



## **ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM**

DATE: MARCH 6, 2023

NEW BUSINESS

SUBJECT: A REQUEST BY MARCO BIANCHI & BRIAN MIFSUD (OWNERS), REPRESENTED BY STUDIO AR&D FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 7,292-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION FOR INCREASE IN BUILDING HEIGHT LOCATED ON LOTS 90 & 91, 2549 CITY VIEW DRIVE (APN: 504-400-031,32), ZONE ESA-SP, SECTION 4 (CASE 3.4359 MAJ & 7.1665 AMM). (GM)

FROM: Department of Planning Services

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### PROJECT DESCRIPTION:

This is a request for approval of a Major Architectural (MAJ) application for the construction of a new 7,292-square-foot single-family residence on two combined lots equaling 56,901-square-foot site and an Administrative Minor Modification for increase in building height of two (2) feet within the Desert Palisades Specific Plan area. The Desert Palisades Specific Plan was adopted by the City Council on January 5, 2011 (Case 5.1154 SP). This project is required to be evaluated for consistency against the following guidelines and standards:

- Section 93.13.00 of the Zoning Code (Hillside Development).
- Section 94.04 of the Zoning Code (Architectural Review).
- Section III "Development Standards" (page 58), Section V "Architecture & Site Design Guidelines" (page 70), and Section VI "Landscaping Guidelines of the DPSP" (page 96) of the Desert Palisades Specific Plan
- Section 92.21.1.05 of the Zoning Code (Design Guidelines for the ESA-SP zone) including mandatory standards in Part "D" and findings outlined in Part "I".
- Section 94.06.01(B)(3) of the Zoning Code (Administrative Minor Modification)

### RECOMMENDATION:

That the Architectural Review Committee approve the Major Architectural Application and Administrative Minor Modification subject to the attached conditions.

**BACKGROUND INFORMATION:**

<i>Related Relevant City Actions</i>	
01/05/2011	The City Council approved the Desert Palisades Specific Plan and certified the Final Environmental Impact Report (EIR) for the project.
01/07/2015	The City Council approved an addendum to the previously certified EIR to extend the time frame in which grading activities could occur from December 31 <sup>st</sup> to January 31 <sup>st</sup> .

<i>Neighborhood Meeting/Neighborhood Notice</i>	
02/20/2023	Notice mailed by staff to adjacent property owners notifying that the subject project would be reviewed by the Architectural Review Committee on March 6, 2023.
03/02/2023	The surrounding neighborhood organizations within one (1) mile of the site were sent notice that the proposed project would be reviewed by the Architectural Review Committee on March 6, 2023.

**STAFF ANALYSIS:**

<i>Site Area</i>	
Area	29,902-square feet – Lot 90 26,990-squaftre feet – lot 91 <b>56,892-square feet - Total</b>

<i>General Plan and Zoning Designations</i>		
<i>General Plan Designation</i>	<i>Permitted Density (Max)</i>	<i>Compliance</i>
SPA	1 DU/40 Acres	Y
<i>Zoning Designation</i>		
ESA-SP Planning Area 4 (Desert Palisades Specific Plan)		

PSZC Section 94.04.00(E)(13) requires that the proposed application be consistent with any adopted Specific Plan or Planned Development District Design Standards:

<i>Applicable Specific Plan Area or Design Standards</i>	<i>Compliance</i>
Desert Palisades Specific Plan	Y

Development Standards:

Pursuant to PSZC Section 92.01.03, the following development standards apply:

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side (South)	10 Feet	10 Feet + 3 x 7'-6" no build easement for combined double lot	Y
• Side (North)	10 Feet	10 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	35%	14%	Y
Max. Building Height	18 Feet	20 Feet	Y with AMM
Parking	2 spaces (covered)	2 spaces in garage	Y

Hillside Review Criteria:

PSZC Section 93.13.00(B)(4) requires that architectural review of hillside development shall consider the following criteria:

	<i>Guidelines [PSZC 93.13.00(B)(4)(a)]</i>	<i>Compliance</i>
1.	<p><i>Rock and soil exposure;</i></p> <p>Proposed dwelling sits on top of the native terrain on an un-graded double lot. The construction of the house on the rocky site will limit disturbance as much as possible and there will be no disturbance of the combined fifteen (15) foot “no-build” easement along the south property line and will stay in its naturalized appearance. The adjacent street (City View Drive) sits twenty-six (26) feet below the finished floor of the house and a long circular driveway will provide access to the garage and carport. The subject lot is located at the top portion of Desert Palisades adjacent to the perimeter boulder berm that surrounds the development which will not be disturbed. The use of rocks and boulder berms on the lot will provide privacy and integrate the site into the natural environment.</p>	Y
2.	<p><i>Size of building pad;</i></p>	Y

	<i>Guidelines [PSZC 93.13.00(B)(4)(a)]</i>	<i>Compliance</i>
	The proposed development will combine two (2) lots into one larger 56,892-square foot lot. The proposed building pad, which accommodates the 7,292-square foot building to include a detached guesthouse and two (2) carports will terrace down the hillside and blend into the natural topography. The project conforms to DPSP standards for non-mass grading.	
3.	<i>Design considerations, such as supporting stilts, colors and building arrangement;</i>	Y
	The proposed home is contemporary/modern in its aesthetic and proposed colors and materials are harmonious with the site. The irregularly shaped lot has a shortened street frontage on City View Drive with the detached guesthouse setback twenty-five (25) feet from each street.	
4.	<i>Screening of parking areas;</i>	Y
	The 2-car garage door is located underneath the main house level and will be accessed from a twelve foot (12') wide circular driveway leading from City View Drive and is not visible from the street. Two (2) other carports are proposed on the lot and constructed in a way that screens them from view.	
5.	<i>Landscaping plans;</i>	Y
	The proposed landscape plan includes Desert Museum Palo Verde, Multi-Trunk Olive, Desert Ironwood and citrus trees, a variety of Agave plants, Desert Spoon, Brittlebush, Creosote Bush, Barrell Cactus, Ocotillo, Totem Pole and other varieties of cactus plants interspersed between boulders. The landscape plan includes the use of palm trees which are not on the permitted plant list for Desert Palisades. These plants will need to be removed from the proposal (see conditions of approval).	
6.	<i>Continuity with surrounding development;</i>	Y
	Proposed house is similar in design to others currently built and under construction in DP.	
7.	<i>Sensitivity to existing view corridors.</i>	Y
	Views are preserved and directed, building and landscape sited to not block views from adjacent parcels.	

