



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: JULY 6, 2021 UNFINISHED BUSINESS

SUBJECT: DENISE BERRY, OWNER, REQUESTING A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A NEW 1,611-SQUARE FOOT SINGLE-FAMILY RESIDENCE, AND AN ADMINISTRATIVE MINOR MODIFICATION APPLICATION TO REDUCE REQUIRED SETBACKS OF THE DEVELOPMENT LOCATED AT 105 WEST SAN MARCO WAY, ZONE R-1-C, SECTION 4 (CASE 3.4225 MAJ & 7.1628-AMM). (AP)

FROM: Development Services Department – Planning Division

BACKGROUND:

On June 21, 2021, the Architectural Review Committee (ARC) reviewed the applicant's request for a Major Architectural review approval for a single-family residence along a major thoroughfare located at 105 West San Marcos Way. At the meeting, the ARC voted unanimously to continue the project for further study and review. A copy of the minutes from the June 21, 2021 draft ARC meeting is attached to this report (Attachment #2).

ISSUES

On June 21, 2021, the ARC provided the following comments:

- Enhance landscape on both street frontages
- Consider alternative to white rock
- Show roof penetrations and minimize roof clutter where possible
- Consider a different roof material for the sloped area.

RECOMMENDATION:

That the ARC approve as presented.

PROPOSED MODIFICATIONS:

In response to the comments provided by the ARC above, the applicant has submitted a revised plan to the Planning Division. The proposed changes are summarized in the table below:

	ARC Comments	Proposed Changes
1	Landscape	Landscape has been significantly enhanced from 50 plants to 113 plants, along the street frontages. Proposed landscaping includes: 29 Agave, 5, California Fan Palms, a lemon and lime tree, 28 Golden Barrel Cactus, 10 Fence Post Cactus, Dwarf Firebush, 24 Ficus, 6 Red Yucca, an Ocotillo, 2 Yellow Bells and 3 Palo Verde
2	Hardscape	The white rock has been replaced with crushed Pewter Gray rocks. A crushed Indigo Basalt rock will be placed in the planter areas along the building frontage.
3	Roof Material	The entire roof will remain a spray foam white.

CONCLUSION:

The revised plan addresses most of the design concerns which were raised by the ARC as summarized in Table 1.1 above. Overall, the project conforms with the architectural design guidelines. Staff recommends approval of the project by the ARC.

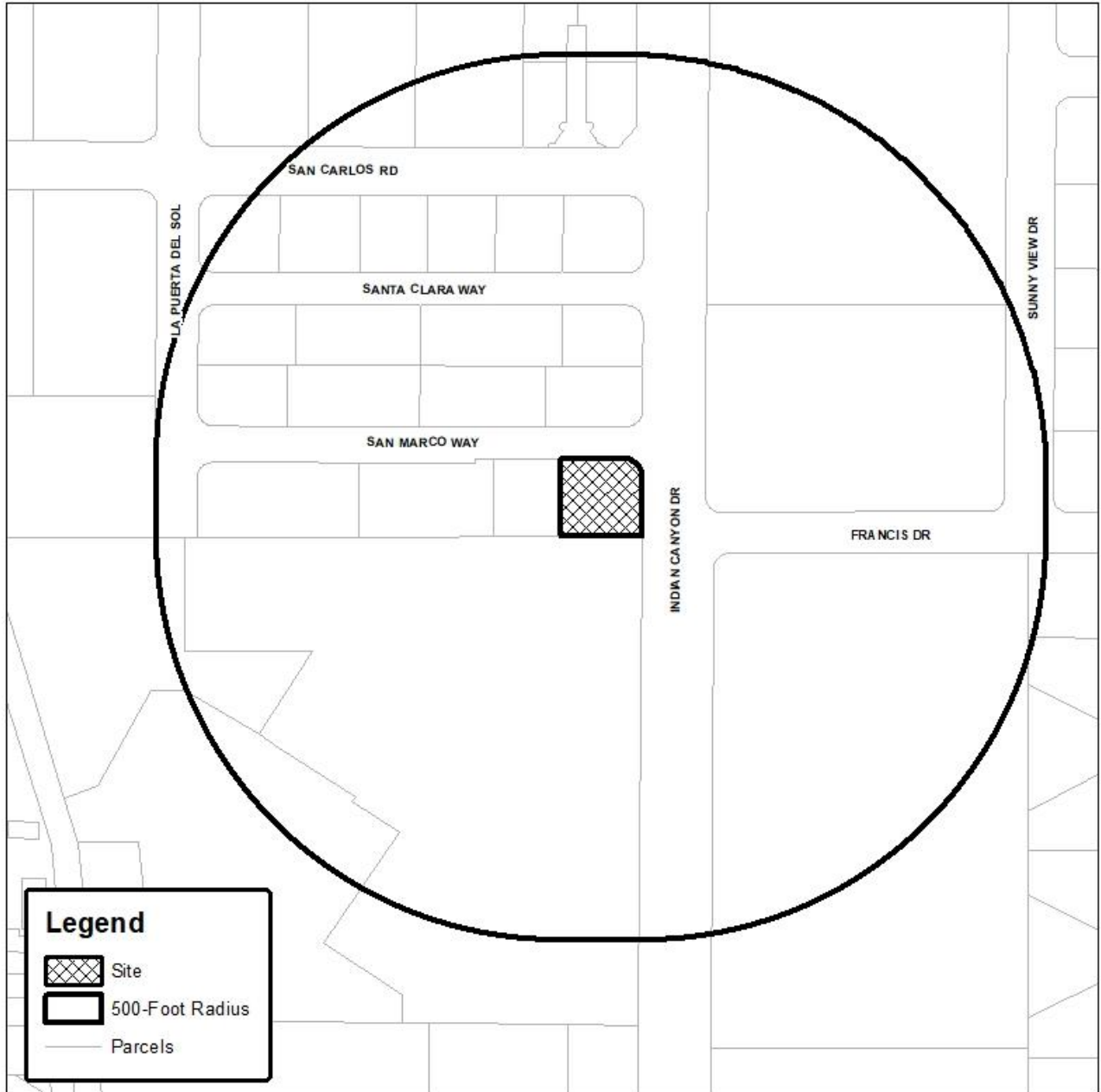
PREPARED BY:	Alex Perez, Assistant Planner
REVIEWED BY:	David Newell AICP, Assistant Planning Director

Attachments:




1. Vicinity Map
2. June 21, 2021 ARC Meeting Minutes
3. Conditions of Approval
4. Site Plan
5. Landscape Plan
6. Elevation/Renderings
7. Materials



Department of Planning Services Vicinity Map



Legend

-  Site
-  500-Foot Radius
-  Parcels

CITY OF PALM SPRINGS
105 West San Marco Way

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262
(Meeting held Via Zoom)

Minutes of June 21, 2021

CALL TO ORDER:

Chair Jakway called the meeting to order at 5:32 pm.

ROLL CALL:

Committee Members Present: Lockyer, McCoy, Walsh, Vice Chair Rotman, Chair Jakway

Committee Members Excused: Doczi, Thompson

Planning Commission Present: None

Staff Present: Assistant Planning Director Newell, Associate Planner Lyon, Engineering Associate Minjares, Associate Planner Mlaker, Assistant Planner Perez

REPORT OF THE POSTING OF AGENDA: The Agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) by 6:00 pm, Wednesday, June 16, 2021, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Assistant Director Newell recommended Item 3 be pulled from the Consent Calendar for further review.

McCoy, seconded by Walsh to accept the Agenda, as amended.

AYES: LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN, JAKWAY
ABSENT: DOCZI, THOMPSON

PUBLIC COMMENTS: NONE.

CONSENT CALENDAR:

Vice Chair Rotman requested a minor correction on page 4 of the minutes.

Rotman, seconded by Jakway to approve Minutes, as amended and Item 2, as presented.

