



Planning Commission Staff Report

Date: October 28, 2009
Case No.: 3.3384 – MAA
Type: Minor Architectural Application
Location: 1860 Vista Drive
APN: 504-202-010
Applicant: Dan Thompson, Owner/Resident
General Plan: ER (Estate Residential)
Zone: R-1-A (Single-Family Residential)
From: Craig A. Ewing, AICP, Director of Planning Services
Project Planner: Scott Taschner, Assistant Planner

PROJECT DESCRIPTION:

The proposal is a request by Dan Thompson, owner and resident, for minor architectural approval to construct an 816 square-foot detached garage on a property with an existing 2,038 square-foot single-family hillside residence located at 1860 Vista Drive.

RECOMMENDATION:

That the Planning Commission approve Case No. 3.3384-MAA, an application for construction of an 816 square foot detached garage on a property with an existing single-family residence at 1860 Vista Drive, subject to conditions.

PRIOR ACTIONS:

On July 28, 2008, the Director of Planning Services granted approval of Case No. 7.1306 AMM, an Administrative Minor Modification allowing a reduction in the required front yard setback from 25 feet to 20 feet

On September 21, 2009, the Architectural Advisory Committee (AAC) reviewed the project and voted 5-0-2 to recommend approval to the Planning Commission as submitted. However, the AAC had the following suggestion:

- To keep as many natural boulders on the site as possible

The applicant indicated that they would try to keep as many of the boulders as possible and staff has added Condition of Approval No. PLN1 requiring that the applicant retain as many natural boulders on the site as reasonably possible.

BACKGROUND AND SETTING:

On September 2, 2009, Dan Thompson submitted an application for the construction of an 816 square-foot detached garage to a property with an existing 2,038 square-foot single-family residence located at 1860 Vista Drive.

The proposed project is on a lot which is approximately 16,117 square feet in size. Most of the homes in the neighborhood are custom built homes from several different eras: Some of the homes were built in the early 40's, some in the late 50's, and a few within the last decade.

The square footage of the existing house is approximately 2,038 square feet and the proposed garage addition is approximately 816 square feet in size. Currently there is a trellis structure on the southwest side of the property which provides one semi-covered parking space. The proposed garage addition is on the opposite side of the property and proposes to match the existing house in materials, color, texture, roof pitch, type of roof tile, and type of windows.

ANALYSIS:

General Plan:

The General Plan designation of the subject site is Estate Residential (0.0-2.0 dwelling units per acre). The proposed garage addition to a property with an existing single-family residence will not impact the general plan land use density.

Table 1: General Plan, Zone and Surrounding Land Uses:

	General Plan	Zone	Land Use
North	ER	PDD 287	Vacant – Approved PDD
South	ER	R-1-A	Single-Family Residential
East	ER	R-1-A	Single-Family Residential
West	ER	R-1-A	Single-Family Residential

Zoning Designation:

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

Development Standards:

The increase in the building lot coverage has a minimal impact on the overall building footprints on the lot. The increase in lot coverage will be an additional 5% with the addition of the 816 square foot garage. The total building coverage with the proposed addition and the existing residence will be under 18% and the maximum building coverage in the R-1-A zone is 35%.

Garages which are detached from the main structure are allowed in the R-1-A and hillside areas pursuant to Section 92.01.03(B)(7) of the Palm Springs Zoning Code (PSZC)

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

Table 2: R-1-A Development Standards compared with Proposed Project

	R-1-A	Proposed Project
Lot Area	20,000 square feet	16,117 square feet
Lot Width	130 feet	106 feet
Lot Depth	120 feet	145 feet
Front Yard	25 feet	20 feet (per 7.1306 AMM)
Interior Side Yard	10 feet	10 feet
Rear Yard	15 feet	Not applicable
Building Height	12 feet at setback 18 feet maximum	12 feet
Building Coverage	35%	17.8%
Dwelling size	1,500 square feet minimum	Not applicable

The proposed development is consistent with the parameters set by the R-1-A development standards, except for the front yard setback. This setback was reduced from 25 feet to 20 feet with the approval of Case No. 7.1306 AMM.

Architecture:

The existing house, which was built in the early 1940's, was built in a Spanish Revival architectural style; using a low-pitched roof design, red half-barrel clay roof tiles, a stucco exterior finish, a moderate use of natural stone materials, and a courtyard water

fountain. Newer windows have been installed on the house, and the exterior has received a more modern stucco finish than the original finish on the house. Both the house and the proposed garage are rectangular in shape and the applicant is proposing to match the existing house in color, texture, materials, roof pitch, type of roof tile, and type of windows.

Building Height:

The building height limit in the R-1-A zone is 12 feet with a 4:12 slope to a maximum of 18 feet. The proposed height of the garage is approximately 12 feet.

Parking:

The City of Palm Springs Zoning Code, Section 93.06.00(D)(29)(a), requires all single-family homes to provide two covered parking spaces per dwelling unit. The proposed project would bring the property into conformance with the current off-street parking requirements of the PSZC.

FINDINGS:

The Palm Springs Zoning Code Section 94.04.00(D)(1-9) provides guidelines for the architectural review of development projects to determine that the proposed development will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated, based on consideration of the following:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The garage is proposed in the most appropriate location on the site to make this type of improvement and will have a harmonious relationship with the existing residence.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties are all zoned for single-family residences, with several of the adjacent properties having existing custom single-family residences. The adjacent residences were constructed in various eras; some were built in the early 1940's, some were built in the late 1950's, while others were built within the last decade. The similarity of the style of this house and the proposed garage to the nearby homes built in the early 1940's creates a certain level of harmony in the

immediate neighborhood, while the variety of architectural styles in the more recently built residences creates a neighborhood which is not monotonous in style and architecture. The project creates a visual harmony within the neighborhood through a consistency in land use and similar development patterns.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The proposed garage addition does not exceed the maximum height limit and the addition is located outside all setback areas. The overall mass of the garage addition is complimentary to the existing house and the total building coverage, including the existing residence, is roughly half of the maximum coverage allowed by the Palm Springs Zoning Code.

4. *Building design, materials and colors to be sympathetic with desert surroundings;
AND*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,
AND*
6. *Consistency of composition and treatment,*

The architectural style is complimentary to the design of the existing residence and to the other nearby homes built in the same era. The proposed garage will match the existing house in materials, color, texture, roof pitch, type of roof tile, and type of windows.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The proposed garage will require the removal of a minimal amount of existing landscaping and boulders. A Condition of Approval will be added requiring that the project retains as many of the natural boulders on the site as reasonably possible. No other changes are proposed as part of this application.