Conclusion: The project is consistent with the architectural guidelines of Zoning Code Section 93.13.00. ("Hillside Development").

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 home is appropriately sited on the lot with the outdoor living areas oriented to the south of the parcel taking advantage of views and solar angles and will be finished on all sides with a consistent design. The application includes a request to increase the building height of two (2) feet for a maximum height of twenty (20) feet for a small portion of a roof overhang. The topography along with the design of the house results in an area above the south bedroom wing elevation to exceed the determined “pillow” height of eighteen (18) feet. The approval of an Administrative Minor Modification (AMM) will permit this deviation from the DPSP guidelines.</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>The proposal includes a detached guesthouse with two (2) carports that are integrated into the site and consistent in design with the main structure.</p>	Y
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The project proposes a modern design with the use of cubic shapes with large overhangs and glass walls that showcase the details and contrast of building materials and colors. The position of the proposed five (5) bedroom residence in a “U” shape nearly encloses the outdoor pool/living area providing protection from the wind and privacy. In addition, the detached guesthouse will contain one (1) bedroom with kitchen and living area. The structures will terrace down the hillside with a lower level containing the garage, a staircase, speakeasy, and wine room. The angled position of the house elements will add movement and interest to the residence when viewed from the streets.</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>Building materials suitable for harsh desert climate and conforming to the architectural guidelines of the DPSP are proposed.</p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i>	Y
	Materials and colors proposed include smooth textured stucco in light gray colors for the main body, wood and batten panel walls and eaves, board-formed concrete for foundation and walls, black steel and metal eaves, dark anodized metal window and door frames with glazing. Other finishes include pavers for the driveway and concrete surfaces which are durable and appropriate for a harsh desert climate.	
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i>	Y
	The structure is oriented north/south with the outdoor living area facing south. The main great room/kitchen leading to the internal terrace on the south side has a wide overhang providing solar control and interest for the building architecture. There is a roof opening in the great room that provides light into the interior rooms.	
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i>	Y
	The site is proposed in a naturalized form, with some disturbance to the existing terrain. The double “no-build” easement on the south property line will be maintained in a natural state as well as the Desert Palisades perimeter boulder berm. The majority of the new plants will meet the planting requirements for the DPSP for plant type and species and confirm to Chapter 8.60 of the PSMC. Several new palm trees are shown on the landscape plan which are not on the permitted approved plant palette and will be removed.	
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i>	Y
	The proposed landscape plan includes Desert Museum Palo Verde, Multi-Trunk Olive, Desert Ironwood and citrus trees, a variety of Agave plants, Desert Spoon, Brittlebush, Creosote Bush, Barrell Cactus, Ocotillo, Totem Pole and other varieties of cactus plants interspersed between boulders. The landscape plan includes the use of palm trees which are not on the permitted plant list for Desert Palisades. These plants will need to be removed from the proposal (see conditions of approval).	

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
9.	<p><i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i></p> <p>There are no public sidewalks or pathways present on the lots.</p>	N/A
10.	<p><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></p> <p>The project proposes a variety of landscape light fixtures, which include but are not limited to, thirty-five (35) ground stake lights, and thirty-five at-grade lights, twenty-seven (27) Puck recessed lights, and seven (7) flood fixtures for tree up lights at low levels or brightness. The ARC may recommend that the number of lights be reduced to prevent glare at the hillside.</p>	Y
11.	<p><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></p> <p>No signage proposed.</p>	N/A
12.	<p><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></p> <p>The mechanical equipment for the house and guesthouse will be ground mounted and placed at several locations on the sides of the house behind screening and not visible from the street. Solar roof panels and a secondary bank of solar panels meant to heat the pool is ground mounted and located at the rear of the lot. An elevator is proposed, and the lift equipment will project above the roof.</p>	Y
13.	<p><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></p> <p>The proposed dwelling demonstrates an integrated solution to the challenges inherent with construction in an environmentally sensitive area. The project is comprehensive in its coordination of materials, landscape, color, massing and an overall design sensitive to the unique characteristics of the site. The granting of an Administrative Minor Modification (AMM) for an increase in building height of two (2) feet will allow a small portion of a projecting eave to exceed the permissible structures height based upon the DPSP guidelines.</p>	Y

**ADMINISTRATIVE MINOR MODIFICATION (AMM):**

PSZC Sections 94.06.01(B)(1)(c) and (B)(3) require the Architectural Review Committee (ARC) make the following findings for the approval of an AMM application:

	<i>Guidelines [PSZC 94.06.01(B)(3)]</i>	<i>Compliance</i>
1.	<p><i>The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;</i></p> <p>The approval of this AMM application is requested for the proposed 20-foot building height for a hillside single-family residence in accordance with Palm Springs Zoning Code Section 94.06.01(A)(10). The approval of this AMM application will allow the development of a single-family residence on a hillside lot, which is consistent with the objectives of the General Plan and zoning ordinance and Desert Palisades Specific Plan.</p>	Y
2.	<p><i>The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;</i></p> <p>The properties immediately adjacent to the project site are currently undeveloped, and there are no pending or approved entitlements for these lots as of today. The closest existing single-family residence at Lot 94 (2365 Vista Distancia Court) takes advantage of the view to the southeast, while the proposed residence is designed in a “U” shape with outdoor areas protected from wind and for privacy. Therefore, the neighboring properties will not be negatively affected by the approval of this AMM application.</p>	Y
3.	<p><i>The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity; and</i></p> <p>The approval of this AMM application will not affect or alter the single-family residential use of the subject property. The proposed residence will be required to be constructed in accordance with the applicable zoning code regulations and the California Building Code for safety compliance. Therefore, it will not adversely affect the individuals who live or work on the site or in its vicinity.</p>	Y
4.	<p><i>The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.</i></p>	Y



	<i>Guidelines [PSZC 94.06.01(B)(3)]</i>	<i>Compliance</i>
	<p>The modification is warranted due to hillside conditions present within the DPSP subdivision including a grade difference of twenty-six (26) feet from the finished floor of the house to the street. The proposed new construction will meet all setbacks standards established for the zone. The increase to the building height of two (2) feet is for a maximum height of twenty (20) feet for a small portion of a roof overhang. The topography along with the design of the house results in an area above the south bedroom wing elevation to exceed the determined “pillow” height of eighteen (18) feet. The approval of an Administrative Minor Modification (AMM) will permit this deviation from the DPSP guidelines.</p>	

Furthermore; DPSP Sections V (“Architecture and Site Design”) and VI (“Landscaping Guidelines”); and Design Standards of PSZC Section 92.21.1.05 (“Findings Required for Approval”) were evaluated and the proposed project is consistent with these regulations.

