



## Planning Commission Staff Report

Date: April 22, 2009

Case No.: 3.3331 – SFR

Type: Hillside Single Family Residential (Addition)

Location: 700 West Ramon Road

APN: 513-550-005

Applicant: Hal J. Hall

General Plan: Estate Residential

Zone: R-1-A (Single-family Residential)

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: David A. Newell, Associate Planner

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### **PROJECT DESCRIPTION:**

The proposal is a request by Hal J. Hall, representative for Peter Halper (owner), for architectural approval to construct a 1,499 square foot addition to an existing single-family residence on an approximately 25,100 square foot lot located at 700 West Ramon Road.

### **RECOMMENDATION:**

That the Planning Commission approve Case No. 3.3331 SFR, a 1,499-square foot addition to an existing single-family residence at 700 West Ramon Road.

### **PRIOR ACTIONS:**

On April 6, 2009, the Architectural Advisory Committee reviewed the project and voted 6-0 to recommend approval of the project as submitted to the Planning Commission.

**BACKGROUND AND SETTING:**

The subject property is a hillside lot that is bounded by Ramon Road to the south, single-family residences to the east and north and a vacant lot to the west. The parcel is a standard lot that is generally square in shape and is approximately 170 wide and approximately 150 feet deep.

The existing house is located on the rear of the lot and is approximately 1,686 square feet in area. There is an existing detached building behind the house on the north side of the property that contains a guest house and side entry carport facing the east property line. The surrounding Land Uses are tabled below:

**Table 1:** Surrounding designations and land uses

	General Plan	Zone	Land Use
North	Estate Residential	R-1-A	Single-Family Residence
South	Estate Residential	R-1-A	Single-Family Residence
East	Estate Residential	R-1-A	Single-Family Residence
West	Estate Residential	R-1-A	Vacant

**ANALYSIS:**

*Zoning*

The proposed project is a single-family residence within the R-1-A Zone. Pursuant to the City of Palm Springs Zoning Code, Section 92.01.01(A) (1), permanent single-family dwellings are permitted within the R-1-A Zone.

*Development Standards*

Details of the property development standards for the proposed project in relation to the requirements of the R-1-A Zone are shown in Table 2.

**Table 2:** Development Standards Compared with Proposed Project

	R-1-A Standards	Proposed Project (approx.)
Lot Area	20,000 square feet	25,100 square feet
Lot Width	130 feet	170 feet
Lot Depth	120 feet	150 feet
Front Yard	25 feet	47 feet
Side Yard	10 feet	79 feet & 36 feet
Rear Yard	15 feet	27 feet
Building Height	12 feet at setback 18 feet maximum	15 feet
Building Coverage	35%	15%
Dwelling Size	1,500 square feet minimum	3,706 square feet

The proposed development is consistent with all the parameters set by the R-1-A development standards.

### *Architecture*

The proposed addition is consistent with the existing residence. The architecture is a vernacular ranch style. The exterior is proposed to match the existing colors, materials and textures. The existing pool will be removed and a lap pool will be constructed on the west side of the property.

There are no required findings for architectural approval which do not require environmental assessments. Instead, the Zoning Code Section 94.04.00(D)(1-9) provides guidelines for the architectural review of development projects to determine that the proposal will provide a 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 addition has a harmonious relationship with the existing house and site topography. The addition will be adjacent to the existing home and towards the center of the property.

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 surrounding properties are all zoned for single-family residences, with several of the adjacent properties having existing custom single-family residences. The project creates a visual harmony within the neighborhood through a consistency in land use and similar development patterns. The architecture of the proposed addition is similar in design to the existing house and is of minimal impact to 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 addition does not exceed the maximum height of eighteen feet, and the addition is outside all setback areas. The overall mass of the addition is consistent with the existing house.

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

The architecture is a vernacular ranch style. The proposed structures incorporate a variety of architectural features such as natural stone, wood and stucco. The exterior is proposed to match the existing colors, materials and textures.

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;*

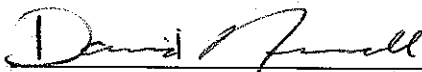
All existing landscaping on the site will remain. The existing pool will be removed and a lap pool will be constructed on the west side of the property. No other changes are proposed as part of this application.

#### **CONCLUSION:**

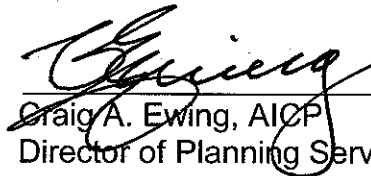
The proposed project is allowed by right-of-zone and is consistent with the City of Palm Springs Zoning Code. The addition has received a recommendation of approval from the Architectural Advisory Committee. Therefore, Staff is recommending approval of Case No. 3.3331 – SFR Addition.

