCK, 8x8x16 PRECISION CMU RETAINING WALL, SMOOTH ACRYLIC PLASTER COAT, COLOR: DOVE GREY
- SW-3 ANGELUS BLOCK, 6x6x16 PRECISION CMU WALL, COLOR: SLATE

EXTERIOR WALL

- EW-1 3 COAT PLASTER CEMENT SYSTEM LA HABRA: DOVE GRAY 40
- EW-2 ALUMINUM BREAK METAL
- EW-3 STANDING SEAM ZINC ROOFING SYSTEM AEP SPAN COLOR: "COOL ZINC" GRAY

FASCIA

- FC-1 3 COAT PLASTER CEMENT SYSTEM LA HABRA: DOVE GRAY 40

ROOF

- RF-1 SINGLE-PLY ROOFING SYSTEM, CARLISLE SURE-FLEX PVC, COLOR: PVC TAN CRRC PRODUCT ID#" 0628-0014

02 Architecture

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canyon dr.
suite_b
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92252

tel _ 760 778 8165
fax _ 760 406 7946

project title:

PALISADES LOT 50

address:

2278 City View Drive
Palm Springs, CA
92262

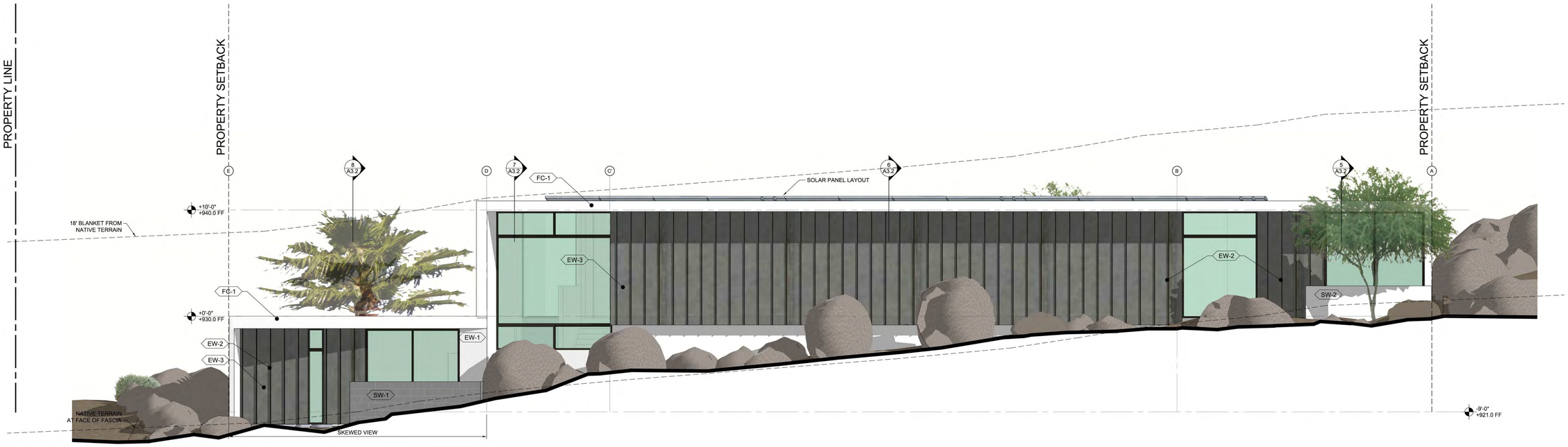
sheet description:

EXTERIOR ELEVATIONS

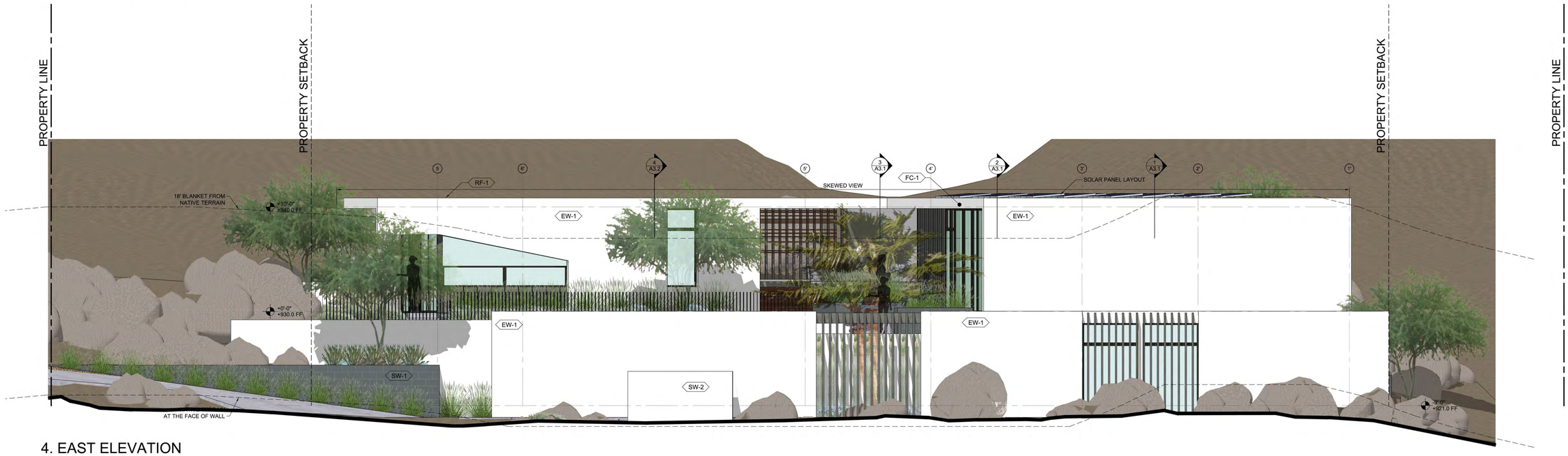
scale: 1/4" = 1'-0"

date: 09_15_2016

A2.1



3. NORTH ELEVATION



4. EAST ELEVATION

MATERIAL LEGEND

SITE WALL

- SW-1 ANGELUS BLOCK, 8x8x16 PRECISION CMU RETAINING WALL,COLOR: SLATE
- SW-2 ANGELUS BLOCK, 8x8x16 PRECISION CMU RETAINING WALL, SMOOTH ACRYLIC PLASTER COAT, COLOR: DOVE GREY
- SW-3 ANGELUS BLOCK, 6x6x16 PRECISION CMU WALL, COLOR: SLATE

EXTERIOR WALL

- EW-1 3 COAT PLASTER CEMENT SYSTEM LA HABRA: DOVE GRAY 40
- EW-2 ALUMINUM BREAK METAL
- EW-3 STANDING SEAM ZINC ROOFING SYSTEM AEP SPAN COLOR: "COOL ZINC" GRAY

FASCIA

- FC-1 3 COAT PLASTER CEMENT SYSTEM LA HABRA: DOVE GRAY 40

ROOF

- RF-1 SINGLE-PLY ROOFING SYSTEM, CARLISLE SURE-FLEX PVC, COLOR: PVC TAN CRRC PRODUCT ID#" 0628-0014

02
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project title:

PALISADES LOT 50

address:

2278 City View Drive
Palm Springs, CA
92262

sheet description:

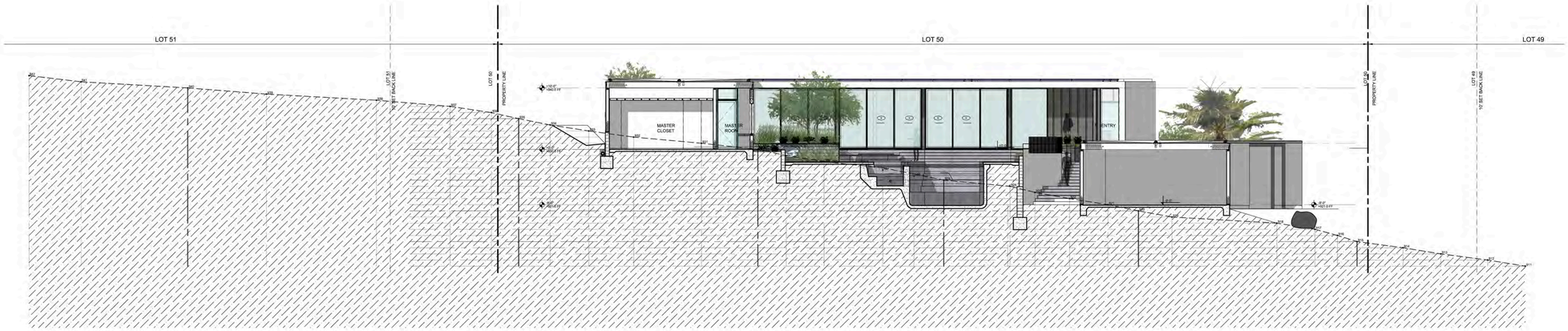
EXTERIOR ELEVATIONS

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

date: 09_15_2016

A2.2

1_SITE SECTION 3-3 scale: 1/8" = 1'-0"



2_SITE SECTION 4-4 scale: 1/8" = 1'-0"

3_SITE SECTION 5-5 scale: 1/8" = 1'-0"

02

Architecture

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fax _ 760 406 7946

project title:

PALISADES LOT 50

address:

City View Drive
Palm Springs, CA
92262

sheet description:

SITE SECTIONS

-

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

date: 09_15_2016

A3.1

1_NORTH-EAST BIRDS EYE scale: NA

2_NORTH-WEST BIRDS EYE scale: NA

3_GUEST BEDROOMS + LANAI BIRDS EYE scale: NA

4_SOUTH-EAST BIRDS EYE scale: NA

MATERIAL LEGEND

SITE WALL

SW-1 8x8x16 PRECISION
COLOR: 'SLATE'
RUNNING BOND

SW-2 8x8x16 PRECISION
SMOOTH ACRYLIC PLASTER COAT
COLOR: 'DOVE GREY'

EXTERIOR WALL

EW-1 3 COAT PLASTER CEMENT SYSTEM
LA HABRA: DOVE GRAY 40

EW-2 ALUMINUM BREAK METAL

EW-3 STANDING SEAM ZINC ROOFING
SYSTEM AEP SPAN
COLOR: "COOL ZINC" GRAY

FASCIA

FC-1 3 COAT PLASTER CEMENT SYSTEM
LA HABRA: DOVE GRAY 40

ROOF

RF-1 SINGLE-PLY ROOFING SYSTEM,
CARLISLE SURE-FLEX PVC, COLOR: PVC TAN
CRRC PRODUCT ID#" 0628-0014

02

Architecture

1089 n. palm
canyon dr.
suite_b
Palm Spring_CA
92252

tel _ 760 778 8165
fax _ 760 406 7946

project title:

PALISADES LOT 50

address:

2278 City View Drive
Palm Springs, CA
92262

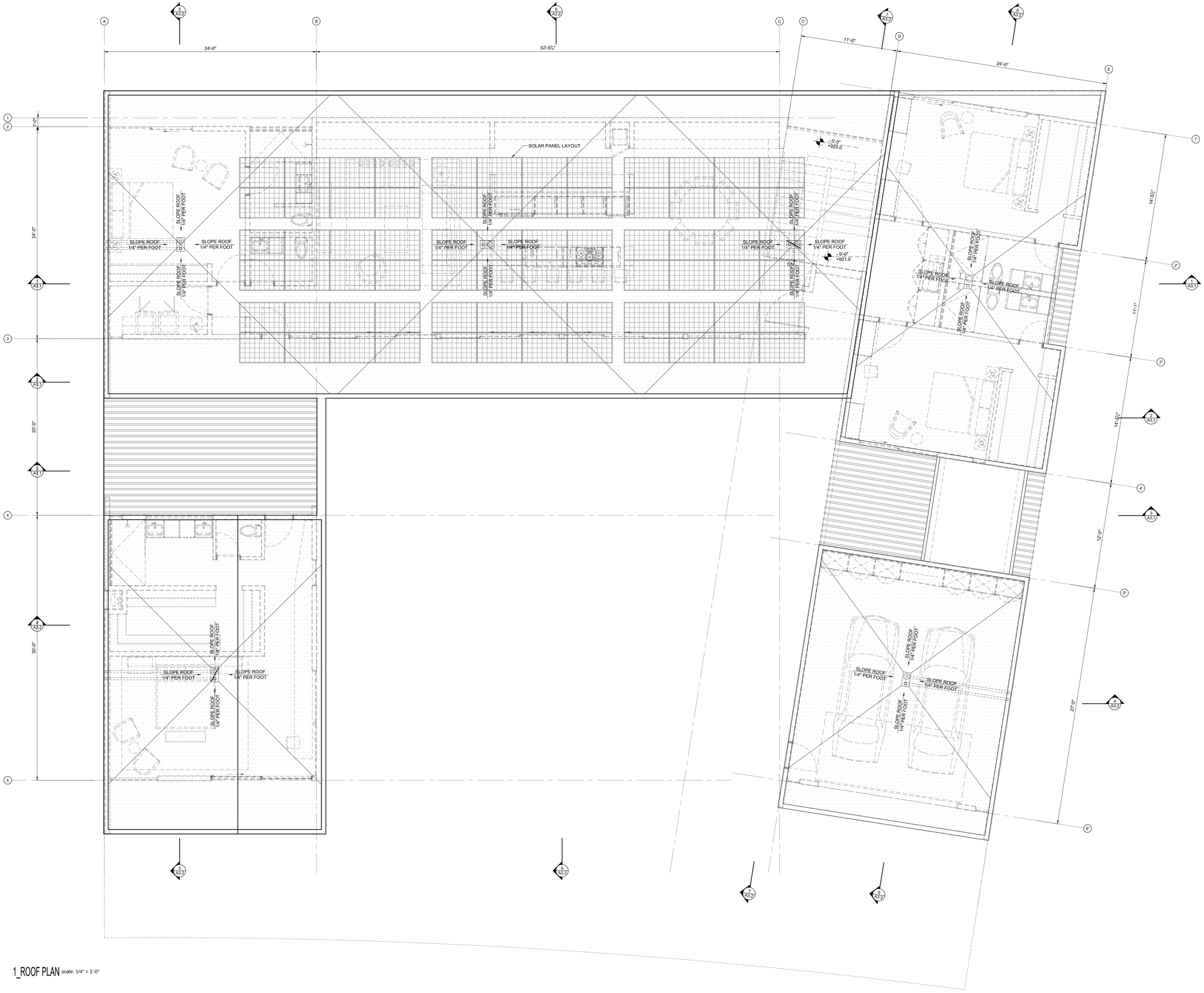
sheet description:

3D
PERSPECTIVE
VIEWS

scale: not to scale

date: 09_15_2016

A3.5



1_ROOF PLAN scale: 1/4" = 1'-0"

2
Architecture

1089 n. palm
canyon dr.
suite_b
Palm Spring_CA
92252

tel _ 760 778 8165
fax _ 760 406 7946

project title:

PALISADES LOT 50

address:

City View Drive
Palm Springs, CA
92262

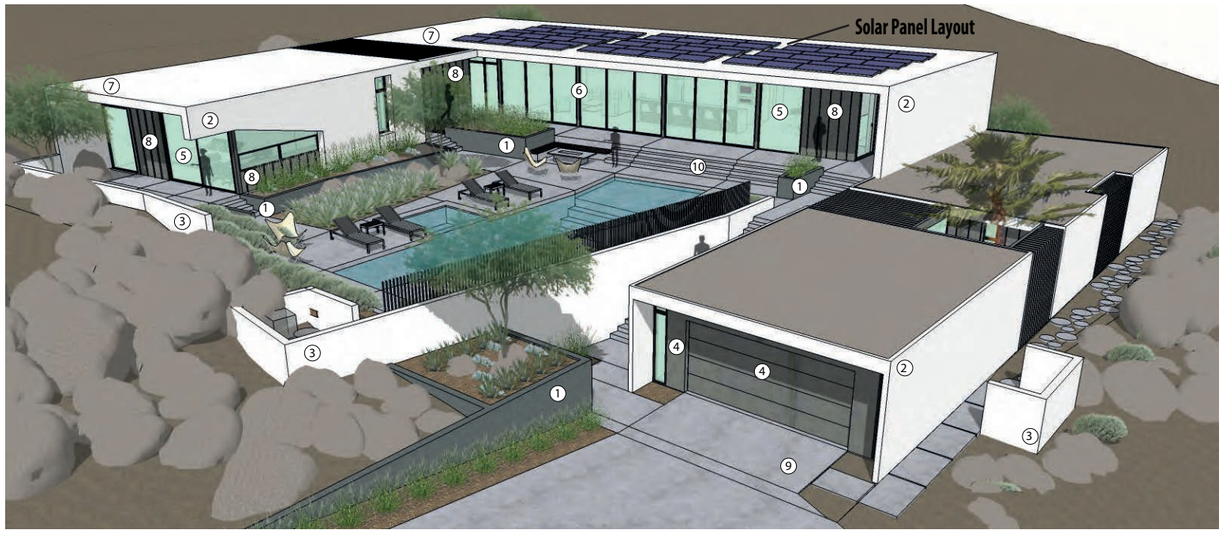
sheet description:

ROOF PLAN

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

date: 09_15_2016

A7.1



North - West Bird's Eye View

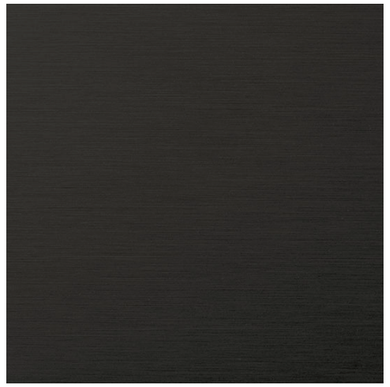
1 SW-1 ANGELUS 8"x8"x16" PRECISION CMU BLOCK
RUNNING BOND PATTERN COLOR: SLATE

2 EW-1 3 COAT PLASTER CEMENT SYSTEM
FC-1 LA HABRA: DOVE GREY 40

3 SW-2 ANGELUS 8"x8"x16" PRECISION CMU BLOCK
SMOOTH ACRYLIC PLASTER COAT COLOR: DOVE GREY

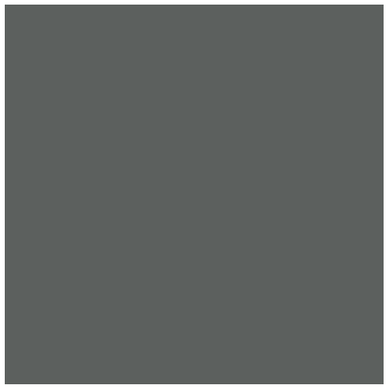
4 EW-3 CLEAR ANODIZED ALUMINUM BREAK METAL
25 GAUGE

5 EW-6 CLEAR GLASS, LOW 'E'



6 EW-7 SLIDING GLASS DOOR ALUMINUM FRAME,
DARK BRONZE ANODIZED FINISH

7 RF-1 SINGLE-PLY ROOFING SYTEM
CARLISE SURE-FLEX PVC, COLOR: PVC TAN
CCRC PRODUCT ID#: 0628-0014



8 EW-3 STANDING SEAM ZINC ROOFING SYSTEM,
AEP SPAN COLOR: 'COOL ZINC' GRAY

9 H-1 CONCRETE HARDSCAPE, NATURAL GRAY
W/ACID ETCH FINISH

10 H-2 CONCRETE FLAT WORK, NATURAL GRAY
W/ LIGHT BROOM FNISH

o2 Architecture
1089 N. Palm Canyon Dr.
suite_b
Palm Springs_CA

tel. 760.778.8165
fax.760.406.7946

project title:

Lot 50 Desert Palisades

address:

**City View Drive
Palm Springs, CA 92264**

sheet description:

Materials Board

scale: N.T.S
date: 09.16.2016