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), and has been determined to be categorically exempt pursuant to Section 15303(a) of the CEQA Guidelines (Class 3, New Single-Family Residence).

CONCLUSION:

The project proposes good integration of the structure, terraces, and other elements into the natural features of the site with some disturbance to terrain and vegetation. Where disturbance is unavoidable, appropriate site restoration techniques are proposed. Full integration of the proposed dwelling into the natural characteristics of the site has been achieved to the greatest extent possible. The proposed dwelling is consistent with the design guidelines of the DPSP with respect to low roof lines, terraced building elements with the garage underneath the main house not visible from the street, and thoughtful solutions to integrate the home into the site. The granting of an Administrative Minor Modification (AMM) to increase building height of two (2) feet is justified based on the topography and terrain of the lot resulting in a good house design. As demonstrated in this memo, the Project conforms to the Architectural Guidelines of PSZC Sections 93.13.00 (“hillside development”) and 94.04.00 (“architectural review”); the Architecture, Landscaping and Design Guidelines of Desert Palisades Specific Plan Sections V (“Architecture and Site Design”) and VI (“Landscaping Guidelines”); and Design Standards of PSZC Section 92.21.1.05 (“Findings Required for Approval”). Therefore, Staff recommends approval with conditions as follows:

1. Approve an AMM for building height increase of two (2) feet to a maximum of twenty (20) feet.

2. Removal of Washingtonian Filifera palm trees from the landscape plan.
3. Explore reducing proposed natural turf area.
4. Parcel merger to be completed.

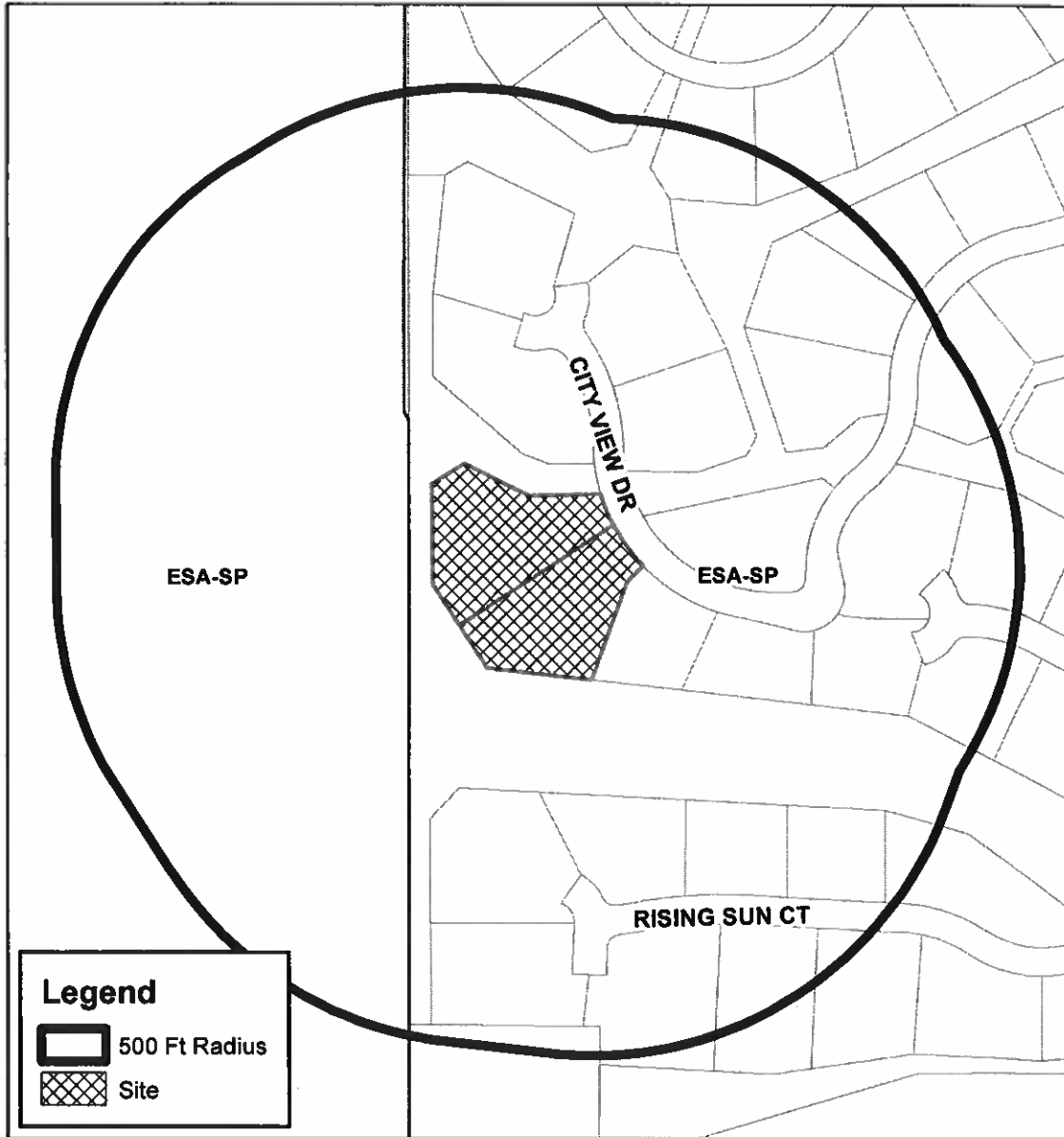
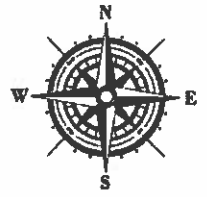
PREPARED BY:	Glenn Mlaker, AICP, Associate Planner
REVIEWED BY	Edward Robertson, Principal Planner
REVIEWED BY:	Christopher Hadwin, Director Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Draft Resolution
3. Conditions of Approval
4. Justification Letter
5. Light Cut sheets
6. Building Height Exhibit
7. Exhibit Package



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

Case 3.4359 MAJ  
2549 City View Drive – Lot 90 & 91

## RESOLUTION NO.

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING MAJOR ARCHITECTURAL (MAJ) AND ADMINISTRATIVE MINOR MODIFICATION (AMM) APPLICATIONS TO CONSTRUCT A 6,990-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 2549 CITY VIEW DRIVE (LOT 90 & 91) (APN: 504-400-031, 032) ZONE ESA-SP, SECTION 4 (CASE 3.4359 MAJ & CASE 7.1665 AMM).

### THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

- A. Marco Bianchi & Brian Mifsud, (“Applicant”), represented by Studio AR & D Architects filed Major Architectural (MAJ) and Administrative Minor Modification (AMM) applications with the City pursuant to the Desert Palisades Specific Plan and Palm Springs Zoning Code (PSZC) Sections 94.04.00 (Architectural Review), 93.13.00 (Hillside Development), and 94.06.01 (Minor Modifications) for construction of a 6,990-square-foot single-family residence on an undeveloped hillside property located at 2549 City View Drive (Lots 90 & 91) (“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 February 21, 2023, City staff notified the owners of properties immediately adjacent to the Project site of the scheduling of an Architectural Review Committee meeting to consider the subject applications, pursuant to PSZC 93.13.00(B)(1)(c).
- D. On March 6, 2023, 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 single-family residence is considered a project pursuant to the California Environmental Quality Act (CEQA). The Architectural Review Committee has 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).

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Sections 93.13.00 (“hillside development”) and 94.04.00 (“architectural review”); the Architecture, Landscaping and Design Guidelines of Desert Palisades Specific

Plan Sections V (“Architecture ad Site Design”) and VI (“Landscaping Guidelines”); Design Standards of PSZC Section 92.21.1.05 (“Findings Required for Approval”); and the required findings for the approval of an Administrative Minor Medication (AMM) application stated in PSZC Section 94.06.01(B)(3) as conditioned.

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4359 MAJ and Case 7.1665 AMM or the construction of a 6,990-square-foot single-family residence with an increase in building height of two (2) feet to a maximum of twenty (20) feet at 2549 City View Drive (Lot 90 & 91), subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 6th day of March, 2023.

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Christopher Hadwin  
Director of Planning Services

RESOLUTION NO.

**EXHIBIT A**

Case 3.4359 MAJ & Case 7.1665 AMM

2549 City View Drive (Lots 90 & 91)  
(APN: 504-400-031 & 32)

March 6, 2023

**CONDITIONS OF APPROVAL**

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, Director of Planning Services, Building Official, 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 3.4359 MAJ and Case 7.1665 AMM except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, which include site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Department of Planning Services 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 Services or his 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

- 3.4359 MAJ and Case 7.1665 AMM. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Major Architectural 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.

## **ENVIRONMENTAL ASSESSMENT CONDITIONS**

- ENV 1. Notice of Exemption (NOE). The project is exempt from the review of the California Environmental Quality Act (CEQA). The applicant shall contact the Department of Planning Services within 2 business days of the ARC's final action to submit a Riverside County Clerk NOE filing fee.

## **PLANNING DEPARTMENT CONDITIONS**

- PLN 1. 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 landscape and irrigation plans to the Department of Development Services for review and approval prior to the issuance of a

- building permit. The Landscape plan shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Additionally, the landscape and irrigation 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. Smart irrigation controller is required.
- PLN 2. HOA Approval Required. The applicant shall obtain HOA approval for the proposed project, including solar panel installation. Should modifications be required to the plans which have been approved by the HOA, it is the responsibility of the applicant to notify the HOA of the changes and obtain approval for the revision. If the HOA requires alterations to the development plans that are approved by the City, the applicant shall submit revised development plans to the Department of Planning Services for review and approval of such changes. The review may or may not require ARC review and approval, depending on the nature of changes presented.
- PLN 3. Non-Build Buffer Areas. There shall be no work permitted in the non-build buffers, including landscaping. All work relating to this project shall be conducted fully out of the non-build buffer areas.
- PLN 4. Outdoor Landscape Lighting Fixtures. All outdoor lighting fixtures shall be installed and operated in accordance with Palm Springs Zoning Code Section 93.21.00 (Outdoor Lighting Standards). All outdoor lighting fixtures shall be directed towards the project site, not outward.
- PLN 5. Pool Enclosure. The design of the pool enclosure shall be satisfactory to the requirements of the Building & Safety Department.
- PLN 6. 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.
- PLN 7. AMM Approval Required. Administrative Minor Modification (AMM) shall be approved by the Architectural Review Committee (ARC) for an increase in building height of two (2) feet for a maximum of twenty (20) feet building height.
- PLN 9. Landscape Plan. Landscape plan to not include Washingtonian Filifera palm trees to be verified by Staff at the time of Plan Check review.



## **BUILDING & SAFETY DEPARTMENT CONDITIONS**

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

### General Conditions

BLDG 1. 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

BLDG 2. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

BLDG 3. All development impact fees including but not limited to TUMF, CVMSHCP, Sewer Connection/Agreements etc. and/or Public Arts shall be paid at time of permit issuance.

BLDG 4. Separate permit shall be required for the pool enclosure; the enclosure shall be minimum 5 feet in height and non-climbable.

## **ENGINEERING DEPARTMENT 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.

Conditions, whether or not restated by Engineering shall conform to the Desert Palisades Specific Plan

## GENERAL

- ENG 1. The applicant shall comply with all required Standard Conditions and Mitigation Measures identified in the Final Environmental Impact Report for the Desert Palisades development, as applicable to the individual lots, whether or not restated in these conditions of approval. All required plans shall be prepared in conformance with all applicable Standard Conditions and Mitigation Measures.
- ENG 2. Development of the site is subject to all applicable provisions of Chapter 92.21.1.05 “Design Standards” of the Palm Springs Zoning Code, whether or not restated in these conditions of approval. All required plans shall be prepared in conformance with all applicable provisions of the Code.
- ENG 3. The Property is located in the Environmentally Sensitive Area – Specific Plan (“ESA-SP”) zone. Pursuant to Section 92.21.1.05(J) of the Palm Springs Zoning Code, prior to the issuance of any permit for grading or construction of any improvement on any property within the ESA-SP zone, the property owner shall enter into an agreement with the City ensuring that should the improvement not be completed as permitted, that the land will be re-naturalized. 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. Security Bond and agreement preparation fee in effect at the time that the agreement is submitted shall be paid by the applicant prior to issuance of any grading or building permits.
- ENG 4. The applicant shall re-naturalize the area within the “No Build Easement”, to the satisfaction of the City Engineer, prior to the issuance of the certificate of occupancy.