CONCLUSION:

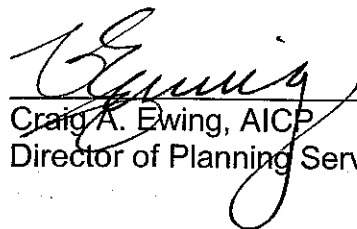
The proposed project is allowed by right-of-zone and is consistent with the land use policies of the City's General Plan and Zoning Code. Also, the proposed 816 square foot garage has received a recommendation of approval from the Architectural Advisory Committee. Therefore, staff is recommending approval of Case 3.3384 - MAA.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorical Exempt per Section 15301(e)(1)(additions under 2500 square feet, or additions which do not increase floor area by more than 50%, whichever is less).



Scott Knox Taschner
Assistant Planner



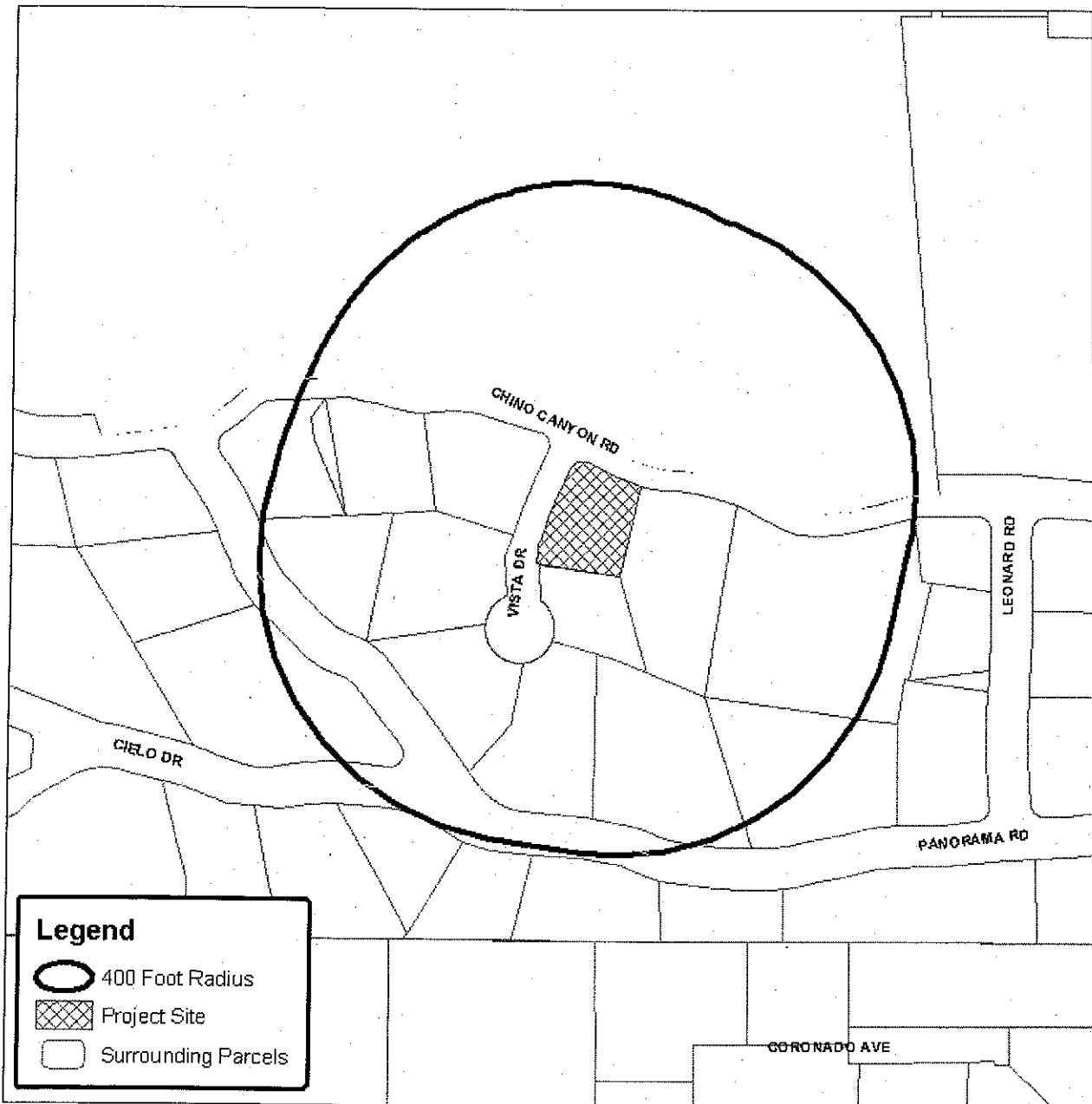
Craig A. Ewing, AICP
Director of Planning Services

Attachments:

- Vicinity map
- Draft Resolution and Conditions of Approval
- Site photographs, site plan, and elevations



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3384 MAA

APPLICANT: Dan Thompson

DESCRIPTION: Application to construct a 816 square foot detached garage on a property with an existing single-family residence located at 1860 Vista Drive, Zone R-1-A, Section 3.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 3.3384 MAA, A DETACHED GARAGE ADDITION TO A PROPERTY WITH AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1860 VISTA DRIVE (APN 504-202-010), ZONE R-1-A, SECTION 3.

WHEREAS, Dan Thompson, "applicant", has filed an application with the City pursuant to Section 94.04.00 of the Zoning Code for an 816 square-foot garage addition to an existing single-family residence located at 1860 Vista Drive, Zone R-1-A, Section 3; and

WHEREAS, on September 21, 2009, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, on October 28, 2009, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class I exemption (existing facilities) pursuant to Section 15301(e)(1) of the CEQA Guidelines; and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt, Class I, per Section 15301(e)(1), additions to existing structures provided the addition will not result in an increase of more than 50 percent of floor area of the structures before the addition, or 2,500 square feet.

Section 2: Pursuant to the requirements of Section 94.04.00(E) of the Palm Springs Zoning Ordinance, in accordance with the guidelines established in Section 94.04.00(D), the Planning Commission has reviewed the following:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The garage is proposed in the most appropriate location on the site to make this type of improvement and will have a harmonious relationship with the existing residence.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties are all zoned for single-family residences, with several of the adjacent properties having existing custom single-family residences. The adjacent residences were constructed in various eras; some were built in the early 1940's, some were built in the late 1950's, while others were built within the last decade. The similarity of the style of this house and the proposed garage to the nearby homes built in the early 1940's creates a certain level of harmony in the immediate neighborhood, while the variety of architectural styles in the more recently built residences creates a neighborhood which is not monotonous in style and architecture. The project creates a visual harmony within the neighborhood through a consistency in land use and similar development patterns.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The proposed garage addition does not exceed the maximum height limit and the addition is located outside all setback areas. The overall mass of the garage addition is complimentary to the existing house and the total building coverage, including the existing residence, is roughly half of the maximum coverage allowed by the Palm Springs Zoning Code.

