



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: FEBRUARY 22, 2022 NEW BUSINESS

SUBJECT: DJL OF THE DESERT, INC., OWNER, FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION TO CONSTRUCT A ONE-STORY 3-UNIT APARTMENT BUILDING ON AN UNDEVELOPED 10,018-SQUARE-FOOT PARCEL LOCATED AT 517 SOUTH MOUNTAIN VIEW DRIVE, ZONE R-2 (CASE 3.4270-MAJ) (AP).

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for approval of an Architectural Review Application for a single-story, three-unit apartment building that is approximately 3,665-square feet in size. The project site is currently undeveloped, surrounded on three sides by similar apartment buildings.

RECOMMENDATION:

That the Architectural Review Committee approve the application, subject to conditions.

BUSINESS PRINCIPAL DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form stating that DJL of the Desert, INC. has one owner with 100% beneficial interest in the corporation: George Yousef. The Public Integrity Disclosure form is included as an attachment to this report.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
12/08/21	The Planning Commission reviewed the project and recommended approval to ARC subject to conditions.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	0.23 Acres

<i>Conformance to Development Standards</i>	
Conformance to Development Standards	The project was analyzed for conformance to development standards as listed in PSZC Section 92.03.00 as part of Development Permit application (Case 3.4270 MAJ). The Planning Commission found the project to be in conformance at a public meeting on 12/08/21 and adopted the findings by Resolution.

When the associated Development Permit was approved on December 8, 2021, the Planning Commission directed the applicant to make revisions to the project and the ARC to review the following:

1. Landscape. Increase the size of the three (3) parking lot shade trees to 36” box.
2. Gravel. Replace decomposed granite (DG) with a ¾” gravel-based covering.
3. Architecture. Enhance the architectural features to the main building with a variety of colors and elements.
4. Rental. The apartment complex cannot be used as a vacation rental.
5. Trash Bins. Trash bins shall be redesigned to comply with Section 93.07.02 of the PSZC.

In response, the applicant made the following revisions, which are reflected in the plans attached to this memorandum:

1. Landscape. The Citrus Limon, Melaleuca, Palo Verde and Crepe Myrtle have been increased to 36” box.
2. Gravel. The decomposed granite (DG) has been replaced with a ¾” gravel-compacted gravel.
3. Architecture. The front facade has been enhanced with black framed glazed windows, a gray trim and a hardie plank lap siding.
4. Rental. Per the PSZC, the apartment complex cannot be used as a vacation rental.
5. Trash Bins. The trash bins are conditioned to comply with California’s new state law, which requires that each residential unit must have 3 separate trash bins; one for landfill, one for recycled waste, and one for green waste.

Trash bins shall be placed behind a screened location at all times with the exception of garbage collection days.

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>The entire building will consist of an off-white stucco with dark bronze window frames, and a dark grey trim will be used for the fascia and to accent the lower half of the building. Hardie Plant Lap siding is proposed on the front elevation only. Burgundy entry doors will provide an accent color to the facade. The architectural treatment is consistent on all four sides of the building.</p>	Y
2.	<p><i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i></p> <p>Accessory structures are not proposed with this application.</p>	Y
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The proposed facade elements, doors and windows, are composed in a harmonious manner. The window trims will be a dark bronze, the trim will be a dark gray.</p>	Y
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p>The project is located in an area with similar multi-family residential homes. The proposed development will be complementary to the existing development in the neighborhood and is consistent with the R-2 development standards. Upon completion of the apartment project, the new structure and its simple style will enhance the site and neighborhood.</p>	Y
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p>The proposed color scheme consists of whites, bronzes and grays. The colors are consistent with the site surroundings and desert environment.</p>	Y
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	Shading devices are not proposed with this application. Small overhangs and eaves around the building will provide some relief from the sun.	
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> The project proposes mostly drought-tolerant plant species deemed appropriate to the desert environment. As designed, landscaped areas will include use of shading trees and decomposed granite and hardscape along the frontage, side yards and courtyard area. The proposed landscape plan includes a mix of different species of drought tolerant shrubs, decomposed granite and groundcovers used along the property frontage, patio and courtyard areas, and is consistent with the requirements of the PSMC.	Y
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i> Th proposed landscape is minimal and is consistent with the Lush and Efficient Landscape handbook and all applicable zoning requirements.	Y
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The applicant is proposing to plant two Palo Verde (36" box) trees, and one Melaleuca (36" box) tree in the parking lot area, to provide shade to parked vehicles and the public right-of-way area.	Y
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> Outdoor wall lights and sconces will be placed on the exterior of the building. The light will protrude downward. The lights are consistent with the PSZC.	Y
11.	<i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i> Signage is not proposed with this application.	N/A
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> All mechanical equipment will be located in the side and rear yards, screened from the public rights-of-way behind the perimeter walls. No mechanical equipment will be placed on the roof.	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
13.	<i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i>	N/A
	This area is not within any Planned Development District or Specific Plan area.	

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”) and was deemed categorically exempt pursuant to Section 15303(a) of the CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures) by the Planning Commission on December 8, 2021. No further review is required under CEQA.

CONCLUSION:

Overall, the proposed project is consistent with and in conformance with the architectural guidelines. As proposed, the project conforms to the development standards for the R-2 zone and is permitted by-right. The applicant addressed Planning Commission comments by increasing the tree and gravel size and enhancing the architecture. Based upon foregoing, Staff recommends approval of the project as proposed subject to the attached conditions of approval.

