



JOINT AAC/ PLANNING COMMISSION STAFF REPORT

DATE: February 22, 2017

NEW BUSINESS

SUBJECT: CITY OF PALM SPRINGS REQUEST FOR APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION FOR A 2,820 SQUARE-FOOT ADDITION AND RENOVATIONS TO FIRE STATION #4, LOCATED AT 1300 LA VERNE WAY, ZONE CU (CASE 3.4012 MAJ).

FROM: Department of Planning Services

SUMMARY:

This is a request to construct a 2,820 square-foot addition to Fire Station #4, and to modify the interior of the existing building. The exterior of the existing building will be repaired and restored, and minor changes are proposed to the site landscaping. A new parking area will be provided at the front of the site for members of the public. The proposed plans are generally in conformance with the requirements of the CU (Civic Use) zoning district, and all applicable development standards.

RECOMMENDATION:

- 1) The Architectural Review Committee (AAC) to review the application and recommend approval to the Planning Commission, subject to conditions as may be appropriate.
- 2) The Planning Commission to approve the application, subject to conditions and any recommendations of the AAC.

BACKGROUND INFORMATION:

<i>Most Recent Change of Ownership</i>	
N/A	City of Palm Springs

<i>Related Building Permits/Business Licenses</i>	
3/19/71	Building permit issued for construction of the fire station.

<i>Neighborhood Meeting/Neighborhood Notice</i>	
02/16/17	Email notification sent to Deepwell Estates, Sonora Sunrise, Twin Palms, and the Indian Canyons Neighborhood Organizations.

<i>Field Check</i>	
Feb. 2017	Staff visited the site to observe existing conditions.

DETAILS OF APPLICATION REQUEST:

<i>Site Area</i>	
Gross Acres	1.00 Acres (43,560 SF)

<i>Surrounding Property</i>	<i>Existing Land Use Per Chapter 92</i>	<i>Existing General Plan Designation</i>	<i>Existing Zoning Designation</i>
Subject Property	Fire Station #4	P/QP (Public/Quasi-Public)	CU (Civic Uses)
North	Single-Family Residential	VLDR (Very Low Density Residential), 2.1 – 4.0 du/ac	R-1-C (Single-Family Residential)
South	Single-Family Residential	VLDR (Very Low Density Residential), 2.1 – 4.0 du/ac	R-1-C (Single-Family Residential)
East	Single-Family Residential	VLDR (Very Low Density Residential), 2.1 – 4.0 du/ac	R-1-C (Single-Family Residential)
West	Single-Family Residential	VLDR (Very Low Density Residential), 2.1 – 4.0 du/ac	R-1-C (Single-Family Residential)

DEVELOPMENT STANDARDS:

Pursuant to PSZC Section 92.23.03, the following standards apply:

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	No minimum area	35,560 SF (net)	Y
Min. Lot Width	No minimum	300 Feet	Y
Min. Lot Depth	No minimum	276 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side (west)	20 Feet	20 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	No requirement	22%	Y

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Max. Building Height	15 Feet when within 150' of SF residential	12'-6" (addition)	Y
Perimeter Wall Height	Walls in excess of 6' require approval by Planning Commission	Wall heights of Utility Yard vary from 6' to 8'	Y
Trash Enclosure	Screened 3'-6" High (cans)	Screened 4' High	Y
Mechanical Equipment	Screened	Roof-Top Screen	Y

ANALYSIS:

Site Plan:

The proposed one-story addition will be located on the west side of the existing building, and will be 2,820 square feet in area. A parking area for members of the public will be added at the front of the site with access from La Verne Way, with staff members utilizing the existing parking lot on Marion Way. A screened utility yard is proposed at the southwest corner of the site adjacent to the DWA well site, and will house the emergency generator, diesel storage tank, HVAC equipment, and switchgear equipment. The utility yard will be screened with both a CMU block wall and weathered steel panels, and the existing hedge along the west property line will assist in providing an additional buffer from the adjacent properties. A new trash enclosure will be added at the rear of the proposed addition, adjacent to the staff parking area. The public sidewalk along the La Verne Way frontage will be re-routed behind the driveway of the new parking area at the front of the site; the sidewalks elsewhere adjacent to the site will be retained in their current configuration.

Mass and Scale:

The proposed addition will be 12'-6" in height at the highest point of the roof structure, and is similar in scale to the habitable areas of the existing building. The existing apparatus bay is 17'-0" in height, and no changes are proposed to modify the heights of the existing structures. The location and height of the proposed addition assists in balancing the existing structure, and the overall massing and scale of the building is appropriate for a residential area.

Building Design and Detailing:

Hugh Kaptur, the original architect of the fire station, was engaged to design the

elevations for the proposed addition, thereby maintaining the details and character of the existing structure. The exterior walls of the addition will be surfaced with a stucco finish, similar to the existing building, with decorative tile work at the front entry area. The addition will employ canted wall ends and glulam fascia details similar to the original building. The entire structure will be repainted a gray/beige color to match the original intent for exposed concrete, and the existing wooden beams will be repaired and painted a medium brown color. The windows in the addition will utilize dark bronze aluminum frames to match the windows in the existing building. Overall, the proposed addition employs the same details as the existing structure, and the proposed renovation work will enhance the exterior appearance of the building.

Landscaping and Buffers:

Changes to the landscaping will be minor, with most of the new landscaping placed along the La Verne frontage or adjacent to the proposed addition. The landscape plan depicts the addition of four Desert Museum palo verde trees at the front of the property adjacent to the new parking area, which will assist in complying with the parking lot shading requirements. The existing olive trees along the west property line and along the Marion Way frontage will be retained, as will the Mexican fan palms located adjacent to the existing structure. Two planting areas will be added and enhanced at the front of the site, utilizing a mixture of Golden Barrel cactus, Red Yucca, and Pendula Yucca plants. Weathered granite boulders (between 18" and 30" in size) will also be utilized in these two planting areas, along with Apache Sunset crushed stone as a groundcover. New plantings will also be placed adjacent to the entry of the proposed addition, consisting of Chihuahuah sage, Thunder Cloud sage, Sunburst lantana, and Mediterranean fan palms. The existing decomposed granite (Palm Springs Gold) will be retained in the remaining areas of the site. PSZC Section 93.06.00(C)(12) requires that a landscaped berm or a low wall be installed where parking areas are located along street frontages. The landscape plan will need to be modified to include the parking lot screening.