AYES: LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN, JAKWAY
ABSENT: DOCZI, THOMPSON

1. **APPROVAL OF MINUTES: JUNE 7, 2021**
2. **APPROVAL OF A REQUEST BY FLWR CO. DISPENSARY AND LOUNGE FOR ONE SIGN AT FORTY-SIX (46) SQUARE FEET PLACED ON THE EXISTING MONUMENT SIGN FOR A CANNABIS DISPENSARY LOCATED AT 577 EAST SUNNY DUNES ROAD, ZONE C-M (CASE 21-054 SI). (AP)**

UNFINISHED BUSINESS:

4. **CBM TWO HOTELS, LP, FOR A MINOR ARCHITECTURAL APPLICATION PROPOSING FAÇADE MODERNIZATION AND ADDITION OF AN 864-SQUARE FOOT FITNESS CENTER AT THE COURTYARD BY MARRIOTT HOTEL LOCATED 1300 EAST TAHQUITZ CANYON WAY, ZONE: RESORT ATTRACTION (RA) OF THE SECTION 14 SPECIFIC PLAN (CASE 3.0779 MAA). (KL)**

Chair Jakway said he owns property within 500 feet of the project and will recuse from this item. He turned off his camera and microphone.

Associate Planner Lyon presented the project revisions as outlined in the staff memorandum and described the additional changes staff is recommending in conditions of approval.

MICHAEL HARPER, applicant, presented the project.

Member Lockyer said there is a lot of hardscape in the pool area in front of the new fitness center and thinks it's a missed opportunity to soften the outdoor space.

Member Walsh said the scale and proportions of the fitness center have improved. The detailing has improved with the removal of the rooftop mechanical. He thinks there may still be too much sun at certain times during the day with the amount of glazing and agreed with Mr. Lockyer about the concern on the amount of concrete space in the pool area.

Member McCoy thinks the plant materials in front could be improved. He suggested including bougainvillea in the front and recommended softening the entry and frontage.

Vice Chair Rotman thinks the proposed exterior colors and fitness center design have

improved. He suggested adding curvilinear design near the hermosa/Tahquitz corner and at the east driveway entry landscape area.

Walsh, seconded by Poehlein to approve, subject to the staff recommendations.

AYES: LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN
ABSENT: DOCZI, THOMPSON
ABSTAIN: JAKWAY

Chair Jakway returned to the meeting by turning on his microphone and camera.

NEW BUSINESS:

- 3. CHAD AND TENAH DYER, OWNERS, REQUESTING A MAJOR ARCHITECTURAL APPLICATION AND ADMINISTRATIVE MINOR MODIFICATION APPLICATION FOR THE CONSTRUCTION OF A 5,846-SQUARE FOOT SINGLE FAMILY RESIDENCE AND A 576-SQUARE FOOT DETACHED CASITA ON A HILLSIDE LOT LOCATED AT 585 CAMINO CALIDAD (CASE 3.4224 MAJ & 7.1631 AMM), ZONE R-1-A, APN 513-260-028 (AP).**

Planner Perez presented the project as outlined in the staff memorandum.

LANCE O'DONNELL, applicant, said they would be willing to plant a landscape hedge near the south property line to address staff's recommendations.

Chair Jakway asked about modifying the pathway on the north side so it doesn't appear as a drainage gutter. Mr. O'Donnell said he would be willing to address via landscape boulders or other means.

Chair Jakway questioned the casita pad elevation and thinks the yard would be more elegant if the casita was at the level of the pool. He questioned the reasoning and necessity for it. Mr. O'Donnell explained the reasoning for placing the casita lower was to create a hearth around the fire pit and have a really well-defined family gathering area.

No other public comments.

Chair Jakway thinks a window on the front elevation above the garage would be beneficial for the interior spaces and improve the design of the building. He suggested replacing the Washingtonian Robusta in the front with Washingtonian Filifera.

Member Lockyer said the casita has a good setback, and discussed the aerial imagery compared with the siting of the casita but suggested some landscape hedges could be

located at the southwest edge of the property. Mr. Lockyer said overall, however, the design of the home is well done.

Lockyer, seconded by McCoy to approve, subject to adding hedges to the southwest edge of the property and along the south property line.

AYES: LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN, JAKWAY
ABSENT: DOCZI, THOMPSON

5. SAN JACINTO HOLDINGS, MARK TEMPLE (OWNER), FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,365-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 502 LA MIRADA ROAD, ZONE R-1-A (CASE 3.4222 MAJ). (GM)

Member McCoy recused on this item, due to a business conflict with the Applicant.

Planner Mlaker presented the project as outlined in the staff memorandum. He provided a new exhibit showing the exterior colors and materials.

Chair Jakway questioned the location of the pool equipment. Mr. Mlaker explained the spacing of the equipment.

ROBERT TYLER, project architect, described the project.

MARK TEMPLE, applicant, available for questions from the Committee.

Chair Jakway questioned the use of the “vertical raked foam” and the 1”x4” foam surrounds on some of the windows. He thinks the simplicity of the plain stucco instead of the raked might make more sense, in particular the 1”x4” foam. (Mr. Tyler responded they were trying to get more texture and play with shadows to break down the mass of the home. Mr. Temple likes the raked foam and thinks it adds a nice texture change.)

Member Lockyer questioned the use of the 1”x4” foam trims on the windows particularly on the street façade. (Mr. Tyler responded the 1”x4” foam trims are primarily on the rear and side elevation; not the street side elevation.)

Chair Jakway thinks the recessed windows would be a big improvement and if you took the same detail of the western wall of the casita, around the pool it would give more strength to it. The window in the entry, facing west should match the window in the great room. (The applicant agreed.)

Member Walsh confirmed the columns were painted steel finish. He questioned if the different proportions or material for garage layout was considered. (Mr. Tyler responded the garage doors will be sand-blasted glass with metal doors.)

Lockyer, seconded by Rotman to approve, subject to added conditions:

1. Recessed windows on front façade to match the casita.
2. Plaster trim on front façade to match the La Mirada Road frontage.
3. Remove 1"x4" foam trims; vertical rake foam is acceptable.

AYES: LOCKYER, POEHLEIN, WALSH, ROTMAN, JAKWAY
ABSENT: DOCZI, THOMPSON
ABSTAINED: MCCOY

Member McCoy returned to the meeting by turning on his microphone and camera.

6. DENISE BERRY, OWNER, REQUESTING A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A NEW 1,611-SQUARE FOOT SINGLE-FAMILY RESIDENCE, AND AN ADMINISTRATIVE MINOR MODIFICATION APPLICATION TO REDUCE ALL SETBACKS OF THE DEVELOPMENT LOCATED AT 105 WEST SAN MARCO WAY, ZONE R-1-C, SECTION 4 (CASE 3.4225 MAJ & 7.1628-AMM). (AP)

Member Poehlein recused himself due to a business conflict.

Planner Perez presented the project as outlined in the staff memorandum.

Member Lockyer questioned several dimensions on the plan.

Member McCoy asked why the sidewalk is not being built on San Marco Way. (Mr. Minjares said the property to the west is also being developed and deferred to covenant the construction of sidewalk on San Marco Way, based on existing street conditions.)

No public comments.

Chair Jakway thinks the landscape along Indian Canyon should be improved with larger plant materials and needs to know the sizes of what they plan to install. He thinks it needs to be a hedge to soften project and buffer from Indian Canyon. Mr. Jakway does not have a problem with the setback reductions because it abuts the parking lot of the old Racquet Club.

Member McCoy said the landscape plan needs improvement on both street frontages, noting specific concerns with white rock, the dividing rock mound, the flanking palm trees.

Member Lockyer agreed landscape needs improvement. He asked that the renderings show the roof penetrations. He suggested alternating the slope roof material, possibly with standing seam roof.

Vice Chair Rotman said both street elevations are very plain and is not in favor of the white rock because it's the desert and is a bit too stark.

AAC Comments:

1. Enhance landscaping on both street frontages.
2. Consider alternate to white rock.
3. Show roof penetrations and minimize roof clutter if possible.
4. Consider another roof material for sloped area.

Lockyer, seconded by McCoy to continue for additional study and revision based on comments.

AYES: LOCKYER, MCCOY, WALSH, ROTMAN, JAKWAY
ABSENT: DOCZI, THOMPSON
ABSTAINED: POEHLEIN

Member Poehlein returned to the meeting by turning on his microphone and camera.