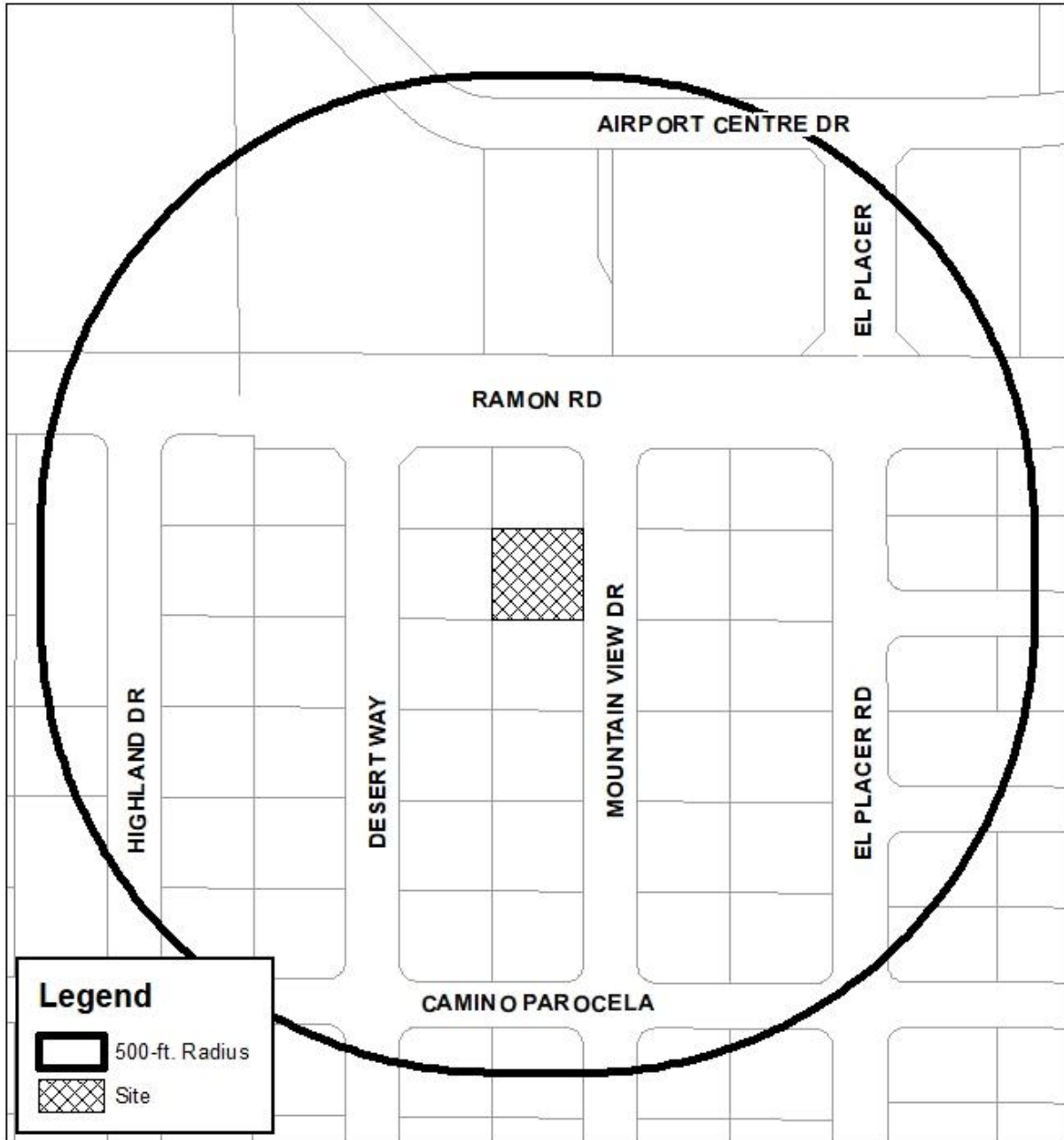
PREPARED BY:	Alex Perez, Assistant Planner
REVIEWED BY:	David A. Newell, Assistant Director of Planning

ATTACHMENTS:

1. Vicinity Map
2. Public Integrity Disclosure Form
3. Resolution and Conditions of Approval
4. Architectural Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case #3.4270 MAJ
517 South Mountain View Drive

RESOLUTION NO. _____

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION FOR THE DEVELOPMENT OF A 10,018-SQUARE FOOT LOT WITH MULTI-FAMILY RESIDENCES LOCATED AT 517 SOUTH MOUNTAIN VIEW ROAD (CASE 3.4270 MAJ).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

- A. DJL OF THE DESERT, Owner (“Applicant”) filed an application with the City, pursuant to Palm Springs Zoning Code (PSZC) Sections 94.04.00 (architectural review) for construction of multi-family residences on a 10,018-square foot lot located at 517 South Mountain View Drive (“the Project”).
- B. On April 8, 2021, the City Council adopted Ordinance No. 2042, amending Section 94.04.00 of the PSZC to reassign review of Major Architectural Review (MAJ) applications from the City’s Planning Commission to the City’s Architectural Review Committee.
- C. On December 8, 2021, the City’s Planning Commission held a public meeting in accordance with applicable law and considered the associated Development Permit for the Project, which the Commission conditionally approved in accordance with Section 94.04.01 of the PSZC.
- D. On February 22, 2022, the City’s Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee carefully reviewed and considered all of the evidence presented in connection with the Project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Section 1: The proposed multi-family residence is considered a project pursuant to the California Environmental Quality Act (CEQA). On December 8, 2021, the Planning Commission evaluated the Project pursuant to CEQA and determined it to be Categorically Exempt from further analysis under CEQA Guidelines Section 15303(a) (Class 3, New Construction or Conversion of Small Structures). No further review is required under CEQA.

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Section 94.04.00 (“architectural review”).

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4270 MAJ, for the construction of a multi-family residences on a 10,018-square foot lot located at 517 South Mountain View Drive, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 22nd day of FEBRUARY, 2021.