4. *Building design, materials and colors to be sympathetic with desert surroundings; AND*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,
AND*
6. *Consistency of composition and treatment,*

The architectural style is complimentary to the design of the existing residence and to the other nearby homes built in the same era. The

proposed garage will match the existing house in materials, color, texture, roof pitch, type of roof tile, and type of windows.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The proposed garage will require the removal of a minimal amount of existing landscaping and boulders. A Condition of Approval will be added requiring that the project retains as many of the natural boulders on the site as reasonably possible. No other changes are proposed as part of this application.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.3384 MAA, subject to those conditions set forth in exhibit A.

ADOPTED this 28th day of October, 2009.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case No. 3.3384 MAA - Thompson Garage Addition

1860 Vista Drive

October 28, 2009

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM1 The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.
- ADM2 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 3.3384 MAA. 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.

ADM3 That the property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation 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.

CULTURAL RESOURCES

ADM4 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.

ADM5 A Native American Monitor shall be present during all ground-disturbing activities.

- a. Experience has shown that there is always a possibility of buried cultural resources in a project area. Given that, 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 Services and after the consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to investigate and, 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 and Zoning Department prior to final inspection.

GENERAL CONDITIONS/CODE REQUIREMENTS

ADM6 Commencement of use or construction under this Architectural Approval shall be within two (2) years from the effective date of approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

- ADM7 The appeal period for Case No. 3.3384 MAA, an Architectural Approval application is 15 calendar days from the date of project approval. Permits will not be issued until the appeal period has concluded.
- ADM8 Prior to issuance of a grading permit, a Fugitive Dust and Erosion Control Plan shall be submitted and approved by the Building Official. Refer to Chapter 8.50 of the Municipal Code for specific requirements.
- ADM9 The grading plan shall show the disposition of all cut and fill materials. Limits of site disturbance shall be shown and all disturbed areas shall be fully restored or landscaped.
- ADM10 All roof materials shall match the existing residence.
- ADM11 No exterior downspouts shall be permitted on any facade on the proposed building(s) which are visible from adjacent streets or residential and commercial areas.
- ADM12 The street address numbering/lettering shall not exceed eight inches in height.
- ADM13 No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- ADM 14 No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- ADM 15 Prior to the issuance of building permits, locations of all telephone and electrical boxes must be indicated on the building plans and must be completely screened and located in the interior of the building. Electrical transformers must be located toward the interior of the project maintaining a sufficient distance from the frontage(s) of the project. Said transformer(s) must be adequately and decoratively screened.
- AMD16 The maximum height of the garage addition shall not exceed the approved elevations.
- ADM17 The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. The project shall retain as many natural boulders on the site as reasonably possible.

BUILDING DEPARTMENT CONDITIONS

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

ENGINEERING DEPARTMENT CONDITIONS

STREETS

ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

VISTA DRIVE

ENG 2. All broken or off grade street improvements shall be repaired or replaced.

CHINO CANYON ROAD

ENG 3. Construct a 6 inch concrete driveway, unless otherwise approved by the City Engineer, from the property line to the existing edge of pavement.

ENG 4. All broken or off grade street improvements shall be repaired or replaced.

GRADING

ENG 5. Submit cut and fill quantities to City Engineer to determine if a Grading Plan is required. If required, the Grading Plan shall be submitted to the Engineering Division for review and approval by the City Engineer prior to issuance of grading permit. If the earthwork quantity is less than 50 cubic yards, a formal grading plan is not required. To qualify for the exemption, a signed original written statement of design earthwork quantities from the owner (or design professional, prepared on company letterhead) shall be provided to the Engineering Division. Exemption of a formal Grading Plan reviewed and approved by the City Engineer does not exempt the applicant from a site grading plan that may be required from the Building Department, or any other requirement that may be necessary to satisfy the California Building Code.

- a. Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive

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

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

- ENG 6. Contact Desert Water Agency at (760) 323-4971 Ext. 146 to determine impacts to any existing Whitewater Mutual Water Company water lines and other facilities that may be located within the property if any. Make appropriate arrangements to protect in place or relocate any facilities that are impacted by the development. A letter of approval for relocated or adjusted facilities from Desert Water Agency shall be submitted to the Engineering Division prior to approval of the Grading Plan.
- ENG 7. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 8. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 9. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of

Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

DRAINAGE

ENG 10. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to any public storm drain system or the adjacent streets without first intercepting and treating with approved Best Management Practices (BMP's).

GENERAL

ENG 11. All proposed utility lines shall be installed underground.

ENG 12. 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 13. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

ENG 14. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 15. 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.

TRAFFIC

ENG 16. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall

be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated September 26, 2006, or subsequent editions in force at the time of construction.