- 7. PINNACLE VIEW, LLC, OWNERS FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 4,469-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2277 MORNING VISTA DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 37, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.4217 MAJ). (GM)**

Assistant Director Newell indicated this item was removed from the agenda at the request of the applicant. No action was taken.

OTHER BUSINESS:

- 8. APPOINT TWO AAC MEMBERS TO SERVE ON AN AD HOC SUBCOMMITTEE ON PARKLET DESIGN STANDARDS.**

Assistant Director Newell said, per direction given at the June 10th City Council meeting, staff is forming an ad hoc subcommittee to provide recommendations on parklet design guidelines. Staff would like to include two AAC members on the ad hoc committee, in addition to stakeholders within the community. Mr. Newell said the committee would meet over the next 60-90 days to provide recommendations.

The AAC members noted various commitments that would make it difficult to participate in the subcommittee and suggested reaching out to the two absent members.

COMMITTEE MEMBER COMMENTS: NONE.

STAFF MEMBER COMMENTS: NONE.

ADJOURNMENT: The Architectural Advisory Committee of the City of Palm Springs adjourned at 7:08 pm to the next regular meeting at 5:30 pm on Tuesday, July 6, 2021, 3200 East Tahquitz Canyon Way, Palm Springs.

David A. Newell, AICP
Assistant Planning Director

DRAFT

CONDITIONS OF APPROVAL

Case 3.4225 MAJ

Proposed casita located above an existing garage within the hillside area.

Located at 105 West San Marcos Way,

R-1-C Zone

July 6, 2021

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 (3.4225 MAJ).
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (June 29, 2021), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.4225 MAJ. The City of Palm Springs will promptly

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

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Major Architectural Approval shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$50 shall be submitted by the applicant in the form of a money order or a cashier's check payable to

the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Architectural Review Committee changes:
- PLN 2. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 3. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 4. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- 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(s) 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.
- PLN 11. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 12. Pad Elevations. Final building pad elevations shall not vary more than 12 inches above or below the pad elevation established by the approved preliminary grading plan and / or tentative map. Any deviations from this provision shall require approval by the Planning Commission.

BUILDING DEPARTMENT CONDITIONS

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

ENGINEERING CONDITIONS

The Engineering Services Department 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.

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

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 24- to 48-hour inspection notification is required.
- ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Services Department. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 3. The Engineering Services Department recommends deferral of off-site improvement items (identified as "**Deferred**") at this time due to lack of full improvements in the immediate area. The owner shall execute a street improvement covenant agreeing to construct all required street improvements upon the request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner(s) prior to approval of the Grading Plan or issuance of grading or building permits. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the covenant is submitted shall be paid by the applicant prior to issuance of any grading or building permits.

SAN MARCO WAY

- ENG 4. Dedicate an additional 5 feet to provide the ultimate half street right-of-way width of 25 feet along the entire frontage, together with a property line - corner cut-back at the southwest corner of the intersection of San Marco Way and North Indian Canyon Drive in accordance with City of Palm Springs Standard Drawing No. 105. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A right-of-way plan check fee shall be paid by the applicant in effect at the time that the dedication is submitted.
- ENG 5. Construct a 6 inch curb and gutter, 18 feet south of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200. "**Deferred**"
- ENG 6. Construct a 6 inch concrete driveway, unless otherwise approved by the City Engineer, from the property line to a clean sawcut edge of pavement.
- ENG 7. Construct a driveway approach in accordance with City of Palm Springs Standard Drawing No. 201. "**Deferred**"

- ENG 8. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210. ***“Deferred”***
- ENG 9. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval. ***“Deferred”***
- ENG 10. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.
- ENG 11. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

NORTH INDIAN CANYON DRIVE

- ENG 12. Dedicate an additional 10 feet to provide the ultimate half street right-of-way width of 50 feet along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 105. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A right-of-way plan check fee shall be paid by the applicant in effect at the time that the dedication is submitted.
- ENG 13. Construct an 8 inch curb and gutter, 38 feet west of centerline along the entire frontage, with a 35 feet radius curb return and spandrel at the southwest corner of the intersection of San Marco Way and North Indian Canyon Drive in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
- ENG 14. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 15. Construct a Type A curb ramp meeting current California State Accessibility standards at the southwest corner of the intersection of San

Marco Way and North Indian Canyon Drive in accordance with City of Palm Springs Standard Drawing No. 212.

- ENG 16. Construct pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 17. Remove and replace existing asphalt concrete pavement where required and or where field requirements require it, in accordance with applicable City standards.
- ENG 18. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

- ENG 19. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

GRADING

- ENG 20. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Services Department for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared

by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Services Department with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Services Department prior to approval of the Grading plan.

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

ENG 21. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist (a copy of the written approval must be provided to the City). The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aguacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

ENG 22. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

ENG 23. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

- ENG 24. 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 25. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 26. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of eight hundred dollars (\$800.00) (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 27. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of a grading plan. (if required)
- ENG 28. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Services Department for review and approval.
- ENG 29. In cooperation with the California 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" (Revised - RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 6819 East Gage Avenue, Commerce, Ca 90040 (Phone(760)782-3271,(562)505-6415),Sonia.Oran@cdfa.ca.gov.

DRAINAGE

- ENG 30. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).

ENG 31. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$7,287.76 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

ENG 32. 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.

ENG 33. All proposed utility lines shall be installed underground.

ENG 34. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 35. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

ENG 36. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

- ENG 37. 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 38. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.
- ENG 39. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

TRAFFIC

- ENG 40. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 41. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.
- ENG 42. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

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

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

FID 2. Fire Department Conditions were based on the 2019 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix “T” Development Requirements. This building will require fire sprinklers.

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

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

Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set. Plans shall be submitted to:

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

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

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

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

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

FID 5. **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 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department

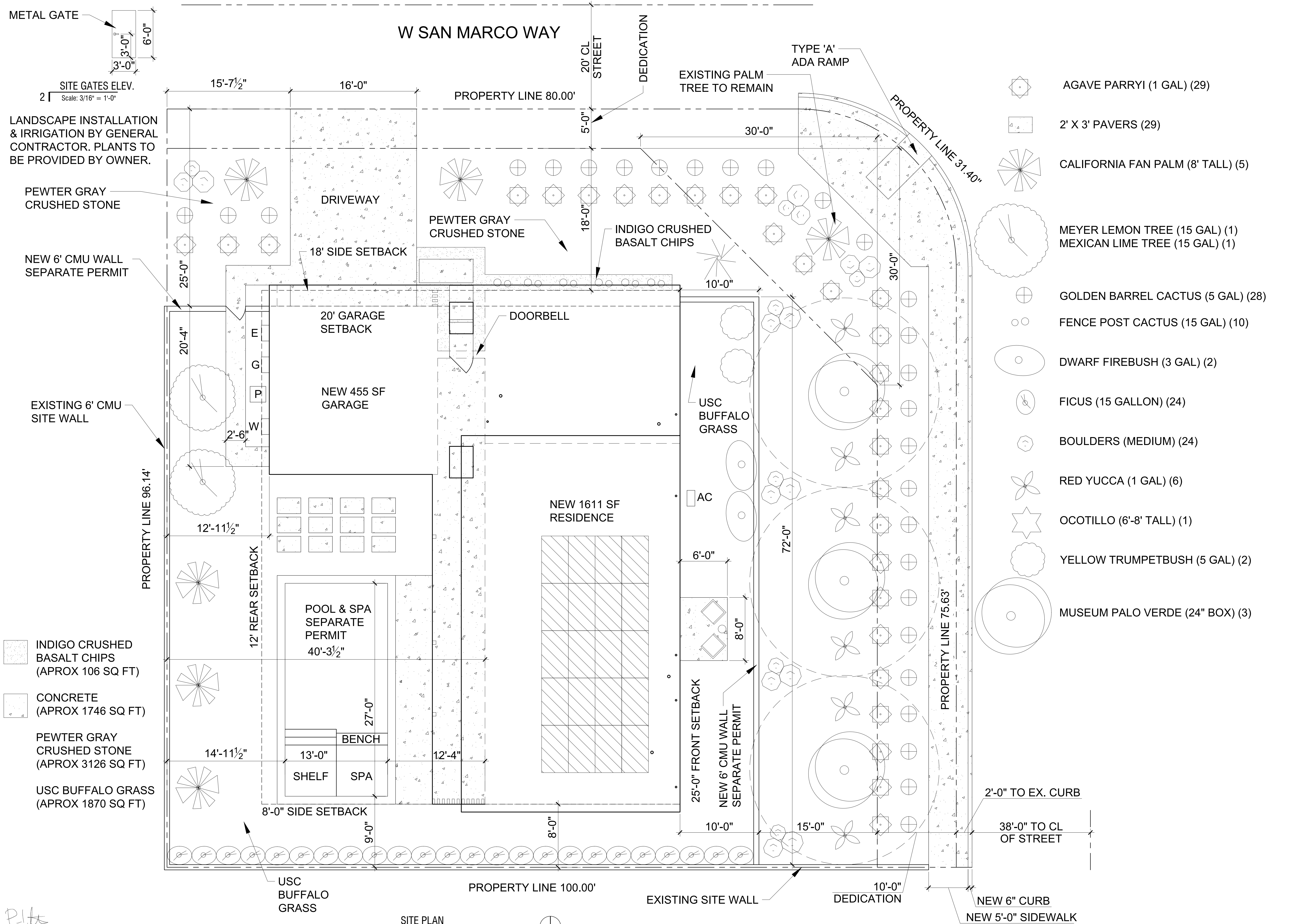
access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.