## SANITARY SEWER

- ENG 5. All sanitary facilities shall be connected to the private sewer system. New laterals shall not be connected at manholes.
- ENG 6. Applicant shall pay a sewer assessment fee of \$3,628.77 in accordance with the terms of the Racquet Club Road Sewer Construction Refund Agreement between the City of Palm Springs and the Pirozzi Family Trust Established November 30, 1992, Sewer Agreement No. 6253. The fee shall be paid to the City of Palm Springs prior to issuance of a building permit.

## GRADING

- ENG 7. Mass grading of the site shall be prohibited.

- ENG 8. Rock crushing operations shall be limited to off-site locations only, as analyzed within the EIR for Desert Palisades. On-site rock crushing for individual home sites is not permissible under the Desert Palisades Specific Plan.
- ENG 9. Rough grading of the lot requires architectural approval, in accordance with the development standards for Planning Area 4 of the ESA-SP Zone, as defined by the Desert Palisades Specific Plan (Case 5.1154). Submit a Grading Plan prepared by a California registered Civil engineer to the City Engineer for review and approval. The Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.
- ENG 10. The applicant's contractors 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 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's contractor shall provide the Engineering Division with current and valid Certificates of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of plans, which shall be approved by the City Engineer prior to issuance of any permits.
- ENG 11. In accordance with Standard Condition (SC) 3.5-1 of the Final Environmental Impact Report, approved Native American cultural resource monitors and archaeological monitors shall be present during all ground disturbing activities. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to coordinate scheduling of monitors prior to construction. No permits shall be issued for ground disturbance activities until evidence is provided to the City Engineer demonstrating that monitoring by approved Native American cultural resource monitors has been coordinated by the applicant.
- ENG 12. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 13. 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. Prior to issuance of any permit for ground disturbance activities, the applicant shall provide verification to the City that applicable fees have been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).
- ENG 16. In accordance with City of Palm Springs Municipal Code, Section 8.50.025 (c), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre 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 plans for the project. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of any plans.
- ENG 18. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan to the Engineering Services Department for review and approval prior to issuance of Building Permits.
- ENG 19. 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 plans shall be certified by a California registered geotechnical or civil engineer, certifying that all construction was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No final approval will be issued until the required certification is provided to the City Engineer.

#### WATER QUALITY MANAGEMENT PLAN

- ENG 20. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to adjacent properties is

prohibited. Construction of operational BMP's shall be incorporated into required plans.

- ENG 21. Prior to issuance of any permit, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to the issuance of any permit.
- ENG 22. Prior to any final City approvals, the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

#### DRAINAGE

- ENG 23. In accordance with Chapter 92.21.1.05 "Design Standards" of the Palm Springs Zoning Code, development of the site shall preserve existing drainage patterns, natural streams and local watershed boundaries.
- ENG 24. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property, as described in the Preliminary Hydrology Report for TTM35540, prepared by MSA Consulting, Inc., dated July 1, 2009 (or as may be amended). Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study.
- ENG 25. This project will be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board

(RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating stormwater runoff, will be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer.

ENG 26. The project is subject to flood control and drainage implementation fees. The drainage fee at the present time is \$7,287.76 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

#### GENERAL

ENG 27. Any utility trenches or other excavations 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, replacing, or repairing any existing 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, Frontier, etc.). Multiple excavations, trenches, and other street cuts within existing structural sections of off-site streets required by the proposed development may require complete removal and replacement of the streets structural section 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 28. All proposed utility lines shall be installed underground.

ENG 29. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 30. 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 drawing filetype) and PDF (Adobe Acrobat document filetype) 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 31. 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 32. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

#### MAP

ENG 33. The existing parcels identified as Lots 90 and 91 of Tract Map 35540, Map Book 443, Pages 65 through 78, shall be merged. An application for a parcel merger shall be submitted to the Engineering Services Department for review and approval. A copy of a current title report and copies of record documents shall be submitted with the application for the parcel merger. The application shall be submitted to and approved by the City Engineer prior to issuance of building permit.

ENG 34. The “No Build Easement” located between the two lots is to be relocated per a separate recorded instrument. A copy of the relocation documents shall be submitted prior to approval of the parcel merger application.

#### TRAFFIC

ENG 35. 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 36. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

#### **FIRE DEPARTMENT CONDITIONS**

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**

# A

# R

# & D

December 14, 2022

City of Palm Springs – Planning Department  
Attn: **Noriko Kikuchi**  
3200 E. Tahquitz Canyon Way  
Palm Springs, California 92262

**Project:** DP-Lot 90 & 91  
**Project Number:** 21008  
**Project Address:** 2549 & 2579 City View Drive  
Palm Springs, CA 92262  
**A.P.N.:** 504-400-031 & 504-400-032  
**Planning Case No:** X.XXXX

RE: PROJECT JUSTIFICATION: DESERT PALISADES LOT 90 & 91: MAJ AND ADMINISTRATIVE MINOR MAODIFICATION (AMM)

To the City of Palm Springs,

This letter defines our design intent for our project located within the Desert Palisades development, Lots 90 & 91, Palm Springs, California. The project is owned by a younger couple who desire to live here full time, and begin and raise a family, including children. The Owners also have a large extended family that they plan to invite to visit and stay often. Entertaining friends is also of paramount interest to these homeowners and is a large part of their lives. Entertaining functions include cooking, swimming (and spa), star-gazing (a hobby of one of the Owners), and small performances in the "Speakeasy". More usual, everyday functions of this property are to include, leisure, regular swimming work-outs, gardening, and working from home often which helped drive the design for the office cantilever. This project is to serve as a family compound as well as an entertaining space that they can enjoy with family and friends for many years to come.

During our design evolution with the Owners, and through working with the various city departments in a Pre-Application" process, our office developed a strategy to maintain and enhance the natural site features, as encouraged throughout the Desert Palisades Specific Plan – Section V. Architecture and Site Design Guidelines.

The properties are currently (2) separate parcels that are in the process of being merged through an existing Lot Merger Application with the Public Works Department of the City of Palm Springs. The Zone for these lots is ESA-SP / PA-4. The immediate neighbors are as follows:

- a. West neighbor: Vacant Parcel (designated "Open Green Space")
- b. East Neighbor: Lot 92 – Single Family Residence Lot
- c. South Neighbor: On Green Space belt and then a Single-Family Residence Lot (Lot 104) beyond.
- d. North Neighbor Across a Hiking Trail-Vacant Parcel, Single Family Residence Lot 89

**Terrain:**

The existing lots are sloped with natural native terrain and have remained vacant since the subdivision of the tract. There is a total elevation change of approximately 20' across the site which slope diagonally from the higher topography at the SW side of the lot, then down towards the NE end of the lots, along the street frontage. Our primary angle of view is approximately 95 degrees from north, looking east from the rear of the house. This allowed us to work with the naturally occurring sloped terrain and produce an opening up to the views down-slope and towards the NE and around to the SE from the rear of the residence.