FINDINGS – MAJOR ARCHITECTURAL APPLICATION:

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

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas.*

The proposed addition will be constructed on the west side of the existing fire station, and provides a public entry facing the La Verne Way frontage. A new

public parking area will be provided adjacent to the addition; staff parking will remain at the rear of the building in the current location. A screened utility yard is provided at the west property line, adjacent to the DWA well site. Sidewalks are provided at the perimeter of the site, and are generally distinct from parking and driveway areas. The overall layout of the site and location of structures is consistent with required setbacks and appropriate for the neighborhood context.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*

The overall scale of the station, with a height of 12'-6" for the habitable portions of the building and 17'-0" for the existing apparatus bay, is appropriate and consistent with the height limits for residential structures. The materials are also generally consistent with the adjacent residential structures, in terms of color, texture and appearance.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment.*

The height of the proposed addition is 12'-6", which is consistent with the requirement for R-1 zoned properties per the building height envelope. The proposed addition will be approximately 21 feet from the west property line, which exceeds the R-1 setback requirement for the abutting properties and provides adequate separation. The massing of the structure is also sympathetic with the residential surroundings. Mechanical equipment will be ground-mounted in a utility yard and screened by a wall of slump-stone CMU block and weathered steel panels.

4. *Building design, materials and colors to be sympathetic with desert surroundings.*

The proposed addition utilizes the architectural language of the existing station, so that the addition is harmonious with the existing structure in terms of appearance and materials. The proposed paint colors are beige with gray undertones for the stucco walls, with a medium brown color for the exposed beams. Glazed ceramic tiles will be utilized near the new front entry to the building, and will match the tiles used on the existing building. Overall, the colors and materials are appropriate for the desert climate and location.

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously.*

The proposed addition will utilize the same materials, colors, and architectural details so as to remain consistent with the existing structure. While the addition

will have subtle differences in terms of roof height and proportions, it will appropriately balance the existing structure so that the overall appearance will remain harmonious.

6. *Consistency of composition and treatment.*

As previously noted, the composition and treatment of the exterior materials and details of the addition are consistent with those of the existing building.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials.*

The proposed plant materials are appropriate to the desert climate, and will improve upon the existing landscaping that is currently in place. Mature olive trees will be retained, and additional shade trees will be provided at the front of the site. Proper irrigation will be installed to ensure maintenance of all plant materials.

8. *Signs and graphics, as understood in architectural design including materials and colors.*

Signage for the facility will be handled under a separate permit; no signage is currently proposed for the exterior of the building.

ENVIRONMENTAL ANALYSIS:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is a Class I exemption and is categorically exempt per Section 15301(a) (Existing Facilities). Additions to existing structures provided that the addition will not result in an increase of more than 10,000-square feet if the Project is in an area where all public services and facilities are available; and the area in which the Project is located is not environmentally sensitive.

CONCLUSION:

The approval of the Major Architectural Application will allow for the construction of a 2,280-square foot addition and renovation of Fire Station #4. The Project as proposed is consistent with the development standards of the CU (Civic Use) zone and based upon this determination, the Staff recommendation is as follows:

- 1) The Architectural Review Committee (AAC) to review the application and recommend approval to the Planning Commission, subject to conditions as may be appropriate.
- 2) The Planning Commission to approve the application, subject to conditions and any recommendations of the AAC.



Glenn Mlaker, AICP
Associate Planner



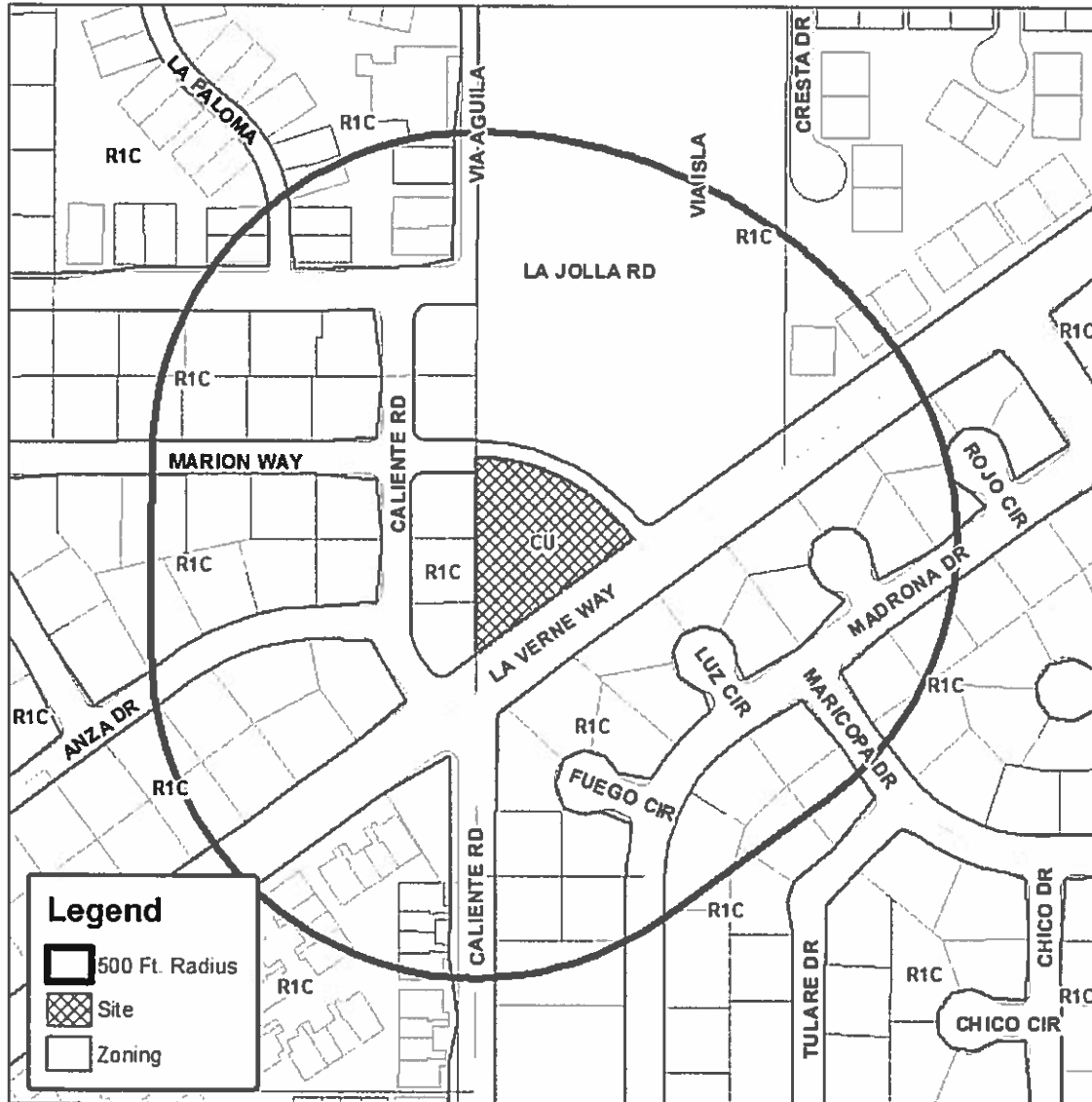
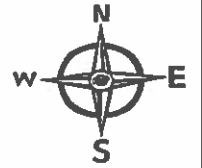
Flinn Fagg, AICP
Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Justification Letter
5. Site Photos
6. Site Plan
7. Landscape Plan
8. Floor Plan
9. Building Elevations/Material Board
10. Site Section