FID 6. Required access (CFC 504.1): Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.

FID 7. NFPA 13D Fire Sprinklers Required: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2016 Editions, as modified by local ordinance.

FID 8. Residential Smoke Alarms Required: Shall be interconnected so that operation of any smoke alarm or fire sprinkler flow switch causes all smoke alarms within the dwelling & guest house to sound and activate the exterior horn/strobe

END OF CONDITIONS



- AGAVE PARRYI (1 GAL) (29)
- 2' X 3' PAVERS (29)
- CALIFORNIA FAN PALM (8' TALL) (5)
- MEYER LEMON TREE (15 GAL) (1)
- MEXICAN LIME TREE (15 GAL) (1)
- GOLDEN BARREL CACTUS (5 GAL) (28)
- FENCE POST CACTUS (15 GAL) (10)
- DWARF FIREBUSH (3 GAL) (2)
- FICUS (15 GALLON) (24)
- BOULDERS (MEDIUM) (24)
- RED YUCCA (1 GAL) (6)
- OCOTILLO (6'-8' TALL) (1)
- YELLOW TRUMPETBUSH (5 GAL) (2)
- MUSEUM PALO VERDE (24" BOX) (3)

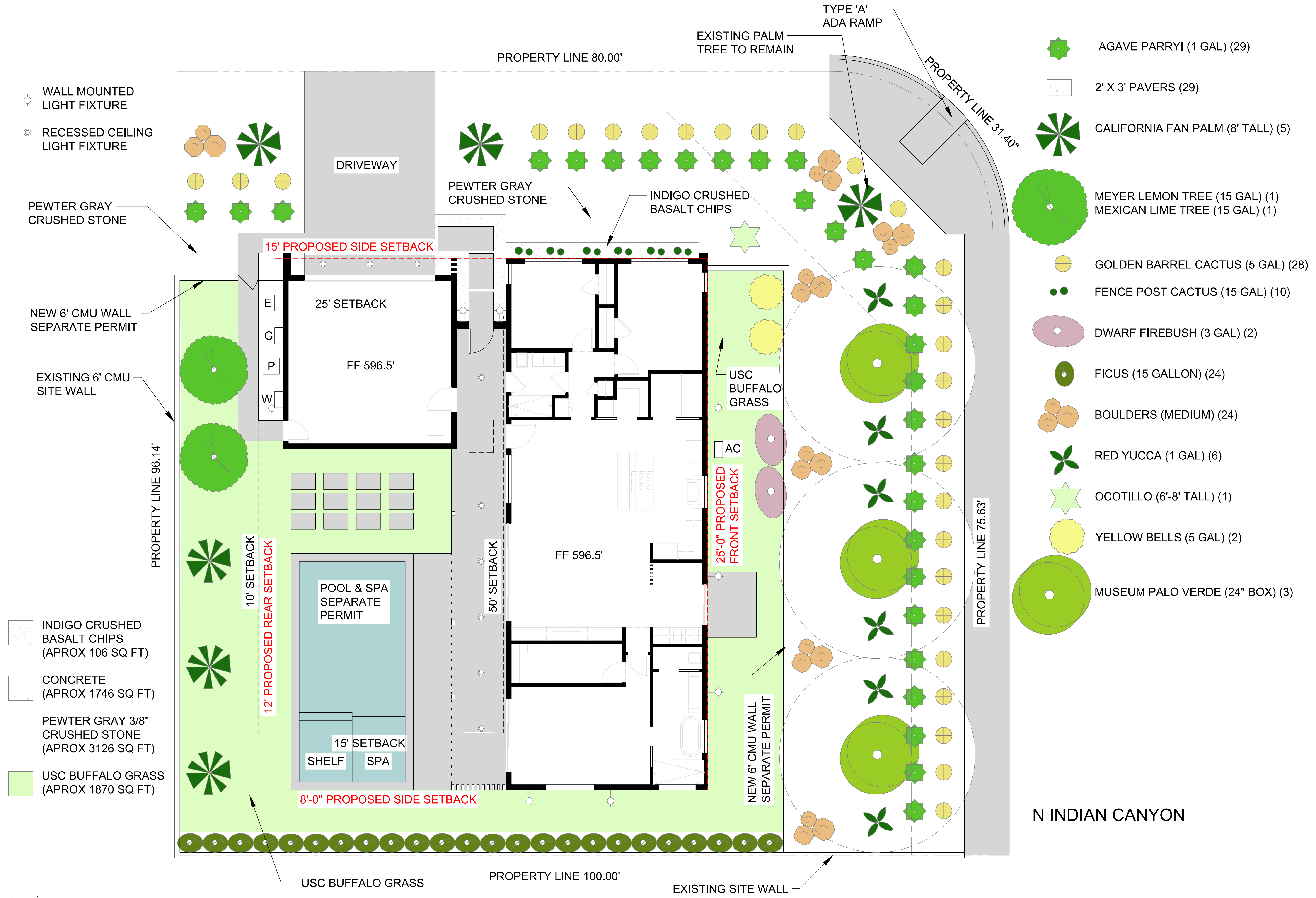
- INDIGO CRUSHED BASALT CHIPS (APROX 106 SQ FT)
- CONCRETE (APROX 1746 SQ FT)
- PEWTER GRAY CRUSHED STONE (APROX 3126 SQ FT)
- USC BUFFALO GRASS (APROX 1870 SQ FT)

BERRY HORINE RESIDENCE
 105 W SAN MARCO WAY
 PALM SPRINGS, CA 92262

02-17-21
 SITE PLAN

A300

W SAN MARCO WAY



- AGAVE PARRYI (1 GAL) (29)
- 2' X 3' PAVERS (29)
- CALIFORNIA FAN PALM (8' TALL) (5)
- MEYER LEMON TREE (15 GAL) (1)
- MEXICAN LIME TREE (15 GAL) (1)
- GOLDEN BARREL CACTUS (5 GAL) (28)
- FENCE POST CACTUS (15 GAL) (10)
- DWARF FIREBUSH (3 GAL) (2)
- FICUS (15 GALLON) (24)
- BOULDERS (MEDIUM) (24)
- RED YUCCA (1 GAL) (6)
- OCOTILLO (6'-8' TALL) (1)
- YELLOW BELLS (5 GAL) (2)
- MUSEUM PALO VERDE (24" BOX) (3)