#### **ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt per Section 15303(e)(new single family residence).



David A. Newell  
Associate Planner



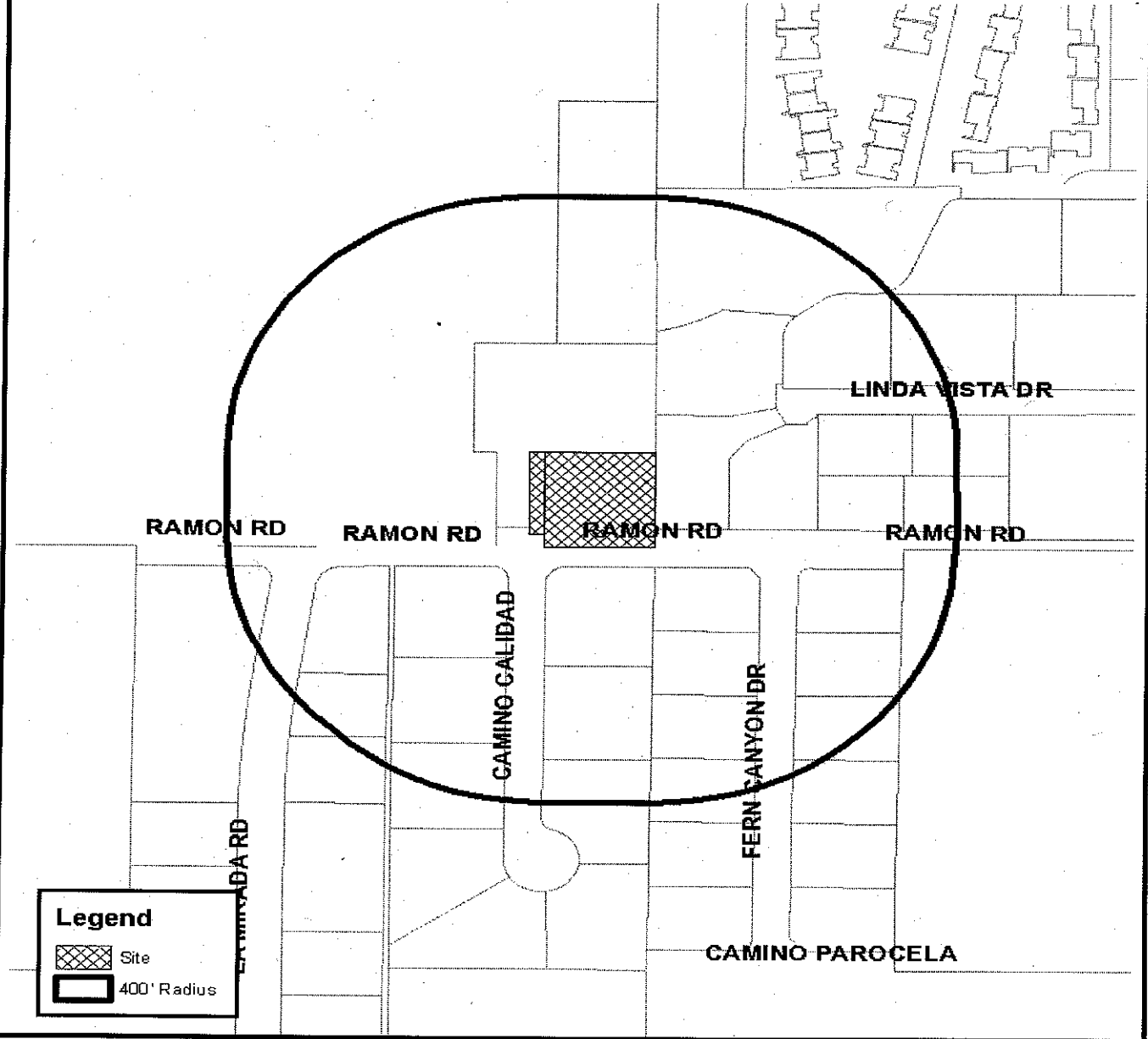
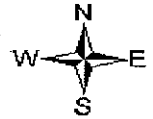
Craig A. Ewing, AICP  
Director of Planning Services

#### **Attachments:**

- Vicinity Map
- Draft Resolution with Conditions of Approval
- Site / Demolition Plan (Sheet A-1)
- Floor Plan (Sheet A-2)
- Roof Plan (Sheet A-3)
- Elevations (Sheet A-5)



# Department of Planning Services Vicinity Map



**Legend**

-  Site
-  400' Radius

## CITY OF PALM SPRINGS

**CASE NO:** 3.3331 SFR

**APPLICANT:** Hal J. Hall

**DESCRIPTION:** To construct a 1,499 sq. ft. addition to an existing single-family residence on an approximately 25,100 sq. ft. hillside lot located at 700 West Ramon Road, Zone, R-1-A, Section 15, APN: 513-550-005.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING CASE NO. 3.3331 SFR, AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 700 WEST RAMON ROAD, ZONE R-1-A, SECTION 15.