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

**Case 3.4012 MAJ
Fire Station #4
1300 La Verne Way**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION (CASE NO. 3.4012 MAJ) FOR THE CONSTRUCTION OF A 2,820-SQUARE FOOT ADDITION AND RENOVATION TO FIRE STATION #4 LOCATED AT 1300 LA VERNE WAY, ZONE CU, SECTION 26.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. The City of Palm Springs, ("Applicant") has filed an application pursuant to Section 94.04.00 of the Zoning Ordinance for the construction a 2,280-square foot addition and renovation of Fire Station #4 located at 1300 La Verne Way, Zone CU, Section 26 (Project).

B. On February 22, 2016, the Architectural Advisory Committee reviewed the Project and voted to recommend approval to the Planning Commission.

C. On February 22, 2016, the Planning Commission carefully reviewed and considered all of the evidence presented in connection with the hearing on the case, including but not limited to the staff report and all written and oral testimony presented and voted to approve the Project.

D. The City has evaluated the Project for compliance with the California Environmental Quality Act (*CEQA) and has determined that the Project is categorically exempt from the requirements of CEQA pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA guidelines. Additions to existing structures provided that the addition will not result in an increase of more than 10,000-square feet if the Project is in an area where all public services and facilities are available; and the area in which the Project is located is not environmentally sensitive.

Accordingly, upon approval of this item, a Notice of Exemption will be prepared and filed with the Riverside County Clerk.

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

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas.*

The proposed addition will be constructed on the west side of the existing fire station, and provides a public entry facing the La Verne Way frontage. A new

public parking area will be provided adjacent to the addition; staff parking will remain at the rear of the building in the current location. A screened utility yard is provided at the west property line, adjacent to the DWA well site. Sidewalks are provided at the perimeter of the site, and are generally distinct from parking and driveway areas. The overall layout of the site and location of structures is consistent with required setbacks and appropriate for the neighborhood context.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*

The overall scale of the station, with a height of 12'-6" for the habitable portions of the building and 17'-0" for the existing apparatus bay, is appropriate and consistent with the height limits for residential structures. The materials are also generally consistent with the adjacent residential structures, in terms of color, texture and appearance.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment.*

The height of the proposed addition is 12'-6", which is consistent with the requirement for R-1 zoned properties per the building height envelope. The proposed addition will be approximately 21 feet from the west property line, which exceeds the R-1 setback requirement for the abutting properties and provides adequate separation. The massing of the structure is also sympathetic with the residential surroundings. Mechanical equipment will be ground-mounted in a utility yard and screened by a wall of slump-stone CMU block and weathered steel panels.

4. *Building design, materials and colors to be sympathetic with desert surroundings.*

The proposed addition utilizes the architectural language of the existing station, so that the addition is harmonious with the existing structure in terms of appearance and materials. The proposed paint colors are beige with gray undertones for the stucco walls, with a medium brown color for the exposed beams. Glazed ceramic tiles will be utilized near the new front entry to the building, and will match the tiles used on the existing building. Overall, the colors and materials are appropriate for the desert climate and location.

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6. *Consistency of composition and treatment.*

As previously noted, the composition and treatment of the exterior materials and details of the addition are consistent with those of the existing building.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials.*

The proposed plant materials are appropriate to the desert climate, and will improve upon the existing landscaping that is currently in place. Mature olive trees will be retained, and additional shade trees will be provided at the front of the site. Proper irrigation will be installed to ensure maintenance of all plant materials.

8. *Signs and graphics, as understood in architectural design including materials and colors.*

Signage for the facility will be handled under a separate permit; no signage is currently proposed for the exterior of the building.

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission hereby approves Case 3.4012 MAJ for a Major Architectural Application for the construction of a 2,280-square foot addition and renovation of Fire Station #4 located at 1300 La Verne Way subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 22nd day of February, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.4012 MAJ
Fire Station #4

1300 La Verne Way

February 22, 2017

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 3.4012 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 February 13, 2017, 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. Time Limit on Approval. Approval of the Major Architectural Application (MAJ) 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 6. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. 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).

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 2. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
- PLN 3. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 4. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 5. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 6. (add any additional conditions imposed by the Planning Commission or City Council here)

Conditions of Approval
Case 3.4012 MAJ - Fire Station #4

BUILDING DEPARTMENT CONDITIONS

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

END OF CONDITIONS

RECEIVED

FEB 13 2017



INTERACTIVE DESIGN CORPORATION
PLANNING SERVICES
ARCHITECTS

199 S. Civic Drive, Suite 10
Palm Springs, California 92262
T: 760.323.4990 F: 760.322.5308
www.interactivedesigncorp.com

3.4012

February 14, 2017

Flinn Fagg, Director of Planning Department
City of Palm Springs
3220 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Subject: Letter of Justification for the Addition and Renovation of Fire Station 4 located on
1600 South La Verne Way, Palm Springs, California.

