



Planning Commission Staff Report

DATE: June 28, 2017

New Business

SUBJECT: A REQUEST BY GEORGE YOUSSEF FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A ONE-STORY 4-UNIT APARTMENT BUILDING ON AN UNDEVELOPED 11,400-SQUARE-FOOT PARCEL LOCATED AT 549 EL PLACER, ZONE R-2 (CASE 3.4011-MAJ) (ER).

FROM: Planning Services Department

SUMMARY

The Planning Commission to consider a proposed major architectural application to construct a one-story apartment building. The proposed 3,931-square-foot structure will consist of four (4) units on an undeveloped parcel.

RECOMMENDATION:

Approve the proposed project as recommended by the Architectural Advisory Committee subject to the attached conditions of approval.

ISSUES:

- Proposed four-unit architectural design is minimal.

PRIOR ACTIONS:

On May 1, 2017, the Architectural Advisory Committee (AAC), reviewed the project and voted to continue the item. A subcommittee consisting of members Randy Purnell, Robert Rotman and Sean Lockyer was formed to work with the applicant on the overall design and specifically the following comments:

- Materials board with doors and windows
- Mechanical equipment screening
- Tree sizes and locations
- Depth of private sidewalk area
- Front planter areas.

On June 19, 2017, revised plans addressing all the AAC comments were presented to the Committee and with a unanimous vote recommended approval to the Planning Commission as submitted.

BACKGROUND AND SETTING:

The proposed four-unit apartment building will be situated on an undeveloped parcel surrounded by an existing well established residential area of the City. The lot dimensions are approximately 100 feet by 114 feet for an overall size of 11,400 square feet. The current proposal for a four-unit apartment building is similar in terms of size and scope but with a much improved design when compared to existing apartment buildings in the immediate vicinity. Up until very recently, the undeveloped property was in a derelict condition; if approved, the proposed apartment building will be an upgrade to the immediate surrounding area. The proposed project is surrounded by existing small scale multi-family residential development.

Related Relevant City Actions by Planning, Fire, Building, etc...	
N/A	None

Most Recent Change of Ownership	
04/27/16	George Youssef

Neighborhood Meeting	
	None

Net Area	
	11,400 Square Feet

Field Check	
04.12.17	Staff visited site to observe existing conditions
Notification	
	Not Required

Existing General Plan, Zoning and Land Uses of Site & Surrounding Areas			
	General Plan	Zoning	Existing Land Use
Site	MDR (Med. Density Residential)	R-2	Vacant
North	MDR (Med. Density Residential)	R-2	5-Unit Apartment building
South	MDR (Med. Density Residential)	R-2	4-Unit Apartment building
East	HDR (Med. Density Residential)	R-2	4-Unit Apartment building
West	MDR (Med. Density Residential)	R-2	4-Unit Apartment building

Project Description:

This project is for the construction of a new one-story 4-unit apartment building with an overall size of approximately 3,931 square feet. Each unit will have two bedrooms; three of the four units (Units 2, 3, & 4) will have two bathrooms each, Unit 1 will have one bathroom, all the units will have a living room, kitchen and dining area. Unit 1 is 943 square feet in size, Unit 2 is 962 square feet, Unit 3 is 986 square feet and Unit 4 is 1,040 square feet in size. The proposed four-plex has a simple architectural scheme, similar in layout and size to the existing apartment buildings in the neighborhood.

ANALYSIS:

Table 2	R-2	Proposed Project	Compliance
Lot Area	20,000-sq. ft.	11,400 square feet	*Yes
Lot Width	130 feet	100 feet	*Yes
Lot Depth	150 feet	115 feet	*Yes
Front Yard	25 feet	25.9 feet	Yes
Side Yard	10 feet	10 feet	Yes
Rear Yard	10 feet	15 feet	Yes
Density	15 du/acre (Gen. Plan	4 Units / 0.26 acres	Yes
Building Height	24 feet 2 Stories Maximum	12 feet One Story	Yes
Bldg. Coverage	50% lot coverage	35% lot coverage	Yes
Bldg. Separation	15 feet.	22 feet	Yes
Parking Req.	6	7 Spaces Provided	Yes
Landscaping	No specific requirements	Landscape plan provided	Yes

*Existing Lot of Record



Site Plan and Project Design:

The undeveloped site is a rectangular parcel with frontage along El Placer; perimeter walls do exist in the rear and on the south and northerly sides of the lot. The site slopes downward from west to east. The proposed one-story building will contain four units depicted as Units 1, 2, 3, and 4. The four apartment units will be contained in one structure; Units 2, 3, and 4 will have two patios while Unit 1 will have one patio. A five-foot wall designed to separate the courtyard area from the sidewalk is proposed along the frontage; there is a wrought iron front entry gate leading from the sidewalk into the apartment building. The new apartment building will look similar to the existing ones in the immediate vicinity in terms of its simple architectural vernacular. The maximum height of the building is twelve feet (12'); this is comparable to the existing developments that surround the project site. The maximum height permitted in the R-2

zoning designation is twenty-four feet (24'). All other development standards of the proposed building are consistent with the R-2 standards in terms of density, front, rear and side yard setbacks, dwelling size and lot coverage. The site has an existing sidewalk which will serve as the entry point from El Placer to all the units. Proposed building materials will include a tan color stucco for the main body of the building; an off white (cream) color stucco for the overhangs; light grey color for the doors.

Parking Requirement:

Pursuant to Section 93.06.00(D)(29)(c) of the Zoning Code, parking requirements for the proposed apartment project is as follows:

- Two-bedroom units require 1.5 spaces,
- Three or more bedrooms require .75 spaces per bedroom.

The project contains four two-bedroom units and therefore requires six (6) parking spaces. The applicant is proposing seven (7) bay parking spaces inclusive of one ADA-compliant handicap parking space, meeting the parking requirement.

Landscape Plan:

A conceptual landscape plan for the apartment project was submitted as part of the major architectural review. As designed, landscaped areas will include use of shading trees and decomposed granite and hardscape along the frontage, side yards and courtyard area. Proposed plant selections for the project will include the following: five 15 gallon Mediterranean fan palm trees, two 24" box Valencia Orange tree, one 24" box Lemon tree, one 24" box Melalenca, one 24" box Palo Verde and two 24" box Crape Myrtle. The proposed landscape plan will also include a mix of different species of drought tolerant shrubs and groundcovers. Proposed shrubs will include two 5 gallon of Blue Agave, six 5 gallon Pink powder puff, seven 5 gallon Green Capet, four 5 gallon Feathery Cassia, one 5 gallon Pencil cactus, eleven 5 gallon Blue Daze, twenty-one 5 gallon Red Yucca, four five gallon Chihuahua Sage, fourteen 1 gallon Mexican Petunia, four 5 gallon Firecracker plan, two 5 gallon Mexican Bird of Paradise, three 5 gallon Gold Star and ten 1 gallon Lantana.

REQUIRED FINDINGS:

There are no specific required findings for architectural approval which do not require environmental assessments. This project's conformance to the architectural guidelines of the Zoning Ordinance is analyzed below.

Architectural Review:

Specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated based on consideration of the following:

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 areas;*

The proposed development is on a vacant flat lot with access from a local street with adequate off-street parking. Existing sidewalks are provided along El Placer leading into the development. The view corridors of the site and its surroundings will not be impacted by the apartment building; proposed height is twelve (12) feet; the R-2 zone allows a maximum height of twenty-four (24) feet.

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 project is located in an area with similar multi-family residential homes. The proposed development will be complementary to the existing development in the neighborhood and will be respectful of the R-2 development standards. The architectural design is simple; it avoids excessive variety and use of uninteresting elements. Upon completion of the apartment project, the new structure and its simple style will enhance the site and neighborhood.

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 proposed development conforms to required development standards of the zoning designation such as setbacks, height limits, minimum and maximum coverage limits. The maximum height, overall mass are all in keeping with the R-2 development standards. The project is not seeking any relief for development standards of the designated zone. Mechanical equipment will be placed on the roof and are well screened.

4. *Building design, materials and colors to be sympathetic with desert surroundings; AND*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously, AND*
6. *Consistency of composition and treatment,*

As proposed, the building design will complement existing small scale multi-family development in the area; proposed materials and colors are sympathetic with desert surroundings. The size of apartment building, proposed materials, colors and other elements of the new structure are consistent with the architectural styles prevalent in the neighborhood. There is consistency in the composition and treatment of the new building with simple architectural style.

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 project proposes mostly drought-tolerant plant species deemed appropriate to the desert environment. As designed, landscaped areas will include use of shading trees and decomposed granite and hardscape along the frontage, side yards and courtyard

area. The proposed landscape plan includes a mix of different species of drought tolerant shrubs, decomposed granite and groundcovers used along the property frontage, patio and courtyard areas.

ENVIRONMENTAL DETERMINATION:

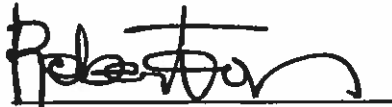
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt under CEQA Section 15303(b)(New Construction and location of limited numbers of new, small facilities or structures); a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

NOTIFICATION:


This project is not a public hearing item; however, the nearby Neighborhood Organization was notified of this hearing.

CONCLUSION:

Overall, the proposed project is consistent with and in conformance with the architectural. As proposed, the project conforms to the development standards for the R-2 zone and is a by-right project. Based upon this determination Staff recommends approval of the project as proposed subject to the attached conditions of approval.