AYES:
NOES:
ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

David Newell, AICP
Assistant Planning Director

RESOLUTION NO. _____

EXHIBIT A

Case 3.4270 MAJ

517 South Mountain View Road
(APN: 680-034-011)

February 22, 2022

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 _____; except as modified with the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped _____, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the 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. The owner/applicant shall defend, indemnify, and hold harmless the City of Palm Springs, its elected officials, agents, officers, and employees (“Indemnitees”) from any claim, action, or proceeding against the City of Palm Springs or any Indemnatee(s), arising, in any way, out of the activities

- authorized by this Land Use Permit. The City will promptly notify the applicant of any such claim, action, or proceeding 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 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 Indemnitees. 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, walls, and fences 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 Application (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

ENVIRONMENTAL ASSESSMENT 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 \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).
- ENV 3. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.
- ENV 4. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 5. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)
- ENV 6. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director

shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

PLN 1. Planning Commission conditions:

- Landscape. Increase the size of the three (3) parking lot shade trees to 36" box.
- Gravel. Replace decomposed granite (DG) with a ¾" gravel-based covering.
- Architecture. Enhance the architectural features to the main building with a variety of colors and elements.
- Rental. The apartment complex cannot be used as a vacation rental.
- Trash. Each residential unit must have 3 separate trash bins; one for landfill, one for recycled waste, and one for greet waste. Stash bins shall be placed behind screened location at all times with the exception of garbage collection days.

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

The Following Standard Building & Safety Conditions of Approval Are Applicable to This Project:

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

BLDG 2. Shall comply with the latest adopted edition of the following codes as applicable:

- A. 2019 California Residential Code
- B. 2019 California Electrical Code
- C. 2019 California Mechanical Code
- D. 2019 California Plumbing Code
- E. 2019 California Energy Code
- F. 2019 California Fire Code
- G. 2019 California Green Building Standards Code

ENGINEERING DEPARTMENT CONDITIONS

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 48-hour inspection notification is required.

ENG 2. **Provide proposed finish floor elevations of all proposed structures, existing structures on site, and all adjacent off-site structures. This information required prior to site plan approval.**

MOUNTAIN VIEW DRIVE

ENG 3. Dedicate an easement along the back of the driveway approach for sidewalk purposes. 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 4. Construct driveway approach(es) to accommodate bay parking stalls along the Mountain View Drive frontage in accordance with City of Palm Springs Standard Drawing No. 201 or 201A. Bay parking stalls shall be located completely on-site, behind sidewalk, and not within public right-of-way.
- ENG 5. Construct an 8 feet wide sidewalk behind the curb along the frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 6. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

- ENG 7. For on-site bay parking in residential and commercial zones, paving material shall be decorative paving, colored and/or patterned to relate to the overall design in accordance with Zoning Code 93.06.00.C.15.e. The minimum pavement section for all on-site pavement for the proposed parking spaces shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. 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 8. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.

SANITARY SEWER

- ENG 9. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

GRADING

- ENG 10. 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 11. 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 12. 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 13. 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 14. 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 15. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 16. 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) (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 17. 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 18. 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 even though there may not be a grading plan for the project. Prior to issuance of Building Permits.
- ENG 19. 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 20. 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 21. 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 22. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$10,311.99 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 23. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, Mission Springs Water District, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
- ENG 24. All proposed utility lines shall be installed underground.
- ENG 25. The record property owner shall enter into a covenant agreeing to underground all of the existing overhead utilities required by the Municipal Code in the future upon request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner and submitted to the City Engineer prior to issuance of a grading permit. A current title report or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the

covenant is submitted shall be paid by the applicant prior to issuance of any grading or building permits.

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 27. 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 28. 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 29. 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 30. 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 31. 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 32. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement if necessary and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the frontage of the subject property.

- ENG 33. 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 34. 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 35. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

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.
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.
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.
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.

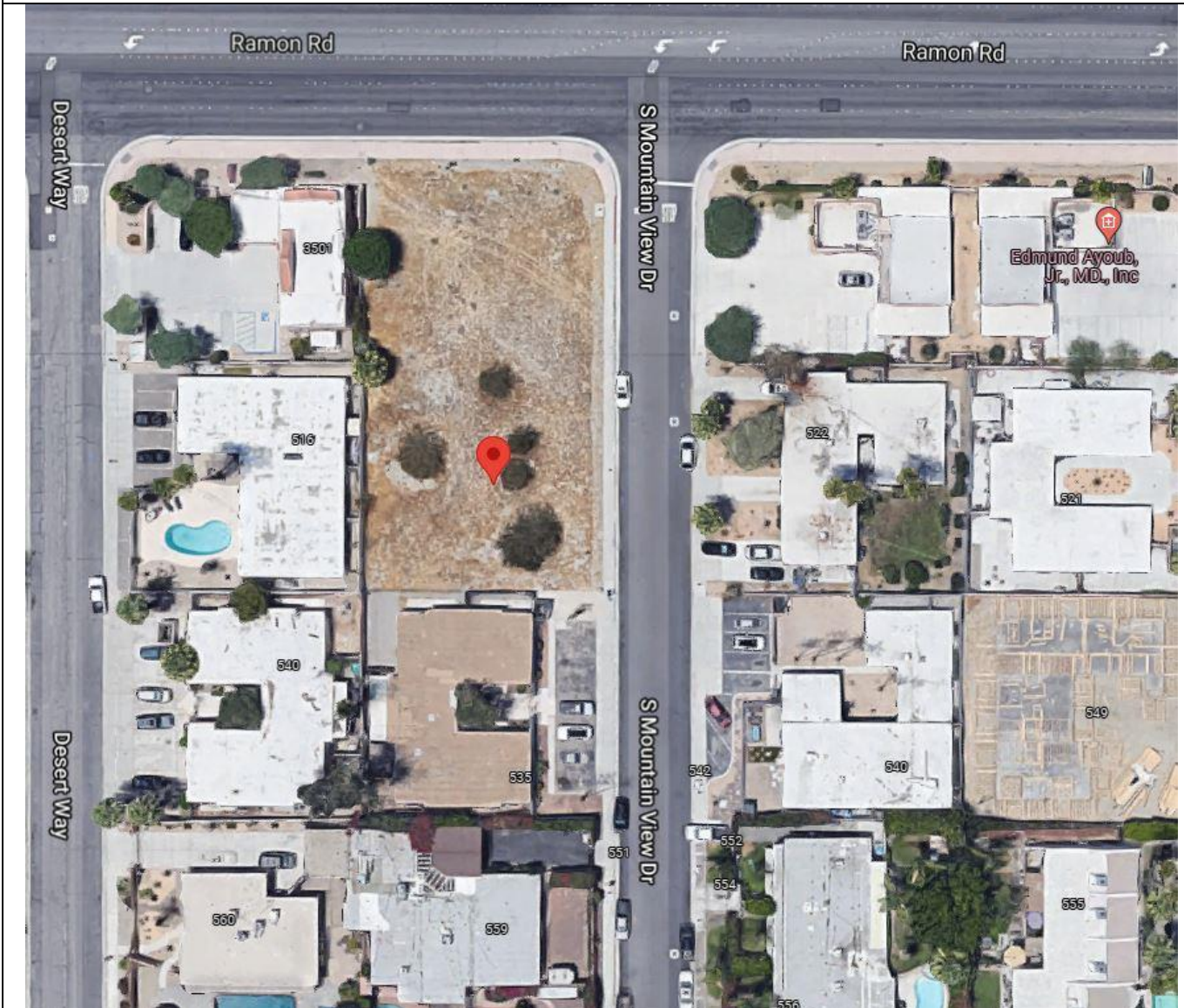
5. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed 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.
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.
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.
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 CONDITIONS