WHEREAS, Peter Halper, "applicant", has filed an application with the City pursuant to Section 94.04.00 of the Zoning Code for a 1,499 square foot addition to an existing single family residence located at 700 West Ramon Road, APNs: 513-550-004 & 513-550-005, Zone R-1-A, Section 15; and

WHEREAS, on April 6, 2009, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, on April 22, 2009, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, 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 as a Class III exemption (new single family residence) pursuant to Section 15303(a) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt, Class III, per Section 15303(e), a new single family residence.

Section 2: Pursuant to the requirements of Section 94.04.00(E) of the Palm Springs Zoning Code, in accordance with the guidelines established in Section 94.04.00(D), the Planning Commission has reviewed 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 addition has a harmonious relationship with the existing house and site topography. The addition will be adjacent to the existing home and towards the center of the property.

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 surrounding properties are all zoned for single-family residences, with several of the adjacent properties having existing custom single-family residences. The project creates a visual harmony within the neighborhood through a consistency in land use and similar development patterns. The architecture of the proposed addition is similar in design to the existing house and is of minimal impact to 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 addition does not exceed the maximum height of eighteen feet, and the addition is outside all setback areas. The overall mass of the addition is consistent with the existing house.

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,*

The architecture is a vernacular ranch style. The proposed structures incorporate a variety of architectural features such as natural stone, wood and stucco. The exterior is proposed to match the existing colors, materials and textures.

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;*

All existing landscaping on the site will remain. The existing pool will be removed and a lap pool will be constructed on the west side of the property. No other changes are proposed as part of this application.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.3331 SFR Addition, subject to those conditions setforth in Exhibit A.

ADOPTED this 22<sup>nd</sup> day of April, 2009.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services



RESOLUTION NO. \_\_\_\_\_

**EXHIBIT A**

Case 3.3331 SFR  
Halper Residence Addition

700 West Ramon Road

April 22, 2009

**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**

- ADM1 Project Description. This approval is for the project described per Case 3.3331 SFR, except as modified by the conditions below;
- ADM2 The site shall be developed and maintained in accordance with the approved plans, date stamped March 17, 2009, including site plans, architectural elevations and exterior materials and colors on file in the Planning Division, except as modified by the conditions below.
- ADM3 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.
- ADM4 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.
- ADM5 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 3.3331 SFR. 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.

- ADM6 Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM7 Time Limit on Approval. Approval of Architectural Applications is 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.
- ADM8 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.
- ADM9 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.

- ADM10 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).
- ENV1 Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 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. Outdoor Lighting Conformance. Any nonincandescent light source shall not be visible from off the property and shall be so arranged to reflect light away from adjoining properties and streets. No lighting of hillsides is permitted.
- PLN 2. Flat Roof Requirements. Roof materials on flat roofs must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 and minimum initial solar reflectance of 0.70. Only matte (non-specular) roofing is allowed in colors such as off-white, beige or tan. Bright white should be avoided where possible."
- 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 Code.
- 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. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 6. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 7. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

#### **POLICE DEPARTMENT CONDITIONS**

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

#### **BUILDING DEPARTMENT CONDITIONS**

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

#### **ENGINEERING DEPARTMENT CONDITIONS**

##### **SANITARY SEWER**

- ENG 1. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities.

##### **GRADING**

- ENG 2. Submit cut and fill quantities to City Engineer to determine if a Grading Plan is required. If required, the Grading Plan shall be submitted to the Engineering Division for review and approval by the City Engineer prior to issuance of grading permit. If the earthwork quantity is less than 50 cubic yards, a formal grading plan is not required. To qualify for the exemption, a signed original written statement of design earthwork quantities from the owner (or design professional, prepared on company letterhead) shall be provided to the Engineering Division. Exemption of a formal Grading Plan reviewed and approved by the City Engineer does not exempt the applicant from a site grading plan that may be required from the Building Department, or any other requirement that may be necessary to satisfy the Uniform Building Code.

- a. Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division 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 Division 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 Division 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; and a copy of Soils Report.
- ENG 3. Prior to approval of a Grading Plan, 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. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, 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 4. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

- ENG 5. 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 6. 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 7. 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 Division with the first submittal of a grading plan.
- ENG 8. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 9. 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 10. 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 (BMP's).

## GENERAL

- ENG 11. 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, 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 12. All proposed utility lines shall be installed underground.
- ENG 13. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 14. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.
- ENG 15. 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 Division 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 16. 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.

