



Architectural Advisory Committee Staff Memorandum

DATE: August 24, 2015 New Business

SUBJECT: A MAJOR ARCHITECTURAL APPLICATION BY O2 ARCHITECTURE ON BEHALF OF HUTKIN FAMILY FOR THE CONSTRUCTION OF AN APPROXIMATELY 5,059-SQUARE FOOT SINGLE FAMILY RESIDENCE ON AN APPROXIMATELY 24,829-SQUARE FOOT LOT LOCATED AT 3182 BOGERT TRAIL, ZONE R-1-B. (CASE 3.3900-MAJ) (ER)

FROM: Director of Planning Services

SUMMARY

This Major Architectural application is for the construction of an approximately 5,059 square foot single-family residence on an approximately 24,829-square foot parcel within the Andreas Hills neighborhood of the City. The proposal includes attached two-car garage, a swimming pool and associated landscape.

RECOMMENDATION:

The Architectural Advisory Committee (AAC) recommends approval of the proposed project to the Planning Commission.

ISSUES:

- The parcel is considered a hillside lot; approximately 40 feet in the rear yard area of the parcel is not buildable.
- There is an existing public utility easement located at the rear part of the lot.
- The applicant is seeking a relief to allow 20 feet front yard setback on the westerly portion of the front yard setback area. The required front yard setback is 25 feet. An Administrative Minor Modification for the request will be considered by the Planning Commission.

PRIOR ACTIONS:

On September 5, 1985, the City Council approved Tentative Tract Map 18087 for a 51-lot subdivision in the Andreas Hills neighborhood of the City.

BACKGROUND AND SETTING:

The site which is currently vacant is surrounded by existing residential uses to the east and south and vacant lands to the west and Andrea Hills to the north. The subject parcel is lot 35 of Tentative Tract Map 18087; a 51-lot subdivision approved by the Planning Commission and City Council in the 1980s. The subject property is located along East Bogert Trail. Lot 36 is one of four remaining vacant parcels on the northerly section of East Bogert Trail. Additional analysis of the site is provided in the analysis section of this memo.

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
None	
<i>Most Recent Ownership</i>	
February 10, 2015	Purchased by current owner/applicant.
<i>Field Check</i>	
August 13, 2015	Staff visited site to observe existing conditions
<i>Notification</i>	
August 5, 2015	Notice of hillside project sent to adjacent property owners
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Lot Area	24,829-square feet



AERIAL VIEW OF THE SITE



Perspective of proposed house

ANALYSIS:

Table 1

General Plan			
Land Use Designation	Density	Request	Compliance
ER (Estate Residential)	2 Units/Acre	1 SFR	Conforms
Specific Plan			
None	None	None	None

Table 2

Zoning – Uses & Lot Standards			
	R-1-B Zone	Proposed: SFR	Compliance
Uses permitted	Single-Family Residential	Single-Family Residential	Conforms
Density	2 dwelling units/gross acre	2 dwelling units/gross acre	Conforms
Lot Standards			
Min. Lot Area	15,000 Square feet	24,829 sq. ft.	Conforms
Min. Width	Minimum: 120 Ft.	154.28 ft.	Conforms
Min. Depth	Minimum: 120 Ft.	170 ft.	Conforms

Zoning – Building Development Standards

	Palm Springs Zoning Code	Proposed: SFR	Compliance
Building Height	1 Story @ max. height of 18 ft.	1 story @ 15.11 Feet	Conforms
Yard Setbacks			
Front	25 Feet	20 Feet	With AMM
Side	10 Feet	10 Feet	Conforms
Rear	15 Feet	63 Feet	Conforms
Lot Coverage	35% Maximum	20%	Conforms
Min. Dwelling Size	1,500 Sq. Ft.	5,059 sq. ft.	Conforms

	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Site	Estate Residential	Vacant	R-1-B Single-Family Residential
North	Estate Residential	Hill side Open Space	R-1-B Single-Family Residential
South	Estate Residential	Single Family Residence	R-1-B Single-Family Residential
East	Estate Residential	Single Family Residence	R-1-B Single-Family Residential
West	Estate Residential	Vacant	R-1-B Single-Family Residential

Project Description:

The proposed project is by David and Ellen Hutkin and it is for the construction of an approximately 5,029-square foot 15.11 feet high one story single-family residence on approximately 24,829-square foot of a vacant lot. The previously graded parcel is situated on East Bogert Trail in the San Andreas Hills neighborhood. As proposed, the project will include a swimming pool and a spa, attached two-car garage, a five-foot tall garden wall and landscaping. There is an existing sidewalk along the frontage and a six-foot tall CMU wall at the rear of the property.

Site Plan and Project Design:

The project design has the modern style architecture with five-bedrooms, five bathrooms, a media room, a living room, a formal dining room and an attached guest house with a kitchenette and a guest bath. The house is approximately 5,029 square feet in size. The development standards of the proposed house are all consistent with the R-1-B standards in terms of height, rear and side yard setbacks, dwelling size and lot coverage as depicted in Table 2 above.

