



Planning Commission Staff Report

Date: May 13, 2009

Case No.: 3.3323 SFR / 6.512 VAR / 7.1325 AMM

Type: Single-Family Residence (Hillside) / Variance / Administrative Minor Modification

Location: 581 Palisades Drive

APN: 513-110-042

Applicant: James Cioffi for Mr. and Mrs. Harold Meyerman

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

PROJECT DESCRIPTION:

The proposal is a request by James Cioffi on behalf of Mr. and Mrs. Harold Meyerman (owners) for:

1. Architectural approval to construct a 2,976-square foot single-family residence (3.3323 SFR),
2. Variance approval to reduce the front yard setback from twenty-five feet to zero feet (6.512 VAR) and
3. Administrative Minor Modification approval to allow an increased building height from eighteen feet to twenty-three feet and eight inches (7.1235 AMM)

The subject vacant property is located at 581 Palisades Drive.

RECOMMENDATION:

That the Planning Commission approve Case Nos. 3.3323 SFR, 6.512 VAR and 7.1325 AMM, to allow a 2,976 square foot single-family residence on a hillside lot with a

reduced setback and increased building height for the property located at 581 Palisades Drive.

PRIOR ACTIONS:

On April 20, 2009, the Architectural Advisory Committee (AAC) reviewed the project and voted 5-0-1 (Parker absent) to recommend approval to the Planning Commission as submitted. The AAC made following provided the following comments:

1. Upper roof could be even stronger.
2. Setback variance and recess in hill helps minimize view impacts.
3. Design of the proposed home is appropriate for the site.

BACKGROUND AND SETTING:

The 1.01-acre site is located at the foot of the San Jacinto Mountains. A majority of the parcel has considerable downward sloping terrain from west to east. The vacant site contains a scattering of some significant boulders and vegetation. There is an existing flat area located on the northern portion of the site that was created with a rock retaining wall. The residence is proposed to be located on this portion of the site. The subject site is surrounded by single-family residences to the west, east and north. Access to the proposed residence will be provided from Palisades Drive. The surrounding Land Uses are tabled below:

Table 1: General Plan, Zone and Surrounding Land Uses

	General Plan	Zone	Land Use
North	Estate Residential (0-2.0 du/ac)	R-1-A	Single-Family Residence
South	Estate Residential (0-2.0 du/ac)	R-1-A	Vacant
East	Estate Residential (0-2.0 du/ac)	R-1-A	Single-Family Residence
West	Estate Residential (0-2.0 du/ac)	R-1-A	Single-Family Residence

ANALYSIS:

General Plan:

The General Plan Designation of the subject site is Estate Residential (0-2.0 dwelling units per acre). This designation allows for single family dwellings to a maximum density of two dwelling units per acre. The site is over one acre in size and, therefore, consistent with the General Plan designation.

Zoning Designation:

The proposed site is zoned R-1-A. Pursuant to the City of Palm Springs Zoning Code (PSZC), Section 92.01.01(A)(1), permanent single-family dwellings are permitted within the R-1-A zone.

Development Standards:

The City of Palm Springs Zoning Code; Section 93.06.00(29)(a), requires all single-family homes to provide two covered parking spaces per dwelling unit. The parking standards are met by the proposed two-car carport.

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: Minimum Development Standards

	R-1-A (Hillside)	Proposed Project (approx.)
Lot Area	20,000 square feet	43,996 square feet
Lot Width	130 feet	76 feet
Lot Depth	120 feet	170 feet
Front Yard	25 feet	0 feet
Side Yard	10 feet	No Side Yards
Rear Yard	15 feet	102 feet
Building Height (max.)	18 feet	23.67 feet
Building Coverage (max.)	35%	6%
Dwelling size	1,500 square feet	2,976 square feet

The subject property is a gore shaped lot that is mainly surrounded by Palisades Drive. Staff has determined that the parcel's front property line follows Palisades Drive and that the rear property line abuts the private lot to the south, thereby leaving no side lot lines.

As noted in Table 2 above, the proposed residence is consistent with the development standards of the R-1-A Zone, except front yard setback and building height. The applicant is seeking relief from the setback through a Variance (VAR) application and relief from the building height through an Administrative Minor Modification (AMM) application. Further information regarding these applications are provided below.

Architecture:

The proposed residence is styled as contemporary architecture consisting of one building, a pool/spa and retaining walls. The proposed structure incorporates a modern influence with simple lines and flat or sloped roofs. The exterior of the house and walls consists of machine applied plaster, ribbed plaster, painted steel and CMU block finishes. The color palette consists of desert colors. Retaining walls will be built with a stone that is consistent with the existing retaining walls. Minimal landscaping is proposed to keep the site in its natural condition but desert plants will be used where landscaping is proposed. The landscape plan proposes water-efficient trees and some shrubbery.

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 building is located towards the very northwest portion of the property. This location is not central to the overall size of the site; however, the neighborhood generally has dwellings that are not centrally located. The building occupies approximately 6% of the land, leaving a large amount of open space.

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 developed with single-family residences. The project creates a visual harmony within the neighborhood through use of desert colors and modern contemporary architectural style.

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 maximum height of the proposed project is 23.67 feet measured from the existing grade of the flat portion of the site. Pursuant to Section 94.06.01(A)(8) of PSZC, hillside properties have a maximum allowable height of 30 feet but require approval of an Administrative Minor Modification. The proposed building height would be compatible with the heights found in other hillside residences and with the pattern of the existing topography. Retaining walls are used to allow construction on a boulder-strewn terrain.