## MAP

ENG 17. The existing parcels identified by Assessor's Parcel Numbers 513-550-004 and 513-550-005 shall be merged. An application for a parcel merger shall be submitted to the Engineering Division for review and approval. A copy of a current title report and copies of record documents shall be submitted with the application for the parcel merger. The application shall be submitted to and approved by the City Engineer prior to issuance of a certificate of occupancy.

## TRAFFIC

ENG 18. 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 19. 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 for Streets and Highways, dated September 26, 2006, or subsequent editions in force at the time of construction.

## FIRE DEPARTMENT CONDITIONS

FID 1. These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated 3/10/2009. Additional requirements may be required at that time based on revisions to site plans.

FID 2. Fire Department Conditions were based on the 2007 California Fire Code. Four 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.

FID 3. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000



lbs. The grade of this access road along with the sharp turns will require unobstructed access at all times during construction.

- FID 4. **Buildings and Facilities (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. This residence fails to meet this requirement. The installation of an electronically activated gate at the driveway entrance and the installation of an automatic fire sprinkler system will be required to mitigate this deficiency.
- FID 5. **Premises Identification (CFC 505.1):** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4" high with a minimum stroke width of 0.5".
- FID 6. **Fire Flow (CFC 508.3):** Fire flow requirements for buildings or portions of buildings and facilities are estimated to be 1,000 GPM with the installation of fire sprinklers based on Appendix B of the 2007 CFC.
- FID 7. **Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. Hydrant #2548 meets this requirement. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.
- FID 8. **NFPA 13D Sprinkler System Required (903.6.2).** Automatic fire sprinkler system is required. An approved NFPA 13D automatic fire sprinkler system in any building under 3,000 square feet of gross floor area which is undergoing construction or alteration which adds square footage resulting in the total floor area of the building exceeding 3,000 square feet, said building shall require an approved automatic fire sprinkler system. The existing floor area consists of a 2,957 SF and will be adding an additional 1,555 SF during the remodel. The total proposed floor area is estimated at 4,612 SF resulting in a fire flow demand of 1,750 GPM. The automatic fire sprinkler system is required for the entire building including the guest house.
- FID 9. **Security Gates (503.6)** Secured automated vehicle gates or entries shall utilize approved Knox access switches as required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved

padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official. Existing 16' gate will need to provide one of the two approved Knox accesses depending on whether it is a manual or electronic gate.

- FID 10. **Residential Smoke Alarms Installation With Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3):** Provide Residential Smoke Alarms (FIREX # 0498 accessory module connected to multi-station FIREX smoke alarms or equal per dwelling and fire sprinkler flow switch). Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected so that operation of any smoke alarm causes all smoke alarms within the dwelling to sound.
- FID 11. **Audible Residential Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be out door rated.
- FID 12. **Residential Smoke Alarms (CFC 907.2.10):** Provide residential single and multiple-station smoke alarms which shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected.
- FID 13. **Wildland-Urban Interface Fire Area:** This building site is located in a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.
- FID 14. **Construction Methods & Requirements within Established Limits (CFC 4705.2)** Construction methods intended to mitigate wildfire exposure shall comply with the **California Building Code Chapter 7A**, and this chapter.