Edward Robertson
Principal City Planner



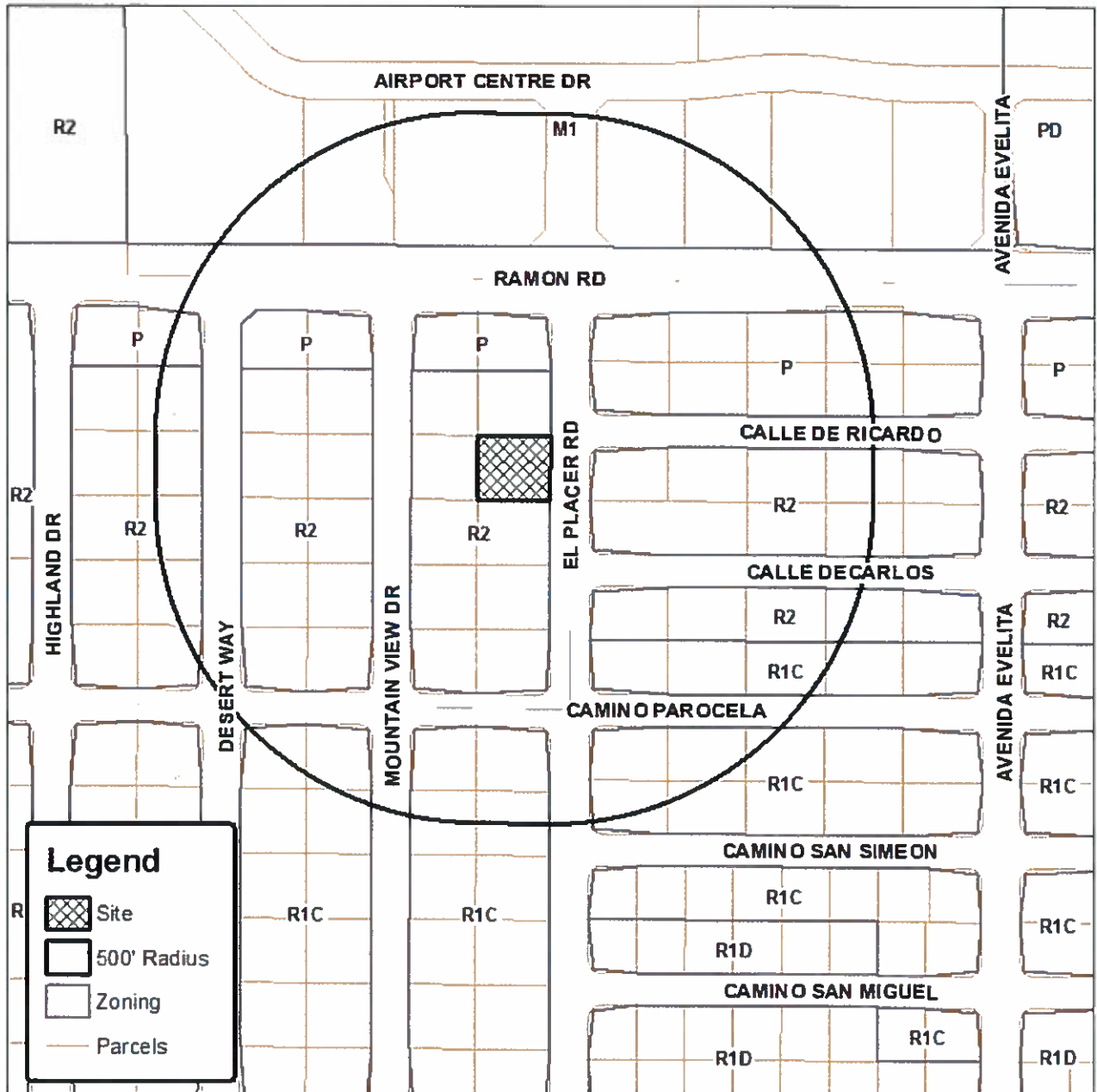
Flinn Fagg, AICP, Director
Department of Planning Services

Attachments:

1. Vicinity Map
2. Resolutions & Conditions of Approval
3. AAC Minutes dated May 1, 2017
4. Site, Elevations, landscape and Section Plans.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
549 El Placer Road

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 3.4011-MAJ; A MAJOR ARCHITECTURAL APPLICATION APPROVAL FOR THE CONSTRUCTION OF A ONE-STORY FOUR-UNIT APARTMENT BUILDING ON 11,400-SQUARE FOOT UNDEVELOPED PARCEL LOCATED AT 549 EL PLACER ROAD, ZONE R-2, SECTION 19.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. George Youssef, ("Applicant") has filed an application with the City pursuant to Section 94.04.00 of the Zoning Ordinance for the construction of a new one-story, four-unit apartment building on an undeveloped parcel located at 549 El Placer Road, Zone R-2, Section 19.

B. On June 19, 2017, the Architectural Advisory Committee voted unanimously, to recommend approval of the project to the Planning Commission as submitted.

C. On June 28, 2017, a public meeting on the application to consider Case 3.4011 MAJ was held by the Planning Commission in accordance with applicable law.

D. The proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be categorically exempt pursuant to Section 15303(b) of the CEQA Guidelines (Class 3, New Construction and location of limited numbers of new, small facilities or structures).

E. The Planning Commission has 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.

F. 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 areas;*

The proposed development is on a vacant flat lot with access from a local street with adequate off-street parking. Existing sidewalks are provided along El Placer leading into the development. The view corridors of the site and its surroundings will not be impacted by the apartment building; proposed height is twelve (12) feet; the R-2 zone allows a maximum height of twenty-four (24) feet.

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 project is located in an area with similar multi-family residential homes. The proposed development will be complementary to the existing development in the neighborhood and will be respectful of the R-2 development standards. The architectural design is simple; it avoids excessive variety and use of uninteresting elements. Upon completion of the apartment project, the new structure and its simple style will enhance the site and neighborhood.

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 proposed development conforms to required development standards of the zoning designation such as setbacks, height limits, minimum and maximum coverage limits. The maximum height, overall mass are all in keeping with the R-2 development standards. The project is not seeking any relief for development standards of the designated zone. Mechanical equipment will be placed on the roof and are well screened.

4. *Building design, materials and colors to be sympathetic with desert surroundings; AND*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously, AND*
6. *Consistency of composition and treatment,*

As proposed, the building design will complement existing small scale multi-family development in the area; proposed materials and colors are sympathetic with desert surroundings. The size of apartment building, proposed materials, colors and other elements of the new structure are consistent with the architectural styles prevalent in the neighborhood. There is consistency in the composition and treatment of the new building with simple architectural style.

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 project proposes mostly drought-tolerant plant species deemed appropriate to the desert environment. As designed, landscaped areas will include use of shading trees and decomposed granite and hardscape along the frontage, side yards and courtyard area. The proposed landscape plan includes a mix of different species of drought tolerant shrubs, decomposed granite and groundcovers used along the property frontage, patio and courtyard areas.

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission hereby approves Case 3.4011 MAJ for the construction of a one-story four-unit apartment building located at 549 El Placer Road, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 28th day of June, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

EXHIBIT A

RESOLUTION NO.

Case 3.4011-MAJ
George Youseff 4-Plex – 549 El Placer Road

June 28, 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:

- ADM 1. Project Description. This approval is for the project described per Case 3.4011-MAJ; except as modified with the approved the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped June 28, 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. 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 3.4011-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, 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 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 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:

- 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).

PLANNING DEPARTMENT:

- 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. 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. 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 5. Pre-wiring for Installation of Photo-voltaic systems. If the project does not include photo-voltaic system(s) for electrical production, "pre-wiring" and appropriate configuration of electrical panels and conduit must be provided to accommodate the future installation of such equipment on rooftops of structures within the proposed development.
- PLN 6. Trash Bins Stash bins shall be placed behind screened location at all times with the exception of garbage collection days.

ENGINEERING DEPARTMENT:

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.

All Grading Plans, Improvement Plans, Required Studies and Documents listed below, must be submitted to Engineering Services Department for review and approval.

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 24 to 48 hour inspection notification is required.

EL PLACER

- ENG 2. Construct a 95 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 3. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

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

GRADING

ENG 5. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Services Department for review and approval. The applicant and/or its grading contractor 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 or its 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 and/or its grading contractor shall provide the Engineering Services Department with current and valid Certificate(s) 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 Services Department prior to approval of the Grading plan.

b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report.

ENG 6. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist (a copy of the written approval must be provided to the City) . The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aquacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

- ENG 7. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 8. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed at the limits of grading and/or disturbed areas. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 9. Temporary dust control 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 10. 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 11. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 12. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 13. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of a grading plan (if required) or prior to issuance of any permit.

ENG 14. The applicant shall provide pad (or finish floor) elevation certifications for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Services Department prior to construction of any building (or structure) foundation.

ENG 15. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

DRAINAGE

ENG 16. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).

ENG 17. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$9212.00 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

ENG 18. Any utility trenches or other excavations within existing asphalt concrete pavement 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, grinding, paving and/or overlaying existing asphalt concrete pavement of 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, Verizon, Mission Springs Water District, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and

asphalt concrete overlay 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 19. All proposed utility lines shall be installed underground.
- ENG 20. The record property owner shall enter into a covenant agreeing to underground all of the existing overhead utilities required by the Municipal Code in the future upon request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner and submitted to the City Engineer prior to issuance of a grading permit. A current title report or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the covenant is submitted shall be paid by the applicant prior to issuance of any grading or building permits.
- ENG 21. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 22. Upon approval of any improvement plan (if required) 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 by the City Engineer.
- ENG 23. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 24. Nothing shall be constructed or planted in the corner cut-off area of any 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.

ENG 25. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

ENG 26. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

TRAFFIC

ENG 27. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement if necessary and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the frontage of the subject property.

ENG 28. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

ENG 29. 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.

ENG 30. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT:

FID 1 These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review. Initial fire department conditions

have been determined on the resubmitted plans received and dated February 27, 2017. Additional requirements may be required at that time based on revisions to plans.

FID 2 Fire Department Conditions were based on the *2016 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix "O" Development Requirements 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. No deferred submittals accepted.

FID 3 **Conditions of Approval** – "Conditions of Approval" received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.

FID 4 **Plans and Permits (CFC 105.1):**

Permits and scaled drawings are required for this project. 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. 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.

FID 5 Key Box Required to be Installed (CFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

- **Key Box Contents (CFC 506.1):** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

FID 6 Required Water Supply (CFC 507.1): An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

FID 7 Water Plan (CFC 501.3 & 901.2): A water plan for on-site and off-site is required and shall include underground private fire main for fire sprinkler riser(s), public fire hydrant(s), public water mains, Double Check Detector Assembly, Fire Department Connection and associated valves.

FID 8 Location of Fire Department Connections: The connection inlets must face the street, and be located on the street side of the building. The face of the inlets shall be 18 inches horizontal from the back edge of sidewalk (or back of curb, if no sidewalk), and shall be 36 to 44 inches in height to center of inlets above finished grade. No landscape planting, walls, or other obstructions are permitted within 3 feet of Fire Department connections. The FDC and supporting piping shall be painted OSHA safety red.

The address of the building served shall be clearly indicated on the Fire Department Connection (FDC). A sign with this information shall be placed on or near the FDC. The sign shall be constructed of metal. The sign face, lettering, and attachment shall be made of weather and vandal resistant materials. Sign background will be bright red. Letters will be bright white. Sign format will be substantially as follows:

FDC SERVES
549 EL PLACER
[Designate Buildings Served]

- FID 9 Fire Hydrant & FDC Location (CFC 912.2):** A public commercial fire hydrant is required within 30 feet of the Fire Department Connection (FDC). Fire Hose must be protected from vehicular traffic and shall not cross roadways, streets, railroad tracks or driveways or areas subject to flooding or hazardous material or liquid releases.
- FID 10 NFPA 13R 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 13R, 2013 Edition, as modified by local ordinance.
- FID 11 Identification (CFC 509.1):** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, roof access, electrical rooms, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.
- FID 12 Fire Sprinkler Supervision and Alarms System (CFC 903.4/4.1):** All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all fire sprinkler systems shall be electrically supervised by a listed Fire Alarm Control Unit (FACU). The listed FACU alarm, supervisory and trouble signals shall be distinctly different and shall be monitored at a UL listed central station service. The fire sprinkler supervision and alarms system shall comply with the requirements of NFPA 72, 2013 Edition. All control valves shall be locked in the open position.
- FID 13 Residential Smoke and Carbon Monoxide Alarms Installation (CFC 907.2.11.2/3/4; 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 will cause all smoke alarms within the dwelling to sound. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.
- FID 14 Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.

END OF CONDITIONS

4. GEORGE YOUSSEF FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A ONE-STORY 4-UNIT APARTMENT COMPLEX ON AN 11,400-SQUARE-FOOT UNDEVELOPED PARCEL LOCATED AT 549 EL PLACER, ZONE R-2 (CASE 3.4011-MAJ). (ER)

Principal Planner Robertson presented an overview of the proposed one-story apartment complex.