Department of Planning Services Aerial Map



CITY OF PALM SPRINGS
Case #3.4270 MAJ
517 South Mountain View Drive

Justification Letter for a 3-Plex Apartment Building

Mountain View Drive Palm Springs, CA

We are proposing a new 3 unit apartment building to help alleviate a shortage of rental units in the City. One unit will have 2 bedrooms and 2 baths with one bath being completely handicap accessible. Two units will have 3 bedrooms and 3 baths with one bath being completely handicap accessible. The building will be a single story traditional with a 4:12 pitched roof. Parking will be bay style which is typical of the existing neighborhood. The lot will be fully landscaped.

The building will conform to all Palm Springs zoning codes and 2019 CBC construction codes. The number of parking spaces and landscaping meets all PSP planning requirements.

We are enclosing a Vicinity Map of the area showing all the surrounding apartment buildings on similar size lots. As can be seen from the map, we are totally surrounded by 3-plex and 4-plex apartments and this covers only the adjacent streets. The entire area is devoted to similar apartment complexes. Ours is an infill lot with no foreseeable environmental impacts.

We are requesting the same consideration for our site that all the other sites now enjoy.

Sincerely,

George Yousef

A handwritten signature in blue ink, appearing to read 'George Yousef', with a long horizontal flourish extending to the right.

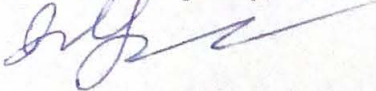


PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

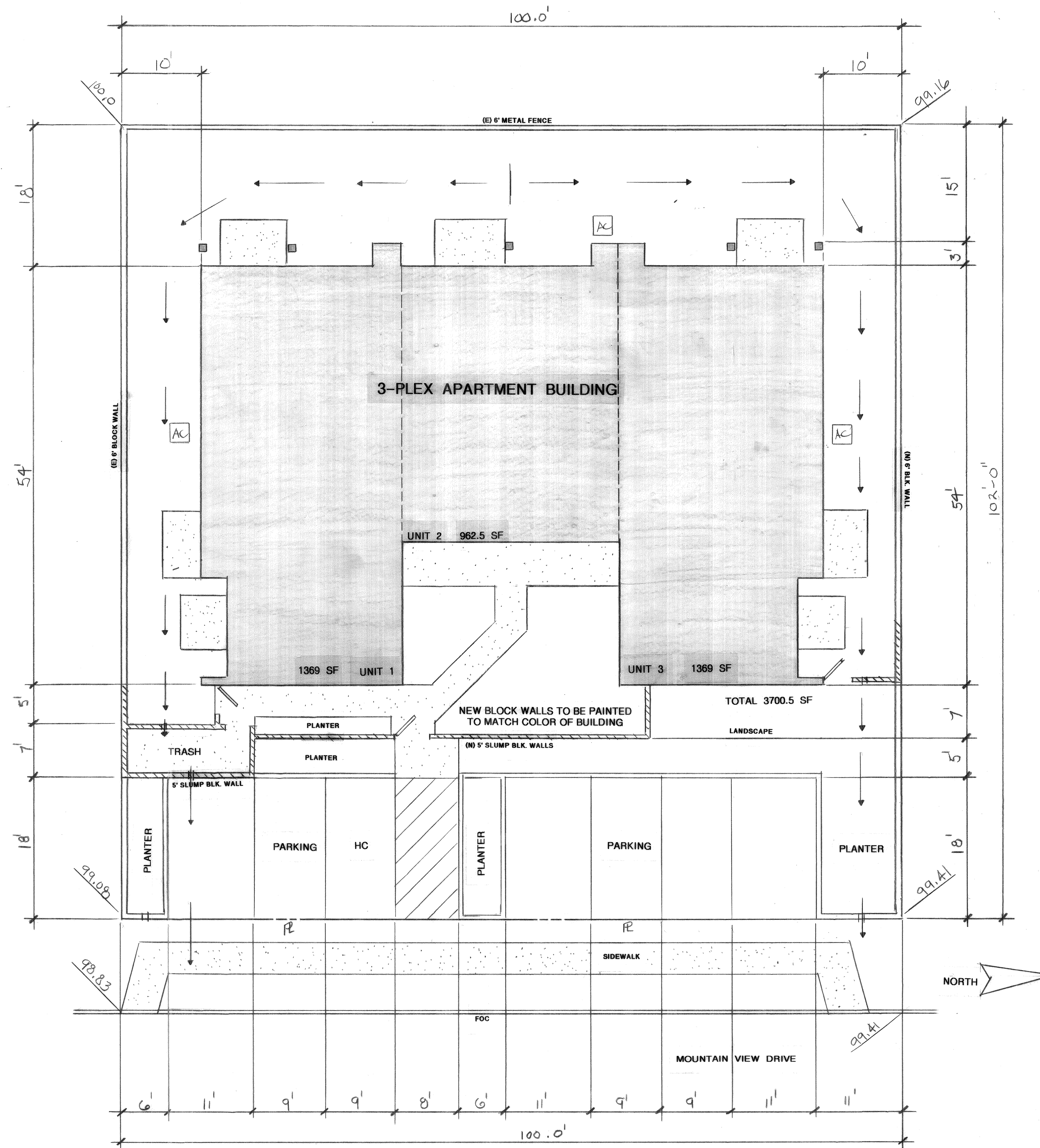
1.	Name of Entity <u>DJL of THE DESERT, INC.</u>
2.	Address of Entity (Principle Place of Business) <u>300 N INDIAN CAMP RD PALM SPRINGS CA 92262</u>
3.	Local or California Address (if different than #2)
4.	State where Entity is Registered with Secretary of State <u>CA</u> <i>If other than California, is the Entity also registered in California? <input type="checkbox"/> Yes <input type="checkbox"/> No</i>
5.	Type of Entity <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6.	Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i>
	<u>GEORGE YOUSEF</u> <input checked="" type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
	_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
	_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE JANE DOE	50%, ABC COMPANY, Inc.
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
A. GEORGE YOUSEF	100% DJL of THE DESERT INC
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
B.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
C.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
D.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
E.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title 	Date 7-20-21
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PENALTIES
Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.