Secondary views also are to the south and west where we have the base of Mount San Jacinto directly to this side of the lot, across from a small canyon that runs along the base of this mountain range. From our living and kitchen area, as well as our observation deck, we have direct views up this interesting, winding, canyon which we were able to capture from these areas of the home.

Along with the sloping terrain, there were other site conditions that we responded to for the locating and siting of the split level residence. The reason for the height and access provided in this residence is to capitalize on the higher terrain with the more daily-use spaces of the home. The higher topography along the rear of the site became our most desired location for the main living spaces of the home.

**Program:**

The program for the project consists if a main house, split-level, and other structures located within the site in a way that provided both optimal access and views from them. Situated throughout the site are a main house, a detached carport in the NW corner, a guest house at the NE corner, a pool and spa to the east of the main house living area, and driveway access from the street at the far east which extends along the NE property line until it arrives at the motor court at the west end of the north side of the lot. There is an observation deck located above the rear pantry and outdoor garden patio, behind the kitchen. We also have living space on the lower level, behind the garage, mostly as a small entertaining area like a speakeasy for parties and small gatherings of friends and families.

**STUDIO AR&D ARCHITECTS**

424 n larchmont blvd.  
los angeles california,90004

457 n palm canyon dr. ste b  
palm springs, california 92262

**Architectural Materials:**

The architectural materials and color palette chosen for the house were chosen for their ability to blend in with, or compliment, the natural environment of both the site and its natural desert and mountainous surroundings. In most cases, the resultant material is both organic in both texture and color and is also durable and able to stand up to the harsh desert environment. Primary materials include:

- Rammed earth (or tinted concrete, with cold joints and organic texture to mimic a more raw, rammed earth)
- Steel and Naval Brass: Railings, chimney caps, eaves and cornices
- Travertine: Natural stone slabs
- Wood (desert tones of light and medium warm browns)
- Matte dark bronze fiber cement panels
- Tinted concrete hardscape of both sand and exposed aggregate finishes
- Dark bronze window frames

Although the materials were chosen for their organic appearance and nature, most of their representation shall be constructed in a very refined and linear manner. The main front entrance wall of the residence is to be made of rammed earth which is a material that connects itself to the site in both color and texture. This wall which faces the north, runs east west, and appears very grounded and connected with the earth at its western end. As your eye moves across this wall towards the west, where the natural grade and arroyo dips down in elevation, the wall seems to merge with the ground.

The front entry has a projecting cantilevered block on the floor above. The drama of this juxtaposition of both natural and man-made materials beckons the visitor to enter the shelter in this location.

This same language of materials is found throughout the rest of the house and site where the building's palette of rammed earth, steel, integral colored smooth plaster, and landscape help ground this house to its terrain in a way that is well suited for the desert climate and character of its natural surroundings.

**Landscape:**

The site's unusually close proximity to the large mountain to its immediate south and west dictated that we maintain a strong connection aesthetically to the existing terrain and its landscape. The desire to have a site that seamlessly blends in to the landscape is of high importance to the projects team. This goal is seen as when viewing the site from both within the site as well as from when viewing this site from the outside. Naturally occurring boulders native to the site shall be used to create and connect to the raw natural landscape. All slopes during the execution of the grading shall be re-naturalized to soften the transition between native terrain and graded pads. A natural environment of native planting and gravel scapes are utilized to align the landscape with the native earth found on this site throughout all areas viewed from adjacent roads and properties.

More private areas of the site are intended to utilize some minimal amount of non-native species but have been carefully placed for the private enjoyment of the family and friends of the dwelling itself. A water feature is also kept private and is used at the arrival to the motorcourt as its intent is to provide a sense of arrival to house guests as well as providing background noise to the office above it. environment to sit in.

While the building complies with all property setbacks, and most of the structure complies with the typical height restrictions and envelope constraints, the depression caused within the site by the natural terrain create a minor projection into the height restriction at the west side of the building. (re: site sections for a graphic depiction of this phenomenon). We believe that the depression caused by the terrain are small and unique enough to the interior of the site that this should merit a consideration of the more "average" terrain and slope of the site when analyzing the required heights. This project requests that these minimal architectural feature protrusions in to the height limits due to the nature and character of the existing hillside development be accepted by the City of Palm Springs. We ask that planning staff recommend this project for approval to the director and/or planning commission based upon the above listed reasons. Please let us know if you have any questions or concerns with the project as submitted.

We look forward to working with you throughout the approval process.

Regards,

Sean Lockyer, AIA

Studio AR&D Architects, Inc | President

PRODUCT SPECIFICATIONS



Project Name 21008-DP90&91 Date \_\_\_\_\_

Type or Model VAL-2000-25-ABZ Qty \_\_\_\_\_

Model # \_\_\_\_\_ Prepared By \_\_\_\_\_

# VOLT® Low Voltage Landscape Lighting All-Star™ Aluminum MR16 Spotlight - 2000 Series

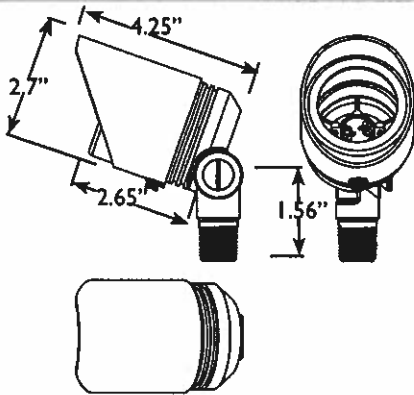
## Product Description

The VOLT® All-Star™ features a fully adjustable glare guard and knuckle and is perfect for almost any uplighting application. The adjustable glare guard allows you to fine tune your landscape lighting effects. This fixture, compatible with almost any halogen or LED MR16 bulb, allows you to create broad beam spread flood effects, narrow spread spot light effects and almost any effect in between.

With superior light control the All-Star™ gives you complete mastery over your lighting effects ensuring you only have light where you want it. This fixture is shielded, has a silicone plug where the lead wires exit to prevent pests and humidity from entering the fixture, is made of solid cast aluminum and comes with a 5-Year Warranty.