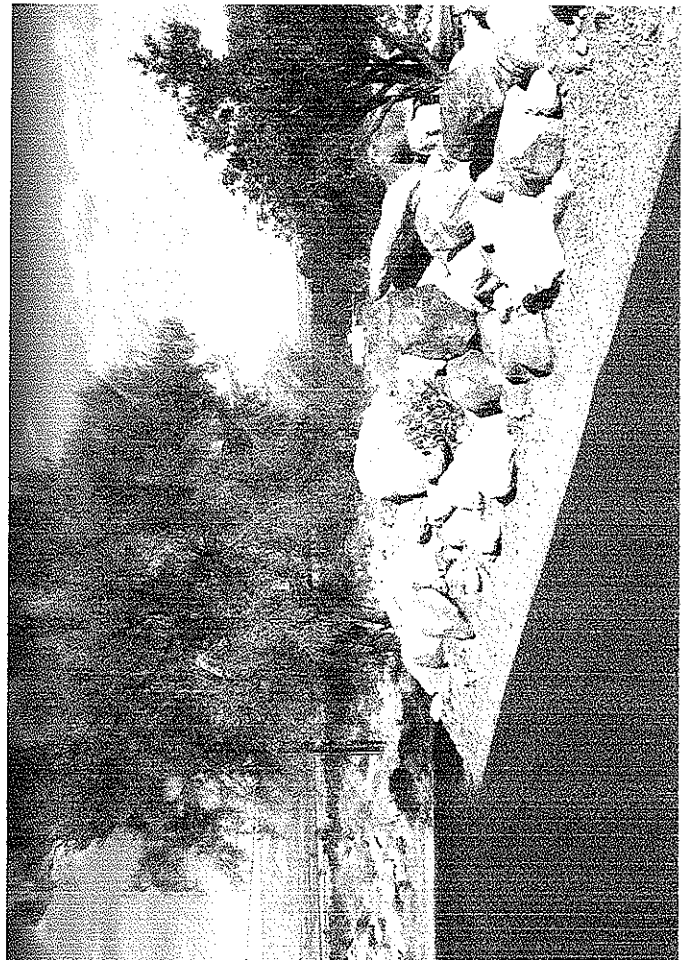
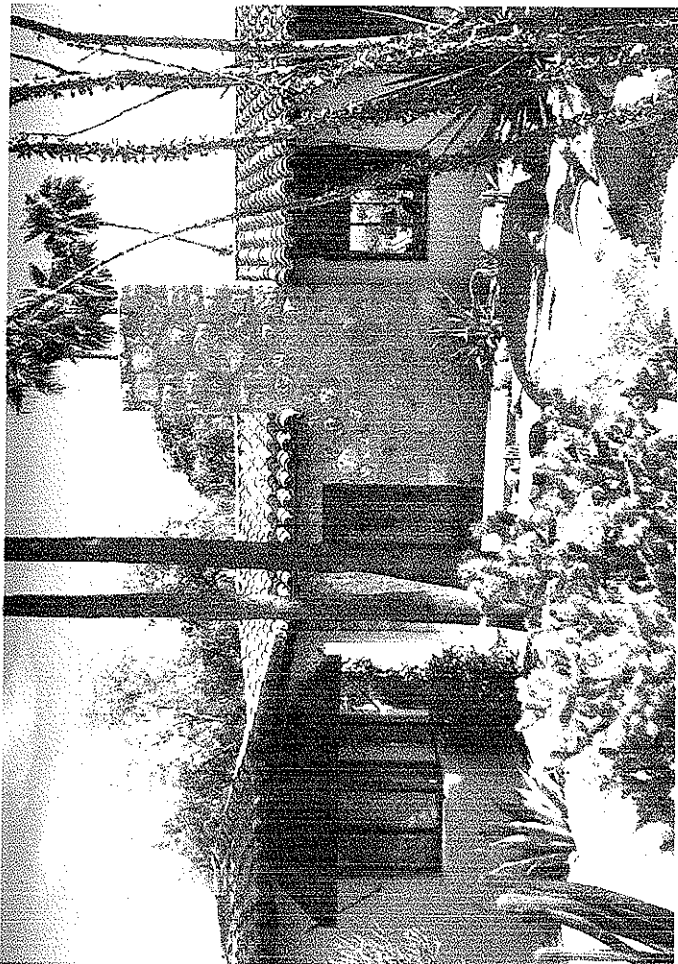
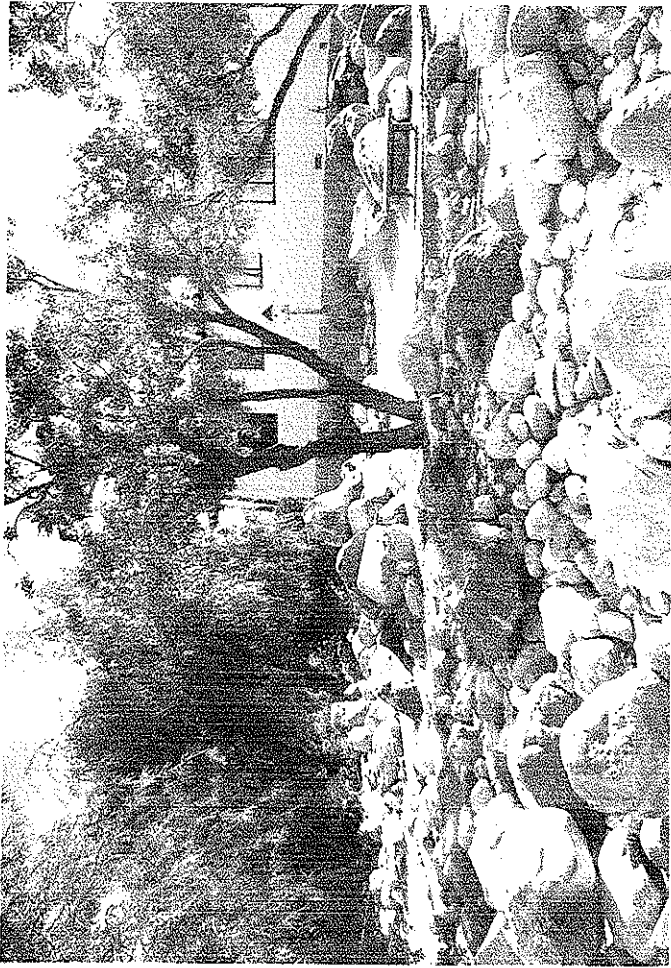
FIRE DEPARTMENT CONDITIONS