Director Flinn Fagg,

Fire Station #4 was designed by Hugh Kaptur and constructed in 1971. It has served as the fire station serving the southern section of Palm Springs for 45 years. Over time water intrusion, mold and rodents compromised the living quarters necessitating an abatement project which was completed in the fall of 2016.

The criteria for a fully functioning fire station have evolved as Codes and standards of practice have changed. The layout and size of the existing building do not meet current Codes and standards of practice necessitating a remodel of the building. The City retained Maria Song, AIA, and Reuel Young, AIA, of Interactive Design Corporation to evaluate the existing building based upon current codes and standards.

The evaluation of the existing building systems (structural, mechanical, plumbing and electrical) revealed that the structural system could be retro-fitted to meet current Code, but that the other systems would need to be replaced in their entirety.

Furthermore, based upon current standards of practice for fire stations, the existing building would have to be enlarged, even without adding more fire fighters or apparatus.

THE BUILDING

Among the central issues to be addressed by the new, enlarged fire station are the following:

- Gender-neutral sleeping quarters and restrooms;
- ADA-compliance throughout including bathrooms;
- Decontamination areas and equipment;
- Adequate storage of turn-out gear and personal protection equipment;
- Separation and decontamination facilities between living quarters and apparatus bay;
- Dedicated fitness room for mandatory fitness regimen;
- Climate-controlled medication room;



- Individual zones and control of ventilation (negative pressure) for apparatus and mission-support areas;
- Individual controls for crew quarters (sleeping, day-room, training, etc.);
- New emergency generator with 72-hour full-use capacity;

The guiding principle for how the building would be added to was the need to separate the crew-support quarters from the “contaminated” areas (apparatus bay and various mission-support areas.) The new addition would house the sleeping quarters, day room and kitchen and administrative functions. To accommodate those functions, the new addition is approximately 2600 SF.

The architectural vocabulary was to be an extension of the existing “pueblo modernist”, and indistinguishable from the original vocabulary. Mr. Kaptur was retained to design the elevations for the new addition, though constrained by the floor plan worked out with the Fire Department’s Fire Station Design Committee and various Code mandates.

The new wing has a slightly higher plate/roof lines, but the large exposed glued laminated beams set on and against the battered stucco walls are true to the original building. The existing glu lam beams will require repair and surface treatment to mitigate the water damage.

The proposed colors are closer to the original desire to resemble the neutral grey of exposed concrete. New windows and doors will match the existing aluminum anodized dark bronze finish.

THE SITE

The significant deficiency of the existing site is the lack of parking for the public. It has been common for people to park in the access drive that the apparatus use. In addition, the original front entrance was somewhat obscured. Thus the new site plan introduces two parking spaces to the SW portion of the site, and the front door faces those parking spaces with a canopy providing shade and announcing the entry.

Other elements of the site that required upgrading are the following:

- A new emergency generator (72-hour, full capacity) with on-site diesel storage tank;
- Diesel fuel trailer to allow the apparatus to be re-fueled on-site instead of travelling to the city corporation yard;
- Ground-mount heat pumps to replace roof-mounted package HVAC units;
- Automatic transfer switchgear to draw from the generator when power goes out;
- A new SCE transformer to replace the below-grade existing transformer.



All of the above (except the SCE transformer) will be enclosed by a new Utility Yard in the SW section of the site, and will require CMU walls at least 6' high to conceal the various equipment. The generator itself is 6.5' tall plus a concrete pad. We have located it as far to the south as possible to mitigate the noise and visual impact on the adjacent residences. There are existing shrubs (approximately 8' tall) and a 6' high CMU along the property line of the residences. Similarly, along the property line shared with the DWA well site, existing shrubs provide a visual barrier.

We propose that the new wall along the La Verne frontage be a combination of the sack-finished slump-block to mimic the existing walls up to approximately five feet, and then continue to the height necessary to screen the equipment with weathered steel plates stair-stepping from the corner eastward and returning north to the gates into the Utility Yard. We believe that the change in materials will lessen the mass and impact of the wall.

LANDSCAPE

Only the areas along La Verne will be modified. The ground cover will match the existing 3/8" gold gravel. One of the existing olive trees will remain, and four new palo verde (36" box) trees will frame the new drive way for public parking. Three areas in front of the building will be re-landscaped.

In front of the sleeping quarters along a battered stucco wall will be a stepped up composition consisting of yellow lantana in front of texas ranger (Thundercloud -smaller and more intense color in front of the taller greyer Chihuahua Sage). Two slightly mounded areas of boulders engaged with red yucca and barrel cactus flank the existing main apparatus drive. Throughout, the ground cover will be gravel to match the existing. An at-grade planter adjacent to the new entry will feature a specimen Mediterranean Fan Palm.

Let us know if you have any questions.