Landscape Plan:

Conceptual landscape plan for the residence was submitted as part of the major architectural review. Proposed plant selections for the project include the following: 36" box Palo Verde, 36" box fruitless Olive tree, ten to twelve feet tall Mexican Fan Palm, five gallon Indigo Bush, five gallon Regal Mist, five gallon Aloe Vera and five gallon Pink Powder Puff. The proposed drought tolerant landscape plan will also include synthetic turf.

Section 94.04.00(D), Planning Commission Architectural Advisory Committee Review Guidelines of the Palm Springs Zoning Code states the following:

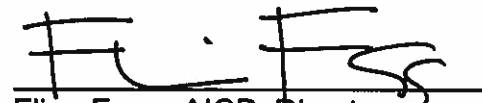
The planning commission architectural advisory committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:

No	Guidelines	Conforms	Staff Evaluations
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The project proposes a sufficient sized home with generous covered terrace landscaping.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The surrounding neighborhood includes similar single-family hillside residences in a variety of architectural styles.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The home is proposed in sand finish stucco and neutral colors with fitting accent colors.
4	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 lot areas	Yes	The proposed home is sited to minimize the amount of cut and fill and grading on the lot and to take advantage of the views.
5	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	Yes	The proposed home is harmonious with the eclectic styles that already exist in the Andreas Hills neighborhood.
6	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	Yes	The proposed residence conforms to the development standards of the R-1-B zone. Mechanical equipment will be placed on the grade and properly screened.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The building is proposed in neutral grey tones, harmonious materials and is sited appropriately for this hillside location.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The proposed materials, colors and other components of the proposed building are adequate.
9	Consistency of composition and treatment	Yes	There is consistency in the composition and treatment of the building as proposed.
10	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	Yes	Proposed plant selections for the project include the following: 36" box Palo Verde, 36" box fruitless Olive tree, ten to twelve feet tall Mexican Fan Palm, five gallon Indigo Bush, five gallon Regal Mist, five gallon Aloe Vera and five gallon Pink Powder Puff. The landscape plan will also include synthetic turf.

CONCLUSION:

The proposed home is very spacious in its design. The modern architectural design will complement the otherwise simple, clean architecture and proposed building materials. The house is well-sited and fits well in the immediate surrounding with similar housing units. Staff is asking the AAC to recommend approval of the proposed project to the Planning Commission as submitted.