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 proposed residence is styled as contemporary architecture consisting of one building, a pool/spa and retaining walls. The proposed structure incorporates a modern influence with simple lines and flat roof. The exterior of the house and walls consists of machine applied plaster, ribbed plaster, painted steel and CMU block finishes. The color palette consists of desert colors. Retaining walls will be of similar stone that is consistent with the existing retaining walls.

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;*

Minimal landscaping is proposed to keep the site in its natural condition but desert plants will be used where landscaping is proposed. The landscape plan proposes water-efficient trees and some shrubbery.

REQUIRED FINDINGS:

Administrative Minor Modification:

The maximum height of the dwelling is 23.67 feet when measured from the existing grade of the flat portion of the site. Since the property is on a hillside lot, the maximum building height may reach thirty feet provided that an Administrative Minor Modification (AMM) to increase the height beyond eighteen feet is approved by the Planning Commission, pursuant to Section 94.06.01(A)(8) of the PSZC. The findings in support of the AMM are provided below:

Before the Planning Commission may approve a minor modification, the Commission shall make all of the following findings, based on evidence presented:

- a. *The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;*

There is no General Plan Policy that would be adversely affected by this modification nor are there any specific plans associated with this property. The Palm Springs Zoning Code, Section 94.06.01(A)(8), specifically allows the modification of building height to a maximum height of thirty feet.

- b. *The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;*

Palisades Drive progresses up the hillside towards the northwest corner of the site. The structure's proposed height will be the same or lower than the elevation of Palisades Drive, which is near the proposed structure. Therefore, the height increase will not adversely affect the neighboring properties. Furthermore, residences on hillside lots may be a maximum height of 30 feet; the proposed height of the project is similar to maximum heights of existing homes in the area. Therefore, it is concluded that there is no adverse affect to the surrounding properties.

- c. *The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity;*

The proposed project will not be detrimental to the health, safety or general welfare of persons residing or working on the site and vicinity since adequate provisions have been made through imposed conditions. These conditions include requirements that the building will be built to the standards of the Uniform Building Code and PSZC.

- d. *The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.*

The property has an existing flat pad area among significant slope. The residence is proposed to be located on this flat area with an increased height of five feet and eight inches above the maximum of eighteen. The increase in height allows a multi-level structure that creates a smaller footprint on the site and minimizes the impact to the hillside or significant slope area. Therefore, the approval of the minor modification is justified by existing environmental features.

Variance

The front yard setback is required to be twenty-five feet. The applicant has proposed a zero foot front yard setback to accommodate the proposed residence and carport. The findings in support of the Variance application are provided below:

- 1) *Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

A majority of the subject property's topography substantially slopes downward from west to east. The portion of the site that would allow development of a single family residence with the least amount of grading is located adjacent to the front property line where an existing flat area is located. Therefore, relief from the front setback avoids the hardship of developing on substantial slope and allows the greatest preservation of the natural hillside. This gives the owner the right and privilege enjoyed by other properties in the vicinity to construct a single-family residence.

- 2) *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The subject property is a gore shaped lot with significant topographic variant that limits structure location. Similar conditions have been imposed on properties within the vicinity. Staff believes that the setback has maintained the integrity of the Zoning Code and General Plan and would not constitute a grant of special

privilege that is inconsistent with the limitations placed upon other properties in the vicinity and zoning designation.

- 3) *The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

The residence is proposed to be located on an existing flat portion of the lot, which will be structurally engineered and reinforced in accordance with all applicable codes. Therefore, the project is unlikely to be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the area.

- 4) *The granting of such variance will not adversely affect the general plan of the city.*

The General Plan designation for the site is Estate Residential (0-2.0 du/ac), which "provides for the development of large-lot, single-family residences that are custom in design. This designation is predominantly located in areas adjacent to the City's hillsides, reflecting the natural and environmental constraints that must be addressed there." The proposed single-family residence is consistent with the land use designation.

Furthermore, the property is located in a hillside area with significant slopes. It is the intent of the General Plan to limit development in hillside areas:

General Plan Policies

- LU 9.3 *Preserve the unique topographic and geologic features of the City.*
CD 23.1 *Encourage hillside development that respects the natural terrain rather than detracts from it by designing houses that fit into the natural contours of the slope.*
CD 23.2 *Encourage hillside development to preserve natural vegetation during the construction process and to incorporate the natural environment into the design of structures as much as possible.*

These policies support the structure's proposed location with a reduced setback. Therefore, granting of the variance will assist in supporting policies of the General Plan.

CONCLUSION:

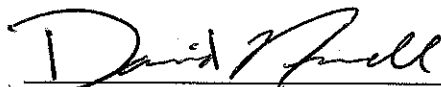
The project has received a recommendation of approval from the Architectural Advisory Committee. It is allowed by right-of-zone and consistent with the land use policies of the General Plan. Staff has provided findings in support of a reduced setback for the Variance request and an increase in building height for the Administrative Minor Modification application. Therefore, staff is recommending approval of Case No. 3.3323 SFR, 6.512 VAR and 7.1325 AMM.

ENVIRONMENTAL DETERMINATION:

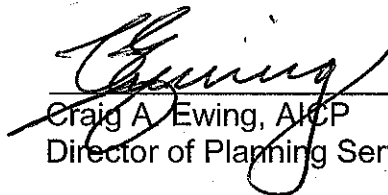
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is a Class III exemption and is categorically exempt per Section 15303(a) (New Single-family residence).