Maria Song, AIA



14/02/2017

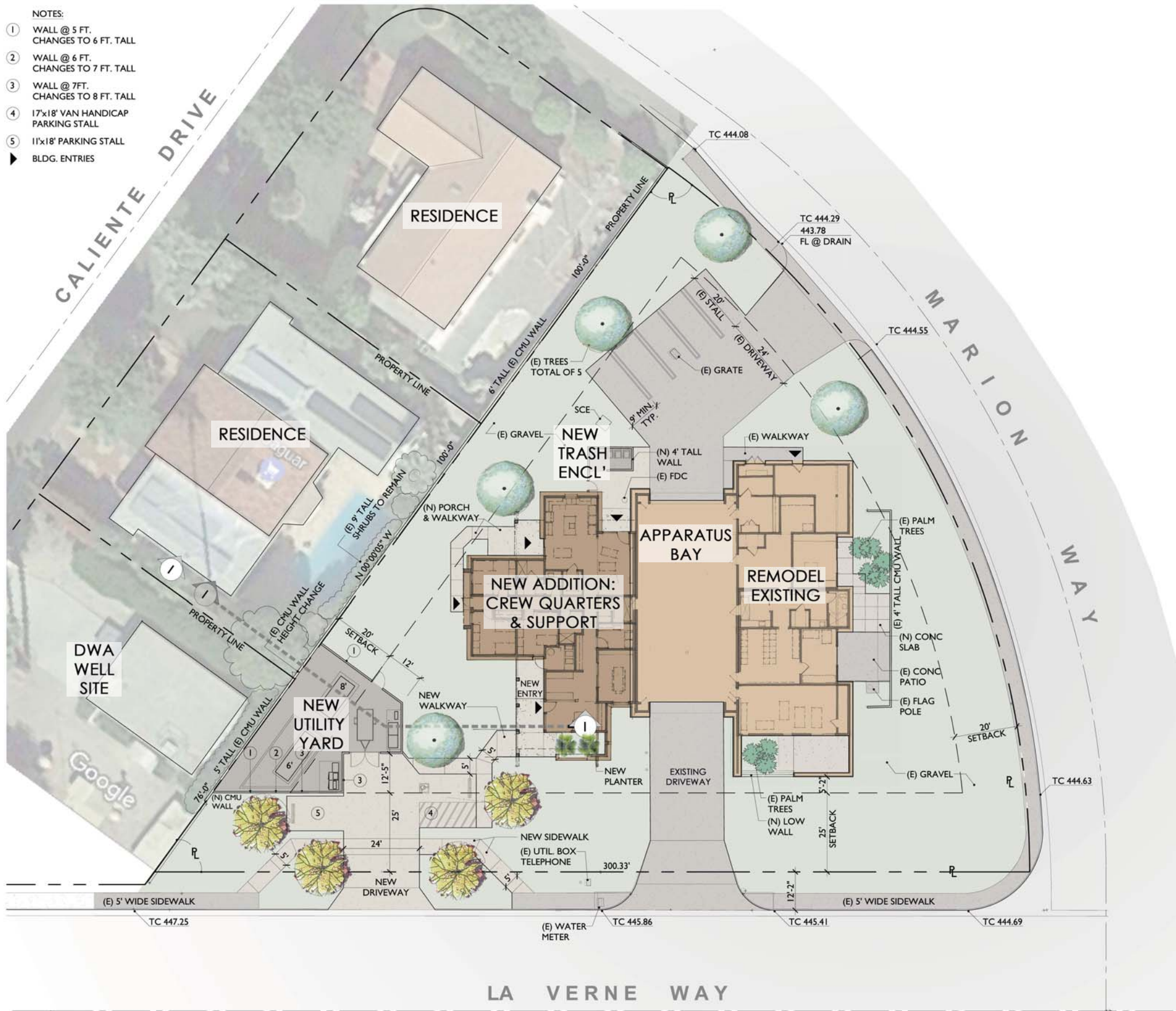
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- NOTES:
- ① WALL @ 5 FT. CHANGES TO 6 FT. TALL
 - ② WALL @ 6 FT. CHANGES TO 7 FT. TALL
 - ③ WALL @ 7 FT. CHANGES TO 8 FT. TALL
 - ④ 17x18' VAN HANDICAP PARKING STALL
 - ⑤ 11x18' PARKING STALL
- ▶ BLDG. ENTRIES



PROJECT INFORMATION

Zoning:	CU
Occupancy:	Group B, R-3
Construction classification:	Type V (no change)
Fire suppression :	Non-sprinklered
Square footage:	Existing: 5,245 SF Proposed: 2,820 SF Total: 8,065 SF
Original Code:	UBC 1970 (assumed)

CODE REQUIREMENTS

THE 2016 CALIFORNIA BUILDING STANDARDS CODES
 CALIFORNIA BUILDING CODE
 CALIFORNIA ELECTRICAL CODE
 CALIFORNIA MECHANICAL CODE
 CALIFORNIA PLUMBING CODE
 CALIFORNIA FIRE CODE
 CALIFORNIA EXISTING BUILDING CODE
 CALIFORNIA GREEN BUILDING STANDARDS CODE
 CITY OF PALM SPRINGS ORDINANCES

SCOPE OF WORK

The Existing fire station was constructed in 1971, and recently underwent a hazardous material abatement in preparation for upgrades to the facility to meet current Codes and standards of practice for fire stations. Existing structure consists of a single-story wood-frame portion that formerly served all needs other than the apparatus. Adjacent and attached to the wood-frame portion is a CMU apparatus bay.

The addition will resemble the building in architectural character. The organization of the completed building will be as follows:

- the apparatus bay will remain as is (with systems upgrades)
- the existing portion will house the mission-support facilities that are classified as "contaminated"
- the new addition will house crew quarters, day room and kitchen, and administrative functions.

