



Planning Commission Staff Report

Date: March 10, 2010
Case No.: 3.2049 MAA
Type: Minor Architectural – Hillside Lot
Location: 262 Crestview Drive
APN: 513-361-026
Applicant: Tom Donahue
General Plan: ER (Estate Residential)
Zone: R-1-C (Single-family Residential)
From: Craig A. Ewing, AICP, Director of Planning Services
Project Planner: Glenn Mlaker, AICP, Assistant Planner *Glenn Mlaker*

PROJECT DESCRIPTION:

The proposal is a request by Tom Donahue for architectural approval to construct a 563 square foot rear yard deck addition on a hillside single-family residence located at 262 Crestview Drive.

RECOMMENDATION:

That the Planning Commission approve Case No. 3.2049 MAA, for the addition of a 563 square foot rear yard deck to the hillside residence located at 262 Crestview Drive.

PRIOR ACTIONS:

On February 8, 2010, the Architectural Advisory Committee (AAC) reviewed the project and voted 6-0 for a re-study instructing the applicant to provide additional screening for the underside of the deck, and provide landscaping for privacy of the adjacent property.

On February 22, 2010, the Architectural Advisory Committee reviewed the project and voted 7-0 to recommend approval to the Planning Commission.

BACKGROUND AND SETTING:

The proposed project is located on Crestview Drive, in the Mesa Tract. This area of the Mesa has been subdivided into long and narrow 8,100 square foot non-conforming lots with an average house size of 2,500 square feet. These lots are sixty (60) feet in width by one-hundred forty (140) feet in length. The subject lot is considered hillside due to the eastward sloping grade away from the mountain. On this particular lot, the rear yard drops off sharply to the adjacent lot.

The existing house received Planning Commission approval on April 10, 2002 and building permits were issued soon after. The design of the house can be described as a Spanish adobe hacienda architectural style. Currently a pool and a small deck are located at the rear of the property. The proposed deck would extend the existing patio an additional thirteen feet.

ANALYSIS:

General Plan

The General Plan Designation of the subject site is Estate Residential (0-2.0 dwelling units per acre). This designation allows for single family dwellings to a maximum density of two dwelling units per acre. The subject site is approximately 8,100 square feet (approximately 0.18 acres) in size, and therefore does not meet the density requirement. However, the lot is a legal lot of record and is zoned for single-family residential development. The proposal is consistent with all other aspects of this general plan land use designation.

Table 1: General Plan, Zone and Surrounding Land Uses

	General Plan	Zone	Land Use
North	ER (Estate Residential)	R-1-A	Single-Family Residence
South	ER (Estate Residential)	R-1-A	Single-Family Residence
East	ER (Estate Residential)	R-1-A	Single-Family Residence
West	ER (Estate Residential)	R-1-A	Single-Family Residence

Zoning Designation

The project is a proposed rear yard deck on a hillside lot within the R-1-A Zone. Pursuant to Section 92.01.01(A)(1) of the PSZC, permanent single-family dwellings and accessory structures (deck addition) are permitted within the R-1-A Zone. Section 93.13.00 (B)(2)(b) states that minor additions on a hillside lot exceeding 400 square feet must receive Planning Commission approval.

Development Standards

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 below.

Table 2: Development Standards

	R-1-A Zone	Proposed Project (approx.)
Lot Area	20,000 square feet	8,400 square feet
Lot Width	130 feet	60 feet
Lot Depth	120 feet	140 feet
Front Yard	25 feet	20 feet
Interior Side Yard	10 feet	7 feet (both sides)
Rear Yard	15 feet	15 feet
Building Height	18 feet maximum	14 feet
Building Coverage	35%	31%
Dwelling size (excluding garage / carport)	1,500 sq. ft minimum	2,151 square feet

As indicated in the chart above, the existing structure was built to standards associated with a non-conforming lot. The side yard set-backs for the deck support posts will be ten feet on the east and west ends of the new structure.

Proposed Deck and Landscaping

The proposed deck will be a 563 square feet extension of an existing rear yard pool area. The new structure will be flush with the existing deck and will be constructed of a steel frame with light weight concrete and wrought iron railing. A small set of stairs will be placed on the east side of the deck which will descend underneath the deck to provide access for maintenance.

In working through the Architectural Advisory Committee (AAC), the adjacent property owner requested that a thirteen (13) foot long row of ficus trees be planted along the east property boundary line for privacy purposes. In addition, a "living fence" will encase the underside of the deck so as to provide additional screening of the underside

FINDINGS:

Architectural Review

There are no required findings for architectural approval which do not require environmental assessments. Instead, the Zoning Code Section 94.04.00(D)(1-9) provides guidelines for the architectural review of development projects to determine that the proposal 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;*

Access to the proposed project is designed according to the requirements of the Uniform Building Code, and within the development standards of the City of Palm Springs Zoning Code.