NOTIFICATION:

Notification was sent to adjacent property owners on March 3, 2009 to inform the neighbors that there has been an application submitted for the subject property. An additional notice was sent to all property owners within four hundred feet of the subject property on May 1, 2009, to inform the surrounding area that the project will be reviewed by the Planning Commission on May 13, 2009. As of the writing of this report, staff has not received any comments or correspondence from the public.



David A. Newell
Associate Planner



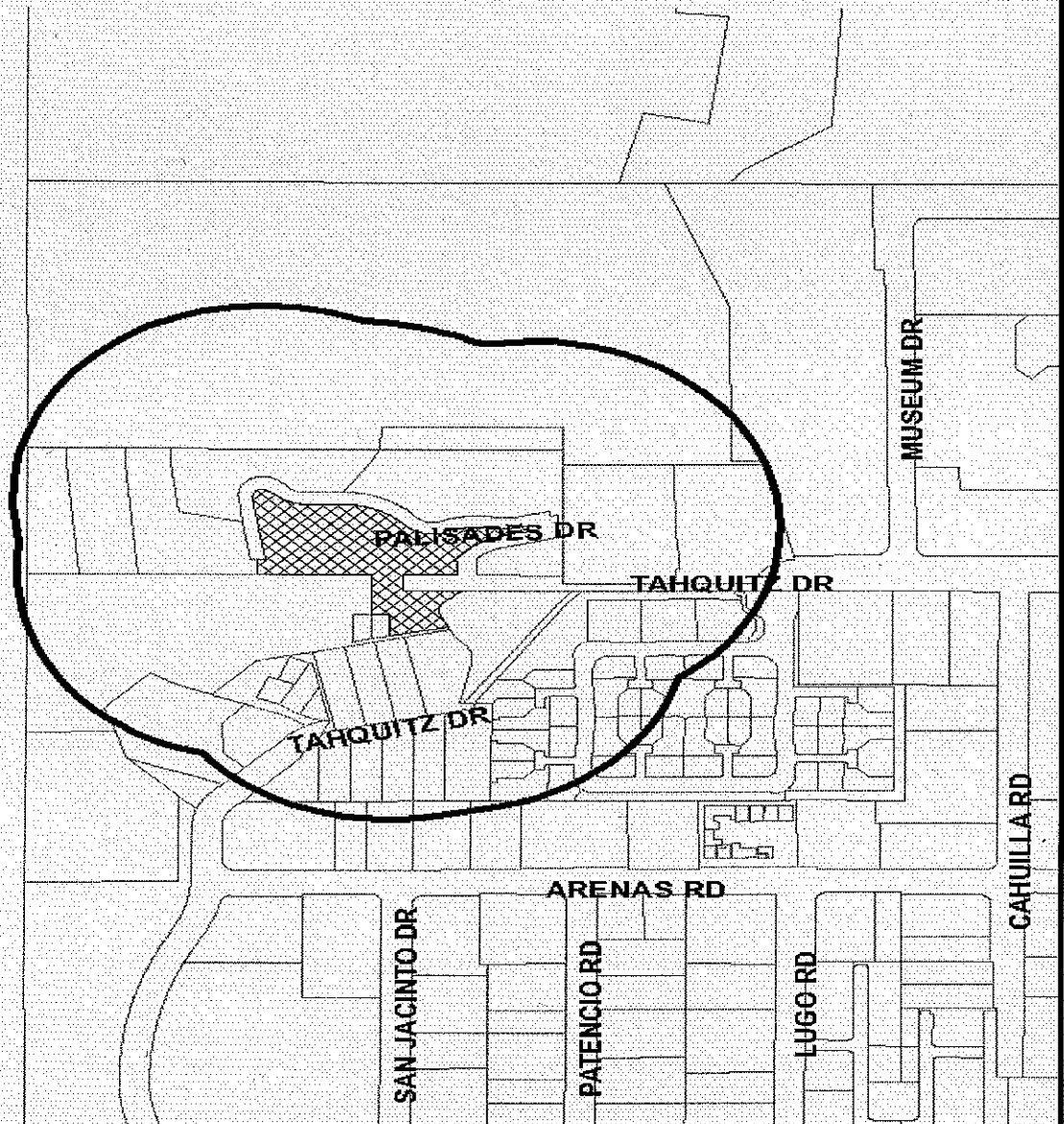
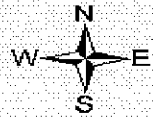
Craig A. Ewing, AICP
Director of Planning Services

Attachments:

- Vicinity Map
- Draft Resolution
- Exhibit A: Conditions of Approval
- Reductions of site plan and elevations



Department of Planning Services Vicinity Map



Legend

- Site
- 400' Radius

CITY OF PALM SPRINGS

CASE NO.: 6.512 VAR, 3.3323 SFR,
7.1325 AMM

APPLICANT: Harold Meyerman

DESCRIPTION: To consider a request by Harold Meyerman for a Variance to Section 92.01.03.B (Yards) to allow a reduced building setback in the R-1-A (Single Family Residential) Zone. The setback to the northern property line is proposed to be reduced from twenty-five feet to zero to allow the construction of a single family residence at 581 Palisades Drive. APN: 513-110-042.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 3.3323 SFR, TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE; CASE NO. 6.512 VAR, FOR FRONT YARD SETBACK REDUCTION; AND CASE NO. 7.1325 AMM, TO ALLOW AN INCREASED BUILDING HEIGHT, FOR THE PROPERTY LOCATED AT 581 PALISADES DRIVE, ZONE R-1-A, SECTION 15.