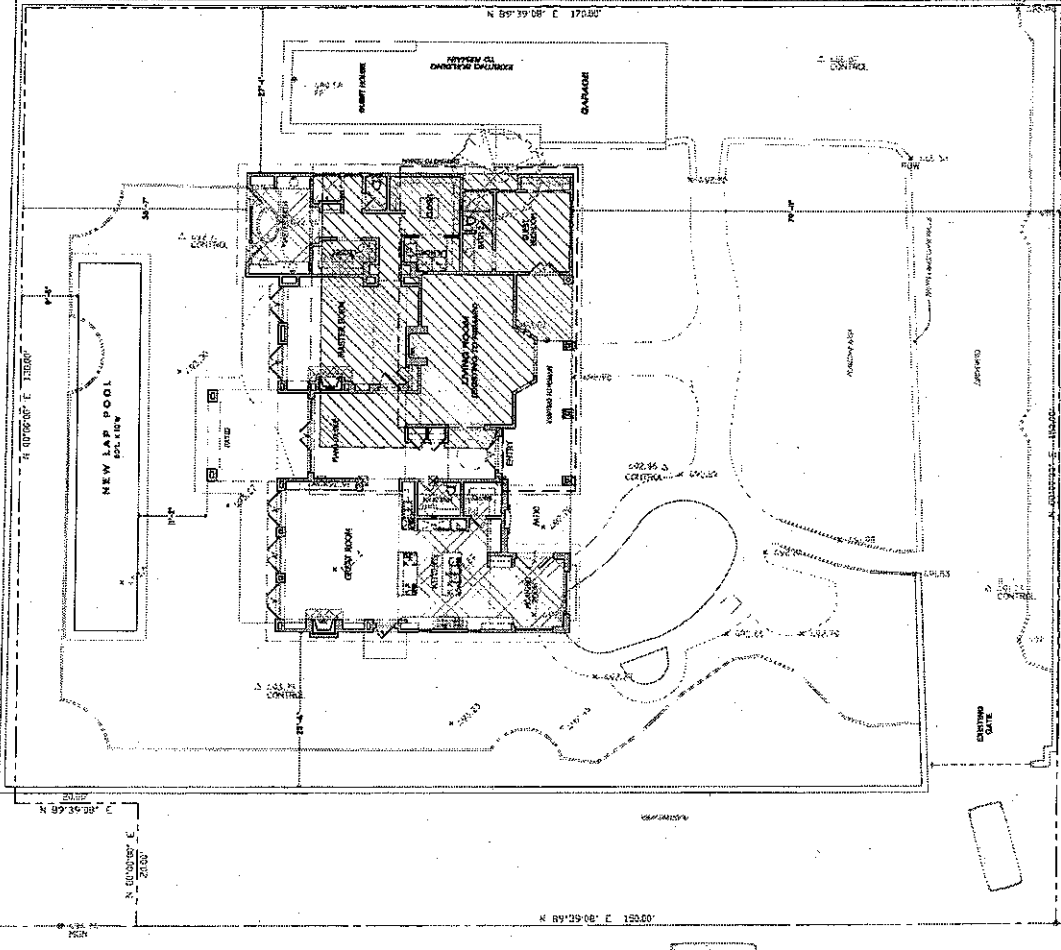
**END OF CONDITIONS**

EXISTING RESIDENCE	1856 SF
EXISTING GUEST HOUSE	520 SF
EXIST. COVERED PATIO	417 SF
EXISTING GARAGE	333 SF
<b>TOTAL</b>	<b>2857 SF</b>
NEW HOUSE	3185 SF
EXISTING GUEST HOUSE	520 SF
NEW COVERED PATIO	578 SF
EXISTING GARAGE	333 SF
<b>TOTAL</b>	<b>4617 SF</b>
NEW ADDITION TO MAIN HOUSE:	1480 SF
NEW ADDITION TO COYD PATIO:	96 SF
<b>TOTAL ADDS COVERED STRUCTURE:</b>	<b>1556 SF</b>

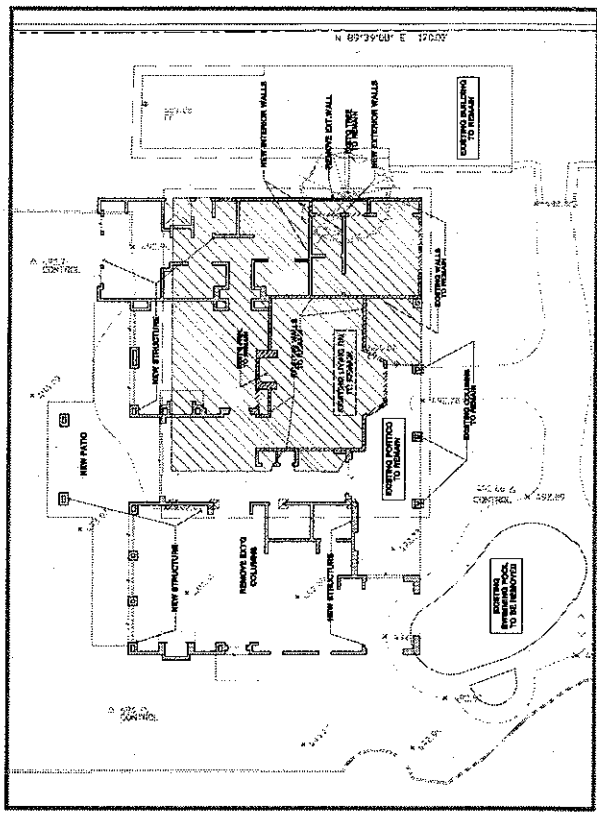
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**SITE PLAN**