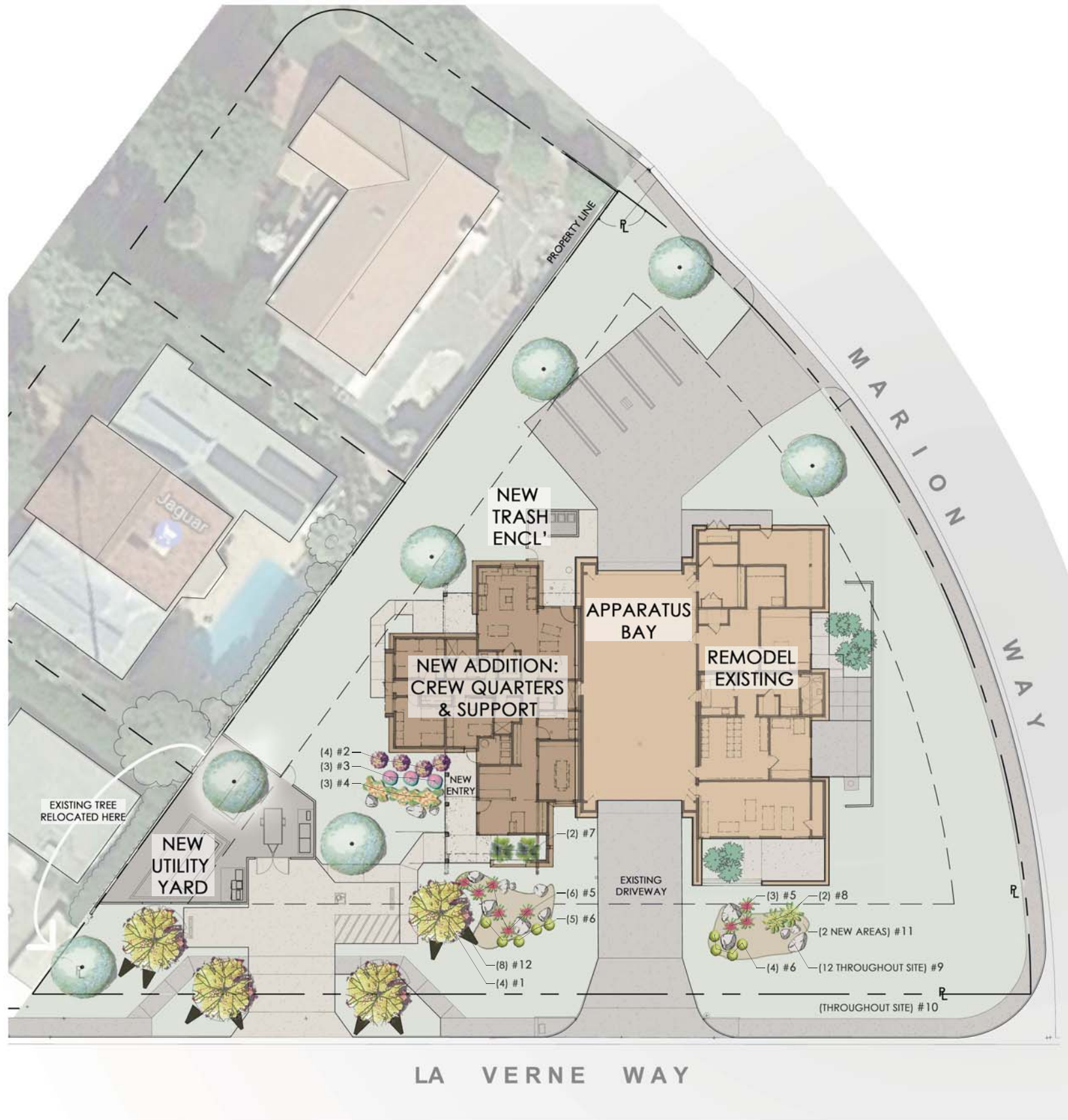
This organization will address the greatest changes in fire station design: to segregate "contaminated" areas (apparatus bay, turn-out storage, workshop and de-contamination facilities) from crew living quarters.

SHEET INDEX

Sheet 1	Schematic Site Plan and Project Information
Sheet 2	Schematic Landscape Plan
Sheet 3	Schematic Floor Plan, Roof Plan, and Sections
Sheet 4	Materials and Color Board
Sheet 5	Schematic Exterior Elevations
Sheet 6	Existing Panoramas and Schematic Site Section

Schematic Site Plan and Project Information - SD3.1 CITY OF PALM SPRINGS - FIRE STATION #4