WHEREAS, James Cioffi ("Applicant") has filed an application with the City pursuant to Section 94.04.00, 94.06.00 and 94.06.01 of the Zoning Ordinance for a 2,976-square foot single-family dwelling unit with a reduced front yard setback to zero feet and an increased building height to 23.67 feet located at 581 Palisades Drive (APN: 513-110-042), Zone R-1-A, Section 15; and

WHEREAS, on April 20, 2009, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, on May 13, 2009, a public hearing on the applications for architectural, variance and administrative minor modification approval were 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 (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 proposed project is Categorically Exempt under Section 15303(a) (New Single-family residence).

Section 2: 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 building is located towards the very northwest portion of the property. This location is not central to the overall size of the site; however, the neighborhood generally has dwellings that are not centrally located. The building occupies approximately 6% of the land, leaving a large amount of open space.

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 developed with single-family residences. The project creates a visual harmony within the neighborhood through use of desert colors and modern contemporary architectural style.

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 maximum height of the proposed project is 23.67 feet measured from the existing grade of the flat portion of the site. Pursuant to Section 94.06.01(A)(8) of PSZC, hillside properties have a maximum allowable height of 30 feet but require approval of an Administrative Minor Modification. The proposed building height would be compatible with the heights found in other hillside residences and with the pattern of the existing topography. Retaining walls are used to allow construction on a boulder-strewn terrain.

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 proposed residence is styled as contemporary architecture consisting of one building, a pool/spa and retaining walls. The proposed structure incorporates a modern influence with simple lines and flat roof. The exterior of the house and walls consists of machine applied plaster, ribbed plaster, painted steel and CMU block finishes. The color palette consists of desert colors. Retaining walls will be of similar stone that is consistent with the existing retaining walls.

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;*

Minimal landscaping is proposed to keep the site in its natural condition but desert plants will be used where landscaping is proposed. The landscape plan proposes water-efficient trees and some shrubbery.

Section 3: Pursuant to Section 94.06.00 (Variance) of the Palm Springs Zoning Code, the Planning Commission finds that:

1. *Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

A majority of the subject property's topography substantially slopes downward from west to east. The portion of the site that would allow development of a single family residence with the least amount of grading is located adjacent to the front property line where an existing flat area is located. Therefore, relief from the front setback avoids the hardship of developing on substantial slope and allows the greatest preservation of the natural hillside. This gives the owner the right and privilege enjoyed by other properties in the vicinity to construct a single-family residence.

2. *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The subject property is a gore shaped lot with significant topographic variant that limits structure location. Similar conditions have been imposed on properties within the vicinity. Staff believes that the setback has maintained the integrity of the Zoning Code and General Plan and would not constitute a grant of special privilege that is inconsistent with the limitations placed upon other properties in the vicinity and zoning designation.

3. *The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

The residence is proposed to be located on an existing flat portion of the lot, which will be structurally engineered and reinforced in accordance with all applicable codes. Therefore, the project is unlikely to be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the area.

4. *The granting of such variance will not adversely affect the general plan of the city.*

The General Plan designation for the site is Estate Residential (0-2.0 du/ac), which "provides for the development of large-lot, single-family residences that are custom in design. This designation is predominantly located in areas adjacent to the City's hillsides, reflecting the natural and environmental constraints that must be addressed there." The proposed single-family

residence is consistent with the land use designation.

Furthermore, the property is located in a hillside area with significant slopes. It is the intent of the General Plan to limit development in hillside areas:

General Plan Policies

LU 9.3 *Preserve the unique topographic and geologic features of the City.*

CD 23.1 *Encourage hillside development that respects the natural terrain rather than detracts from it by designing houses that fit into the natural contours of the slope.*

CD 23.2 *Encourage hillside development to preserve natural vegetation during the construction process and to incorporate the natural environment into the design of structures as much as possible.*

These policies support the structure's proposed location with a reduced setback. Therefore, granting of the variance will assist in supporting policies of the General Plan.

Section 4: Pursuant to Section 94.06.01 (Administrative Minor Modifications) of the Palm Springs Zoning Code, the Planning Commission finds that:

1. *The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;*

There is no General Plan Policy that would be adversely affected by this modification nor are there any specific plans associated with this property. The Palm Springs Zoning Code, Section 94.06.01(A)(8), specifically allows the modification of building height to a maximum height of thirty feet.

2. *The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;*

Palisades Drive progresses up the hillside towards the northwest corner of the site. The structure's proposed height will be the same or lower than the elevation of Palisades Drive, which is near the proposed structure. Therefore, the height increase will not adversely affect the neighboring properties. Furthermore, residences on hillside lots may be a maximum height of 30 feet; the proposed height of the project is similar to maximum heights of existing homes in the area. Therefore, it is concluded that there is no adverse affect to the surrounding properties.

3. *The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity;*

The proposed project will not be detrimental to the health, safety or general welfare of persons residing or working on the site and vicinity since adequate

provisions have been made through imposed conditions. These conditions include requirements that the building will be built to the standards of the Uniform Building Code and PSZC.