## Product Dimensions



## Specifications

- ▶ Construction: Solid Cast Aluminum
- ▶ Finish: Black or **Bronze Powdercoating**
- ▶ Lead Wire: 48" (standard) or **25' (optional)** 18AWG, SPT-1 wire
- ▶ Mounting: 10" Hammer® Stake with cutout for wire exit
- ▶ Glass or Lens: Clear Tempered Glass
- ▶ Light Source (not included): MR16 (LED or Halogen)
- ▶ Maximum Lamp Rating: 20W
- ▶ Recommended Lamp Rating: 20W
- ▶ Operating Voltage: 12V AC
- ▶ Shipping Weight: 0.8 lbs
- ▶ Powered by: VOLT's Low Voltage Transformer

## Features & Benefits

- ▶ Solid Cast Aluminum Construction.
- ▶ Durable powder coating in either black or bronze color.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Water Tight Silicone O-Ring - keeps water from entering luminaire.
- ▶ Extra-long (1-inch) strip resistant threading and solid zinc locknut provide superior mounting stability.
- ▶ Heavy duty adjustable knuckle and adjustable glare guard allows light to be positioned.

## Warranty

5-Year Warranty

## Certifications



LISTED File #E466348

PRODUCT SPECIFICATIONS



VOLT® Low Voltage Landscape Lighting

The All-Star™ Aluminum MR16 Spotlight - 2000 Series

Lamp Options

Item Number	Color Temp	Watts	Equivalent Watts	Lumens	# of LED's	Beam Spread	
MR16-20-22-60	2200K	3W	20W	300	3	60°	
MR16-30-22-60		5W	30W	400	5	60°	
MR16-20-27-12	2700K	3W	20W	300	3	12°	
MR16-20-27-38						38°	
MR16-20-27-60						60°	
MR16-30-27-12		5W	30W	400	5	12°	
MR16-30-27-38						38°	
MR16-30-27-60						60°	
MR16-35-27-12		6W	35W	500	6	12°	
MR16-35-27-38						38°	
MR16-35-27-60						60°	
MR16-50-27-12		7W	50W	575	7	12°	
MR16-50-27-38						38°	
MR16-50-27-60						60°	
MR16-20-30-12		3000K	3W	20W	300	3	12°
MR16-20-30-38							38°
MR16-20-30-60	60°						
MR16-30-30-12	5W		30W	400	5	12°	
MR16-30-30-38						38°	
MR16-30-30-60						60°	
MR16-35-30-12	6W		35W	500	6	12°	
MR16-35-30-38						38°	
MR16-35-30-60						60°	
MR16-50-30-12	7W		50W	575	7	12°	
MR16-50-30-38						38°	
MR16-50-30-60						60°	
MR16-20-40-60	4000K		3W	20W	300	3	60°
MR16-30-40-60			5W	30W	400	5	60°

Ordering Information

Example: Order # VAL-2000-48-ABK

<b>VAL-</b>	<b>2000-</b>	<b>48-</b>	<b>ABK</b>
Product Family	Product code	Wire Length	Finish
VAL= Accent Light	2000 = All-Star™	48 = 48" 25 = 25'	ABZ= Aluminum with bronze finish ABK= Aluminum with black finish

Specifications subject to change without notice.

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PRODUCT SPECIFICATIONS



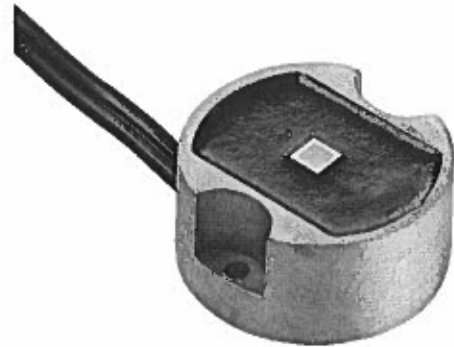
Project Name 21008-DP90&91 Date \_\_\_\_\_

Type or Model VHS-6704-8-BRB Qty \_\_\_\_\_

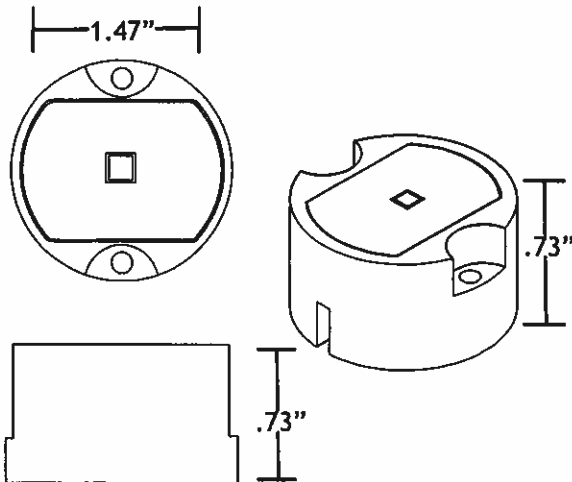
# VOLT® Low Voltage Lighting VOLT® Hardscape Puck Light Plus- **VHS-6704-X-BRB**

## Product Description

The VOLT® Hardscape Puck Light Plus is an extremely compact professional-quality fixture ideal for a variety of niche applications. It consists of a round brass disc with a Cree® LED and VOLT®-engineered driver embedded in waterproof epoxy. Simple to install; this low voltage outdoor puck light can be mounted under benches, shelves, eaves, gazebos, arbors, porch ceilings, and any location that requires a small discreet light source. The Plus model packs a huge punch from such a small footprint at 300 lumens! With an estimated life of 40,000 hours and extremely low energy consumption (W); this solid brass LED light is an energy-efficient lighting powerhouse. Comes with a lifetime warranty.



## Product Dimensions



## Specifications

- ▶ Construction: Brass
- ▶ Finish: Raw Brass
- ▶ Lead Wire: 18AWG
- ▶ Mounting: 2 screw holes (hardware not included)
- ▶ Light Source: Integrated LED
- ▶ Color Temperature: 2700K
- ▶ CRI: 80+
- ▶ Operating Voltage: 6-18 VAC, with decreased lumens under 9V
- ▶ Wattage: 3W
- ▶ Lumens: 300
- ▶ Lumen Maintenance: 60,000 hours L70
- ▶ Powered by: VOLT® Low Voltage Transformers

## Features & Benefits

- ▶ Solid Brass Construction
- ▶ High quality CREE® LED with VOLT® engineered driver
- ▶ Embedded in water resistant epoxy
- ▶ Low profile for discreet mounting

## Warranty

Residential: Lifetime Warranty  
Commercial: 10-Year Warranty

## Certifications



LISTED File #E466348



File #E466348

\*\*\*NOTE\*\*\*

**FIXTURE MUST BE MOUNTED IN AN  
INVERTED POSITION - FACING DOWNWARD**

Specifications subject to change without notice.