- WALL MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE

- PEWTER GRAY CRUSHED STONE
- NEW 6' CMU WALL SEPARATE PERMIT
- EXISTING 6' CMU SITE WALL

- INDIGO CRUSHED BASALT CHIPS (APROX 106 SQ FT)
- CONCRETE (APROX 1746 SQ FT)
- PEWTER GRAY 3/8" CRUSHED STONE (APROX 3126 SQ FT)
- USC BUFFALO GRASS (APROX 1870 SQ FT)

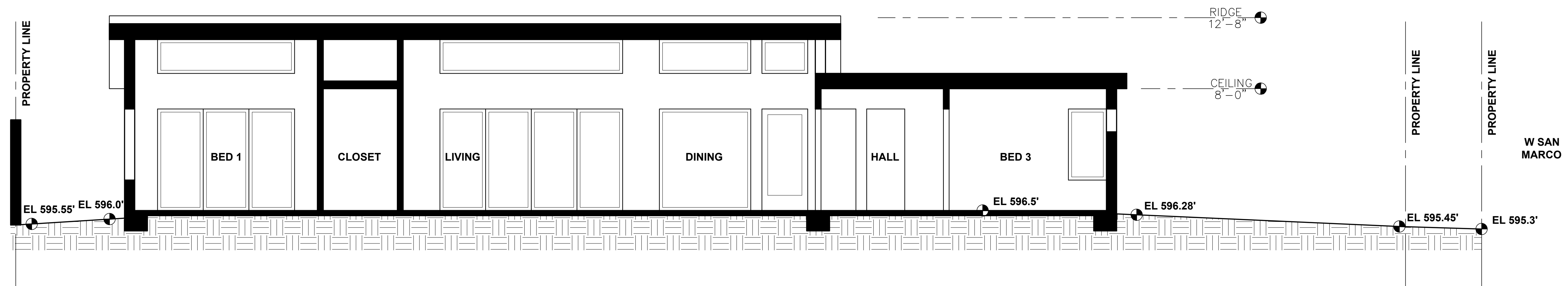
BERRY HORINE RESIDENCE
105 W SAN MARCO WAY
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N INDIAN CANYON

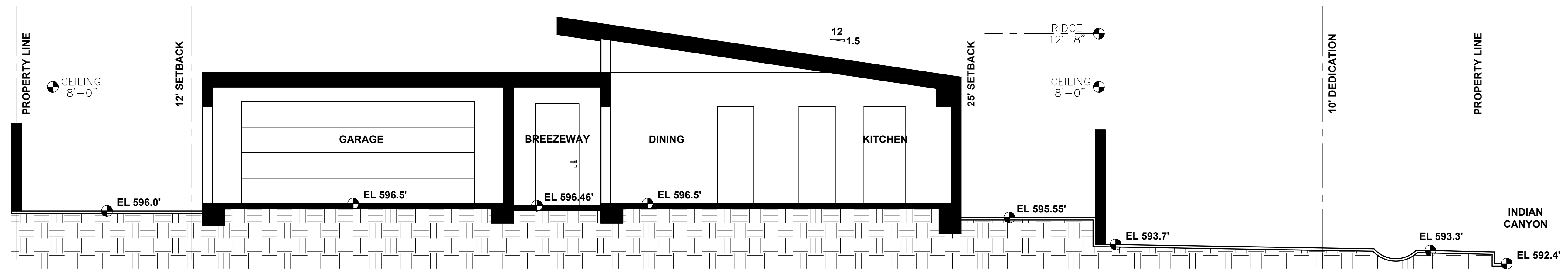
02-17-21

SITE, LIGHT, LANDSCAPE

A301



SECTION SOUTH - NORTH
1 | Scale: 1/4" = 1'-0"



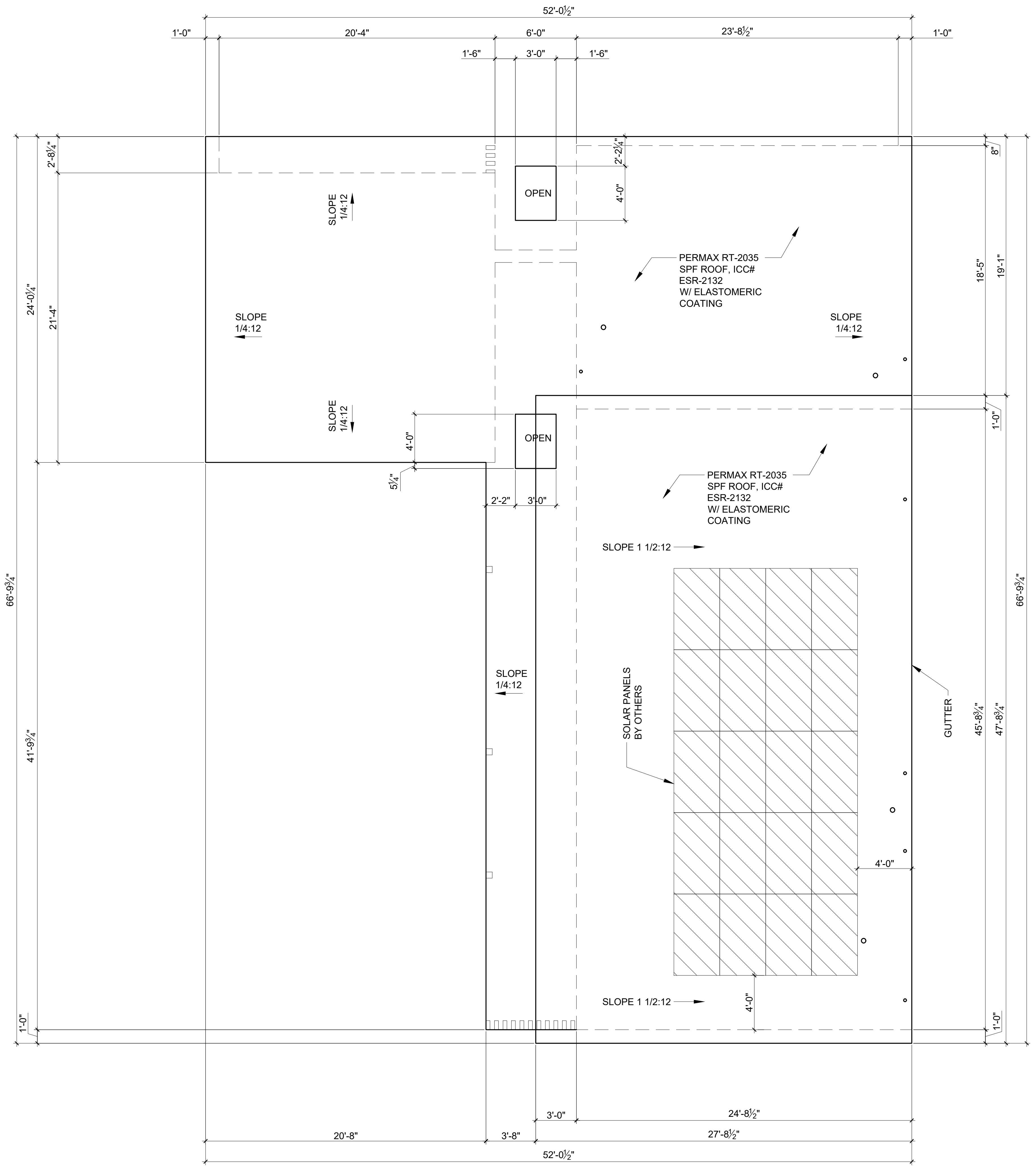
SECTION WEST - EAST
2 | Scale: 1/4" = 1'-0"

BERRY HORINE RESIDENCE
105 W SAN MARCO WAY
PALM SPRINGS, CA 92262

02-17-21

SITE
SECTIONS

A302



NO ATTIC VENTILATION PER SECTIONS R806.5/EM3.9.6. THE INSULATION IS AIR-PERMEABLE AND IT IS INSTALLED DIRECTLY BELOW THE ROOF SHEATHING WITH RIGID BOARD OR SHEET INSULATION WITH A MINIMUM R-5 VALUE INSTALLED ABOVE THE ROOF SHEATHING.

ALL VENTS & OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.