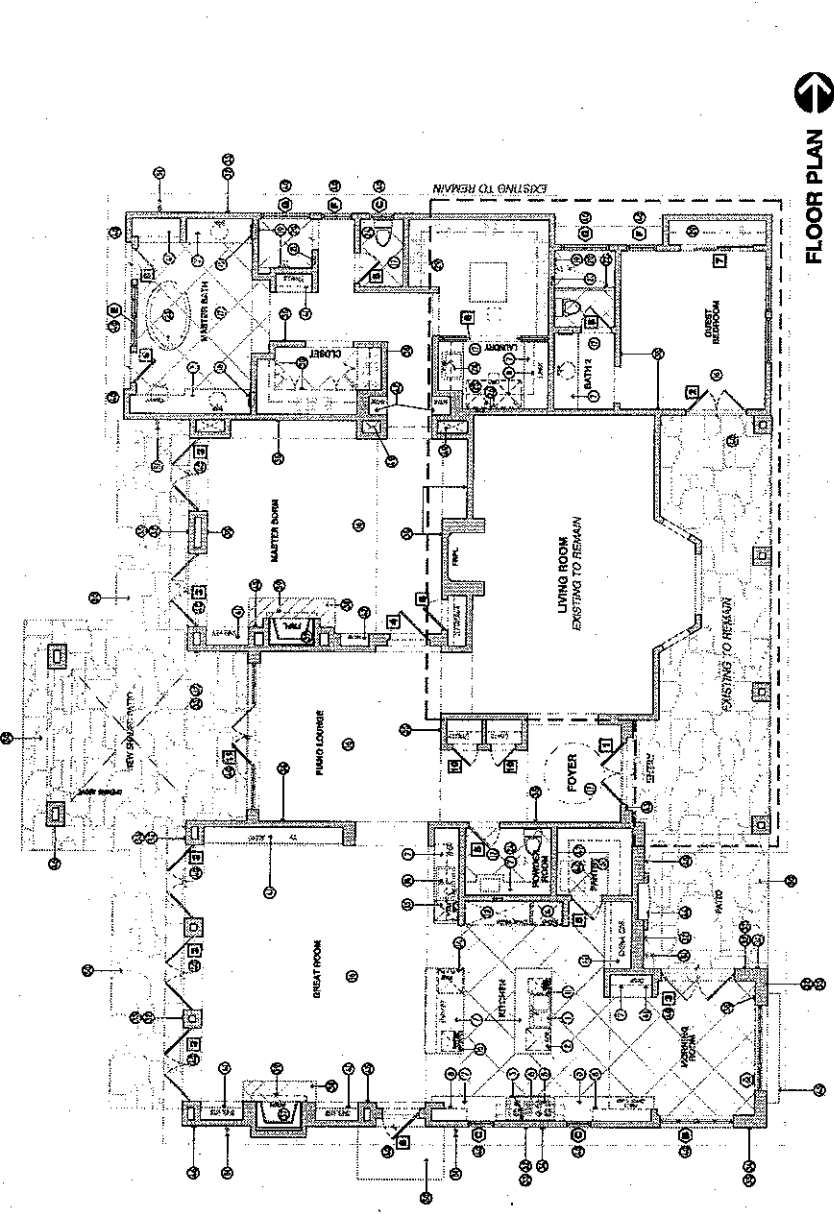


**DEMOLITION PLAN**



**FLOOR PLAN**

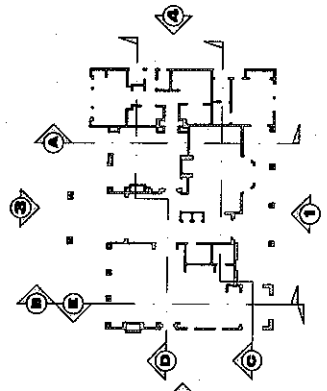
DATE: 30 MARCH 2009  
JOB NO: P10081  
SCALE: 1/8" = 1'-0"



**FLOOR PLAN**

**FLOORPLAN LEGEND**

1. INTERIOR STONE FLOORS ARE WITH CHANGES (EXISTING CONDITIONS BY HALLWAY, STAIRS)
2. REST IN CHAIRS (EXISTING CONDITIONS BY HALLWAY, STAIRS)
3. ALL INTERIOR WALLS TO BE PAINTED WITH A HIGH QUALITY INTERIOR PAINT.
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**FLOORPLAN NOTES**