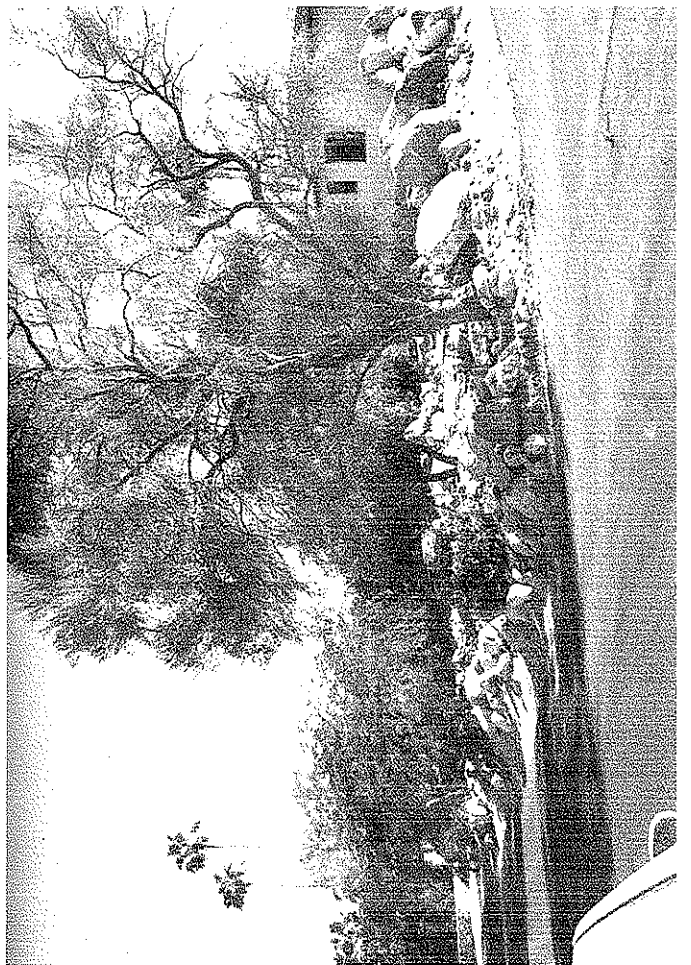
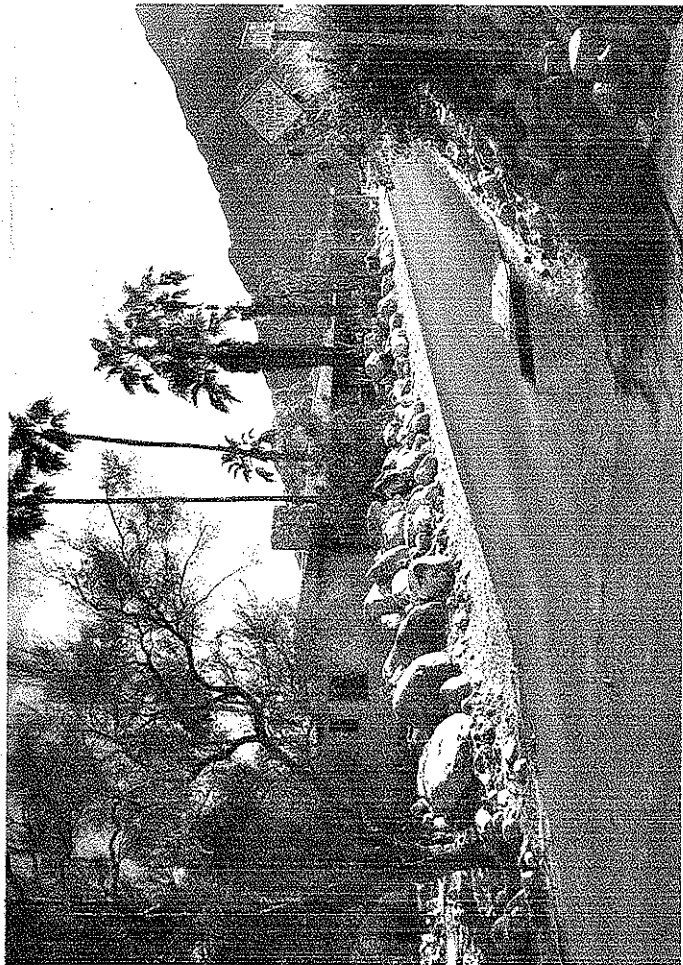
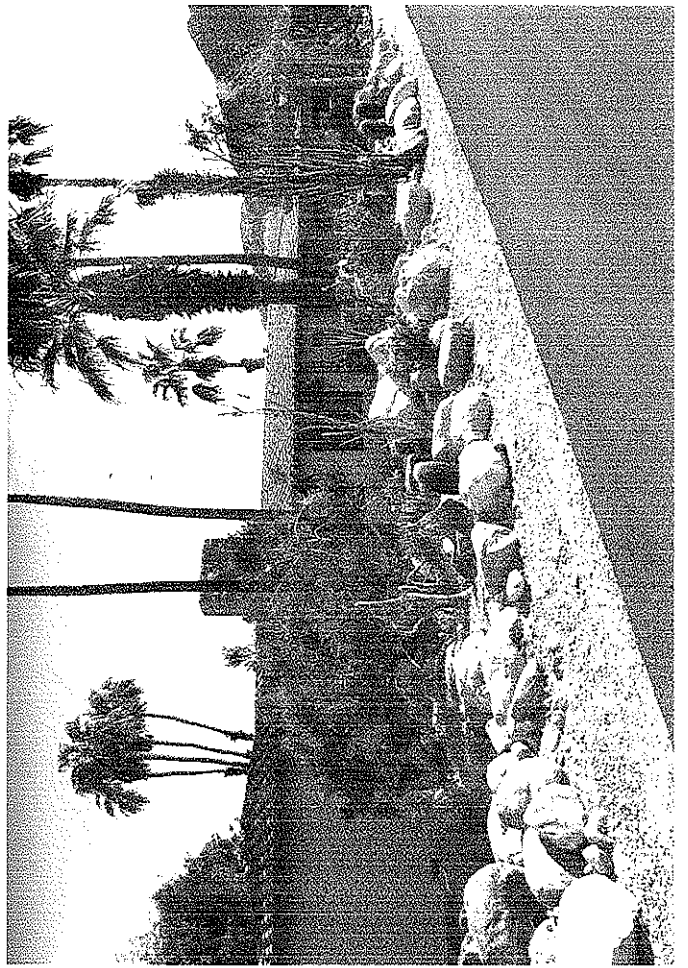
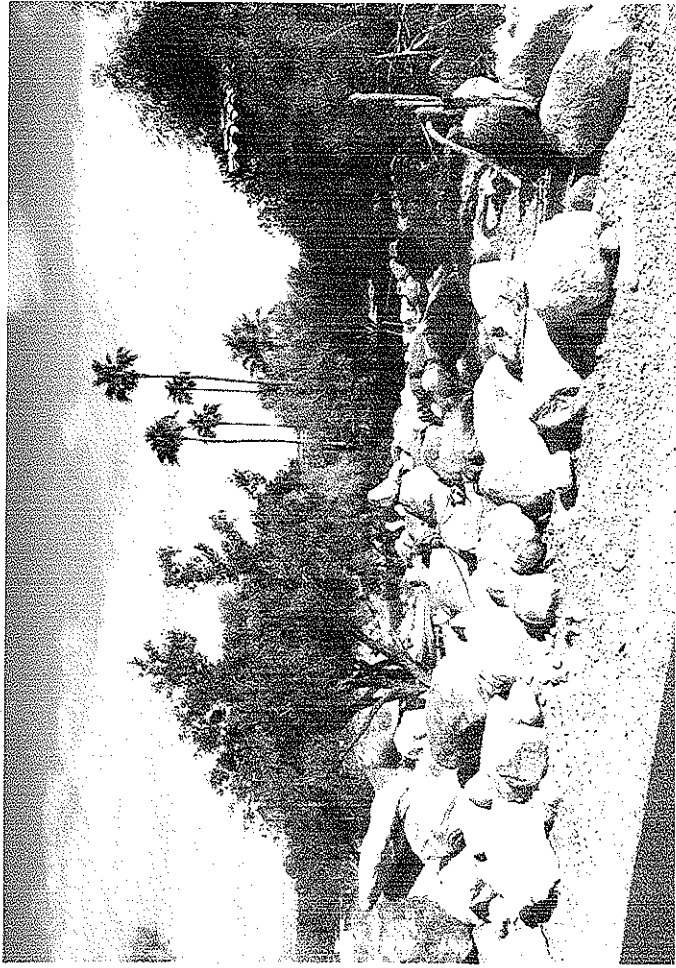
- FID 1. These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated 2/20/2009. Additional requirements may be required at that time based on revisions to site plans.
- FID 2. Fire Department Conditions were based on the 2007 California Fire Code. Four complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.
- FID 3. **Buildings and Facilities (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- FID 4. **Premises Identification (CFC 505.1):** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4" high with a minimum stroke width of 0.5".
- FID 5. **Fire Flow (CFC 508.3):** Fire flow requirements for buildings or portions of buildings and facilities are estimated to be 1,000 GPM based on Appendix B of the 2007 CFC.