4. *The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.*

The property has an existing flat pad area among significant slope. The residence is proposed to be located on this flat area with an increased height of five feet and eight inches above the maximum of eighteen. The increase in height allows a multi-level structure that creates a smaller footprint on the site and minimizes the impact to the hillside or significant slope area. Therefore, the approval of the minor modification is justified by existing environmental features.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case Nos. 3.3323 SFR, 6.512 VAR and 7.1325 AMM, subject to the conditions of approval attached herewith as Exhibit A.

ADOPTED this 13th day of May, 2009.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.3323 SFR, 6.512 VAR AND 7.1325 AMM

Single Family Residence
581 Palisades Drive

May 13, 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

- ADM 1. Project Description. This approval is for the project described per Case 3.3323 SFR, 6.512 VAR and 7.1325 AMM; except as modified by the conditions below;
- ADM 2. The site shall be developed and maintained in accordance with the approved plans, date stamped February 20, 2009 (Site Plan w/Preliminary Landscape Design, Floor Plans, Roof Plans, Elevations and Exterior Materials and Colors Board) and April 15, 2009 (Overall Site Plan) in the Planning Division except as modified by the conditions below.
- ADM 3. 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. 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 Cases 3.3323 SFR, 6.512 VAR and 7.1325 AMM. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Major Architectural (MAJ), Administrative Minor Modification (AMM) and Variance (VAR) Applications 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).

ADM 11. Community Services District. The Project will bring a significant number of additional residents to the community. The City's existing public safety and recreation services, including police protection, criminal justice, fire protection and suppression, ambulance, paramedic, and other safety services and recreation, library, cultural services are near capacity. Accordingly, the City may determine to form a Community Services District under the authority of Government Code Section 53311 et seq., or other appropriate statutory or municipal authority. Developer agrees to support the formation of such assessment district and shall waive any right to protest, provided that the amount of such assessment shall be established through appropriate study and shall not exceed \$500 annually with a consumer price index escalator. The district shall be formed prior to sale of any lots or a covenant agreement shall be recorded against each parcel, permitting incorporation of the parcel in the district.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Permit Fee (LDMF) required. All projects within the City of Palm Springs 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 \$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.

ENV 3. Cultural Resource Survey Required. A 100% cultural resources inventory of the project area by a qualified archaeologist is required prior to any development activities in this area. A records check of the Agua Caliente Register indicates recorded cultural sites are present in the vicinity. Please forward copies of any cultural resource documentation (report and site records) generated in connection with these efforts to the Tribal Historic Preservation Office for review and comment.

ENV 4. Cultural Resource Site Monitoring. The presence of approved Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing) is required. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Officer.

- a. Should human remains be discovered during construction of the proposed project, the project contractor would be subject to the State law regarding the discovery and disturbance of human remains. In that circumstance destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

PLANNING DEPARTMENT CONDITIONS

PLN 1. Hillside Disturbance. Further disturbances of the hillside not shown on the approved plans, including grading, grubbing, excavation, landscaping, walls, buildings and structures, are not permitted by this permit. Any further development shall be subject to approval by the City in accordance with the Palm Springs Zoning Code.

PLN 2. Final Landscape and Irrigation. Final landscaping and irrigation shall be submitted for approval by the Department of Planning Services prior to issuance of a building permit. Landscape plans shall be approved by the Riverside County Agricultural Commissioner's Office prior to submittal.

- PLN 3. Outdoor Lighting Conformance. Exterior lighting shall conform to Section 93.21.00, Outdoor Lighting Standards, of the Palm Springs Zoning Code. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be submitted to the Planning Department for approval prior to the issuance of building permits. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 4. 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 5. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned
- PLN 6. 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 7. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building that are visible from adjacent streets or residential and commercial areas.
- PLN 8. 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 9. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 10. 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

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

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

ON-SITE

ENG 1. Vacation and abandonment of the easements within Lots 6 and 7 of Palm Springs Palisades (Map Book 19, Page 23) is required to facilitate the proposed development application. An application for the vacation of the easements is currently pending with the Engineering Division for separate processing and approval. The vacation shall be approved by the City Council prior to issuance of grading permit. In the event vacation of the easements does not occur, the applicant will be required to redesign the proposed building to avoid encroachment within the easements of record.

PALISADES DRIVE (PRIVATE STREET)

ENG 2. Construct a 6 inch concrete (or approved equal) driveway, unless otherwise approved by the City Engineer, from the existing edge of concrete pavement to the carport parking area.

ENG 3. All broken or off grade street improvements shall be repaired or replaced.

SANITARY SEWER

ENG 4. All sanitary facilities shall be connected to the existing on-site private sewer system as identified in that certain private sewer agreement in a Grant of Easement recorded as Document No. 2006-0452191, on June 22, 2006.

GRADING

ENG 5. 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 California 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; a copy of Soils Report; and a copy of the associated Hydrology Study/Report.

ENG 6. 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 7. 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 8. 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 9. 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 10. Notice of Intent to comply with the California General Construction Stormwater Permit (Water Quality Order 99-08-DWQ as modified December 2, 2002) is required for the proposed development via the California Regional Water Quality Control Board (Phone No. (760) 346-7491). A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- ENG 11. 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 12. The Geotechnical/Soils Report shall specifically examine and identify the ability of the existing rock retaining walls to adequately support the proposed structures. The report shall identify any modifications required to the existing rock retaining walls, or in the event the walls are unsuitable for use, shall identify appropriate removal and reconstruction as necessary to facilitate construction of the proposed structures on the site.
- ENG 13. 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 14. The applicant is advised that structural calculations for the proposed retaining walls are required prior to approval of a grading plan. The structural calculations shall be submitted to the Building Department for review and

approval, with copy provided to the City Engineer. The structural calculations shall be approved by the Building Department prior to approval of the grading plan by the City Engineer.