Member Lockyer verified if it meets parking requirements. (yes) He commented that no sections show the mechanical equipment.

Member Secoy-Jensen questioned if the trash enclosure is for individual bins. (yes)

Member Purnel asked if the setbacks allow for covered parking. (no)

Member Rotman verified if there is a curb cut across the entire bay parking. (yes)

STAN POLLAKUSKY, architect, provided details on the architectural elements of the buildings and was available for questions.

Member Fredricks:

- Has consideration be given to the issue of trees to shade the parking area?
- How would you modify based on staff comments?

Member Secoy-Jensen asked what type of material is the mechanical screen. (stucco) She responded that it needs to show on the sections and elevations.

Chair Song asked if the mechanical units could be on the ground. (not a split unit - just a heat pump on roof)

Member Purnel noted concern about the pedestrian circulation, overhang of parked cars onto sidewalk; and sidewalks to the units are narrow at 4' - (can be widened to 5'). Also, the tree placement is too close to the sidewalk and tree space #6 needs more area for root growth.

Member Lockyer commented that they may need to increase the depth of the parking spaces and add another tree planter. He asked what the window material is. Are the actual doors as shown on the plan?

Member Rotman asked what the inspiration is for the overhangs around the doors and windows. He noted concern with the roof plan and slope.

Chair Song noted concern about the sliding door and entry door relationship on units 1, 3 & 4 - it needs separation between the entry and outdoor space. She also had a

concern with the overhangs on the north side of the building.

Member Lockyer recapped the items of concern:

- Complete materials board with doors and windows.
- Show mechanical equipment screening.
- Increase tree sizes and locations.
- Increase depth of private sidewalk.
- Increase front planter area.

Member Secoy-Jensen said she appreciates the apartments at this location and understands the budget. She suggested referencing Irving Gill or local architects that did very interesting architecture but very simple that has a little more interplay of materials (space and shadows).

Member Purnel reiterated concern about the pedestrian path widths and the car overhang.

Member Rotman said he would like to see a different approach to the architectural design - proportions of the overhang are heavy. He said it would be nice to have a private outdoor space for each of the units.

M/S/C (Song/Lockyer, 6-1-0 absent Cassidy) Review by subcommittee (Rotman, Purnel and Lockyer (alternate) and return to AAC for final review.



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JUN 14 2017

**PLANNING SERVICES
DEPARTMENT**

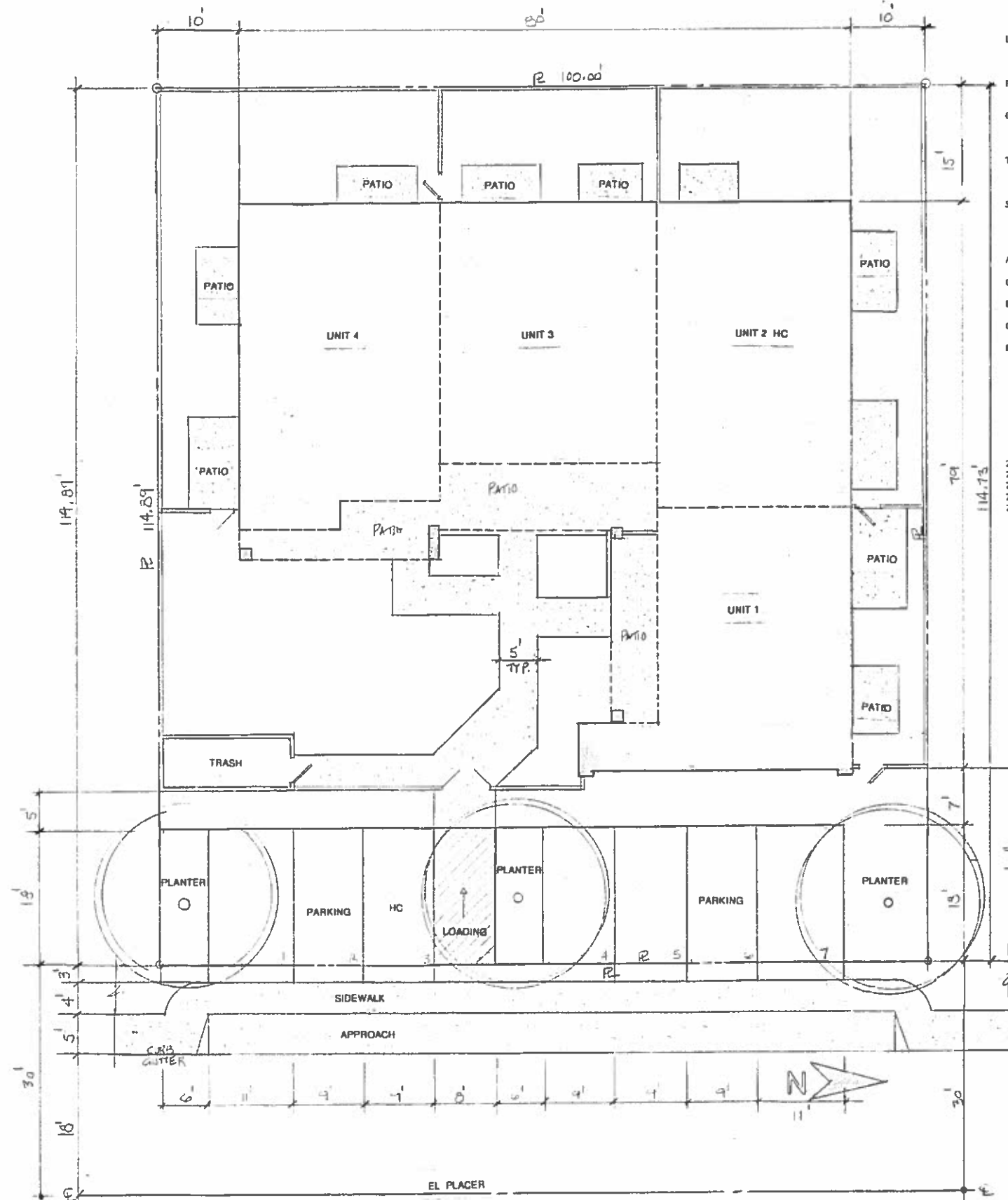
3. 4011

George Yousef 4-Plex Apartments

Designer: STAN POLLAKUSKY 760-333-9998
 81708 Avenida Celaya
 Indio, CA 92203 stanpollakusky@gmail.com
Project Address: 514 El Placer
 Palm Springs, CA 92264
Owner: George Yousef 760-275-3184
 2370 N. Farrell Drive
 Palm Springs, CA 92262 georgey2370@yahoo.com
Title 24 Energy Calc: Joan Hacker 760-345-1352
 72875 Fred Waring Drive Suite C
 Palm Desert, CA 92211 joanhacker36@yahoo.com
Structural Engineer: Joanne Singer 760-625-7426
 40 530 Kinsale Place
 Indio, CA 92203 safacireef@yahoo.com
APN: 680 035-016
Occupancy Group: R-2 PSP Zoning: R-2
Building Use: 4 Plex Apartment - One Story
Construction: V-B Sprinkled
Building Data: Lot Area: 11400 SF
 Total Living Space: 3931 SF
 % Coverage: 34.5 %

Applicable Codes

2016 CA Administrative Code	2016 CA Plumbing Code
2016 CA Building Code	2016 CA Fire Code
2016 CA Residential Code	2016 CA Green Building Code
2016 CA Electrical Code	2016 Referenced Standards code
2016 CA Mechanical Code	2016 CA Energy Code



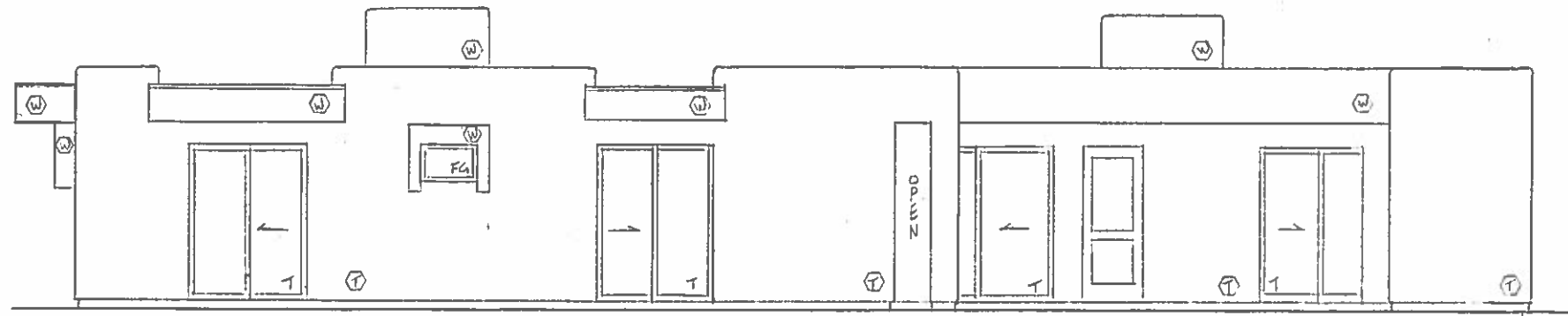
LOT AREA	11,400 SF
BUILDING	3931 SF 34.5 %
PARKING	1404 SF 12.3 %
LANDSCAPE	6065 SF 53.2 %

SITE PLAN

1/8" = 1'

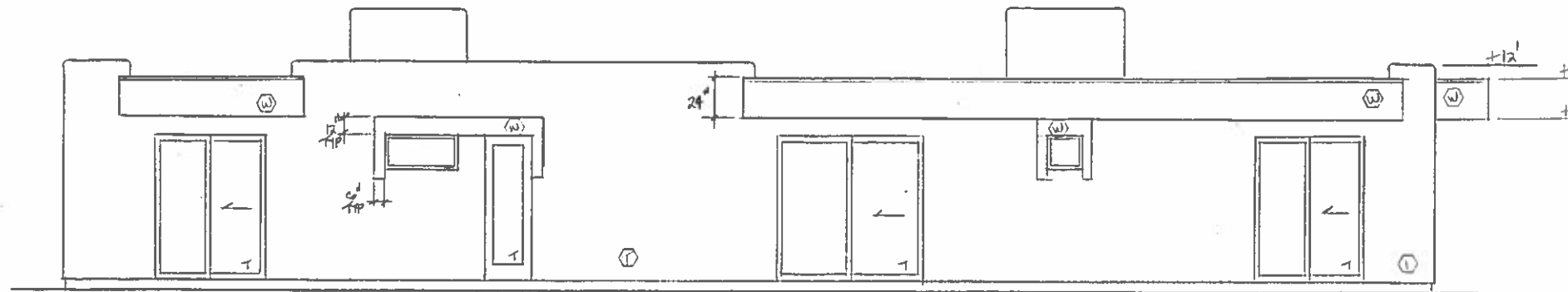
4-PLEX 514 EL PLACER





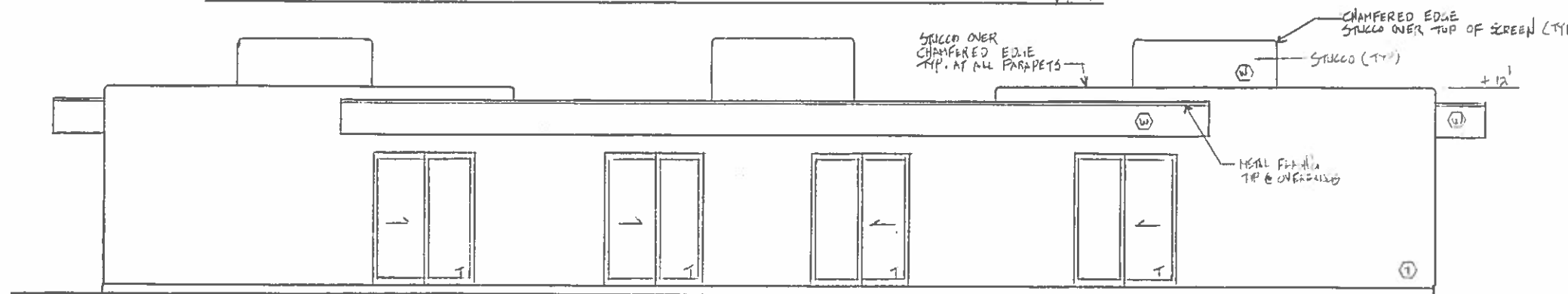
SOUTH ELEVATION

1/4"=1'