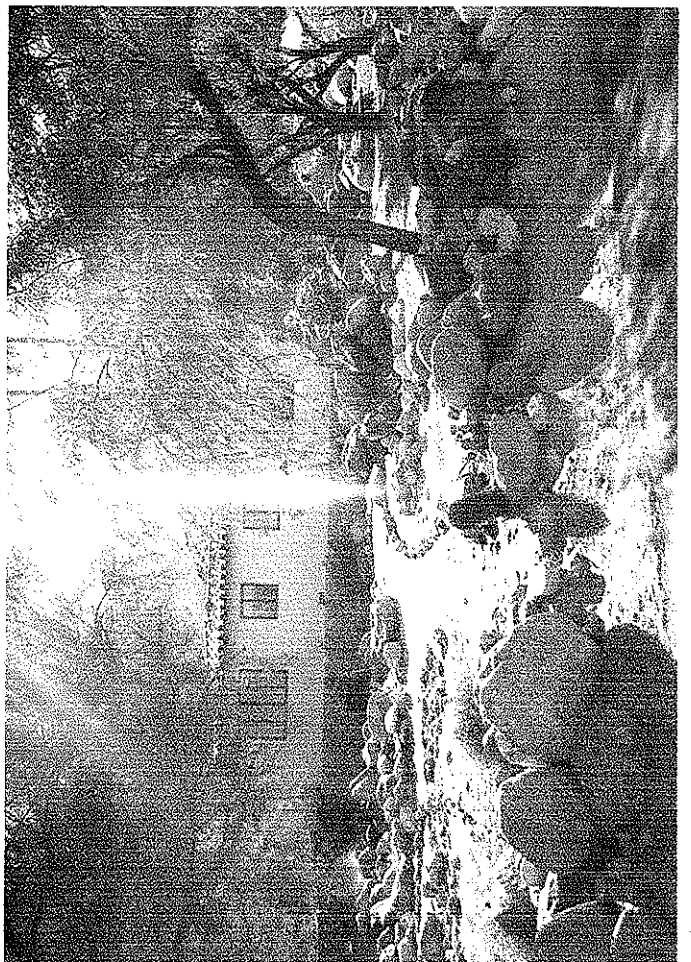
END OF CONDITIONS

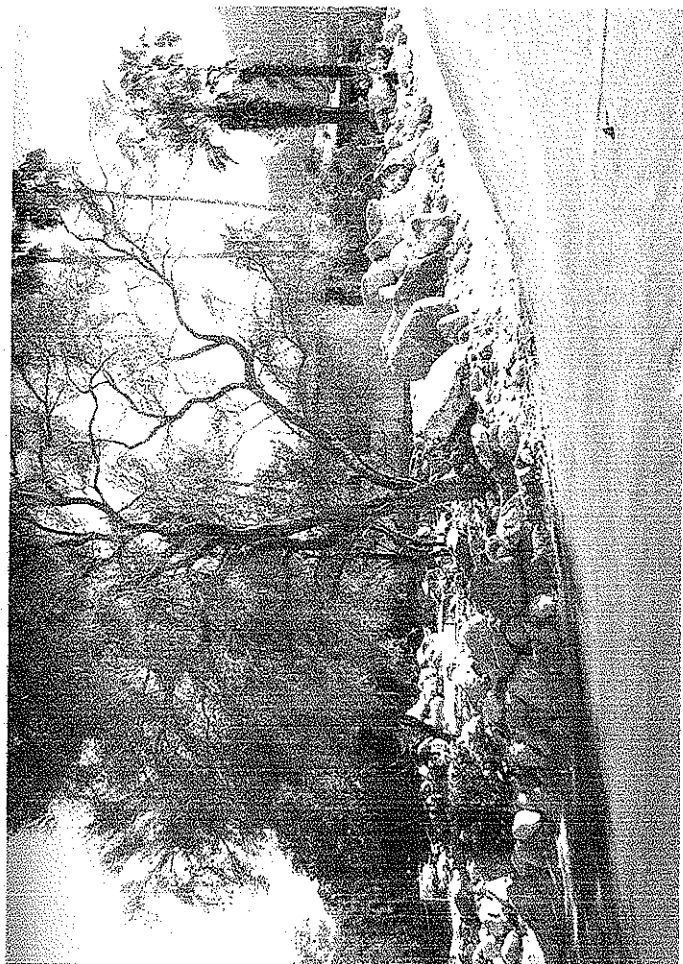
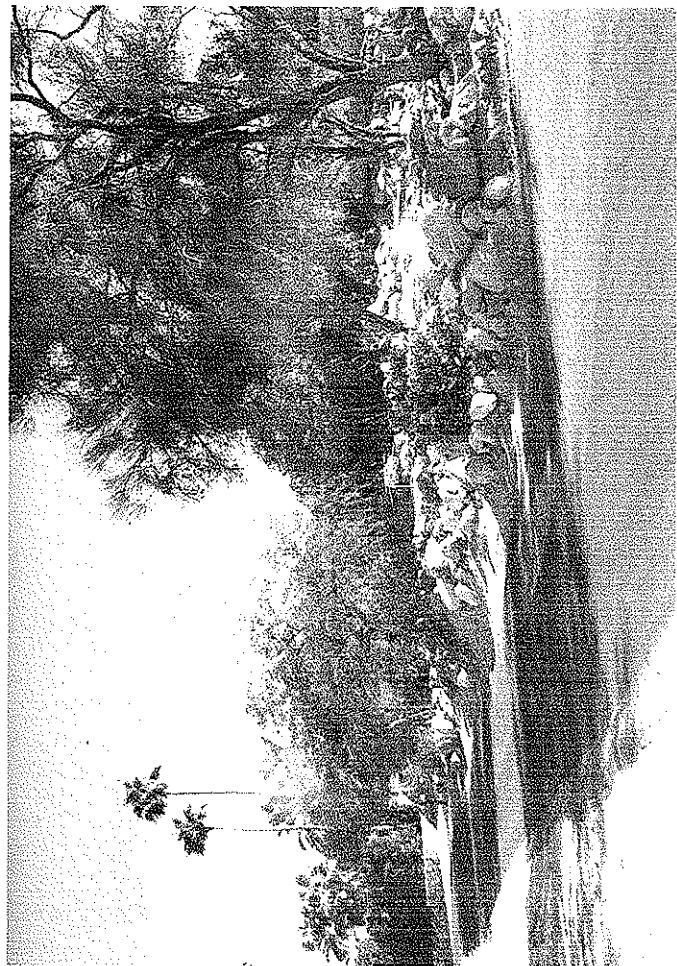
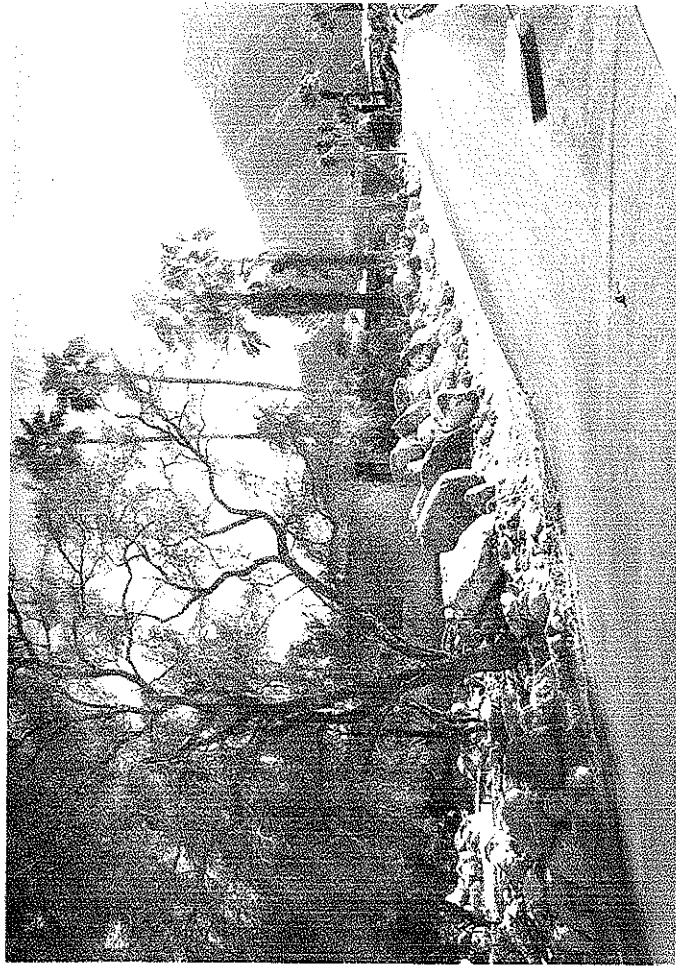