1300 LA VERNE WAY, PALM SPRINGS, CA 92264

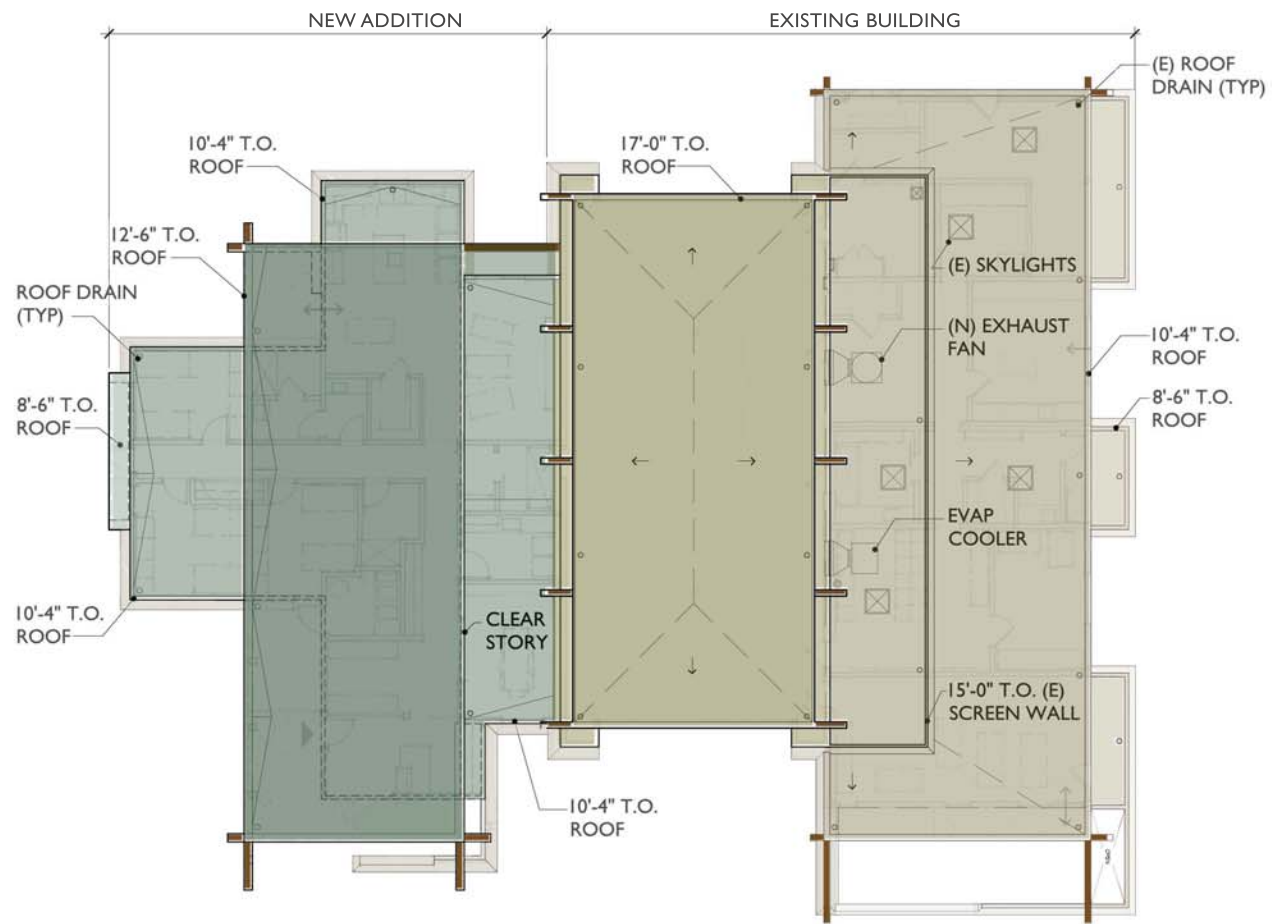


LANDSCAPE KEY PLAN			
IMAGE	ICON	BOTANICAL NAME COMMON NAME	SIZE
TREES			
EXISTING			
		OLEA europaea OLIVE	
		WASHINGTONIA robusta MEXICAN FAN PALM	
NEW			
		CERCIDIUM "Desert Museum" DESERT MUSEUM PALO VERDE	24" BOX
SHRUBS			
		LEUCOPHYLLUM laevigatum CHIHUAHUA SAGE	5 GAL
		LEUCOPHYLLUM candidum THUNDER CLOUD	5 GAL
		LANTANA verbanaceae SUNBURST	5 GAL
		HESPERALOE parviflora RED YUCCA	5 GAL
		ECHINOPSIS grusonii GOLDEN BARREL CACTUS	12" - 18"
		CHAMAEROPS humilis MEDITERRANEAN FAN PALM	24" BOX
		RECURVIFOLIA pendula PENDULA YUCCA	5 GAL

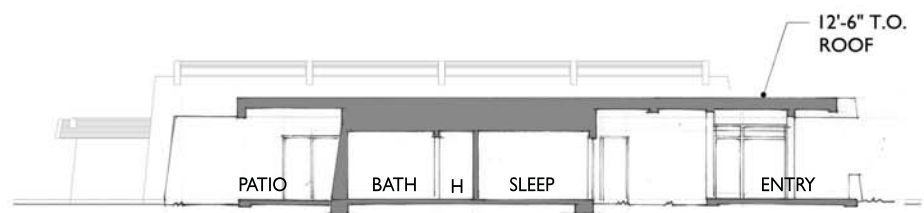
IMAGE	Item Name Item Description	SIZE
INERT MATERIALS		
	BOULDERS	18" - 30"
	WEATHERED GRANITE	
	GRAVEL (MATCH EXISTING) PALM SPRINGS GOLD	3/8"
	CRUSHED STONE APACHE SUNSET	3"

LIGHTING SYMBOL	Item Name Item Description	SIZE
	LANDSCAPE SPOT LED	Width: 2.5" Height: 3.3" Weight: 1.0 lbs
	Hinkley 1536BZ-8W27MD Cast Aluminum 1-7.50 watt LED	

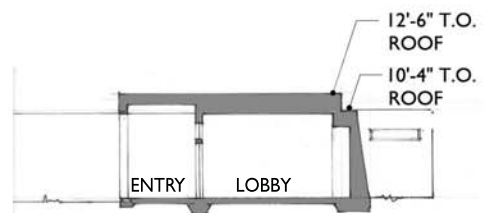
NOTE: EXISTING LANDSCAPE ALONG MARION WAY TO REMAIN



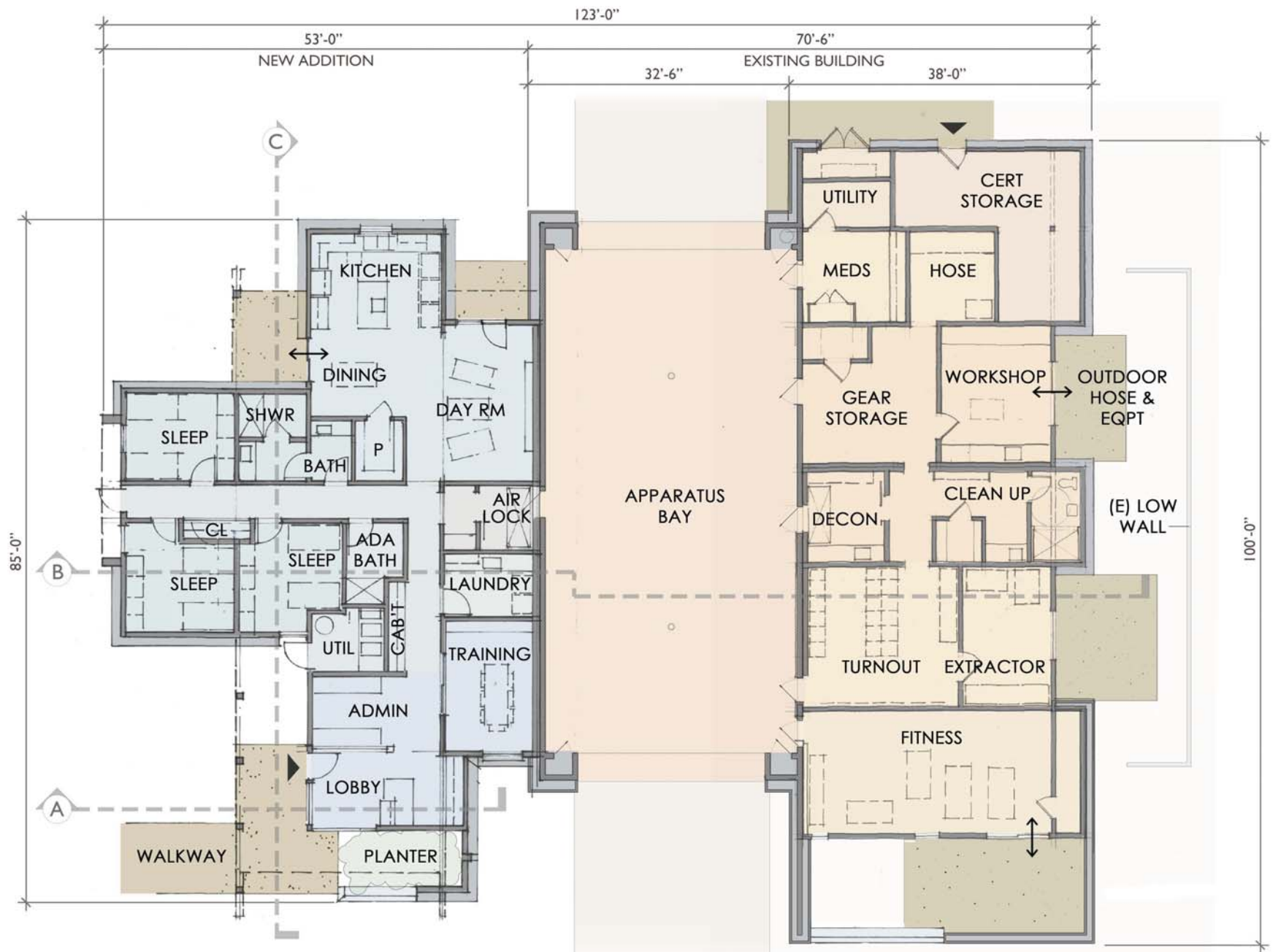
Roof Plan
3/32" = 1' - 0"