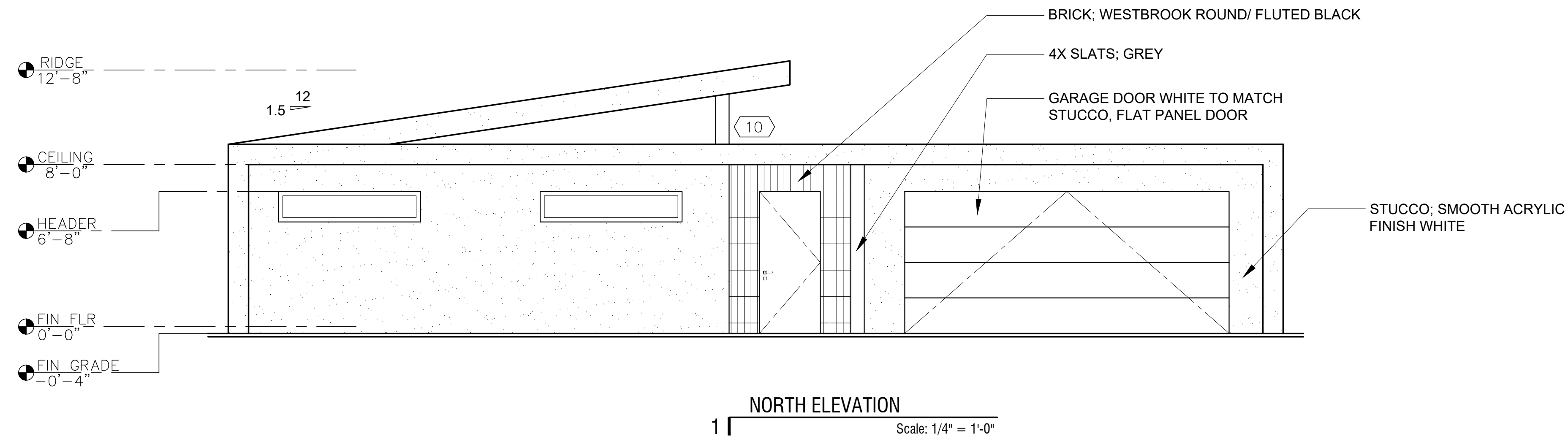
BERRY HORINE RESIDENCE
105 W SAN MARCO WAY
PALM SPRINGS, CA 92262

02-17-21
ROOF PLAN

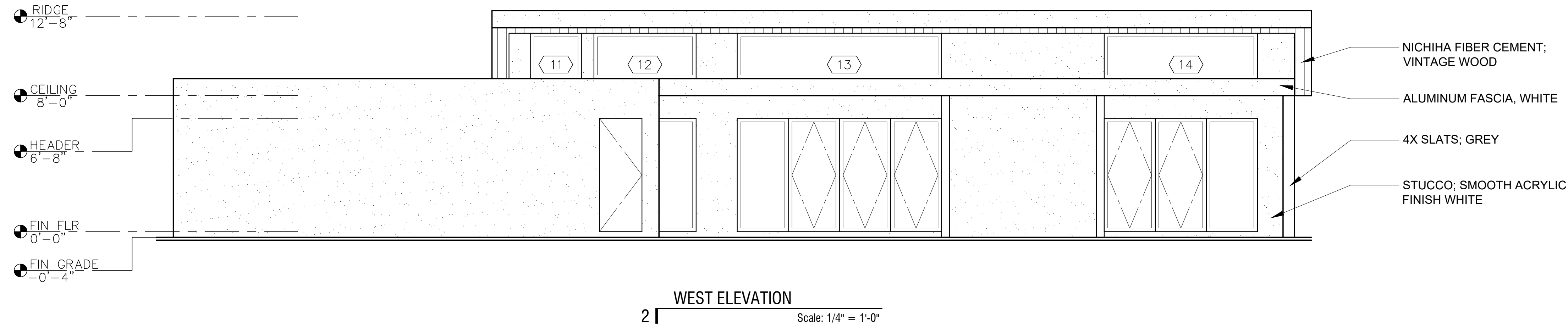
A500

P.M.
PREPARED BY
PAUL MOSTOLLER

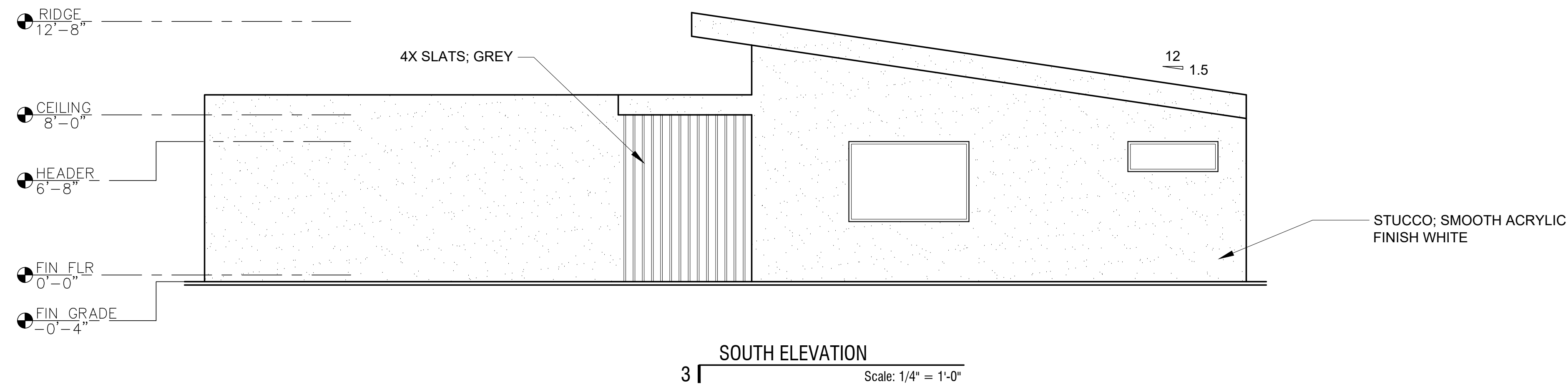
ROOF PLAN
Scale: 1/4" = 1'-0"



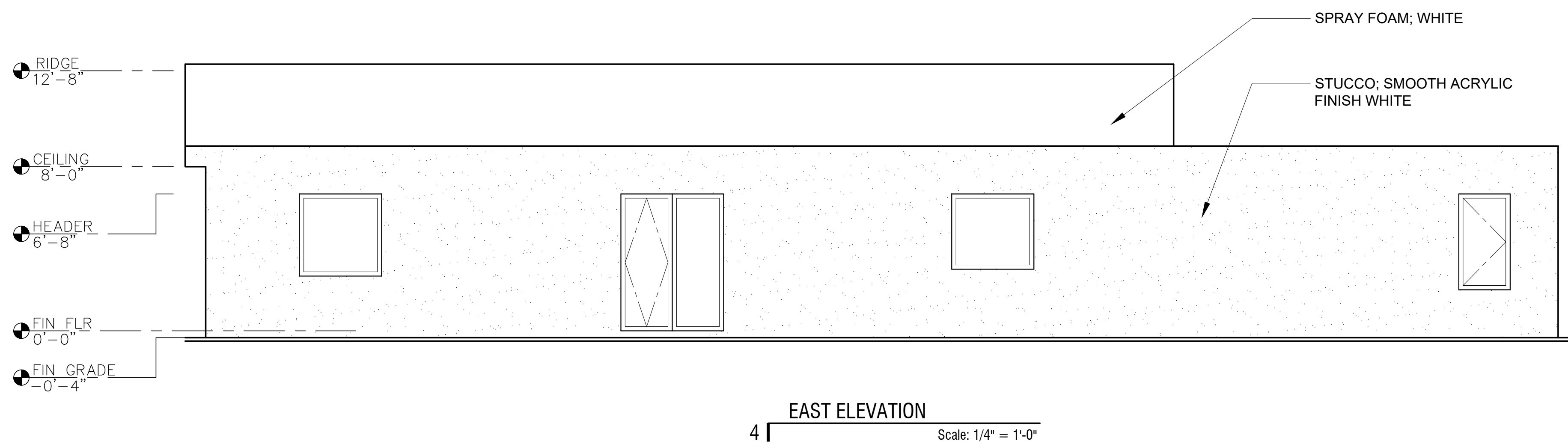
1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 EAST ELEVATION
Scale: 1/4" = 1'-0"