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- SHEET SCHEDULE:
- ① PLOT PLAN
 - ② PLUMB, MECHANICAL & ELECTRICAL
 - ③ SECTION & DETAILS

MS 3.3384

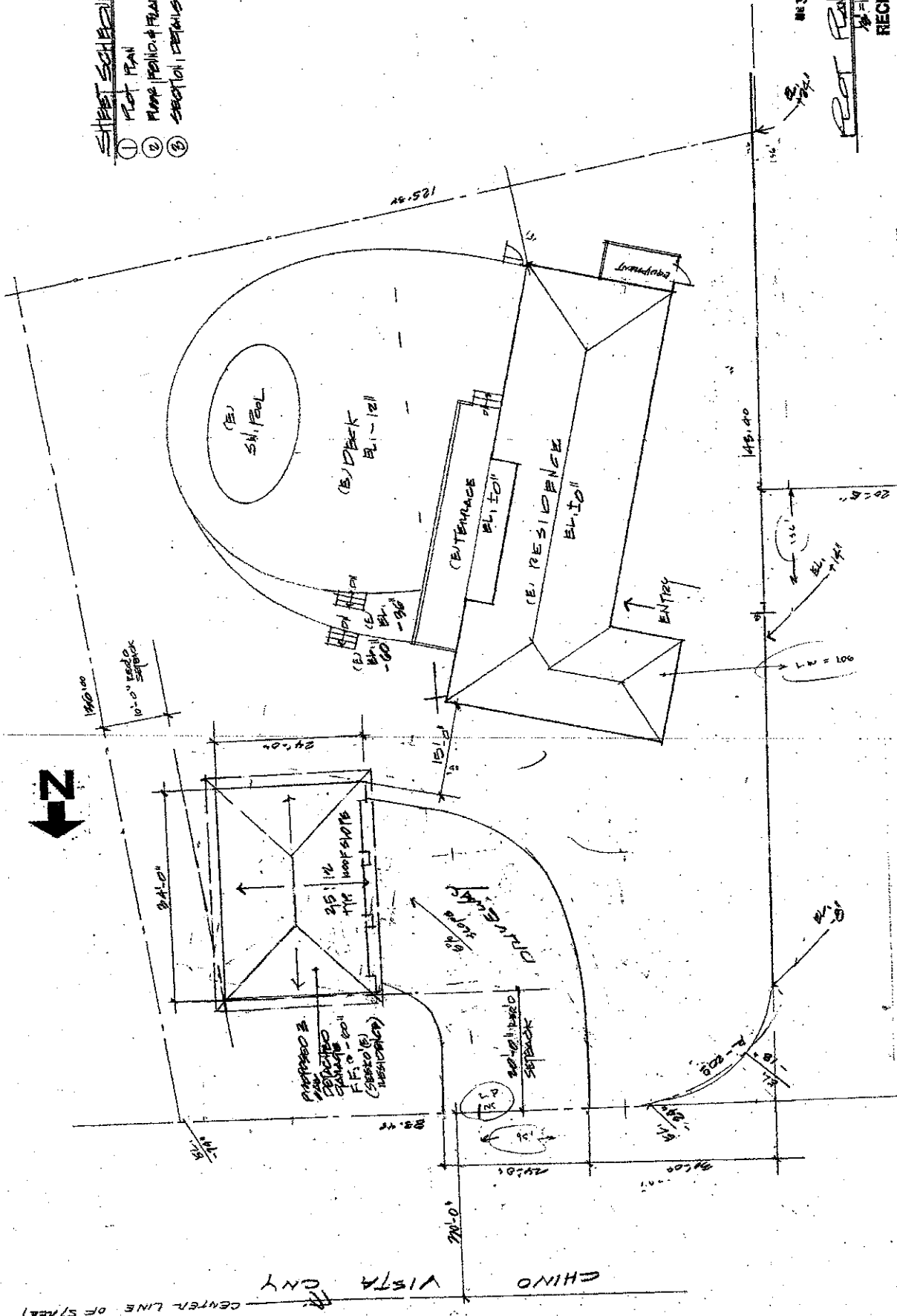
RECEIVED

OCT 07 2008
PLANNING SERVICES
DEPARTMENT

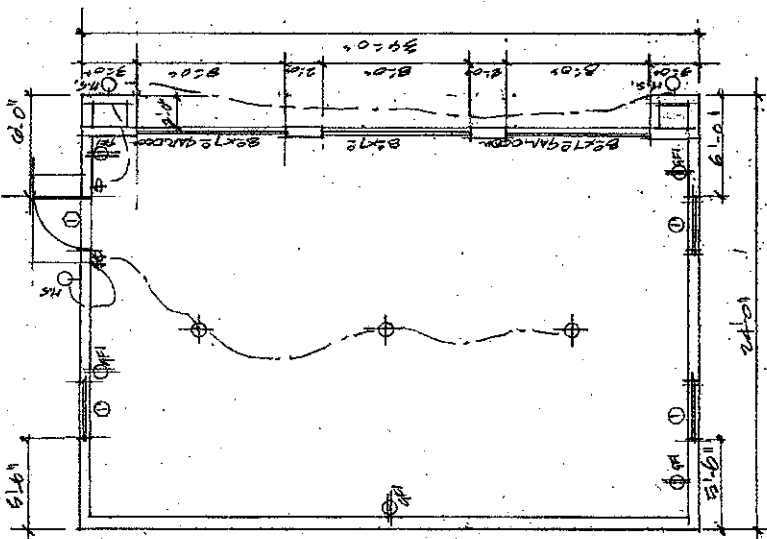
THIS PROJECT SHALL COMPLY WITH:
 2007 CALIFORNIA BUILDING CODE (CBC) BASED ON THE 1997 USC
 2007 CALIFORNIA MECHANICAL CODE (CMC) BASED ON THE 2000 UMC
 2007 CALIFORNIA ELECTRICAL CODE (CEC) BASED ON THE 1996 NEC
 2007 STATE OF CALIFORNIA ENERGY CODE
 AND ALL OTHERS CODES & ORDINANCES