- ENG 15. The applicant is advised that structural inspection of the proposed retaining walls is required by the Building Department. All structural inspections shall be scheduled and coordinated directly with the Building Department, including any special inspections by deputy inspectors required by the Building Official. The applicant shall be responsible for payment of all structural inspections, including inspections required by a deputy inspector.
- ENG 16. 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 17. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study.
- ENG 18. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$9,212.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 19. 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 20. On phases or elements of construction following initial site grading (e.g., sewer, storm drain, or other utility work requiring trenching) associated with this project, the applicant shall be responsible for coordinating the scheduled construction with the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. Unless the project site has previously been waived from any requirements for Tribal monitoring, it is the applicant's responsibility to notify the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, for any subsequent phases or elements of construction that might require Tribal monitoring. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during construction, and to arrange payment of any required fees associated with Tribal monitoring. Tribal monitoring requirements may extend to off-site construction performed by utility companies on behalf of the applicant (e.g. utility line extensions in off-site streets), which shall be the responsibility of the applicant to coordinate and arrange payment of any required fees for the utility companies.
- ENG 21. All proposed utility lines shall be installed underground.
- ENG 22. 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 23. 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 24. 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 25. 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 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.

MAP

ENG 27. The existing parcels identified as Lots 6 and 7 of the Palm Springs Palisades Map, Map Book 19, Page 23, shall be merged. An application for a parcel merger is currently pending with the Engineering Division. The parcel merger shall be approved by the City Engineer prior to issuance of building permit.

TRAFFIC

ENG 28. 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.

ENG 29. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

ENG 30. The applicant is advised that construction vehicles and equipment shall be parked and staged in an area appropriate for parking of vehicles. Tahquitz Canyon Way and Palisades Drive shall remain open, clear and free of any vehicles and equipment at all times.

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 2/20/2009. 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.
- 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 Hydrant Flow and Number of Fire Hydrants (CFC 508.5):** Fire hydrants shall be provided in accordance with CFC Appendix III-B for the protection of buildings, or portions of buildings, hereafter constructed. The required fire hydrant flow for this project is 1,000 gallons per minute (CFC Appendix III-A). The recent fire flow test conducted on 3/19/09 and again of 3/25/09 of hydrant #2234 only produced **100 GPM** and is insufficient. Mitigation is required by the applicant before the fire department will allow this residence to be constructed. A minimum of 500 GPM fire flow is required with the installation of automatic fire sprinklers.
- 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. 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 (903.3.1.3)** Automatic fire sprinkler system is required along with a minimum fire flow of 500 GPM.

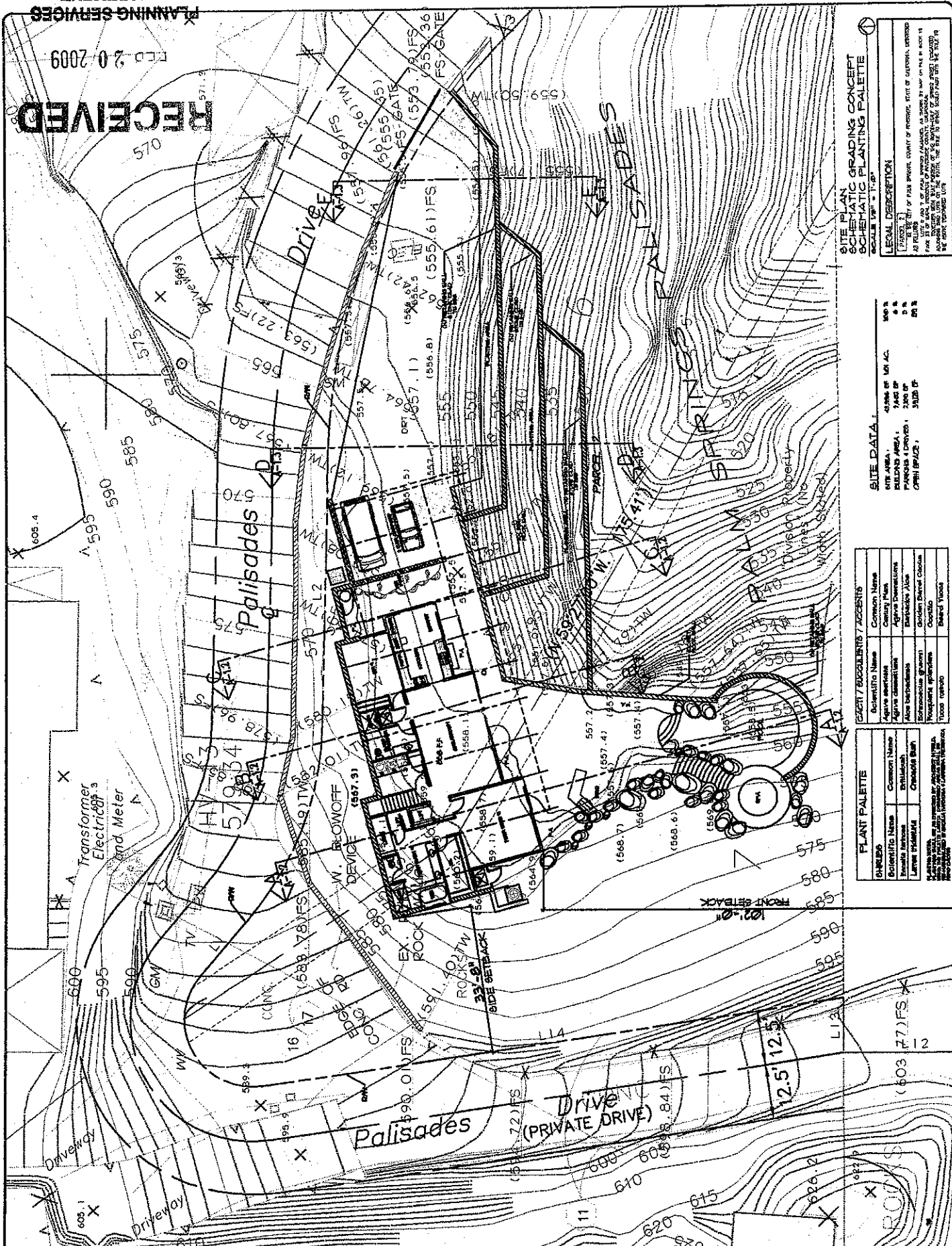
- FID 9. **Residential Smoke Alarms Installation With Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3):** Provide Residential Smoke Alarms (FIREX # 0498 accessory module connected to multi-station FIREX smoke alarms or equal per dwelling and fire sprinkler flow switch). Alarms shall receive 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 10. **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 11. **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.