SITE PLAN

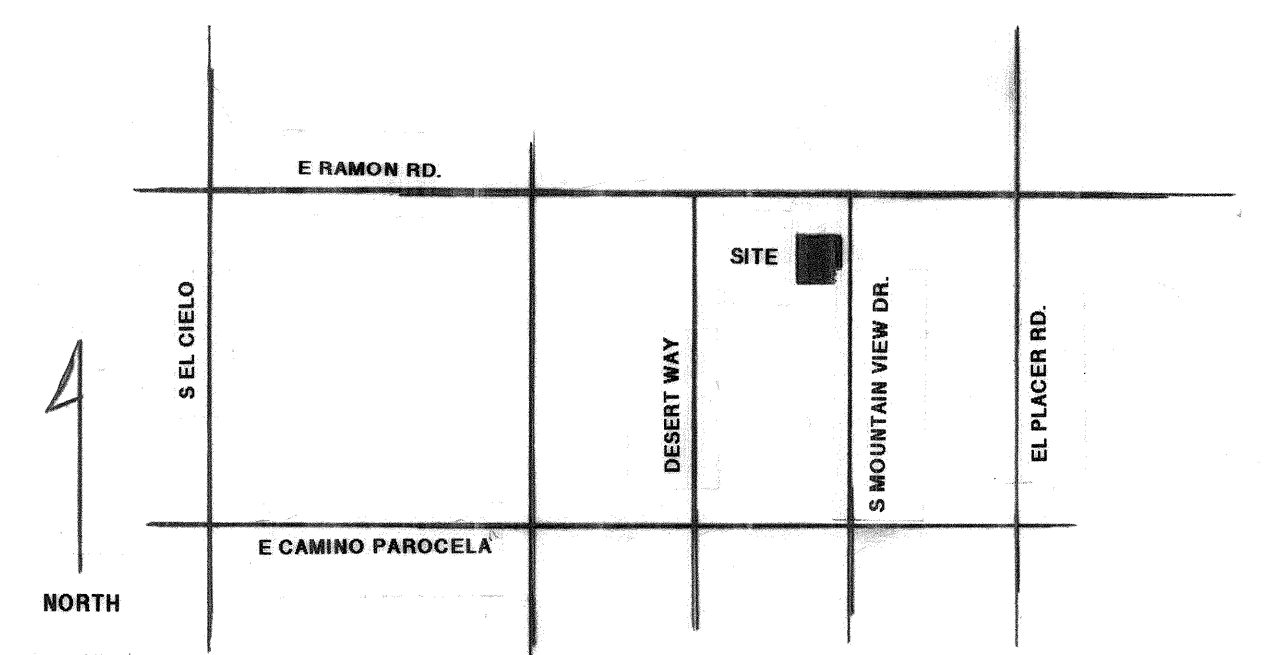
SCALE 1/8" = 1'

George Yousef 3-Plex Apartment

Designer: STAN POLLAKUSKY 760-333-9998
 81955 Avenida Alcalde
 Indio, CA 92203 stanp1943@gmail.com
Project Address: Mountain View Drive
 Palm Springs, CA 92264
Owner: George Yousef 760-275-3184
 2370 N. Farrell Drive
 Palm Springs, CA 92262 georgen2370@yahoo.com
Title 24 Energy Calcs: Joan Hacker 760-345-1352
 43585 Monterey Ave. Ste. 7
 Palm Desert, CA 92211 jenergy36@yahoo.com
Structural Engineer: Yao Zhang 949-521-1791
 538 Rocco Circle
 Ontario, CA 92882 yaozhang99@yahoo.com
APN: 680-034-011
Occupancy Group: R-2 PSP Zoning R-2
Building Use: 3-Plex Apartment Building - One Story
Construction: V-B Sprinkled
Building Data: Lot Area: 10200 SF
 Total Building Area: 3700 SF 36.27 %
 Landscape / Rec.: 5114 SF 50.13 %
 Parking: 1386 SF 13.59 %