Edward Robertson
Principal City Planner

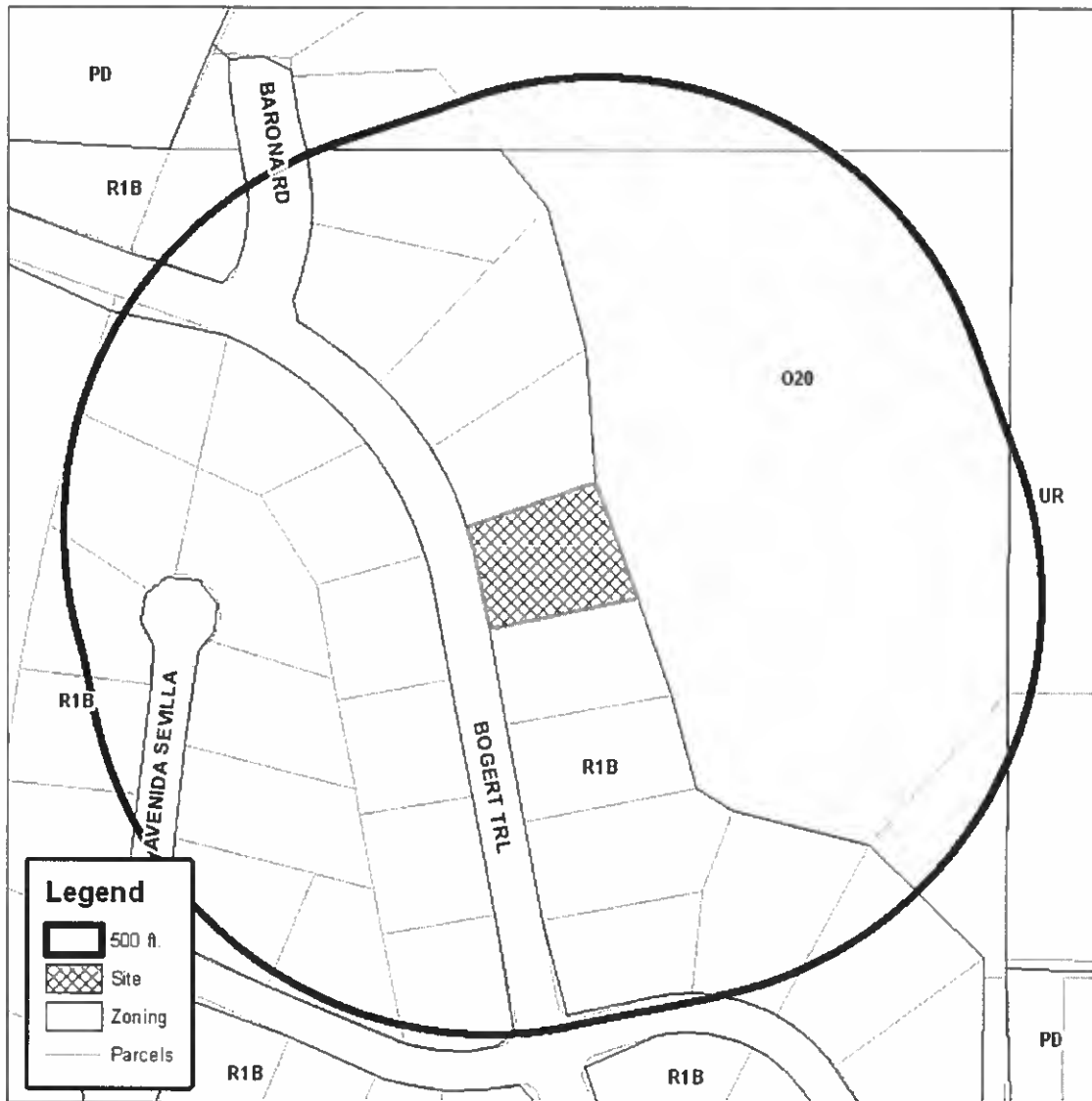

Flinn Fagg, AICP, Director
Department of Planning Services

Attachments:

1. Vicinity Map
2. Site, Elevations, landscape and Section Plans.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

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NOTE: -SEE SHEET A0.2 FOR DETAILED MATERIAL SPECIFICATIONS.

INTERIOR FINISH

- FL-1 TBD
- FL-2 TBD
- H-1 CONCRETE HARDSCAPE, NATURAL GRAY W/ ACID ETCH FINISH
- H-2 CONCRETE FLAT WORK, NATURAL GRAY W/ LIGHT BROOM FINISH

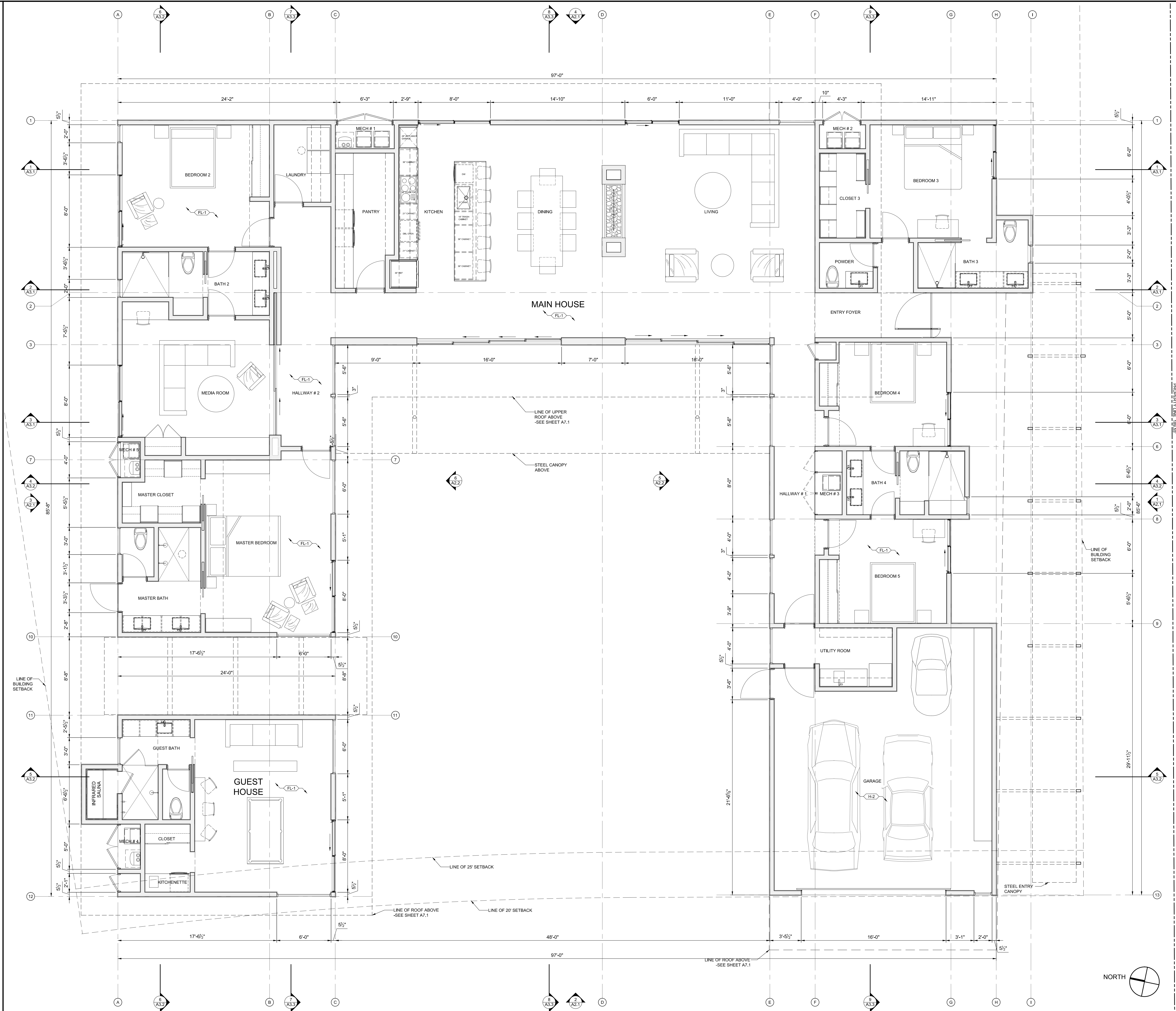
LOT INFORMATION:

APN: 512-210-026
 LEGAL DESCRIPTION: LOT 35, MB 216/032 of TR 18087 AM

AREA TABULATION:

FLOOR AREA:	COND.	UNCOND.	TOTAL ENCLOSED	GROSS
RESIDENCE	3,850sf	47sf	3,897sf	3,897sf
GUEST HOUSE	487sf	20sf	507sf	507sf
GARAGE	0sf	655sf	655sf	655sf
TOTAL	4,337sf	722sf	5,059sf	5,059sf

LOT AREA: 24,829 SF (.57 ACRES)
 BUILDING SITE COVERAGE AREA: 5,059sf / 24,829sf = .20%
 BUILDING HEIGHT: 15 FEET 11 INCHES, 1 STORY RESIDENCE



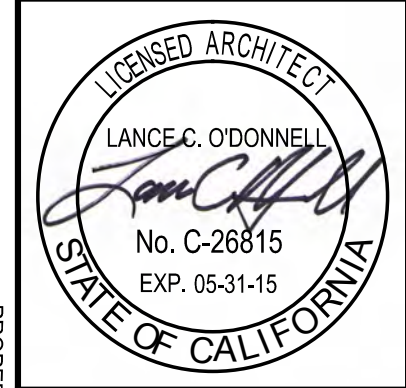
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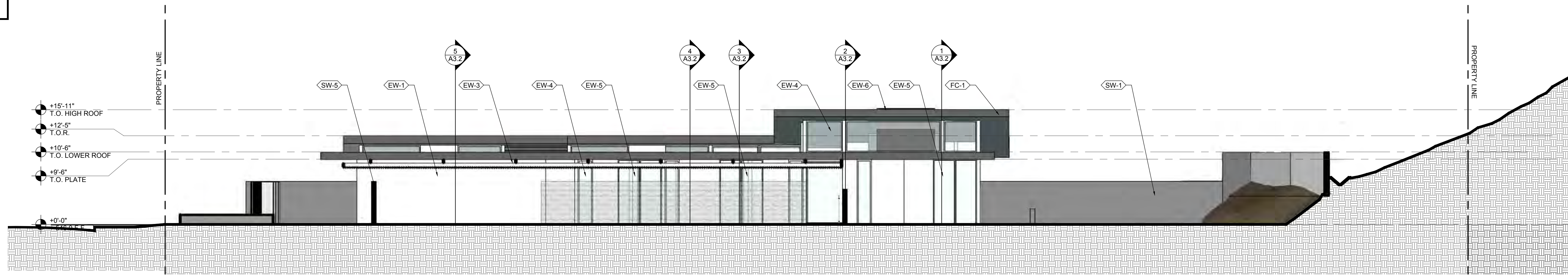


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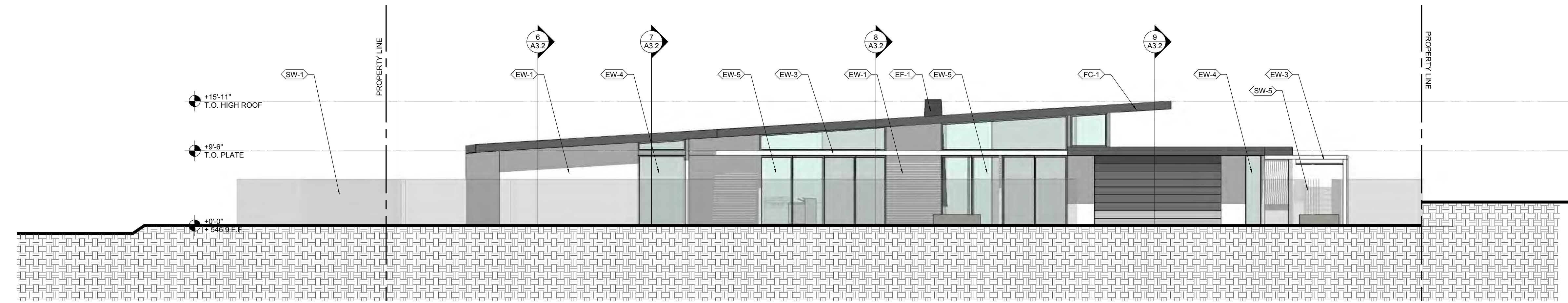
HUTKIN RESIDENCE
 3182 EAST BOGERT TRAIL
 PALM SPRINGS, CA 92264