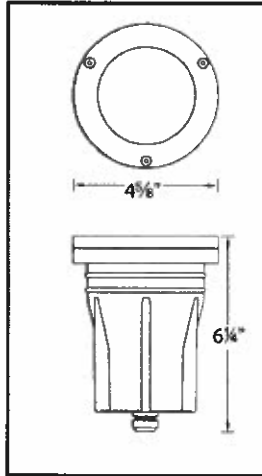
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3" INGROUND 12V

5031



Fixture Type:

Catalog Number:

Project: \_\_\_\_\_

Location: Driveway Well Lights (4 units in driveway)

PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Tiltable and adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- **Not suitable to use with external dimmers.**

Run with Lutron RRD-8ANS Relay wall switch only!

SPECIFICATIONS

**Input:** 9 - 15VAC (Transformer is required)  
**Power:** 2W to 12W / 2VA - 17VA  
**Brightness:** 70 lm to 505 lm  
**Beam Angle:** 15° to 60°  
**CRI:** 85  
**Rated Life:** 55,000 hours

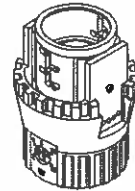
IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

ORDERING NUMBER

	Color Temp	Finish
5031 3" Inground 12V	27 2700K 30 3000K	BZ Bronze on Aluminum BBR Bronze on Brass

Module Replacement

2700K	M5031LE-27BZ
3000K	M5031LE-30BZ



5031-\_\_\_\_\_

Example: 5031-30BBR

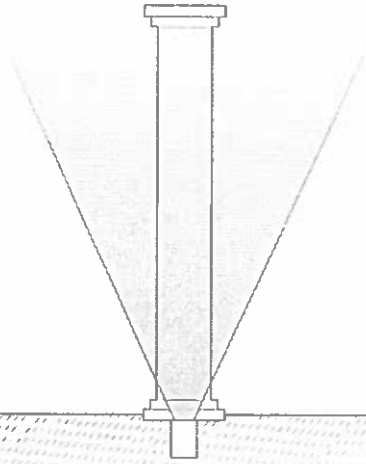


# 3" INGROUND 12V

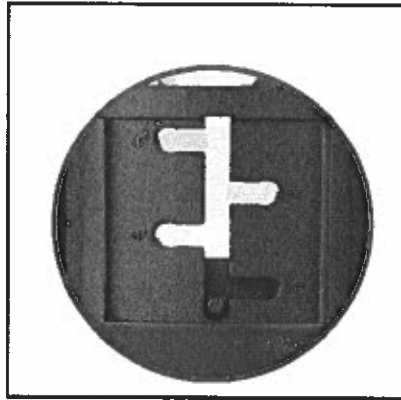
5031

# WAC

## LANDSCAPE LIGHTING



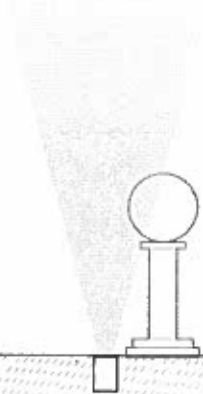
**Typical Inground**  
*Most light output goes into the air,  
causing light pollution*



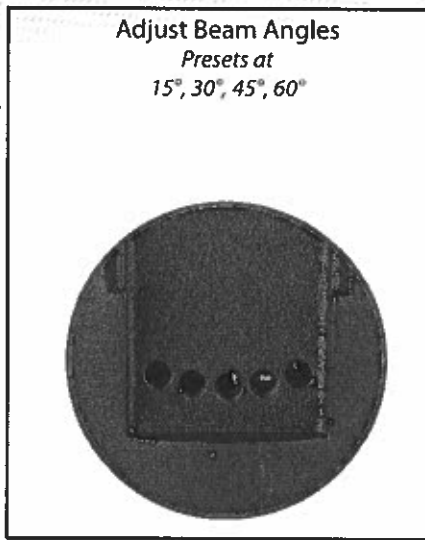
**Adjust Beam Angles**  
*Presets at  
15°, 30°, 45°, 60°*



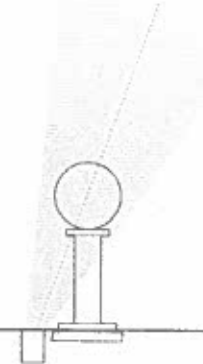
**Adjustable WAC Inground**  
*Adjust the light to where you need it*



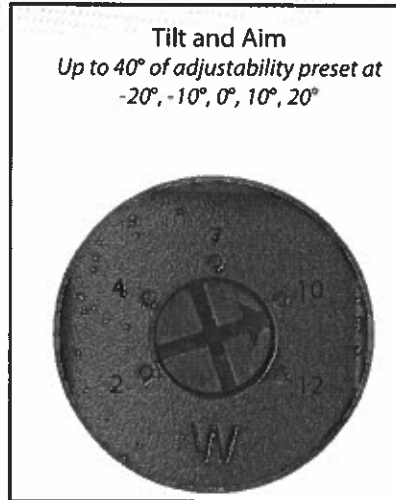
**Typical Inground**  
*Most light output goes into the air,  
causing light pollution*



**Tilt and Aim**  
*Up to 40° of adjustability preset at  
-20°, -10°, 0°, 10°, 20°*



**Adjustable WAC Inground**  
*Adjust the light to where you need it*



**Control Brightness**  
*Adjustable from 70lm to 505lm  
Presets Comparable to  
10W, 25W, 35W, 50W, 75W Halogen source*



wacighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

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# 3" INGROUND 12V

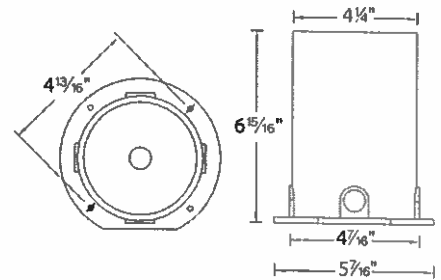
5031

# WAC LANDSCAPE LIGHTING

## Concrete Pour Kit

*For installation in concrete  
Five 1/2" NPT threaded holes, PC*

**5030-PIP-PVC**  
*Shown with temporary dense foam cap*



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**BUILDING HEIGHT EXHIBIT**  
**SHOWING PORTIONS OF THE ROOF THAT PROJECT ABOVE**  
**PERMITTED HEIGHT**