NOTES

- 1 ALL FLASHING, VENTS, STACKS AND PIPES TO BE PAINTED TO MATCH ADJACENT SURFACES
- 2 ALL VENTS AND OTHER OPENINGS TO BE COVERED WITH 1/4" MESH
- 3 ALL WINDOW HEADERS AND SILLS TO BE SLOPED FOR DRAINAGE

BERRY HORINE RESIDENCE
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EXTERIOR
ELEVATIONS

A600



1 | ELEVATION NORTH EAST
Scale: NTS



2 | ELEVATION NORTH WEST
Scale: NTS



3 | ELEVATION SOUTH WEST
Scale: NTS



4 | ELEVATION SOUTH EAST
Scale: NTS



1 BRICK - FLUTED WESTBROOK 308 BLACK



2 STUCCO SMOOTH LA HABRA DOVE GREY

AMPARO

PAUL MOSTOLLER
310-595-5079
AMPAROUSA.COM



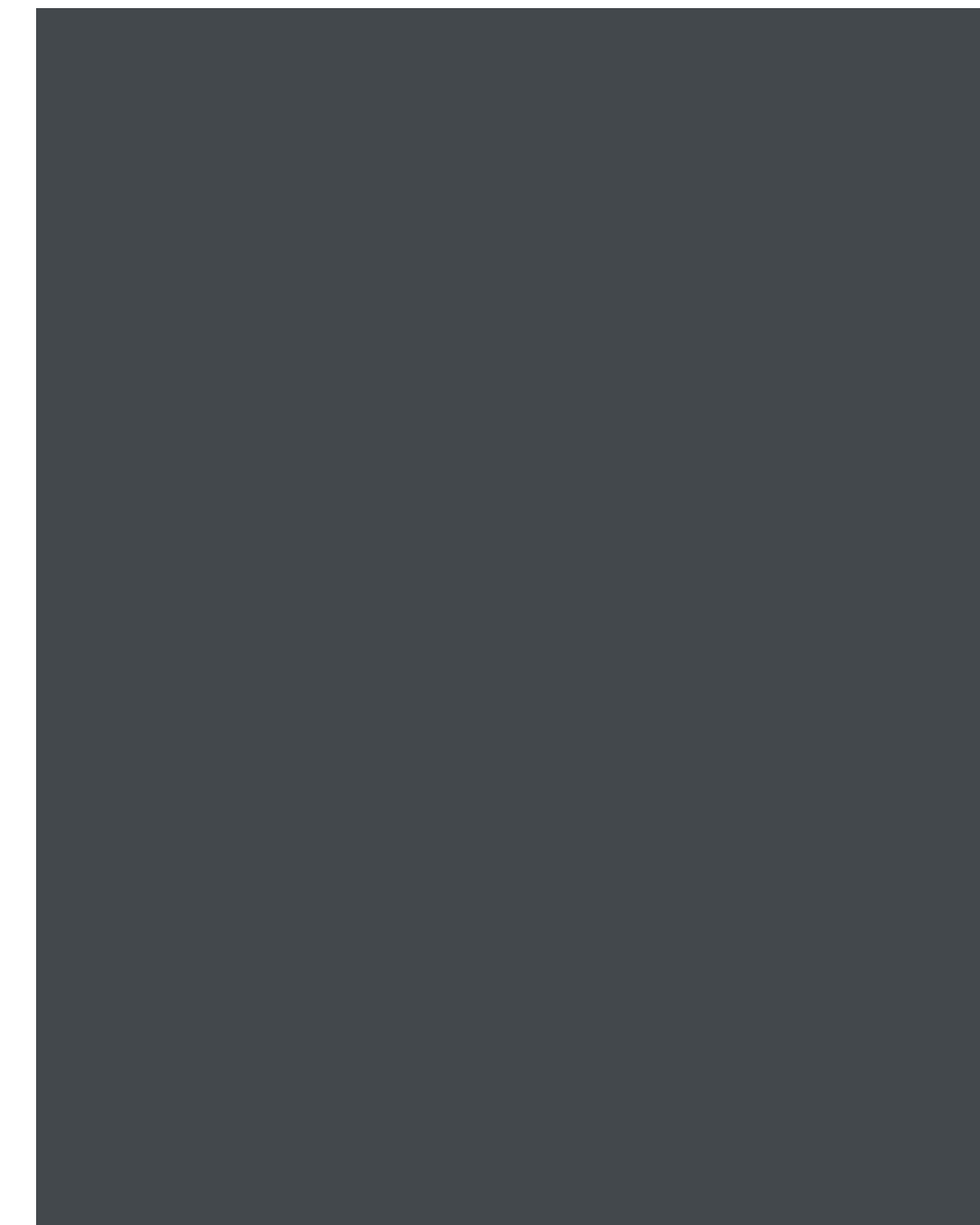
3 WINDOW MILGARD BLACK ALUMINUM



4 LANDSCAPE CRUSHED INDIGO BASALT



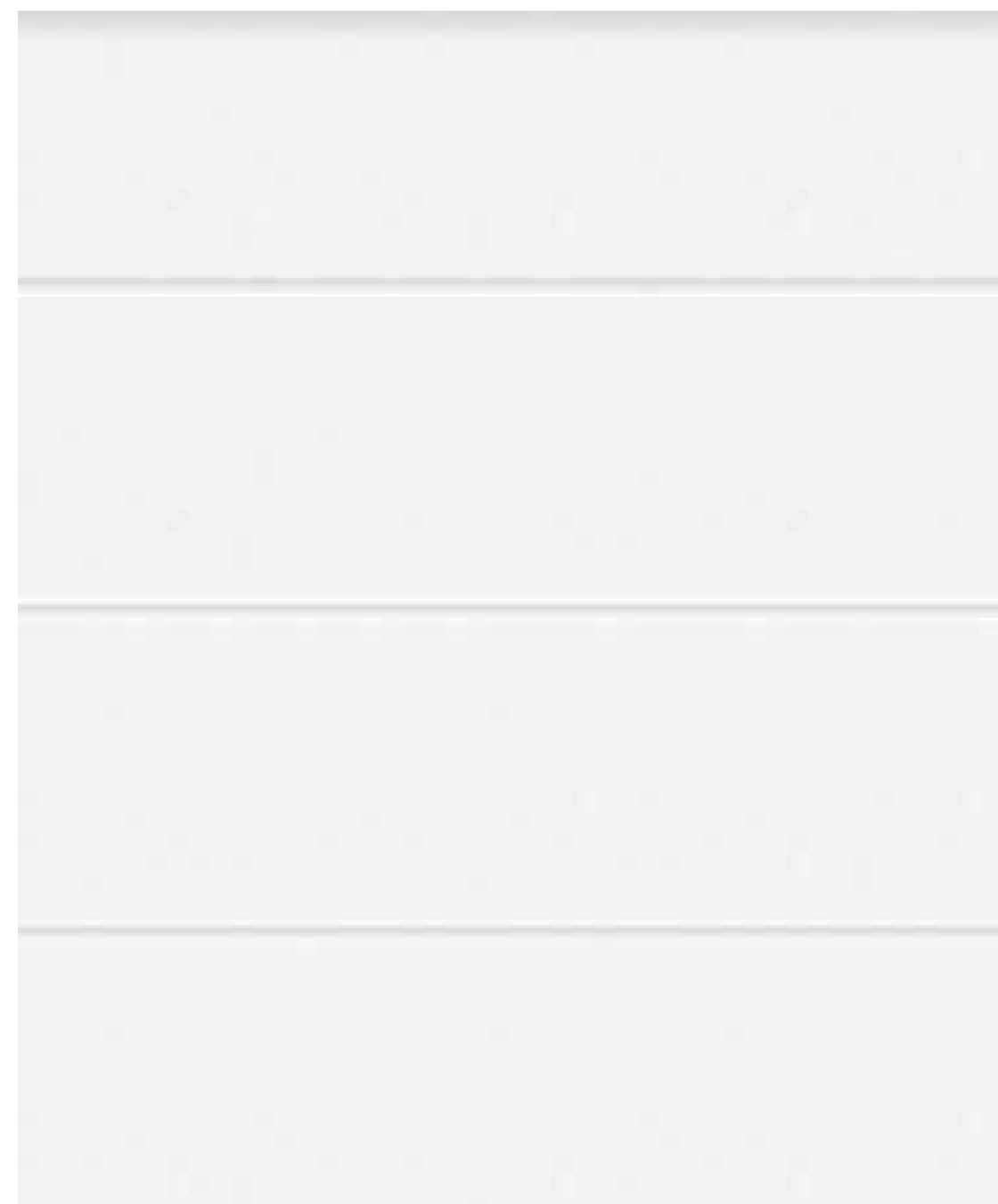
5 SITE WALL STACKED CMU BLOCK



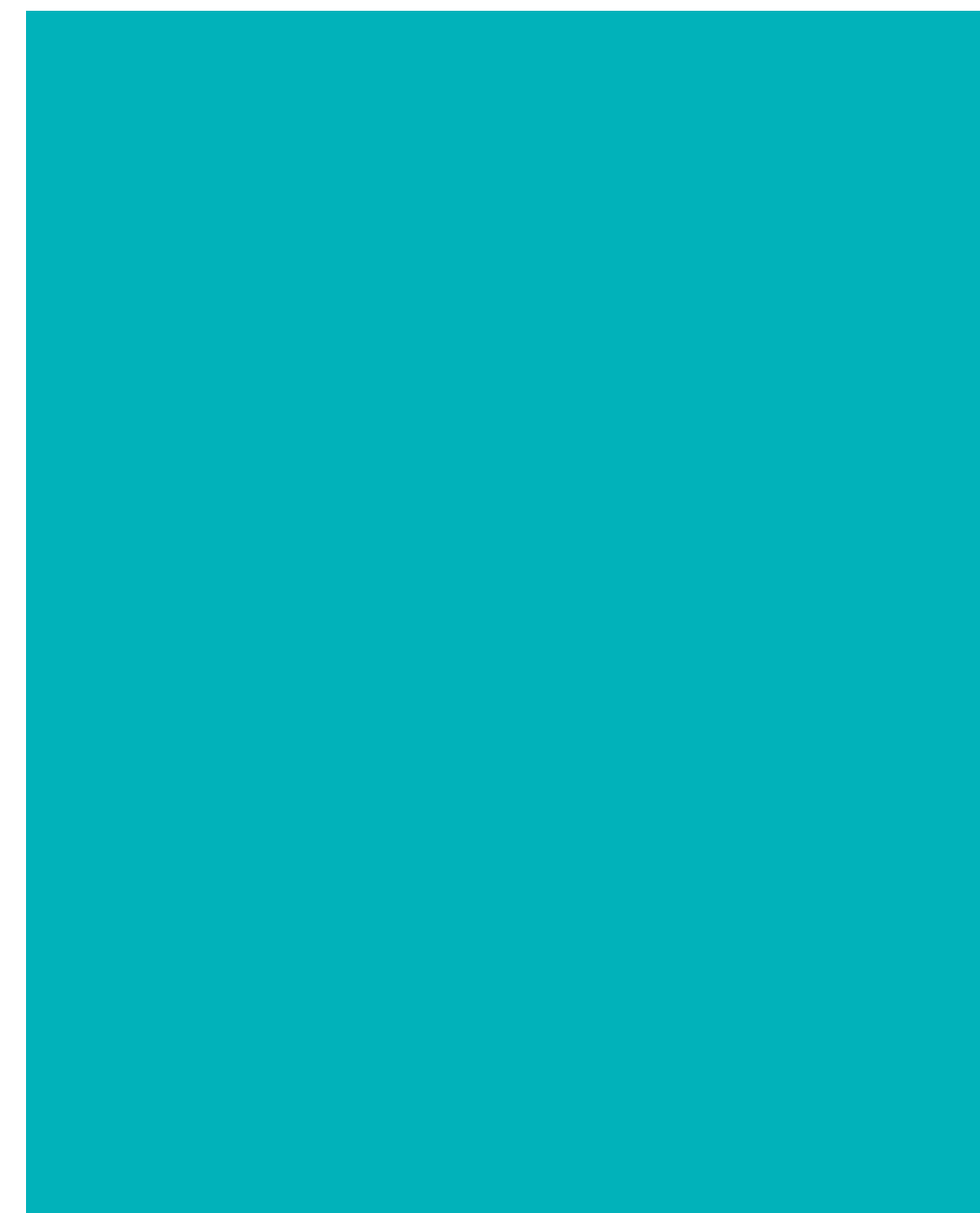
6 WOOD SLATS SW 7076 CYBERSPACE