PROPOSED FLOOR PLAN
 SHEET DESCRIPTION
 SCALE: 1/4" = 1'-0"
 DATE: 07.22.15

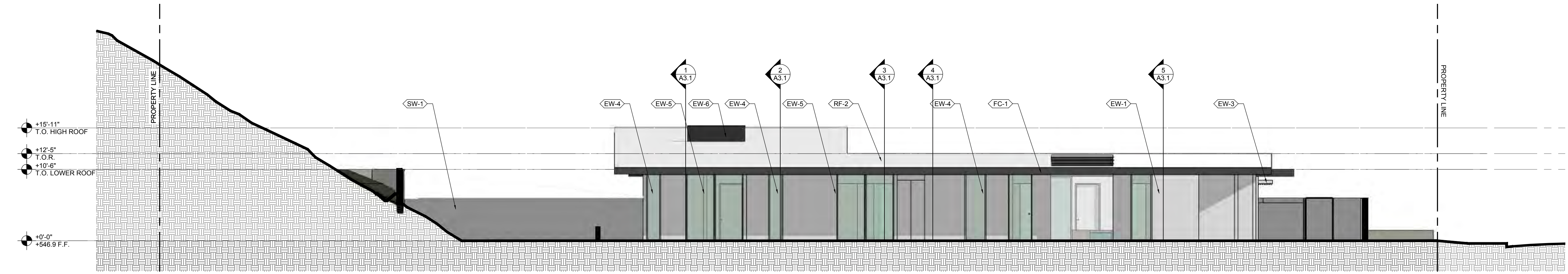
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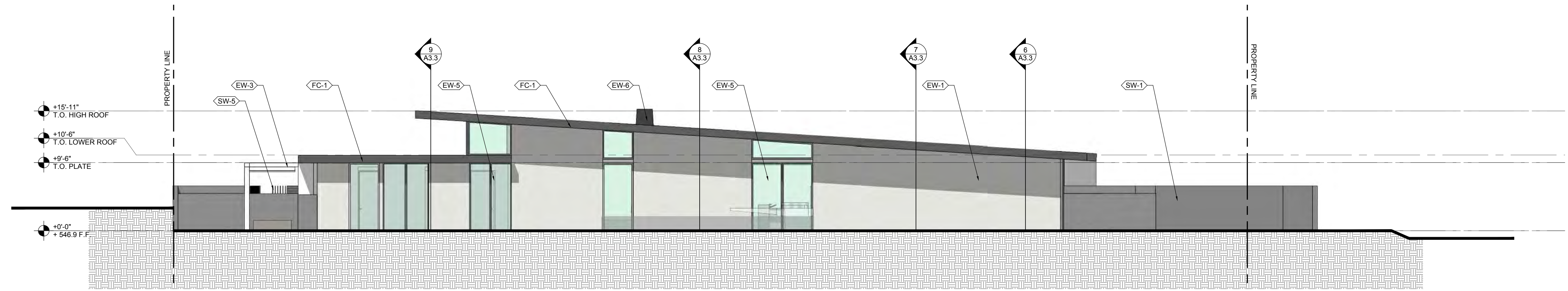
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- NOTE: SEE SHEET A02 FOR DETAILED MATERIAL SPECIFICATIONS.
- S-1 POOL EQUIPMENT
 - S-2 1/2" Ø CRUSHED GRAVEL, COLOR: FEWTER GREY
 - S-3 COMPACTED DG - DESERT GOLD
 - S-4 HEAT PUMP UNIT
 - S-5 8" STEEL FENCE
 - SITE WALL
 - SW-1 6x8x16 PRECISION CMU BLOCK WALL
 - HARDSCAPE
 - H-1 CONCRETE HARDSCAPE, NATURAL GRAY W/ACID ETCH FINISH
 - H-2 CONCRETE FLAT WORK, NATURAL GRAY W/ LIGHT BROOM FINISH
 - EXTERIOR WALL
 - EW-1 3 COAT PLASTER CEMENT SYSTEM, LA HABRA DOVE GRAY 40
 - EW-2 3 COAT PLASTER CEMENT SYSTEM, LA HABRA SILVER GRAY 16
 - EW-3 STEEL SHADING CANOPY
 - EW-4 CLEAR GLASS, LOW E
 - EW-5 SLIDING GLASS DOOR ALUMINUM FRAME, CLEAR GLASS, LOW E, SATIN ANODIZED FINISH
 - EW-6 HOT ROLLED STEEL SHEET METAL CHIMNEY
 - ROOF
 - RF-1 SINGLE PLY ROOFING SYSTEM, COLOR: D66 WHITE
 - RF-2 STANDING SEAM ZINC ROOFING, SYSTEM AEP SPAN, COLOR: "COOL ZINC" GRAY
 - FASCIA
 - FC-1 SHEET METAL FASCIA