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 zoned for single-family hillside residences. Most of the adjacent houses have multiple terraces and decks at various elevations. The project creates visual harmony within the neighborhood through a consistency in land use.

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;*

All heights are lower than the maximum building height of eighteen feet. The proposed deck will be 16.3 feet in height from the rear property retaining wall to the top of the proposed deck. The deck rear yard set-back will be 17 feet. The eastern side yard set-back will be 10 feet and the west side yard set-back to be 7 feet which is in line with the existing house.

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,*
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 addition of the rear yard deck meets all of the above findings and will be harmonious in design and be consistent with surrounding properties to include proposed landscape material.

CONCLUSION:

The project has received a recommendation of approval from the Architectural Advisory Committee. It is allowed by right-of-zone and consistent with the land use policies of the General Plan. Staff has provided findings in support of the addition of a rear yard deck. Therefore, staff is recommending approval of Case No. 3.2049 MAA.

ENVIRONMENTAL DETERMINATION:

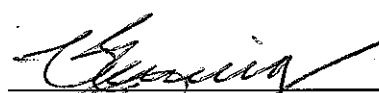
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt per Section 15303(a)(New Single-family residence).

NOTIFICATION:

Notification was sent to adjacent property owners on January 26, 2010, to inform the neighbors that there has been an application submitted for the subject property and the AAC would be conducting a meeting on the case. An additional notice was sent to adjacent property owners on February 24, 2010, to inform the neighbors that the project will be reviewed by the Planning Commission on March 10, 2010. As of the writing of this report, staff has received several emails and one letter pertaining to the proposed project (see attached).



Glenn Mlaker, AICP
Assistant Planner



Craig A. Ewing, AICP
Director of Planning Services

Attachments:

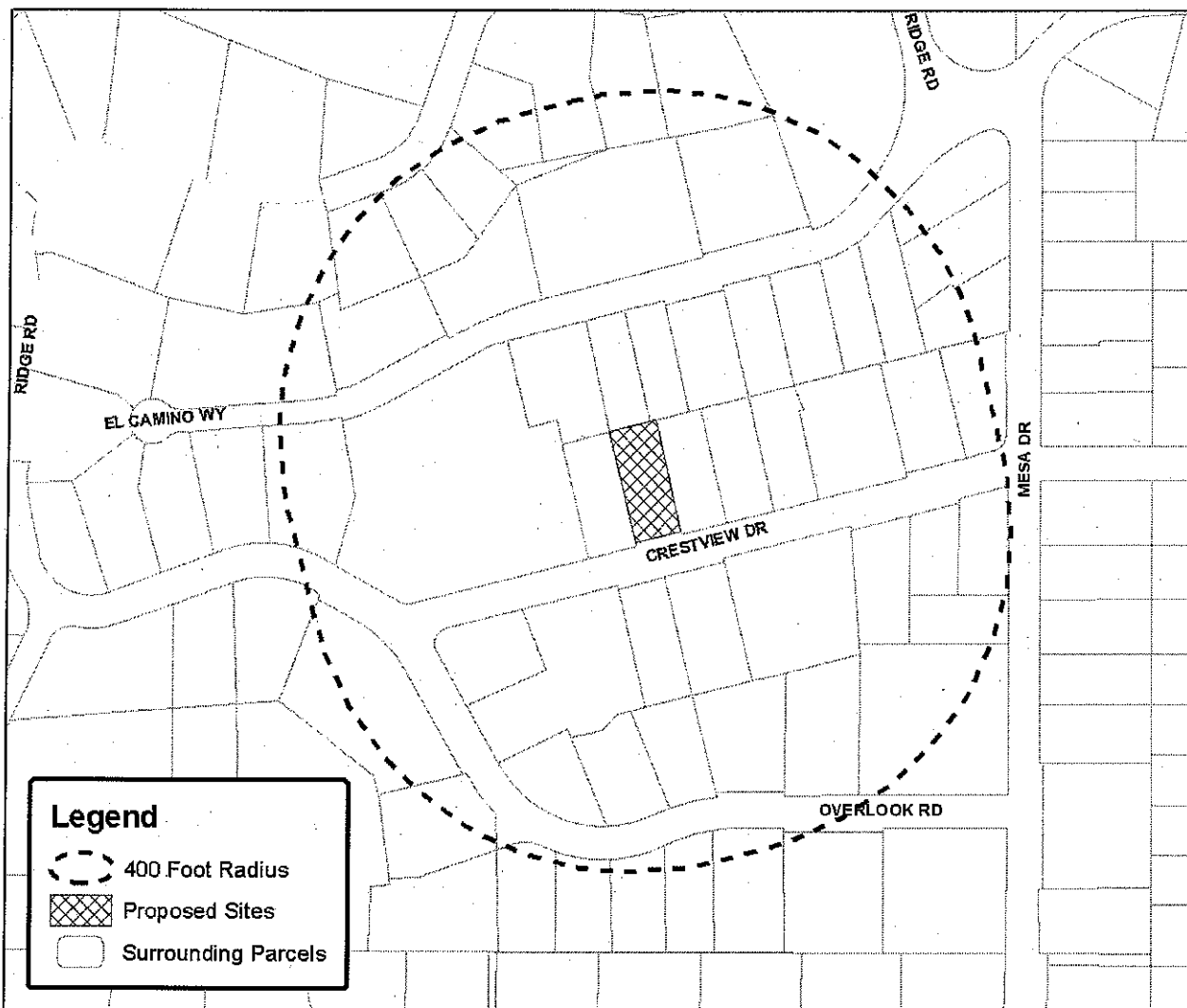
- Vicinity Map
- Approval Resolution
- Site Plan and Line of Sight Exhibit
- Simulated Photos of Deck
- Emails from Applicant and Neighbor
- AAC Meeting Minutes from 2/8/2010 and 2/22/2010