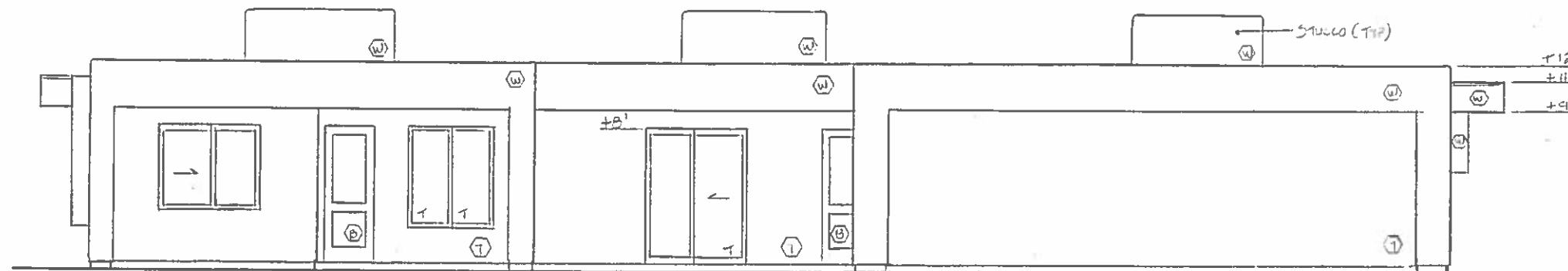
NORTH ELEVATION

1/4"=1'



WEST ELEVATION

1/4"=1'

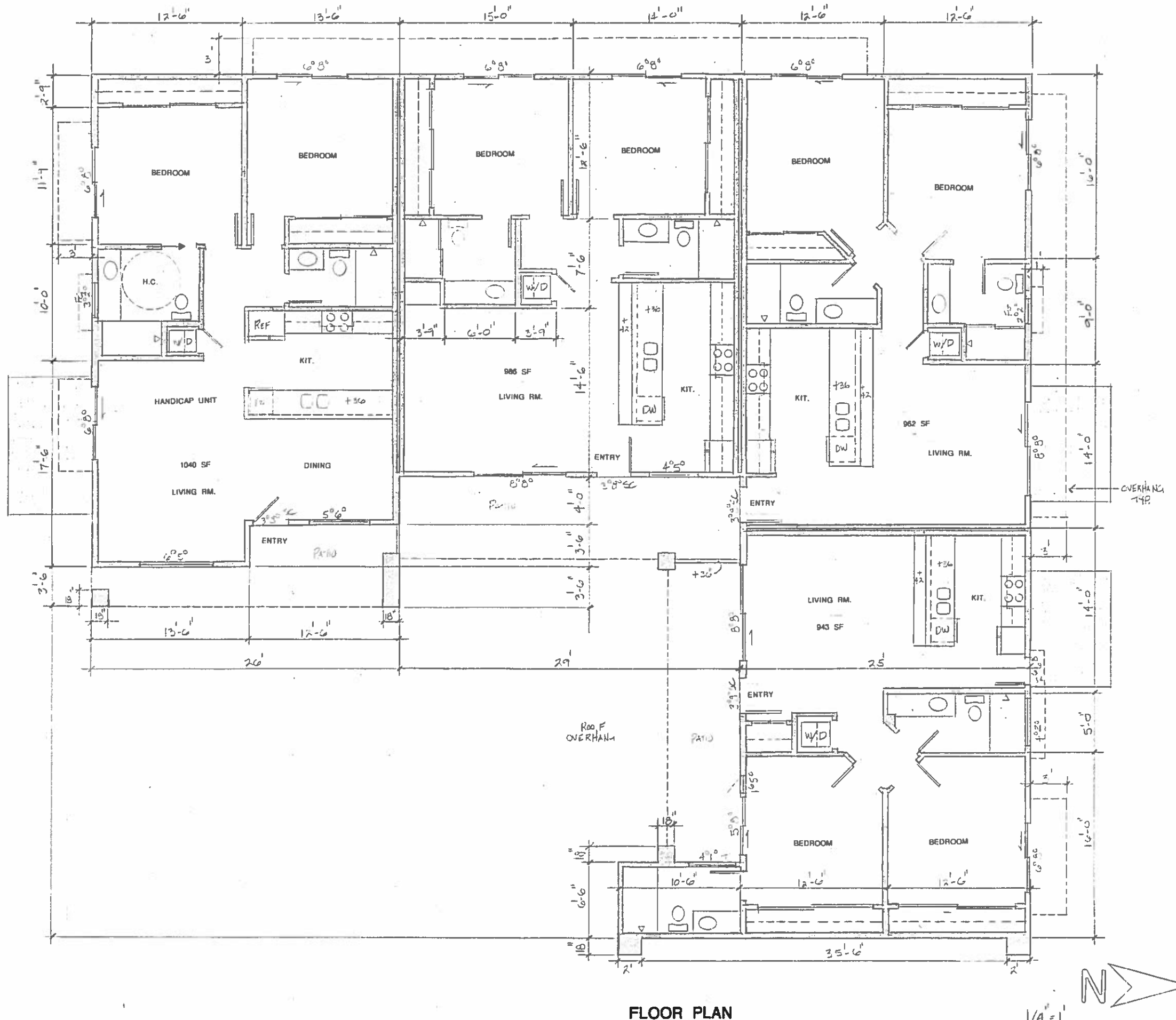


EAST ELEVATION

1/4"=1'

- MATERIAL COLORS
- CLASSIC SAND (TAN) (T)
 - CASA BLANCA (WHITE) (W)
 - LANYARD (BROWN) (B)

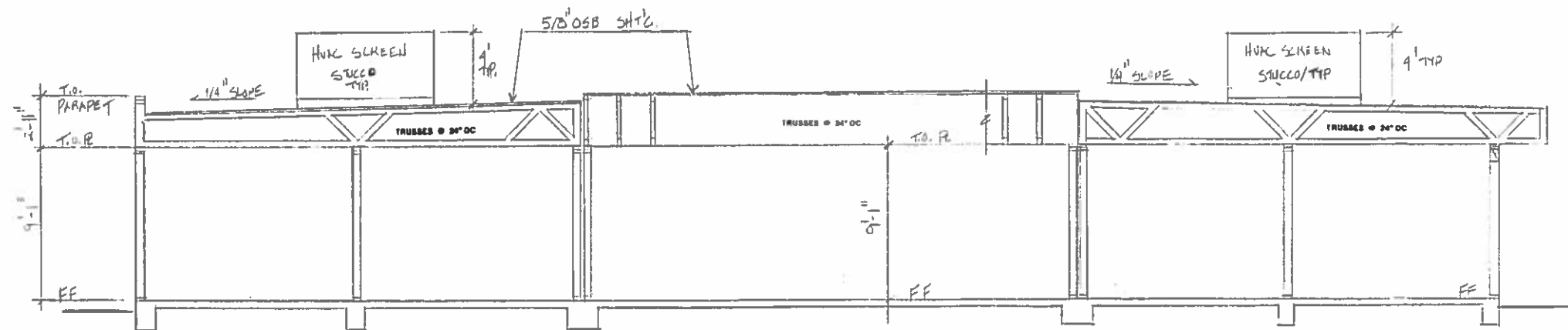
ELEVATIONS



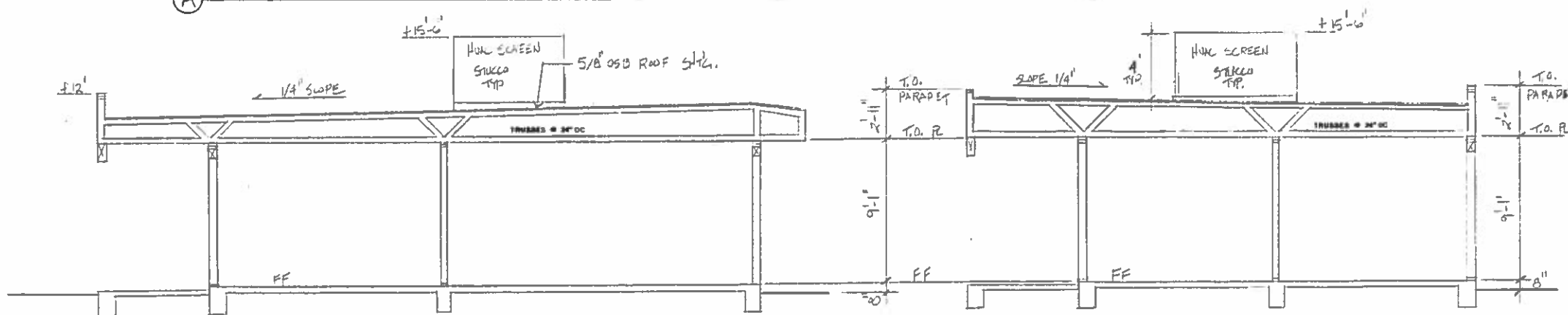
FLOOR PLAN

1/4" = 1'