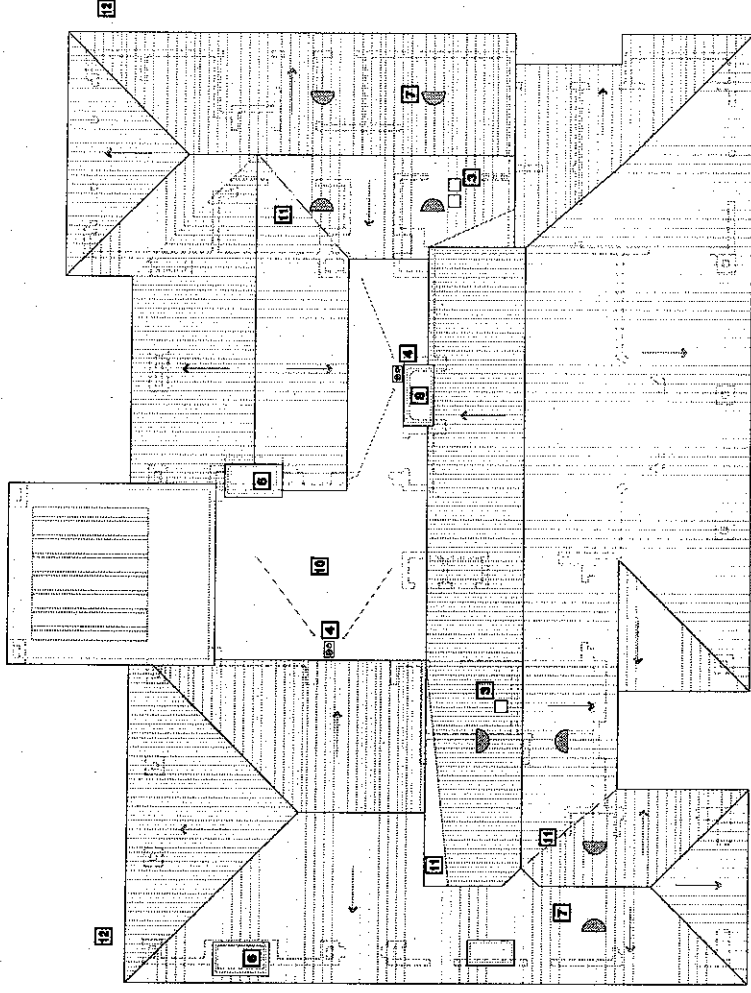
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**WINDOW SCHEDULE**

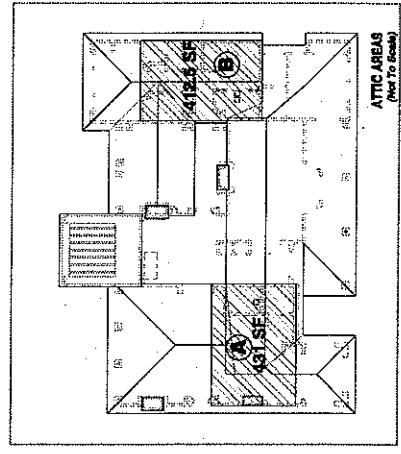
NO.	TYPE	SIZE	LOCATION
1	Double Hung	4' 0" x 6' 0"	Living Room
2	Double Hung	4' 0" x 6' 0"	Living Room
3	Double Hung	4' 0" x 6' 0"	Living Room
4	Double Hung	4' 0" x 6' 0"	Living Room
5	Double Hung	4' 0" x 6' 0"	Living Room
6	Double Hung	4' 0" x 6' 0"	Living Room
7	Double Hung	4' 0" x 6' 0"	Living Room
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17	Double Hung	4' 0" x 6' 0"	Living Room
18	Double Hung	4' 0" x 6' 0"	Living Room
19	Double Hung	4' 0" x 6' 0"	Living Room
20	Double Hung	4' 0" x 6' 0"	Living Room

**DOOR SCHEDULE**

NO.	TYPE	SIZE	LOCATION
1	Swing	3' 0" x 8' 0"	Living Room
2	Swing	3' 0" x 8' 0"	Living Room
3	Swing	3' 0" x 8' 0"	Living Room
4	Swing	3' 0" x 8' 0"	Living Room
5	Swing	3' 0" x 8' 0"	Living Room
6	Swing	3' 0" x 8' 0"	Living Room
7	Swing	3' 0" x 8' 0"	Living Room
8	Swing	3' 0" x 8' 0"	Living Room
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16	Swing	3' 0" x 8' 0"	Living Room
17	Swing	3' 0" x 8' 0"	Living Room
18	Swing	3' 0" x 8' 0"	Living Room
19	Swing	3' 0" x 8' 0"	Living Room
20	Swing	3' 0" x 8' 0"	Living Room

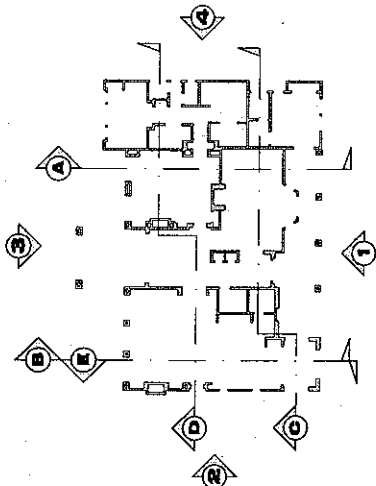


ROOF PLAN  
 SCALE: 1/4" = 1'-0"