7 FIBRE CEMENT NICHIIHA REDWOOD



8 GARAGE DR WHITE TO MATCH STUCCO



9 FRONT DOOR SW 6950 CALYPSO



10 LANDSCAPE CRUSHED PEWTER GRAY



11 ROOF SPRAY FOAM WHITE

BERRY HORINE RESIDENCE

105 W SAN MARCO WAY
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02-17-21

COLORS &
MATERIALS

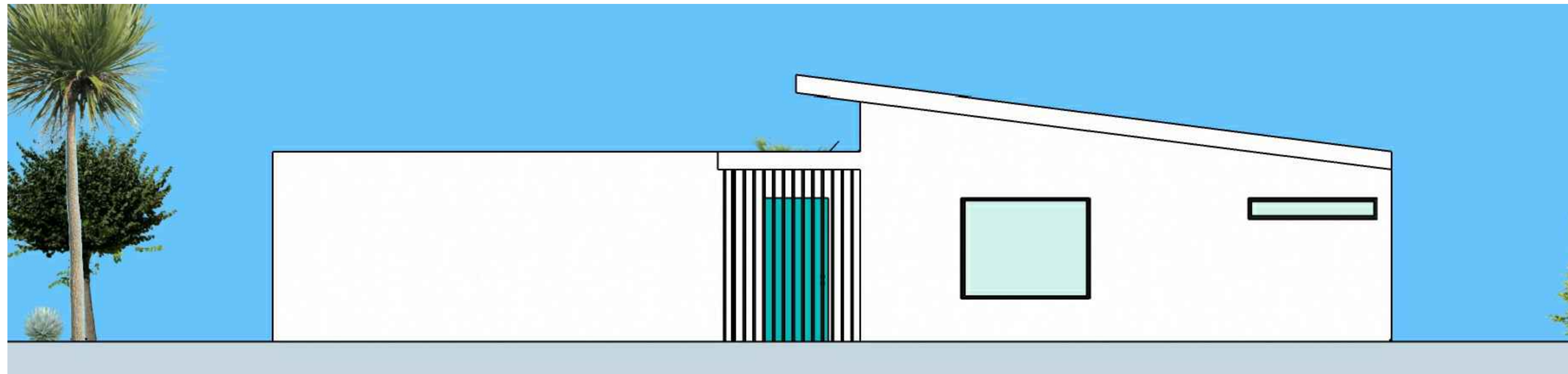
A602



1 | FRONT ELEVATION NORTH
Scale: NTS



2 | SIDE ELEVATION WEST
Scale: NTS



3 | BACK ELEVATION SOUTH
Scale: NTS



4 | SIDE ELEVATION EAST
Scale: NTS

BERRY HORINE RESIDENCE
105 W SAN MARCO WAY
PALM SPRINGS, CA 92262

02-17-21

ELEVATIONS
COLOR

A603



PALO VERDE & GOLDEN BARREL CACTUS



PALO VERDE & GOLDEN BARREL CACTUS



CALIFORNIA FAN PALM



RED YUCCA



MUSEUM PALO VERDE



OCOTILLO



PARRYI AGAVE



FENCE POST CACTUS

BERRY HORINE RESIDENCE

105 W SAN MARCO WAY

PALM SPRINGS, CA 92262

02-17-21

PLANTS

A604