4 PLEX APARTMENTS

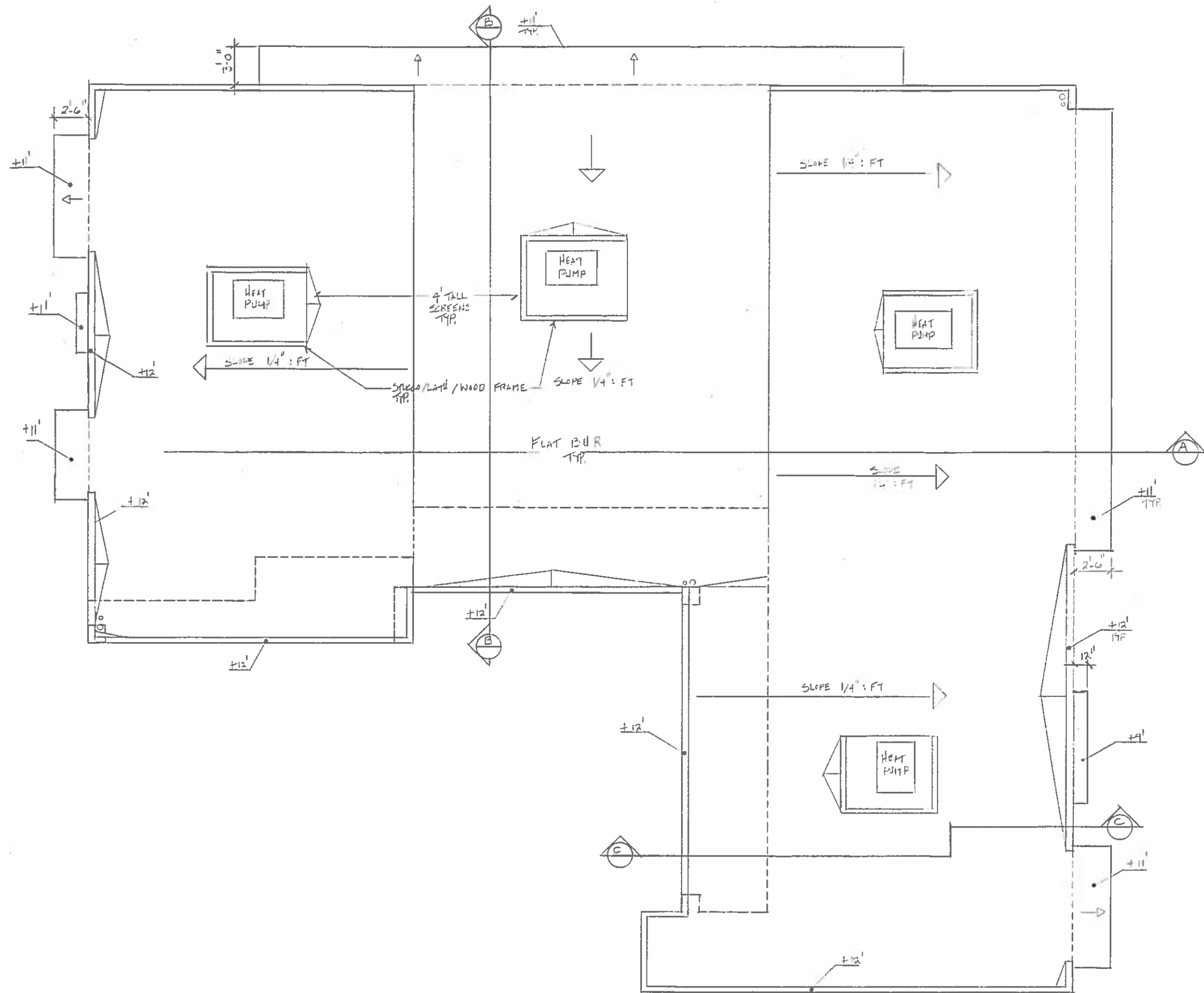


(A) SECTION



(B) SECTION

(C) SECTION

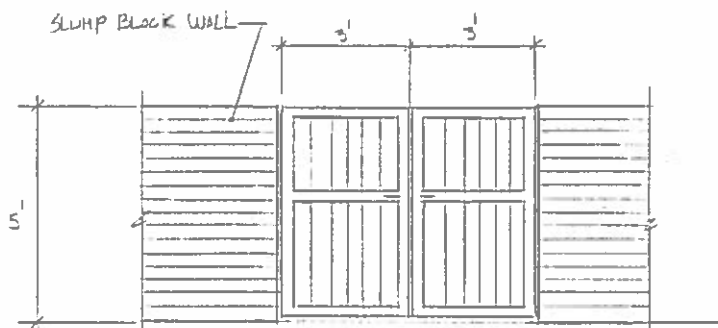


ROOF PLAN

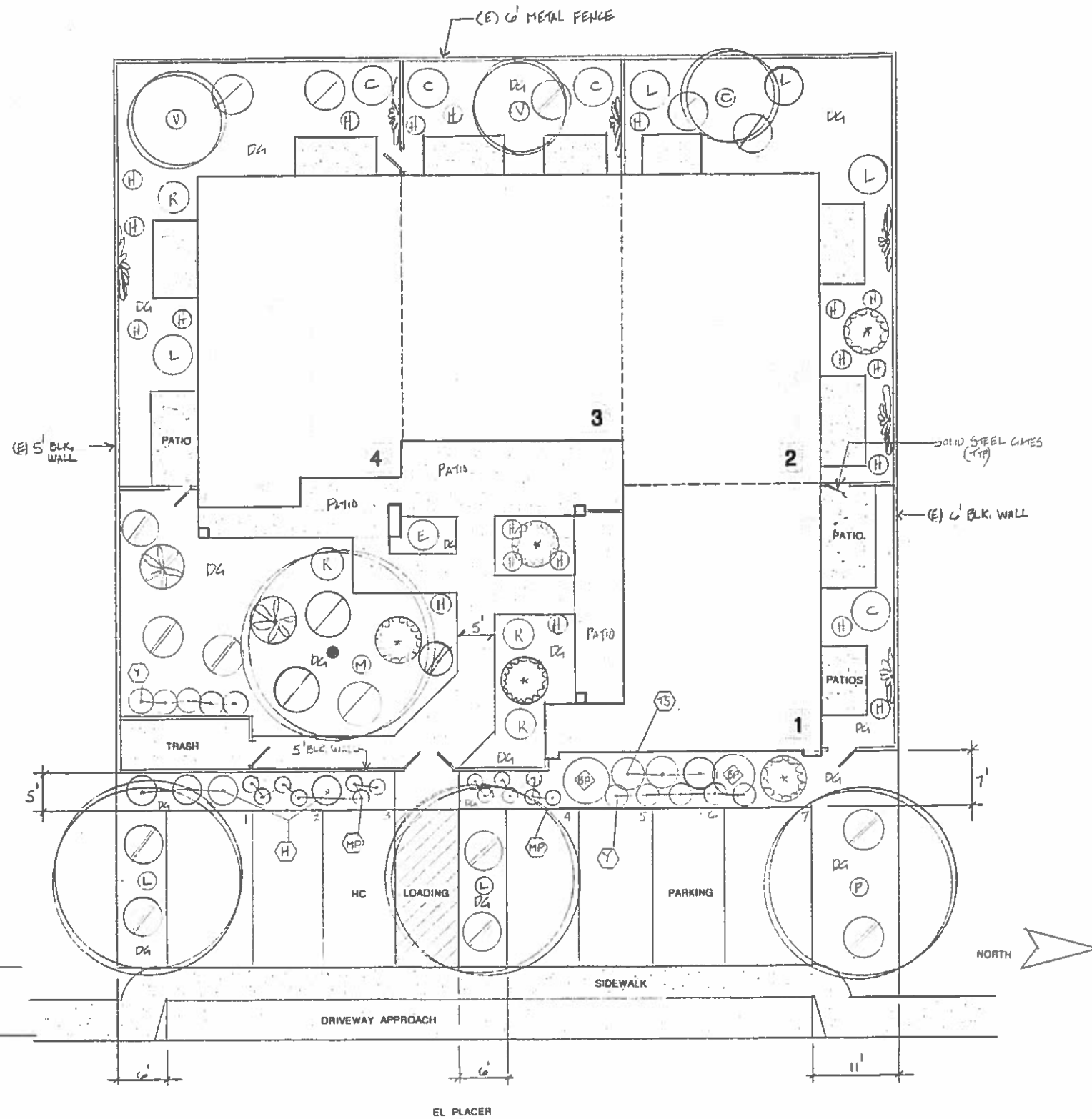
1/4" = 1'

LANDSCAPE LEGEND

Symbol	Name	Size	Qty
Trees			
	Chamaerops Humilis - Mediterranean Fan Palm	15 gal.	5
	Citrus X Sinensis - Valencia Orange Tree	24" Box	2
	Citrus Limon - Lemon Tree	24" Box	1
	Melaleuca Quinquenervia - Melaleuca	24" Box	1
	Cercidium "Desert Museum" Palo Verde	24" Box	1
	Lagerstromia Indica - Crape Myrtle	24" Box	2
Shrubs / Vines			
	Agave Tequiliana - Blue Agave	5 gal.	2
	Calliandra Haematocephala - Pink Powder Puff	5 gal.	6
	Carissa "Green Carpet" - Green Carpet	5 gal.	7
	Cassia Hemophila - Feathery Cassia	5 gal.	4
	Euphorbia Tirucalli - Pencil Cactus	5 gal.	1
	Evolvulus Glomeratus - Blue Daze	5 gal.	11
	Hesperaloe Parvifolia - Red Yucca	5 Gal	21
	Leucophyllum Laevigatum - Chihuahu Sage	5 gal.	4
	Ruellia Simplex - Mexican Petunia	1 gal.	14
	Russelia Equisetiformis - Firecracker Plant	5 gal.	4
	Caesalpinia Pulcherrima - Mexican Bird of Paradise	5 gal.	2
	Tecoma Stans - Gold Star	5 gal.	3
	Lantana Camara - Lantana	1 gal.	18
Ground Cover			
D.G.	Brimstone D.G.	3/8" minus	2" deep