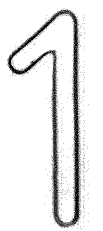
Applicable Codes

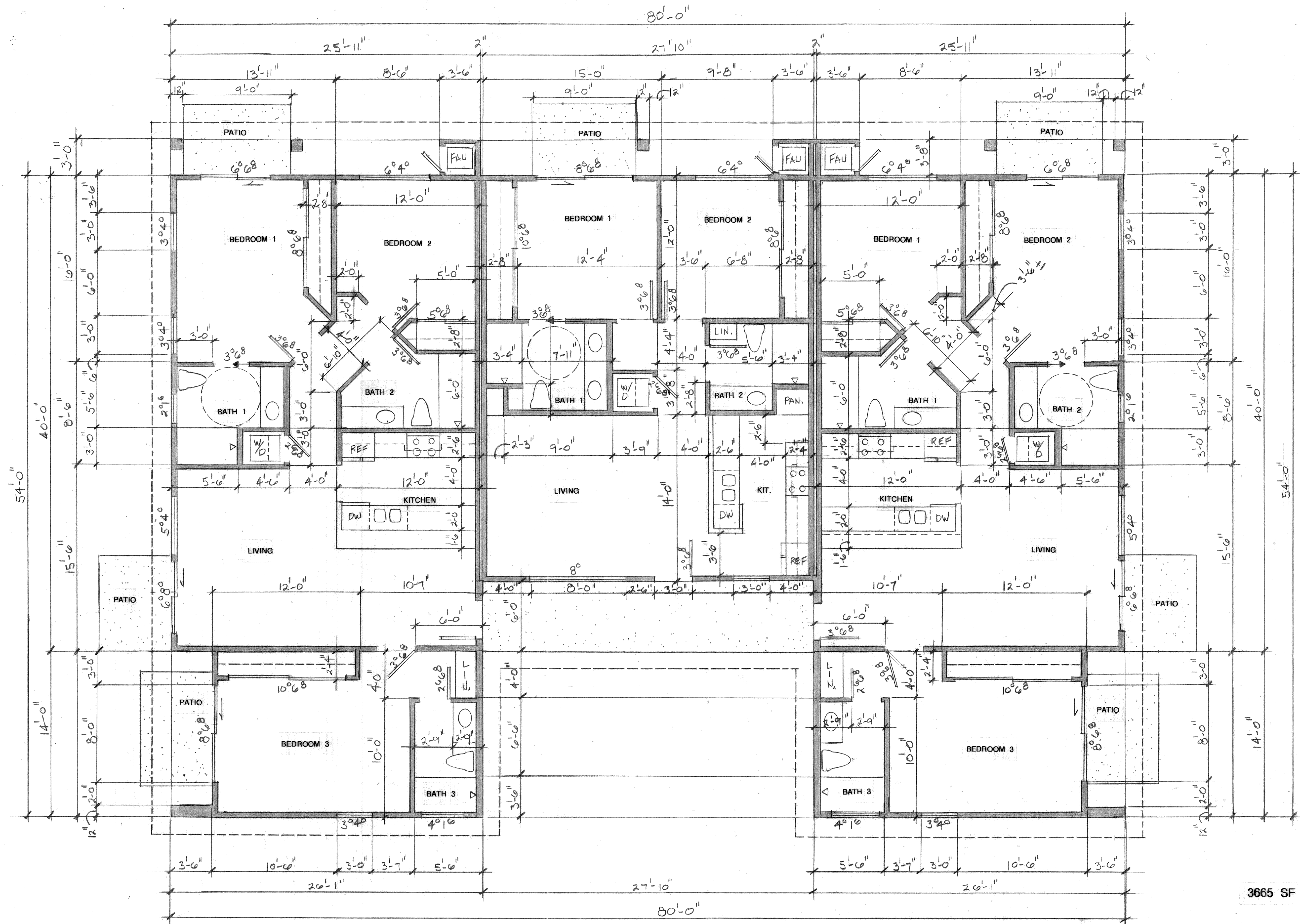
2019 CA Administrative Code	2019 CA Plumbing Code
2019 CA Building Code	2019 CA Fire Code
2019 CA Residential Code	2019 CA Green Building Code
2019 CA Electrical Code	2019 Referenced Standards code
2019 CA Mechanical Code	2019 CA Energy Code