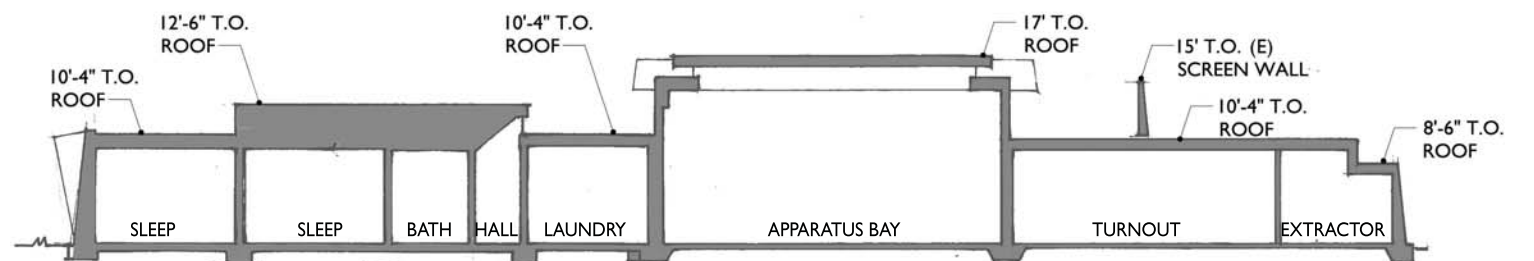
Building Section C
3/32" = 1' - 0"



Building Section A
3/32" = 1' - 0"



Floor Plan
1/8" = 1' - 0"



Building Section B
1/8" = 1' - 0"

Schematic Floor Plan, Sections, and Roof Plan - SD3.1 CITY OF PALM SPRINGS - FIRE STATION #4

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INTERACTIVE DESIGN CORPORATION
199 S. CIVIC DRIVE, SUITE 10, PALM SPRINGS, CA 92262
T: 760.323.4990 1505

February 14, 2017

1 PAINT FOR GLULAM BEAMS - SMOKEHOUSE BY D.E	2 PAINTS FOR PLASTER FINISH - RECLAIMED WOOD BY D.E.	3 ALUMINUM WINDOW FRAME - DARK BRONZE ANODIZED	4 GLASS - DUAL GLAZED SOLARBAND 60	5 SINGLE-PLY FIBERTITE ROOFING - OFF-WHITE	6 6" H SLUMP STONE CMU BLOCK, RUNNING BOND, SACK FINISH	7 3 x 3 GLAZED CERAMIC TILE (MATCH EXISTING)	8 NEW YARD FENCE - CORTEN STEEL
							



Front Elevation - Existing and New

Materials & Color Board - SD3.1 CITY OF PALM SPRINGS - FIRE STATION #4

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Left Elevation - New Addition



Right Elevation - Existing Building



Rear Elevation - Existing and New



Front Elevation - Existing and New

Schematic Exterior Elevations - SD3.1 CITY OF PALM SPRINGS - FIRE STATION #4

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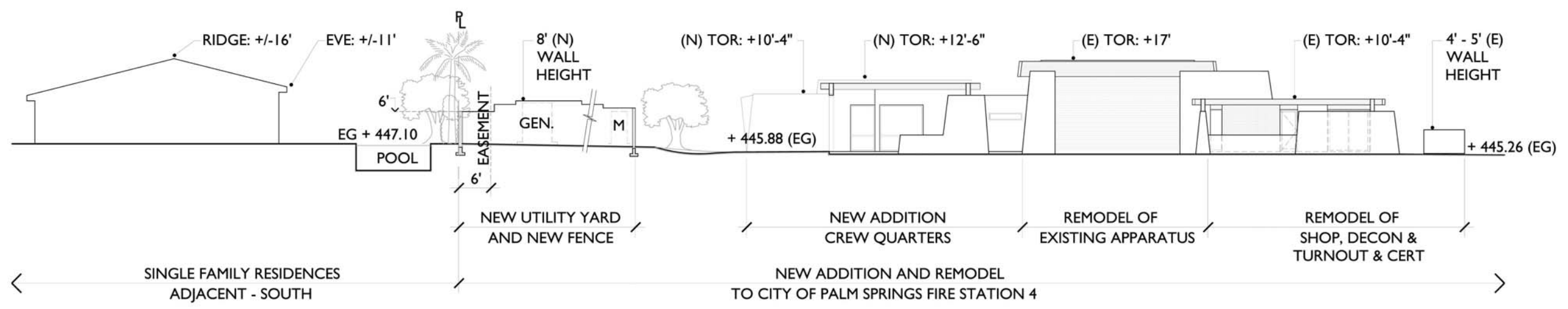


Existing Fire Station #4 from Marion Way



DWA Well Site Existing Fire Station #4 from La Verne Marion Way

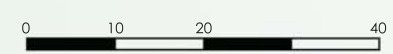
Street Elevations



Proposed Site Section

Existing Panoramas and Schematic Site Section - SD3.1
 CITY OF PALM SPRINGS - FIRE STATION #4

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