WROUGHT IRON FRONT ENTRY GATE

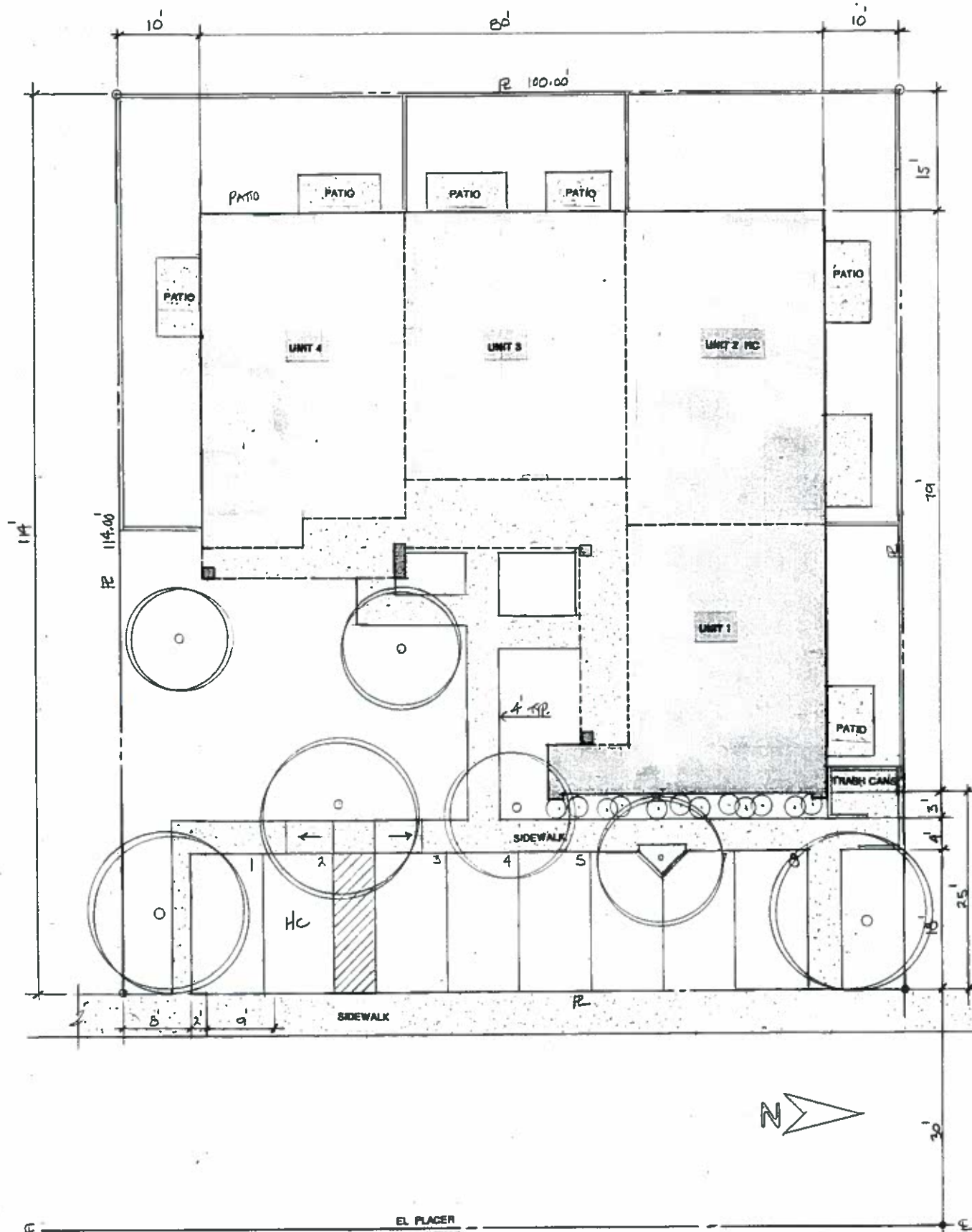


LANDSCAPE PLAN

1/8" = 1'

514 EL PLACER

ORIGINAL PLANS



George Yousef 4-Plex Apartments

Designer: STAN POLLAKUSKY 760-333-9998
 81708 Avenida Celaya
 Indio, CA 92203 stanp1943@gmail.com
Project Address: 514 El Placer
 Palm Springs, CA 92264
Owner: George Yousef 760-275-3184
 2370 N. Farrell Drive
 Palm Springs, CA 92262 georgey2370@yahoo.com
Title 24 Energy Calc: Joan Hacker 760-345-1352
 72875 Fred Waring Drive Suite C
 Palm Desert, CA 92211 jthacker36@yahoo.com
Structural Engineer: Joanne Singer 760-625-7426
 40-530 Kinsale Place
 Indio, CA 92203 safarirec@yahoo.com
APN: 680-035-016
Occupancy Group: R-2 PSP Zoning: R-2
Building Use: 4-Plex Apartment - One Story
Construction: V-B Sprinkled
Building Data: Lot Area: 11400 SF
 Total Living Space: 3931 SF
 % Coverage: 34.5 %

Applicable Codes

2016 CA Administrative Code	2016 CA Plumbing Code
2016 CA Building Code	2016 CA Fire Code
2016 CA Residential Code	2016 CA Green Building Code
2016 CA Electrical Code	2016 Referenced Standards code
2016 CA Mechanical Code	2016 CA Energy Code

LOT AREA	11,400 SF
BUILDING	3931 SF 34.5 %
PARKING	1484 SF 12.9 %
LANDSCAPE	6085 SF 52.2 %

RECEIVED

FEB 27 2017

PLANNING SERVICES
DEPARTMENT

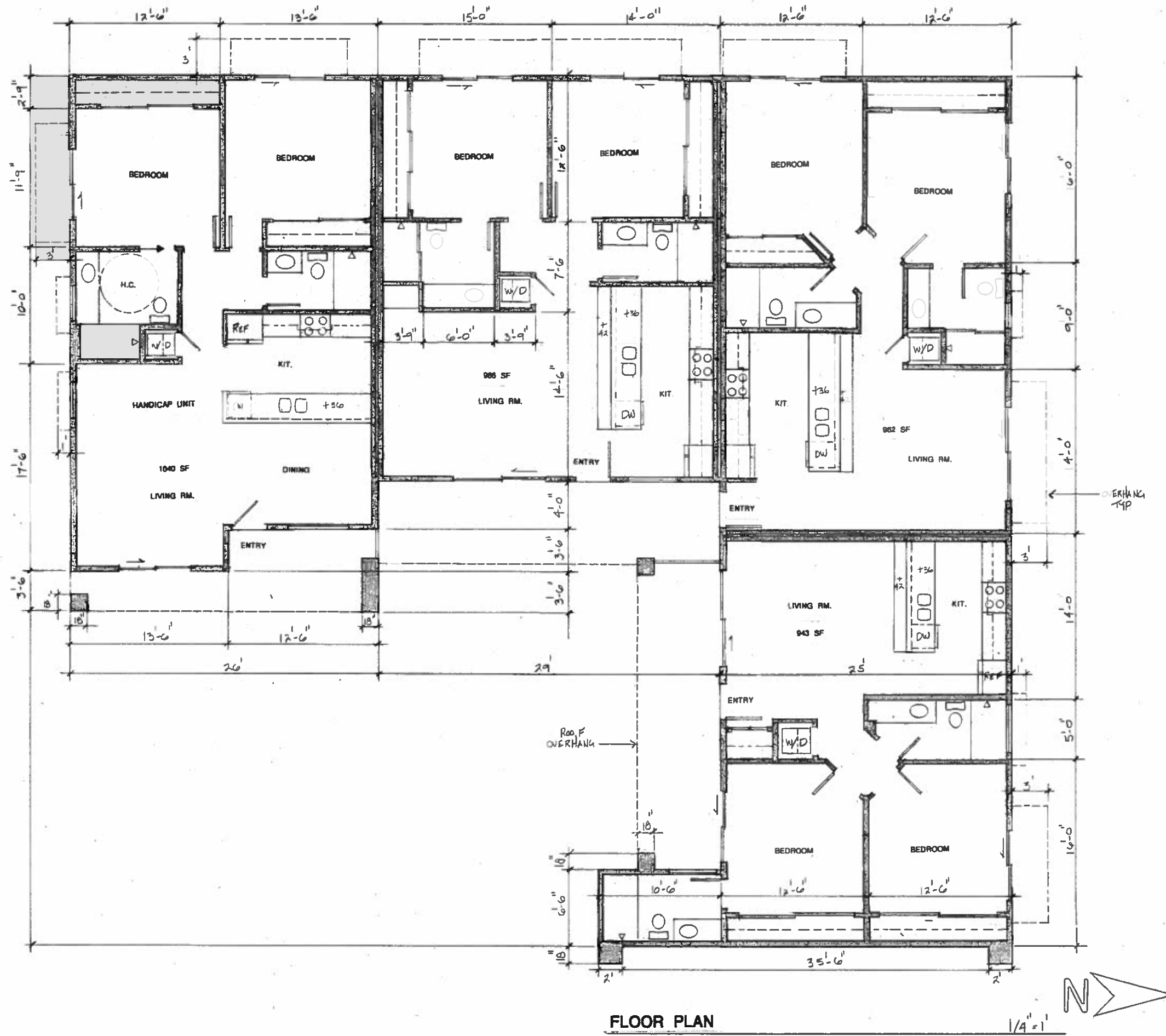
SITE PLAN

1/8" = 1'