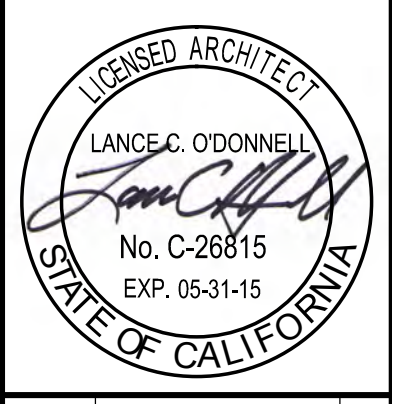
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SHEET DESCRIPTION
EXTERIOR ELEVATIONS
DATE: 07.22.15

A2.1
HUTKIN RESIDENCE

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MATERIAL LEGEND

- NOTE: - SEE SHEET A0.2 FOR DETAILED MATERIAL SPECIFICATIONS.
- SITE
 - S-1 POOL EQUIPMENT
 - S-2 3/4" CRUSHED GRAVEL, COLOR: PEWTER GREY
 - S-3 COMPACTED DG - DESERT GOLD
 - S-4 HEAT PUMP UNIT
 - S-5 5' STEEL FENCE
 - SITE WALL
 - SW-1 6x6x16 PRECISION CMU BLOCK WALL
 - HARDSCAPE
 - H-1 CONCRETE HARDSCAPE, NATURAL GRAY W/ ACID ETCH FINISH
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 - EW-2 3 COAT PLASTER CEMENT SYSTEM LA HABRA SILVER GRAY 16
 - EW-3 STEEL SHADING CANOPY
 - EW-4 CLEAR GLASS, LOW 'E'
 - EW-5 SLIDING GLASS DOOR ALUMINUM FRAME, CLEAR GLASS, LOW E, SATIN ANODIZED FINISH
 - EW-6 HOT ROLLED STEEL SHEET METAL CHIMNEY
 - ROOF
 - RF-1 SINGLE PLY ROOFING SYSTEM, COLOR: DGB WHITE
 - RF-2 STANDING SEAM ZINC ROOFING, SYSTEM AEP SPAN, COLOR: "COOL ZINC" GRAY
 - FASCIA
 - FC-1 SHEET METAL FASCIA

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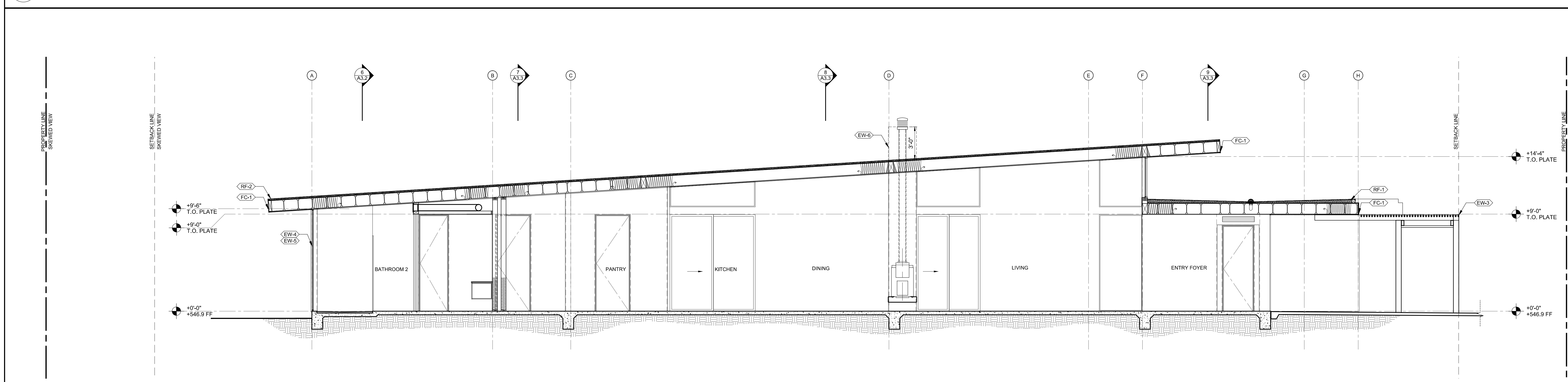
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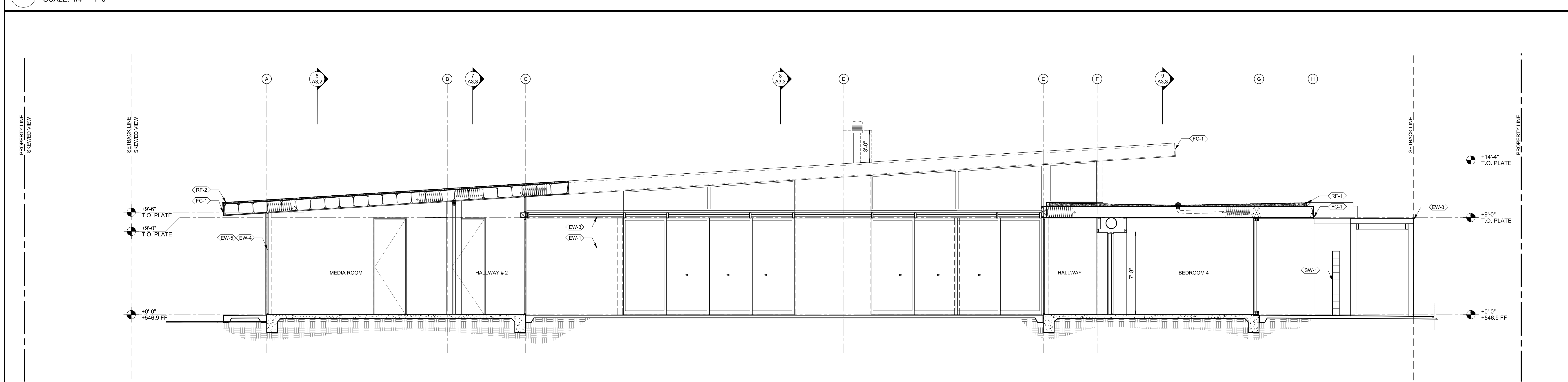
GENERAL CONTRACTOR
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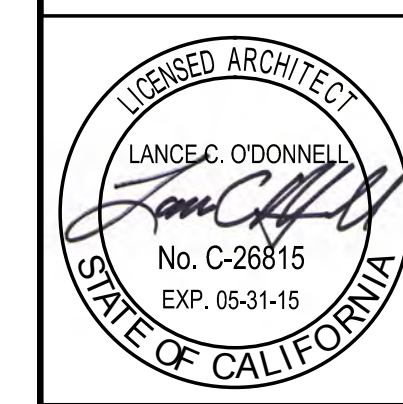
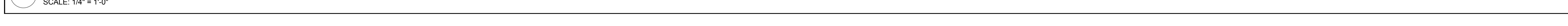
1 SITE SECTION 1-1
 SCALE: 1/4" = 1'-0"