- ROOF PLAN NOTES**
- ROOF ASSEMBLY SHALL HAVE A CLASS BY THE RATING CLASS FOR THE ROOF TYPE AND COVER. ONE LAYER HEAVY DUTY CORROSION RESISTANT GALVALUM PLATE WITH ATTACHED INSULATION SHALL BE USED. ALL FLASHINGS SHALL BE 18 GA. GALVALUM WITH 2" OVERLAP.
  - ROOF DRAIN AND OVERFLOW DOWNSPOUTS SHALL BE 4" DIA. WITH 1/2" DIA. DOWNSPOUT. DOWNSPOUTS SHALL BE 1/2" DIA. WITH 1/2" DIA. DOWNSPOUT. DOWNSPOUTS SHALL BE 1/2" DIA. WITH 1/2" DIA. DOWNSPOUT.
  - CHIMNEY STRUCTURE.
  - INDICATES GABLE VENT 18 X 24 HALF ROUND. 71 48 IN. FREE AREA. LOADS ON CHIMNEYS OVER ATTIC FOR CROSS VENTILATION.
  - EXISTING CHIMNEY STRUCTURE TO REMAIN.
  - ATTIC VENTILATION OPENINGS SHALL BE COOPER WITH COPPER FLASHING AND METAL FLASHING WITH NEAREST OPENING OF THE STRUCTURE.
  - FLASHING: LAYERS OF 2# FIBERGLASS BASE SHEET, 2# FIBERGLASS FELT, 2# FIBERGLASS FELT, 2# FIBERGLASS FELT.
  - VALLEY FLASHING SHALL BE IRON/ALUMINUM GALVALUMIZED.
  - DOWNSPOUTS SHALL MATCH TO MATCH EXISTING CONDITION AT ROOF OVERLAP.

- ATTIC VENTILATION CALCULATIONS**
- A** ATTIC AREA PITCHED ROOF ABOVE BATHS, GREAT ROOM,  
 TOTAL ATTIC AREA: 671.55 / 148 X 72 = 297 sq ft.  
 USE (0.25) 25% minimum clear height, 71 1/2" x 18" = 284 sq ft.  
 VENT AREA REQUIRED: 297 sq ft. - 284 sq ft. = 13 sq ft.  
 VENT AREA PROVIDED: 284 sq ft.
- B** ATTIC AREA PITCHED ROOF ABOVE BATHS, BATHS,  
 TOTAL ATTIC AREA: 412.55 / 170 X 72 = 188 sq ft.  
 USE (0.25) 25% minimum clear height, 71 1/2" x 18" = 284 sq ft.  
 VENT AREA REQUIRED: 188 sq ft. - 284 sq ft. = 96 sq ft.  
 VENT AREA PROVIDED: 284 sq ft.



- ELEVATION LEGEND**
- EXTERIOR WALL: 2x6 WOOD FRAMING, W/ R-14 INSULATION. FINISH STUCCO. SEE DETAIL. THICK MIN. 1" COAT CEMENT PLASTER. COLOR TO MATCH EXISTING WALLS TO REMAIN.
  - STONE VENEER FINISH, SEE DETAIL.
  - TYPE A ROOF CONSTRUCTION. INSULATION BATT TYPE R-38. ROOFING MATERIAL, CONCRETE SLATE TILE.
  - ROOF OVERHANG WITH GUTTER TAILS, TO MATCH EXISTING CONDITION. SEE DETAIL.
  - FRAMED LOW SEAT WALL.
  - PROVIDE MIN. 26 (MINIMUM) GALVANIZED WEEP SCORERS ABOVE EXTERIOR WALLS. MIN. 2" MIN. ABOVE PAVED AREAS. TYPICAL AT ALL EXTERIOR WALLS. SEE DETAIL.
  - DECORATIVE WOOD HEADER AT PORTICO OPENING.
  - CHIMNEY STRUCTURE, SEE DETAIL D4/A6.
  - EXT. WALL MOUNTED LIGHTING FIXTURE.
  - DECORATIVE STONE WALL NICHE.
  - INTERIOR WALLS & SOFFITS: DRYWALL, SMOOTH PLASTER FINISH.
  - WOOD CABINETS W/ STONE COUNTERTOP, WITH 4" H. BACKSLASH, 6" KICKSPACE AT BASE OF CABINET.
  - FREESTANDING WOOD CABINETS W/ STONE COUNTERTOP, W/ 6" KICKSPACE AT BASE OF CABINET.
  - WALL MOUNTED UPPER CABINET, WITH FLUORESCENT LIGHTING BEHIND INTEGRAL WOOD FASCIA AT BOTTOM EDGE.
  - CUSTOM WOOD SHELVING. FINISH SELECTION BY OWNER.
  - LOW VOLTAGE COVE LIGHTING. SEE DETAIL.
  - INTERIOR HARDWOOD OR STONE FLOORING.
  - INTERIOR CARPET FLOORING.
  - FIREPLACE, WITH MANTEL AND DECORATIVE STONE OR TILE SURROUND.
  - FIREPLACE, SEE DETAIL D5/A6.