4-PLEX 514 EL PLACER

3.40111

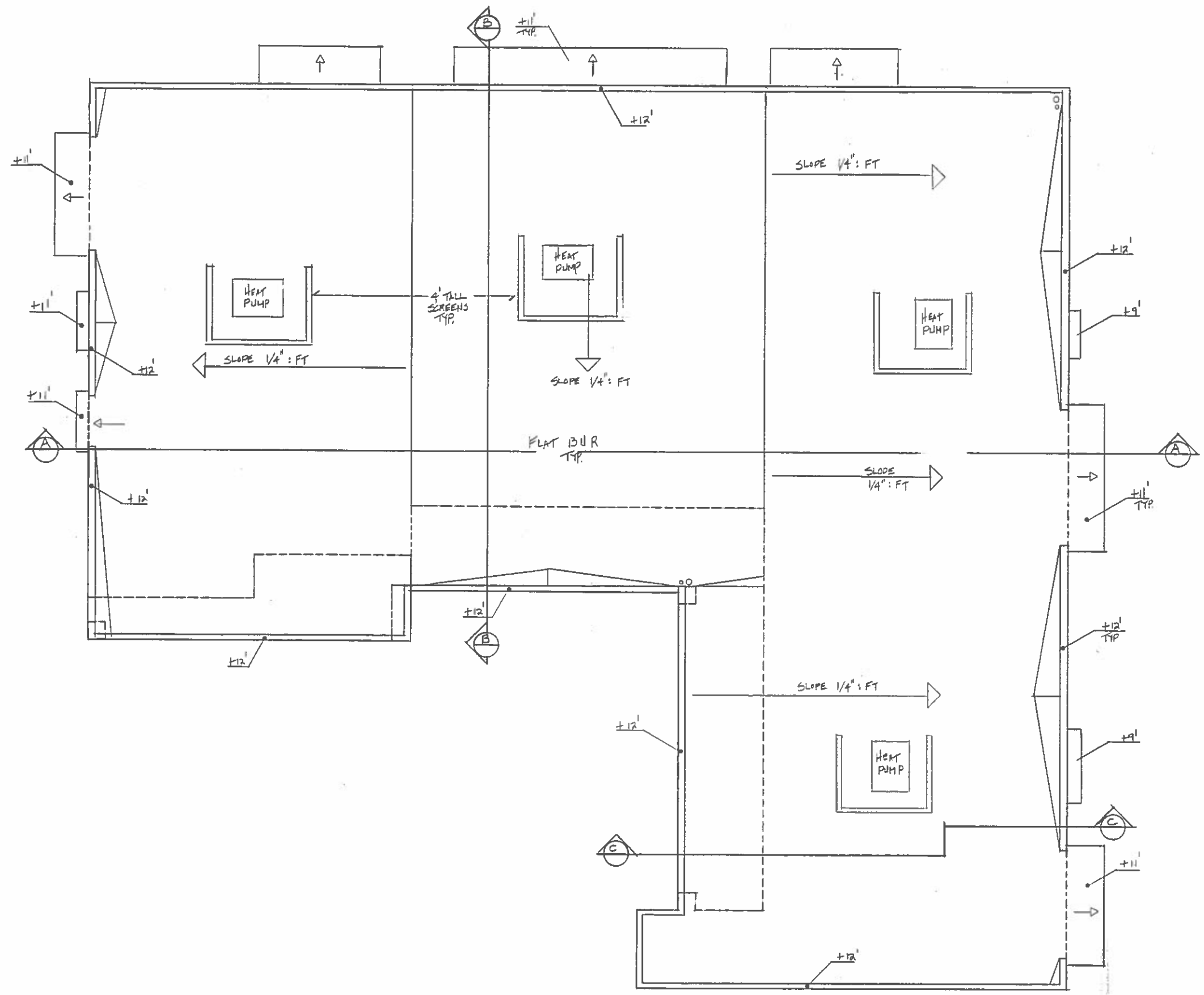




FLOOR PLAN

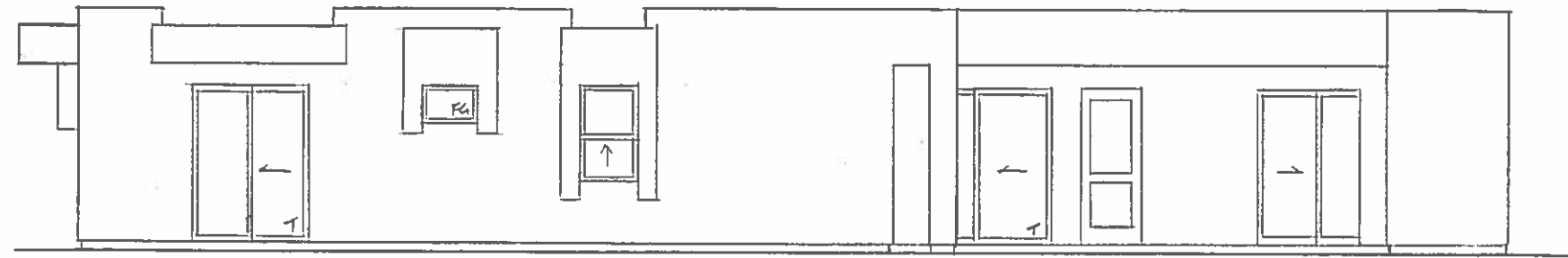
1/4" = 1'

4 PLEX APARTMENTS



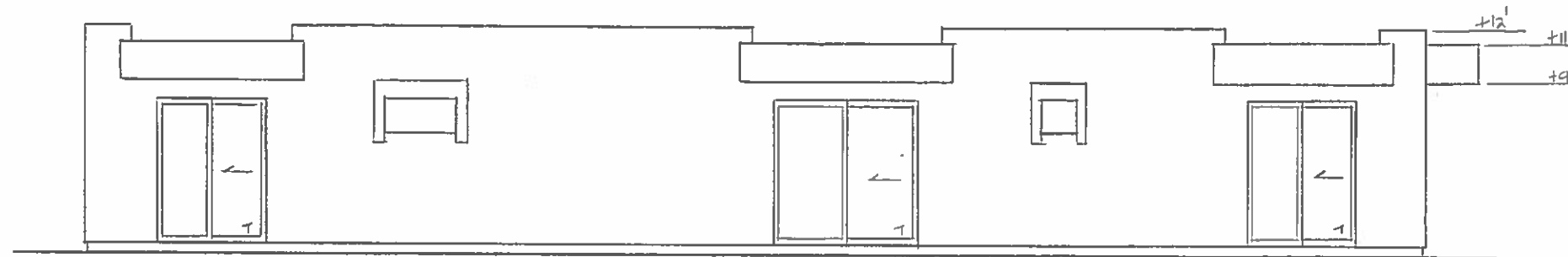
ROOF PLAN

1/4" = 1'



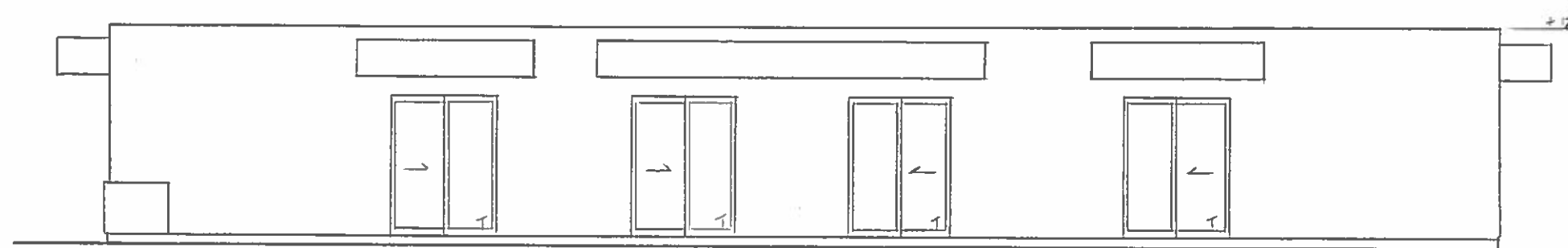
SOUTH ELEVATION

1/4" = 1'



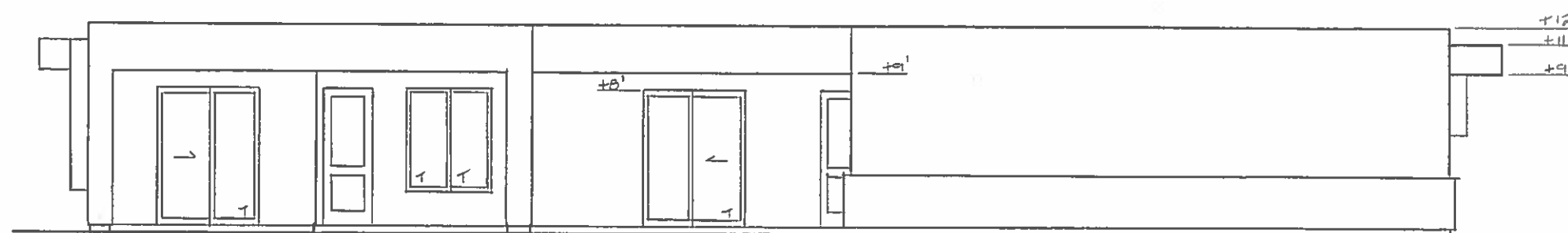
NORTH ELEVATION

1/4" = 1'



WEST ELEVATION

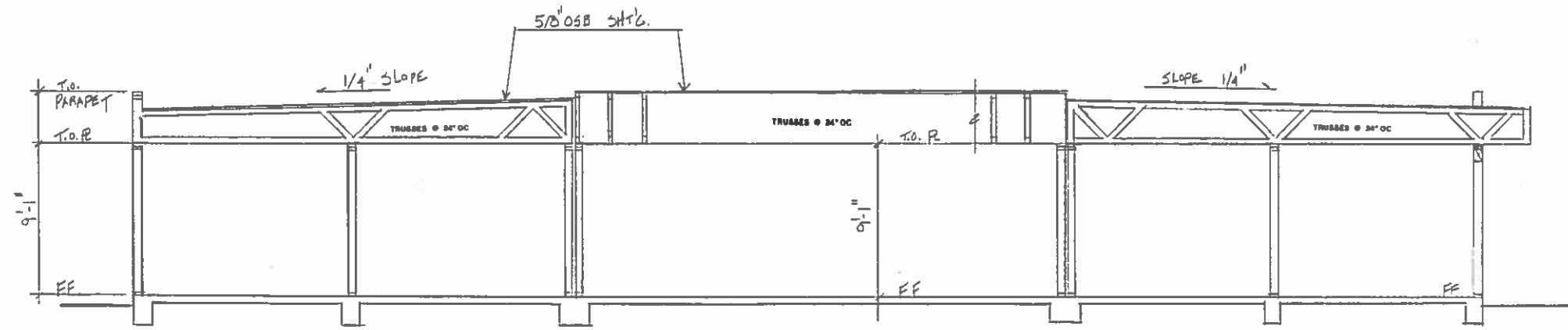
1/4" = 1'



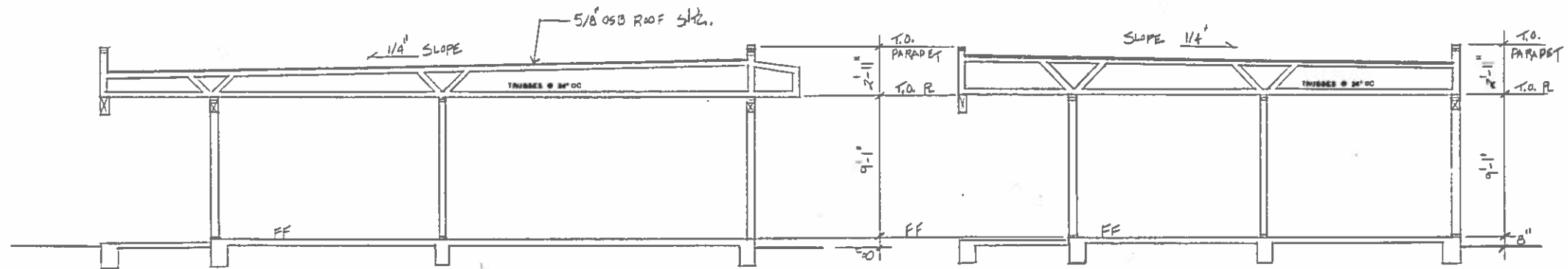
EAST ELEVATION

1/4" = 1'