4. STREET

VISTA DRIVE

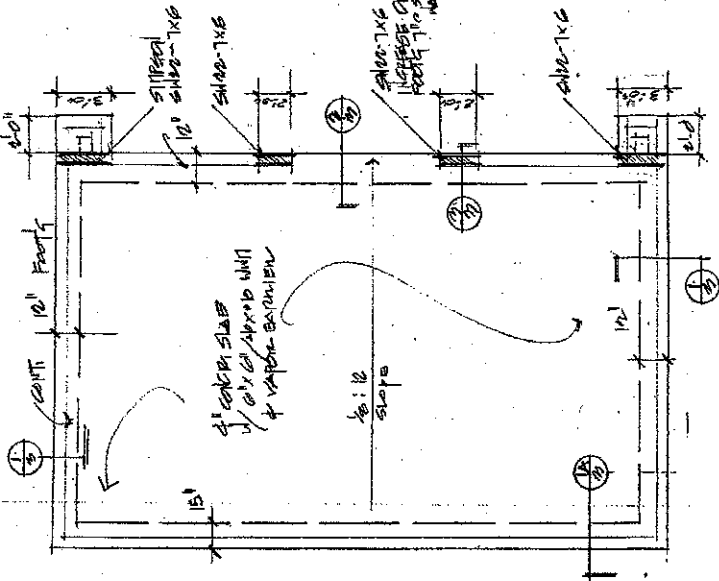


CHINO
VISTA CNY
CENTER LINE OF STREET



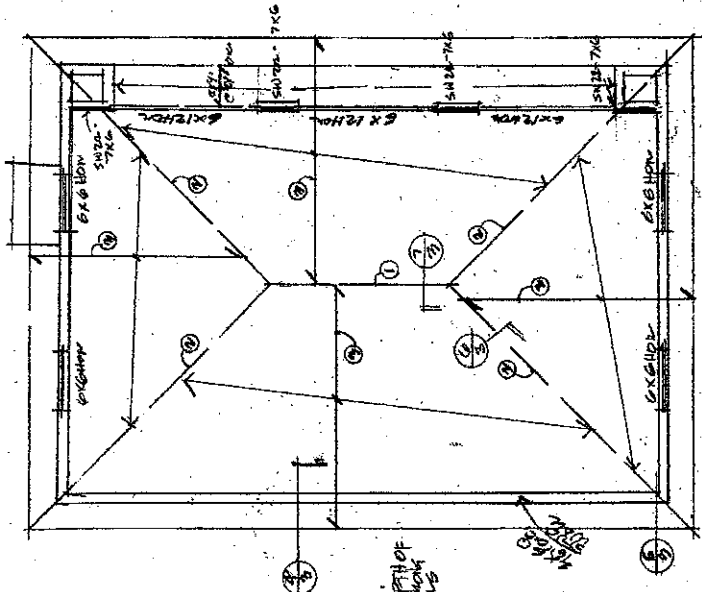
FOUNDATION PLAN

CONCRETE 2500 PSI
SLAB THICKNESS 4" MIN.
SLAB REINFORCING 1/2" X 12" (SEE SCHEDULE) @ 18" O.C.
ANCHOR BOLTS 1/2" X 12" (SEE SCHEDULE) @ 18" O.C.
ALL FOUNDATION ANCHORS SHALL BE TIED TO FOUNDATION REINFORCING.



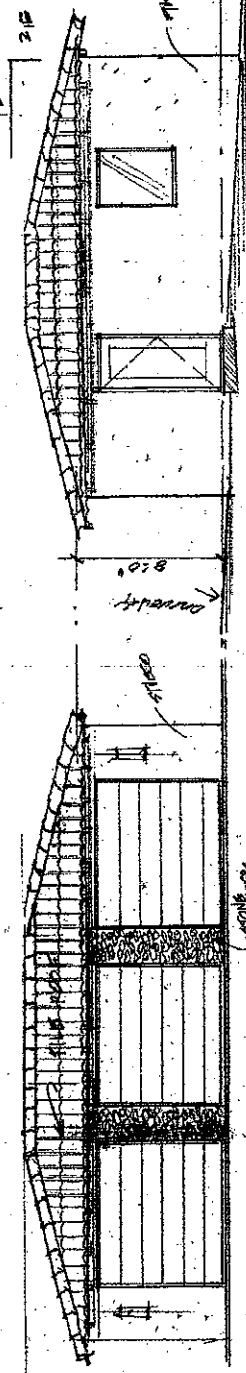
FLARING PLAN

HEIGHT: 1) 2x16 PLATE
2) 2x6 @ 12" O.C.
3) 2x6 @ 12" O.C.
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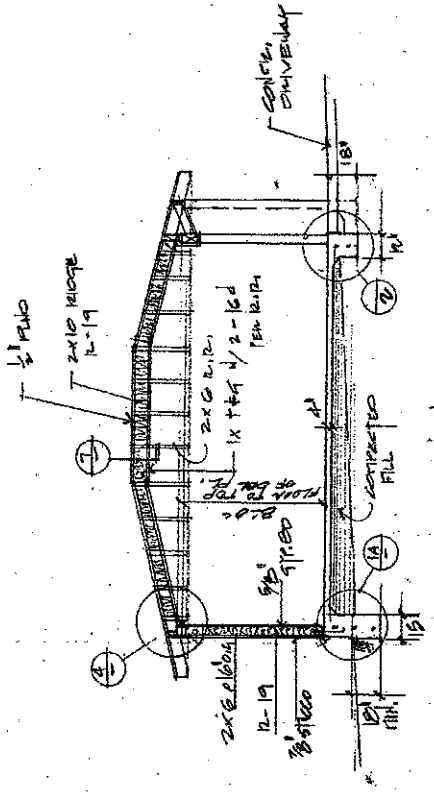
FRAMING PLAN

HEIGHT: 1) 2x16 PLATE
2) 2x6 @ 12" O.C.
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WEST ELEVATION

SOUTH ELEVATION



<p>SW22-7x6</p>	<p>2 FOOTING DETAIL</p>	<p>5 HIP CONNECT.</p>	<p>4 SHEAR TRANSFER</p>
<p>R.P. RAFTER TO RIDGE</p>	<p>R.P. TO HIP</p>	<p>1A FOOTING DETAIL</p>	<p>FOOTING DETAIL</p>