2 SITE SECTION 2-2
 SCALE: 1/4" = 1'-0"



3 SITE SECTION 3-3
 SCALE: 1/4" = 1'-0"



DATE	ISSUE	#

HUTKIN RESIDENCE
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 PALM SPRINGS, CA 92264

SECTIONS
 SHEET DESCRIPTION
 DATE: 07.22.15

A3.1
 HUTKIN RESIDENCE

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LANDSCAPE LEGEND			
SYMBOL	QTY.	NAME	SIZE
	5	Common: Desert Museum Palo Verde Scientific: Cercidium	36" Box
	7	Common: Majestic Beauty Fruitless Olive Tree Scientific: Olea europaea 'Monher'	36" Box
	2	Common: Mexican Fan Palm Scientific: Washingtonia robusta	10'-12" Tall
	8	Common: Trailing Indigo Bush Scientific: Dalea greggii	5 Gallon
	35	Common: Regal Mist Scientific: Muhlenbergia capillaris	5 Gallon
	22	Common: Aloe Vera Scientific: Aloe barbarensis	5 Gallon
	22	Common: Pink Powder Puff Scientific: Calliandra haematocephala	5 Gallon
		Common: Synthetic Turf	

NOTE: PLANT QUANTITIES TO BE VERIFIED BY CONTRACTOR.

7 PLANT LEGEND
SCALE: NOT TO SCALE

MATERIAL LEGEND	
NOTE: -SEE SHEET A0.2 FOR DETAILED MATERIAL SPECIFICATIONS	
SITE	
	6x8x16 PRECISION CMU BLOCK WALL
	3/4" CRUSHED GRAVEL, COLOR PEWTER GREY
	COMPACTED DG - DESERT GOLD
	5- STEEL FENCE
HARDSCAPE	
	CONCRETE HARDSCAPE, NATURAL GRAY W/ ACID ETCH FINISH
	CONCRETE FLAT WORK, NATURAL GRAY W/ LIGHT BROOM FINISH