ELEVATIONS



(A) SECTION



(B) SECTION

(C) SECTION

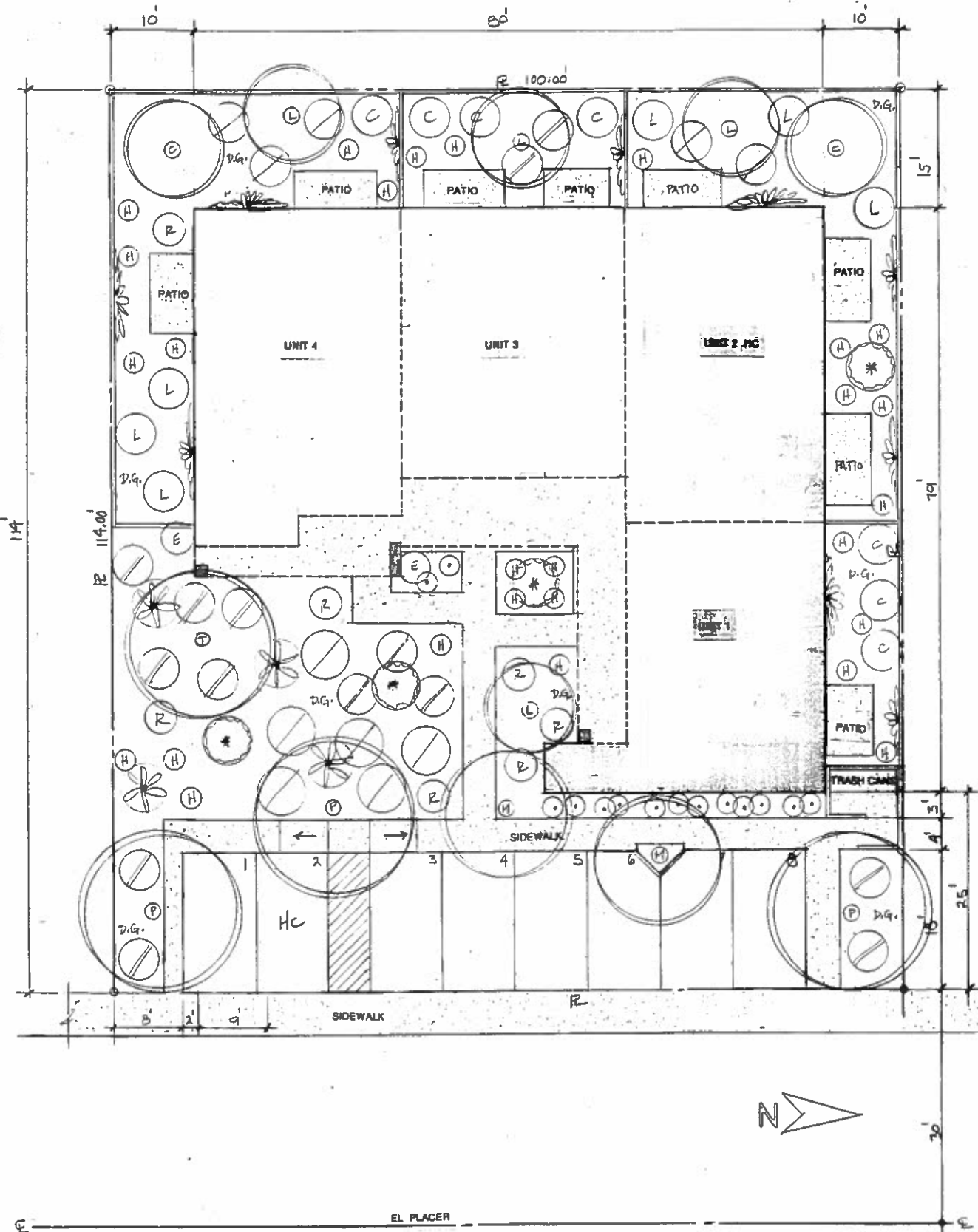
SECTIONS



Water Wise Landscape

PLANT LEGEND			
SYMBOL	NAME	SIZE	QTY
TREES			
(P)	Chamaerops humilis - Mediterranean Fan Palm	15 gall	3
(C)	Citrus	24" bx	2
(L)	Lagerstromia indica - Crape Myrtle	24" bx	4
(H)	Melaleuca quinquenervia - Melaleuca	24" bx	2
(B)	Cercidium 'Desert Museum' - Palo Verde	24" bx	3
(T)	Tipuana tipu - Tipou tree	24" bx	1
SHRUBS / VINES			
(A)	Agave tequiliana - Blue Agave	5 gall	4
(K)	Calliandra haematocephala - Pink Powder Puff	5 gall	10
(O)	Cassia 'Green Carpet' - Green Carpet	5 gall	11
(E)	Cassia hemophila - Feathery Cassia	5 gall	7
(C)	Euphorbia tirucalli - Pencil Cactus	5 gall	2
(E)	Evolvulus glomeratus - Blue Daze	5 gall	14
(H)	Hesperaloe parvifolia - Red Yucca	5 gall	27
(L)	Leucophyllum laevigatum - Chihuahu Sage	5 gall	6
(O)	Ruellia simplex - Mexican Petunia	5 gall	14
(R)	Russelia equisetiformis - Firecracker Plant	5 gall	7
GROUNDCOVERS			
(D.G.)	Brimstone D.G.	3/8" mulch	2 inches deep

Irrigation Notes
 All plants to be irrigated using a low pressure, low volume drip system with 2 GPH emitters on each shrub, 5 GPH emitters on each vine and three 5 GPH emitters on each tree and palm.



George Yousef 4-Plex Apartments

Designer: STAN POLLAKUSKY 760-333-9998
 81708 Avenida Celaya
 Indio, CA 92203 stanp1943@gmail.com

Project Address: 514 El Placer
 Palm Springs, CA 92264

Owner: George Yousef 760-275-3184
 2370 H. Farrell Drive
 Palm Springs, CA 92262 georgey2370@yahoo.com

Title 24 Energy Calc: Joan Hacker 760-345-1352
 72875 Fred Waring Drive Suite C
 Palm Desert, CA 92211 jenergy16@yahoo.com

Structural Engineer: Joanne Singer 760-625-7426
 40-530 Kinsale Place
 Indio, CA 92203 safarireef@yahoo.com

APN: 680-035-016

Occupancy Group: R-2 PSP Zoning: R-2

Building Use: 4-Plex Apartment - One Story

Construction: V-B Sprinkled

Building Data: Lot Area: 11400 SF
 Total Living Space: 3931 SF
 % Coverage: 34.5%

Applicable Codes

2016 CA Administrative Code	2016 CA Plumbing Code
2016 CA Building Code	2016 CA Fire Code
2016 CA Residential Code	2016 CA Green Building Code
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LOT AREA	11,400 SF
BUILDING	3931 SF 34.5%
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LANDSCAPE	6065 SF 53.2%

SITE PLAN

1/8" = 1'

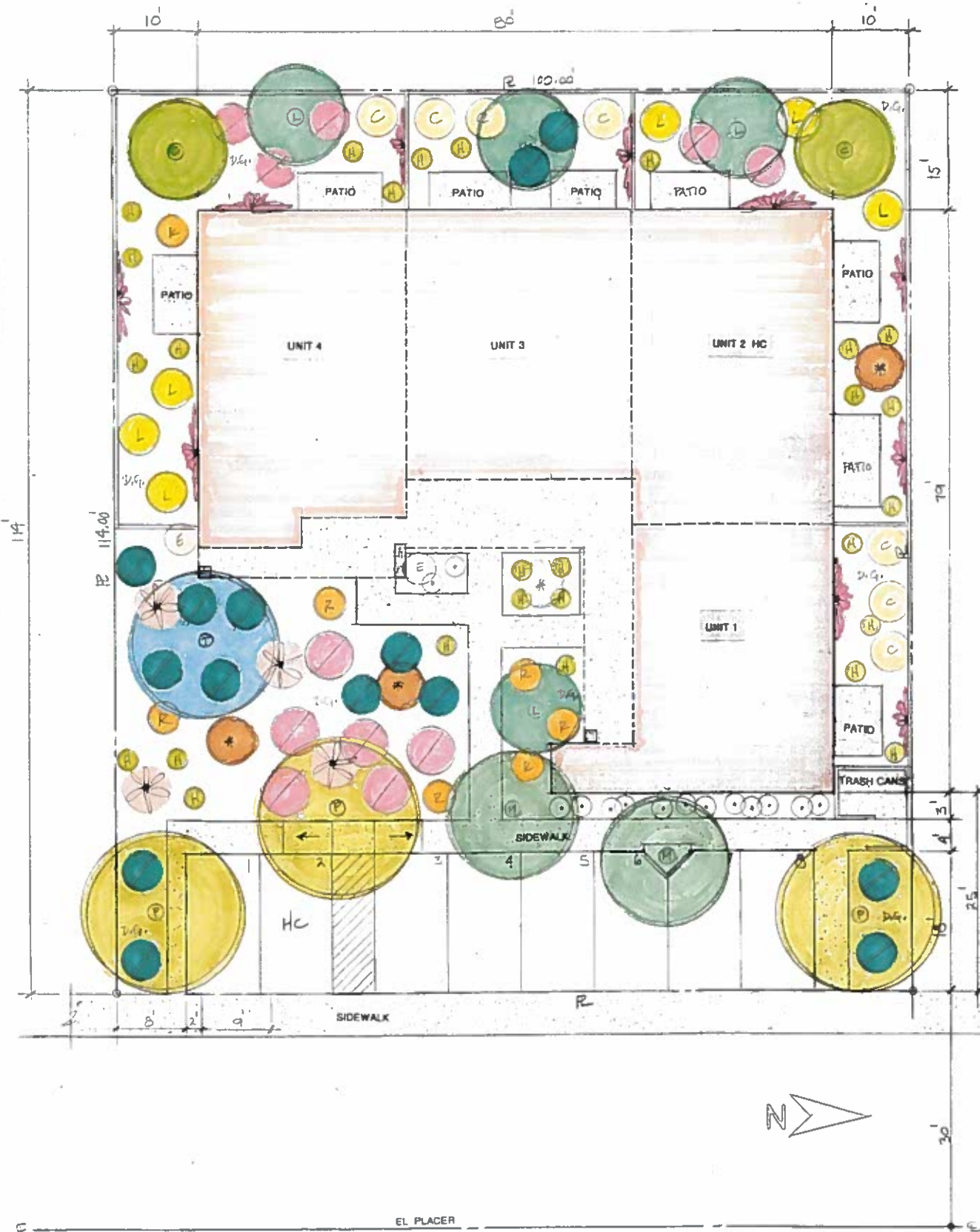
4-PLEX 514 EL PLACER



Water Wise Landscape

PLANT LEGEND			
SYMBOL	NAME	SIZE	QTY
TREES			
(C)	Chamaerops humilis - Mediterranean Fan Palm	15 gall	3
(D)	Citrus	24" bx	2
(L)	Lagerstromia indica - Cape Myrtle	24" bx	4
(M)	Melaleuca quinquenervia - Melaleuca	24" bx	2
(P)	Cercidium 'Desert Museum' - Palo Verde	24" bx	3
(T)	Tipuana tipu - Tipou tree	24" bx	1
SHRUBS / VINES			
(A)	Agave tequiliana - Blue Agave	5 gall	4
(B)	Calliandra haematocephala - Pink Powder Puff	5 gall	10
(C)	Carissa 'Green Carpet' - Green Carpet	5 gall	11
(E)	Cassia hemophila - Feathery Cassia	5 gall	7
(F)	Euphorbia tirucalli - Pencil Cactus	5 gall	2
(G)	Evolvulus glomeratus - Blue Daze	5 gall	14
(H)	Hesperaloe parviflora - Red Yucca	5 gall	27
(I)	Leucophyllum laevigatum - Chihuahu Sage	5 gall	6
(O)	Ruellia simplex - Mexican Petunia	5 gall	14
(R)	Russelia equisetiformis - Firecracker Plant	5 gall	7
GROUNDCOVERS			
(D.G.)	Brimstone D.G.	3.8' minus	3 inches deep

Irrigation Notes
 All plants to be irrigated using a low pressure, low volume drip system with 2 GPH emitters on each shrub, 5 GPH emitters on each vine and three 5 GPH emitters on each tree and palm.



George Yousef 4-Plex Apartments

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APN: 680-035-016

Occupancy Group: R-2 PSP Zoning: R-2

Building Use: 4-Plex Apartment - One Story

Construction: V-B Sprinkled

Building Data: Lot Area: 11400 SF
 Total Living Space: 3931 SF
 % Coverage: 34.5 %

Applicable Codes

2016 CA Administrative Code
 2016 CA Building Code
 2016 CA Residential Code
 2016 CA Electrical Code
 2016 CA Mechanical Code

2016 CA Plumbing Code
 2016 CA Fire Code
 2016 CA Green Building Code
 2016 Referenced Standards code
 2016 CA Energy Code

LOT AREA	11,400 SF
BUILDING	3931 SF 34.5 %
PARKING	1404 SF 12.3 %
LANDSCAPE	6065 SF 53.2 %

SITE PLAN / LANDSCAPE

1/8" = 1'

4-PLEX 514 EL PLACER

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