VICINITY MAP

GEORGE YOUSEF 3 PLEX APARTMENT

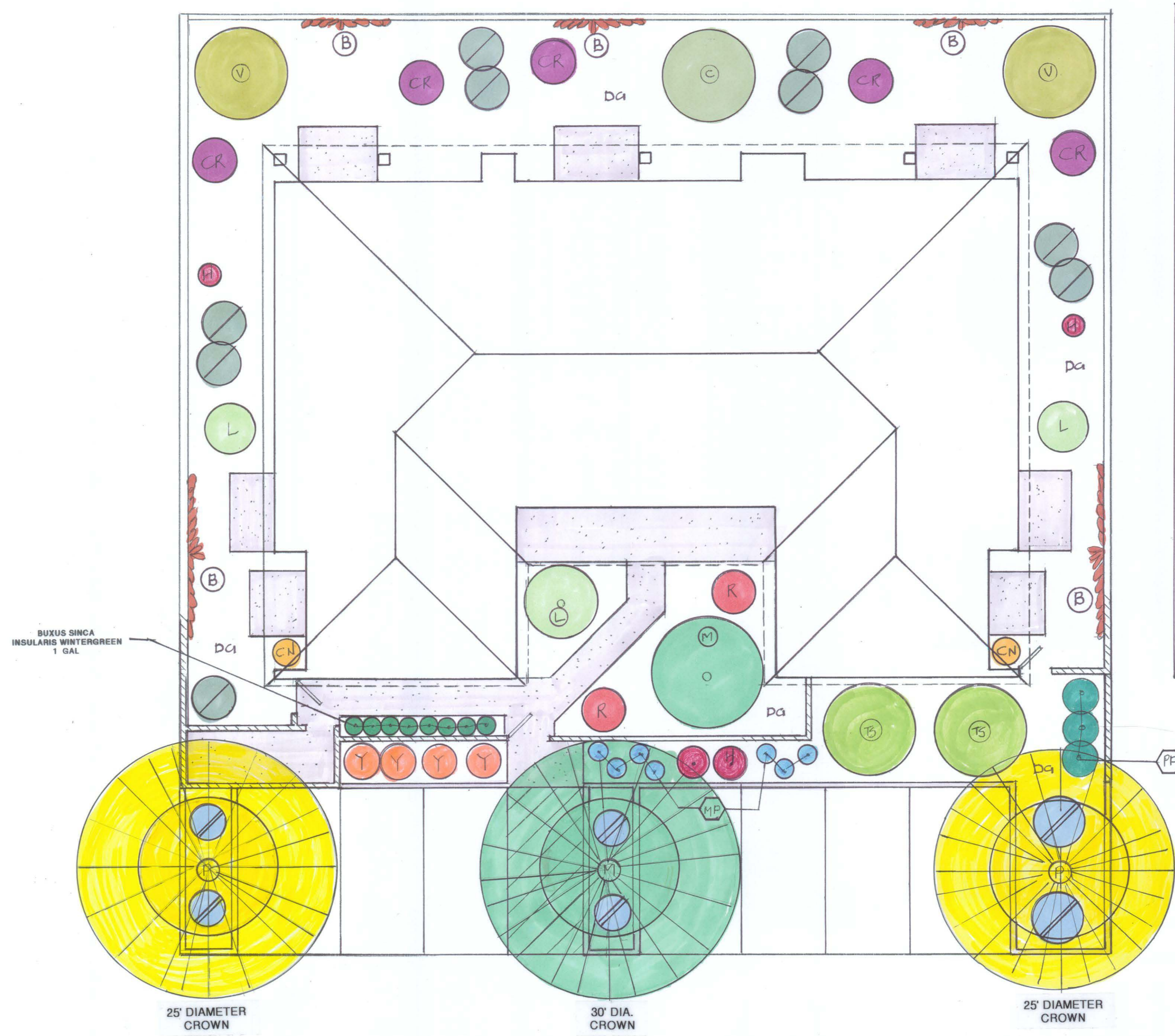




FLOOR PLAN

3665 SF

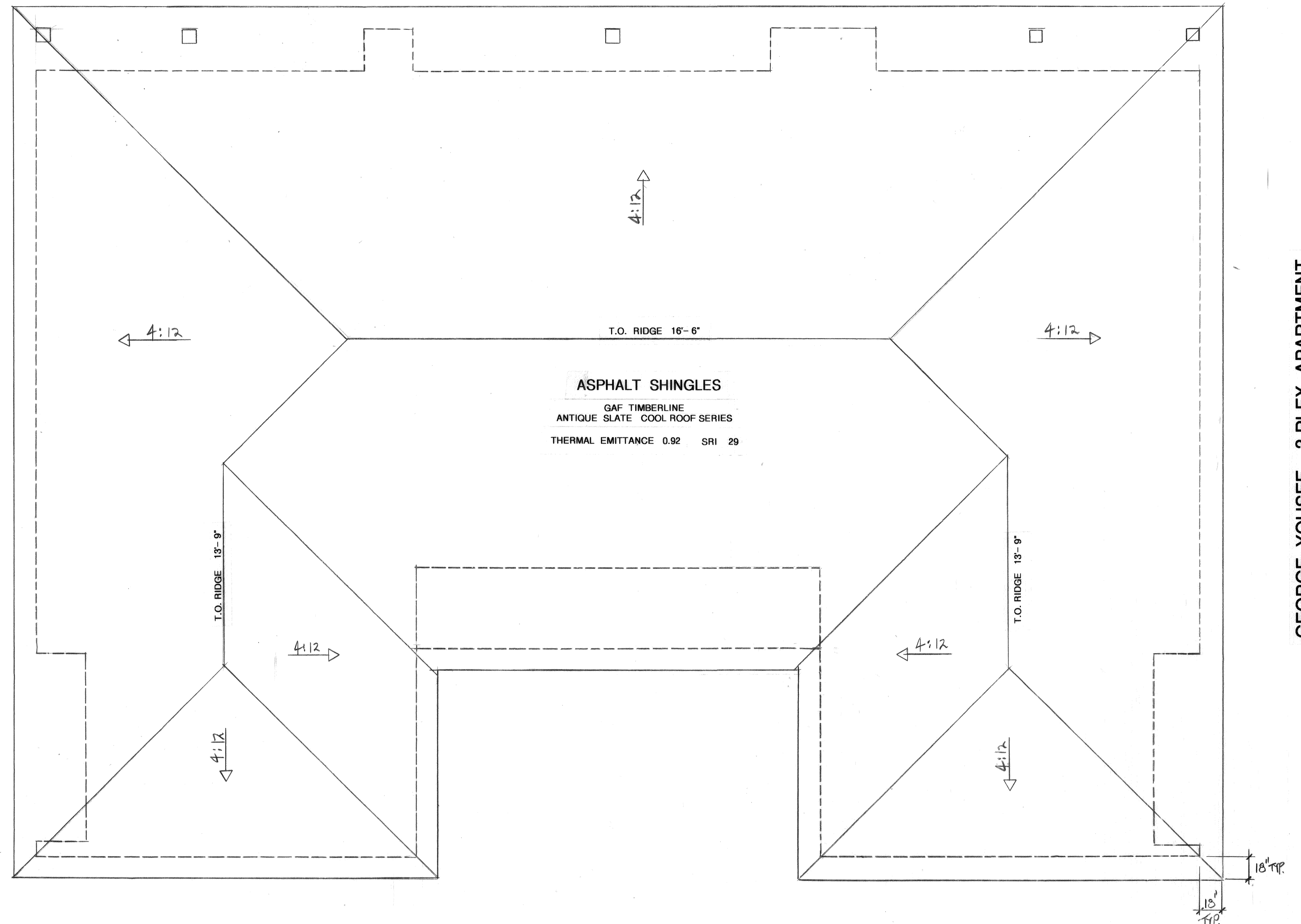
1/4" = 1'