END OF CONDITIONS



SCALE 1/4" = 1'-0" PROJECT NO. 0711 FILE 711-0712 SHEET A-11

RECEIVED PLANNING SERVICES DEPT. 2-0-2009



SITE PLAN: GRADING CONCEPT SCHEMATIC PLANTING PALETTE SCALE: 1/8" = 1'-0" PROJECT NO. 0711 FILE 711-0712 SHEET A-11

SITE DATA: SITE AREA: 4.00 AC. ZONE: R-10. ADJACENT AREAS: 1.50 AC. ZONE: R-10. TOTAL AREA: 5.50 AC. LOT AREA: 3,920 SF. LOT AREA: 3,920 SF.

PLANT PALETTE	
SHRUBS	Common Name
Agave americana	Century Plant
Agave parviflora	Agave Parviflora
Artemisia tridentata	Artemisia
Ceanothus leucanthemum	Blueberry
Chamaecyparis lawsoniana	Lawson Cypress
Juniperus horizontalis	Groundcover Juniper
Quercus agrifolia	Oak
Yucca filamentosa	Yucca

GARDEN / SCULPTURES / ACCENTS	
Scientific Name	Common Name
Agave americana	Century Plant
Agave parviflora	Agave Parviflora
Artemisia tridentata	Artemisia
Ceanothus leucanthemum	Blueberry
Chamaecyparis lawsoniana	Lawson Cypress
Juniperus horizontalis	Groundcover Juniper
Quercus agrifolia	Oak
Yucca filamentosa	Yucca

PLANT PALETTE	
SHRUBS	
Scientific Name	Common Name
Encelia farinosa	Brittlebush
Larrea tridentata	Creosote Bush

CACTI / SUCCULENTS / ACCENTS	
Scientific Name	Common Name
Agave americana	Century Plant
Agave desmettiana	Agave Desmettiana
Aloe barbadensis	Barbados Aloe
Echinocactus grusonii	Golden Barrel Cactus
Fouquieria splendens	Ocotillo
Yucca rostrata	Beard Yucca

PLANTING NOTES:
 PLANTINGS SHALL BE AS DIRECTED BY ARCHITECT IN FIELD,
 USING THE PALETTE LISTED. DISTURBED AREAS SHALL BE
 RE-NATURALIZED W/ ENCILIA FARINOSA & LARRERA TRIDENTATA
 FERRO CACTUS

SITE DATA :

SITE AREA :	43,996 SF	1.01 AC.	100 %
BUILDING AREA :	2,682 SF		6 %
PARKING & DRIVES :	2,189 SF		5 %
OPEN SPACE :	39,125 SF		89 %

**SITE PLAN
 SCHEMATIC GRADING CONCEPT
 SCHEMATIC PLANTING PALETTE**

SCALE 1/8" = 1'-0"



LEGAL DESCRIPTION

PARCEL 2

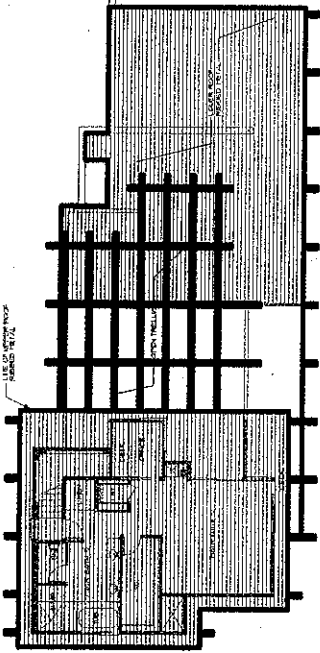
IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 6 AND 7 OF PALM SPRINGS PALISADES, AS SHOWN BY MAP ON FILE IN BOOK 19 PAGE 23 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