8 MATERIAL LEGEND
SCALE: NOT TO SCALE

LOT INFORMATION:
APN: 512-210-026
LEGAL DESCRIPTION:
LOT 35, MB 216/032 of TR 18087 AM

AREA TABULATION:				
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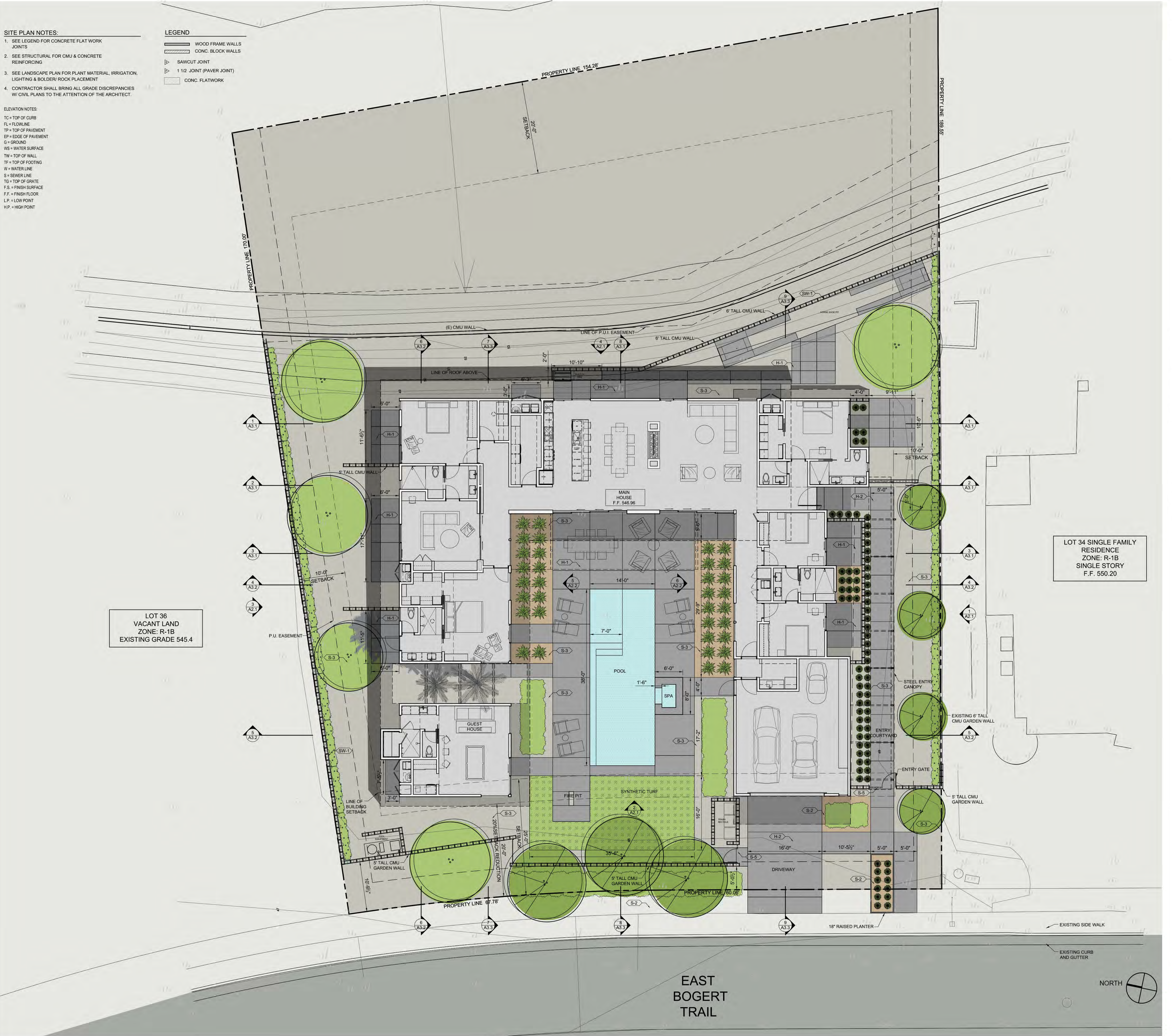
LOT AREA: 24,829 SF (.57 ACRES)
BUILDING SITE COVERAGE AREA: 5,059sf / 24,829sf = .20%
BUILDING HEIGHT: 15 FEET 11 INCHES, 1 STORY RESIDENCE

19 SITE PLAN NOTES
SCALE: NOT TO SCALE

- SITE PLAN NOTES:**
- SEE LEGEND FOR CONCRETE FLAT WORK JOINTS
 - SEE STRUCTURAL FOR CMU & CONCRETE REINFORCING
 - SEE LANDSCAPE PLAN FOR PLANT MATERIAL, IRRIGATION, LIGHTING & BOLDER/ ROCK PLACEMENT
 - CONTRACTOR SHALL BRING ALL GRADE DISCREPANCIES W/ CIVIL PLANS TO THE ATTENTION OF THE ARCHITECT.

- ELEVATION NOTES:**
- TC = TOP OF CURB
 - FL = FLOWLINE
 - TP = TOP OF PAVEMENT
 - EP = EDGE OF PAVEMENT
 - G = GROUND
 - WS = WATER SURFACE
 - TW = TOP OF WALL
 - TF = TOP OF FOOTING
 - W = WATER LINE
 - S = SEWER LINE
 - TG = TOP OF GRATE
 - F.S. = FINISH SURFACE
 - F.F. = FINISH FLOOR
 - L.P. = LOW POINT
 - H.P. = HIGH POINT

- LEGEND**
- WOOD FRAME WALLS
 - CONC. BLOCK WALLS
 - SAWCUT JOINT
 - 1 1/2 JOINT (PAVER JOINT)
 - CONC. FLATWORK



LOT 36
VACANT LAND
ZONE: R-1B
EXISTING GRADE 545.4

LOT 34 SINGLE FAMILY
RESIDENCE
ZONE: R-1B
SINGLE STORY
F.F. 550.20

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GENERAL CONTRACTOR
1801
1802
1803
1804
1805

STRUCTURAL ENGINEER
1801
1802
1803
1804
1805



DATE	ISSUE	#

HUTKIN RESIDENCE

3182 EAST BOGERT TRAIL
PALM SPRINGS, CA 92264

**PROPOSED SITE PLAN
LANDSCAPE PLAN**

SCALE: 1/8" = 1'-0"
DATE: 07.22.15

A1.0