Trees			
(V)	Citrus X Sinensis. - Valencia Orange Tree	5 gal	2
(C)	Citrus Limon. - Lemon Tree	4" box.	1
(M)	Melaleuca Quinquenervia. - Melaleuca	24" box	1
(P)	Cercidium "Desert Museum" - Palo Verde	24" box	2
(L)	Lagerstromia Indica. - Crepe Myrtle	24" box	3
Shrub / Vines			
(TS)	Tecoma Stans - Gold Star	5 gal	2
(Y)	Lantana Camara - Lantana	1 gal	4
(MP)	Ruellia Simplex - Mexican Petunia	1 gal	7
(H)	Hesperaloe - Red Yucca	5 gal	4
(CR)	Carissa Macrocarpa. - Green Carpet	5 gal	9
(E)	Evolvulus Glomeratus. - Blue Daze	5 gal	6
(CN)	Cassia Nemophila	5 gal	2
(CR)	Leucophyllum Laevigatum Chihuahuan Sage	5 gal	5
(PP)	Chrysactinia Mexicana Damianita	1 gal	3
(R)	Russelia equisetiformis Firecracker Plant	5 gal	2
(B)	Bougainvillea Barbara Karst	5 gal	6
Ground Cover D.G. Brimstone D.G. - 3/8" minus 2" deep			

LANDSCAPE PLAN

1/8" = 1'

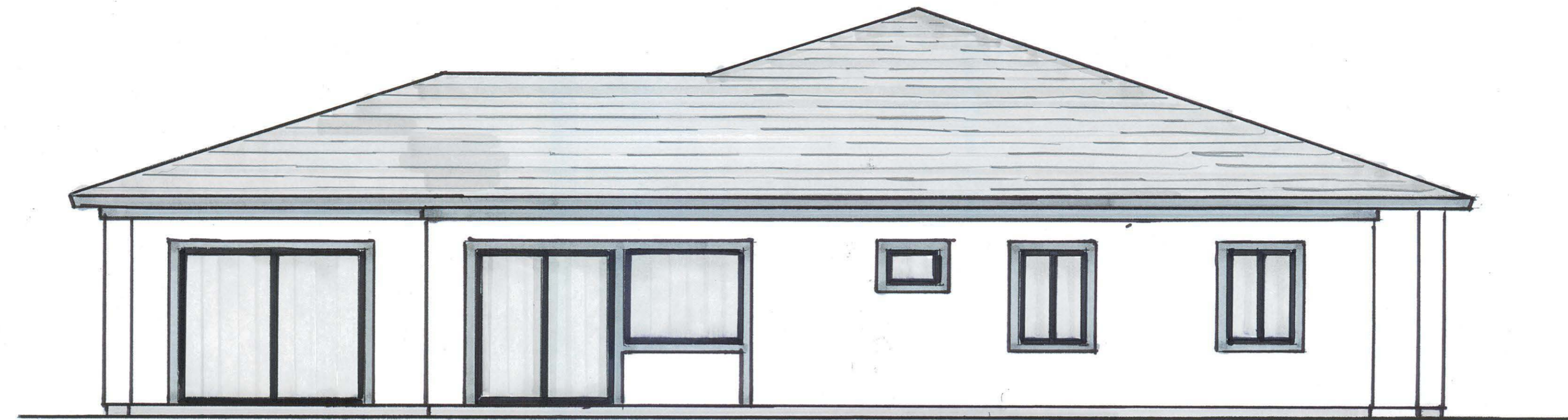


ASPHALT SHINGLES
 GAF TIMBERLINE
 ANTIQUE SLATE COOL ROOF SERIES
 THERMAL EMITTANCE 0.92 SRI 29

GEORGE YOUSEF 3 PLEX APARTMENT

ROOF PLAN

1/4" = 1'



RIGHT - NORTH ELEVATION

MIRROR IMAGE - SOUTH ELEVATION

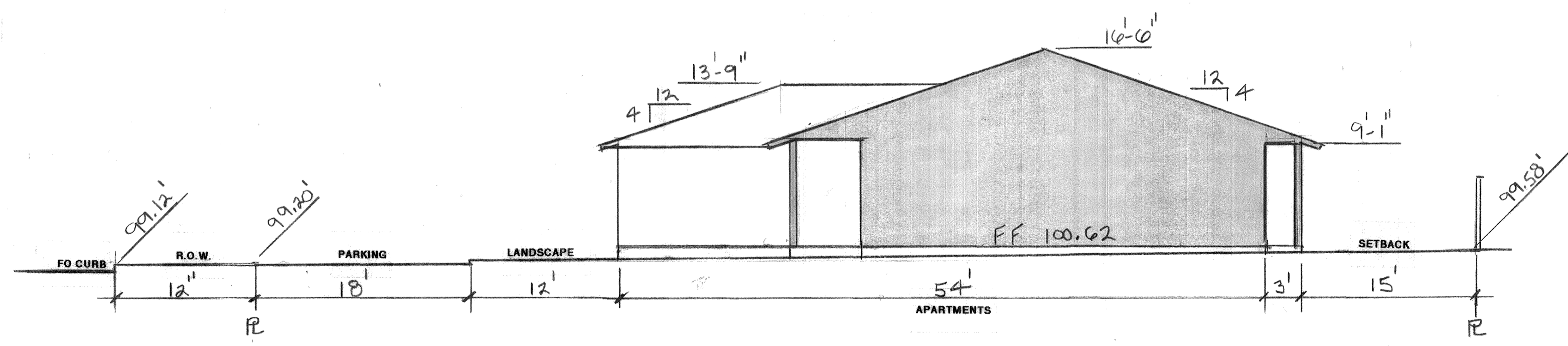


REAR - WEST ELEVATION



FRONT - EAST ELEVATION

EXTERIOR ELEVATIONS



SITE SECTION

1/8" = 1'