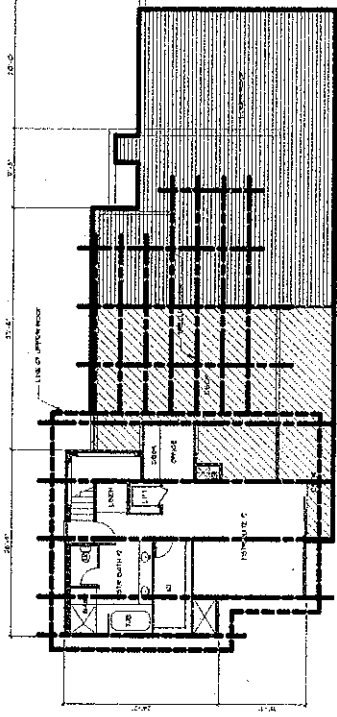
TOGETHER WITH THAT PORTION OF THE NORTH-HALF OF SPRING STREET (VACATED) ADJOINING SAID LOTS ON THE SOUTH, THE TITLE TO WHICH WOULD PASS WITH THE TITLE TO THE ABOVE DESCRIBED LOTS.

3.3323

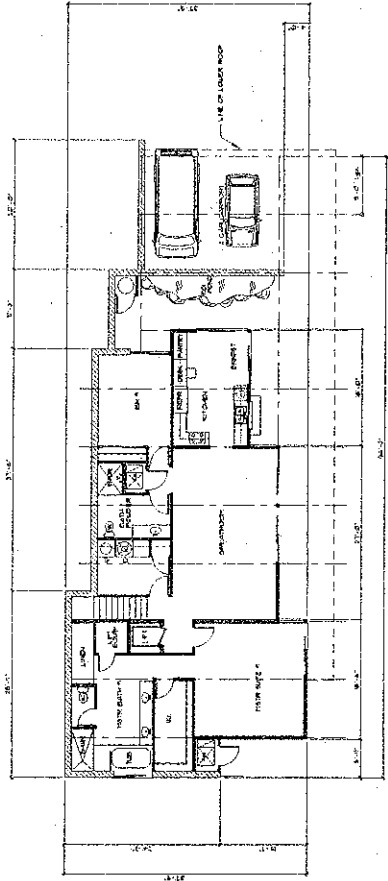
RECEIVED
FEB 20 2009



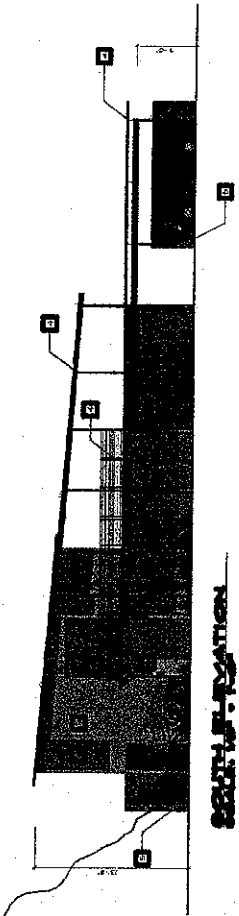
ROOF PLAN



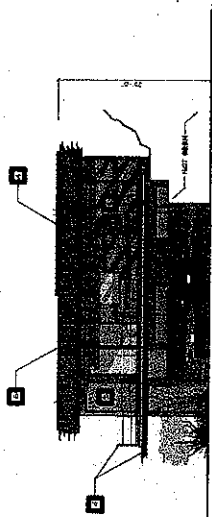
UPPER FLOOR PLAN



LOWER FLOOR PLAN

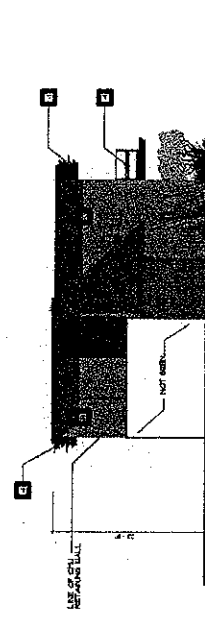


NORTH ELEVATION

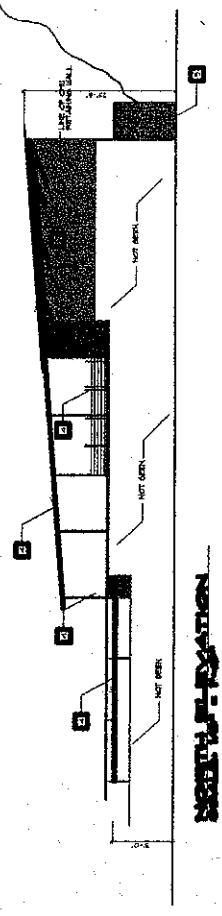


EAST ELEVATION

- FINISHES MATERIALS:**
- 1. CONCRETE
 - 2. PLASTER
 - 3. GYP. BOARD
 - 4. PAINT
 - 5. STAIN
 - 6. CARPET
 - 7. TILE
 - 8. GRANITE
 - 9. MARBLE
 - 10. WOOD
 - 11. BRICK
 - 12. STUCCO



WEST ELEVATION



SOUTH ELEVATION

Cioffi
ARCHITECT

HAROLD & DOROTHY MEYERMAN
A GUEST HOUSE FOR
560 PALISADES DRIVE
PALM SPRINGS, CALIFORNIA

PAVES CIOFFI ARCHITECT
1000 N. PALM SPRINGS BLVD.
PALM SPRINGS, CALIF. 92262



REVISION

SCALE:
PROJECT NO. 0711
FILE: 711-8 RENDER
DATE: 7-2-68

3 SHEET
AC-1



RECEIVED
14 071
DEPARTMENT
1 3312