Department of Planning Services Vicinity Map



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.2049 MAA

APPLICANT: Tom Donahue

DESCRIPTION: Request to construct a 563 sq.ft. rear yard deck addition on a hillside lot at 262 Crestview Drive, Zone R-1-C, Section 27

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 3.2049 – MAA TO ALLOW CONSTRUCTION OF A 563 SQUARE FOOT REAR YARD DECK ADDITION TO A SINGLE-FAMILY RESIDENCE FOR THE PROPERTY LOCATED AT 262 CRESTVIEW DRIVE, ZONE R-1-C, SECTION 27.

WHEREAS, Tom Donahue ("Applicant") has filed an application with the City pursuant to Section 94.04.00 of the Zoning Ordinance for a 563 square foot rear yard deck addition to a single-family dwelling located at 262 Crestview Drive, Zone R-1-C, Section 27; and

WHEREAS, on February 22, 2010, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, on March 10, 2010, 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 III exemption (single-family residence) pursuant to Section 15303(a) 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 proposed project is Categorically Exempt under Section 15303(a) (New Single-family residence).

Section 2: Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds:

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;*

Access to the proposed project is designed according to the requirements of the Uniform Building Code, and within the development standards of the City of Palm Springs Zoning Code.

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 zoned for single-family hillside residences. Most of the adjacent houses have multiple terraces and decks at various elevations. The project creates visual harmony within the neighborhood through a consistency in land use.

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;*

All heights are lower than the maximum building height of eighteen feet. The proposed deck will be 16.3 feet in height from the rear property retaining wall to the top of the proposed deck. The deck rear yard set-back will be 17 feet. The eastern side yard set-back will be 10 feet and the west side yard set-back to be 7 feet which is in line with the existing house.

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,*
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 addition of the rear yard deck meets all of the above findings and will be harmonious in design and be consistent with surrounding properties to include proposed landscape material.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.2049 – MAA.

ADOPTED this 10th day of March, 2010.

AYES:

NOES:

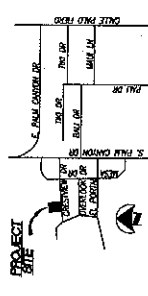
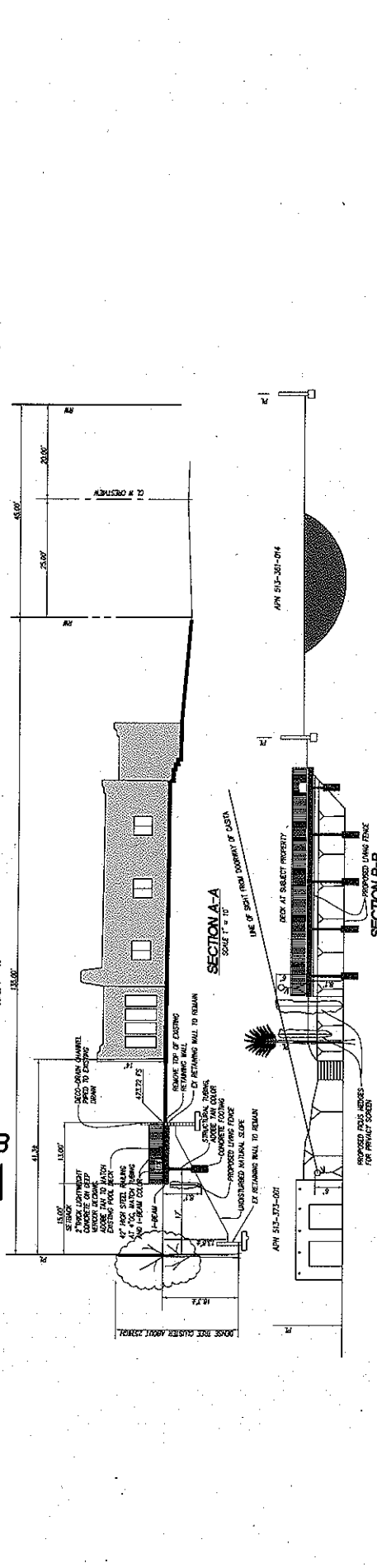
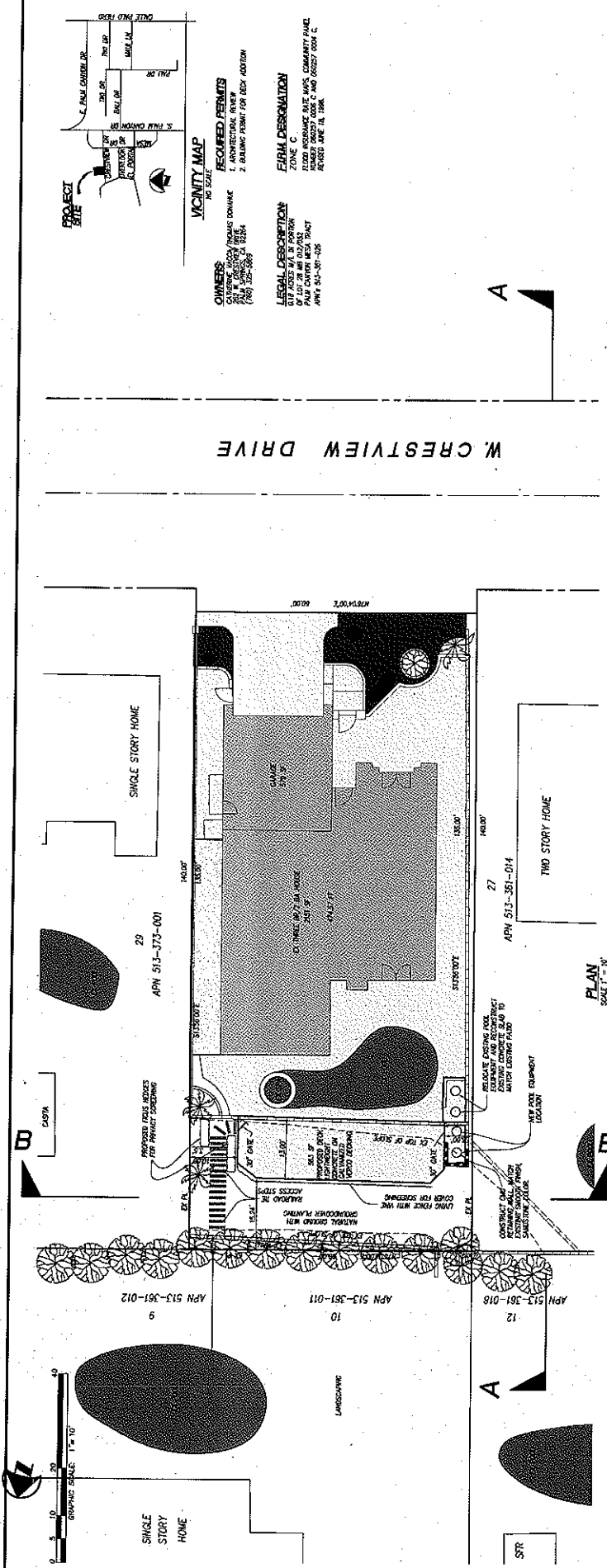
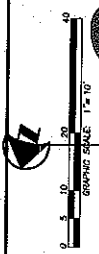
ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services



OWNERS
 CATHERINE AND JOHN FRANKS DONAHUE
 232 W. CRESTVIEW DRIVE PALM SPRINGS, CA
 (951) 255-5683

LEGAL DESCRIPTION
 ZONE C
 LOT 28 AS SHOWN
 PALM CANYON MESA TRACT
 APN# 50-31-05

FEAR DESIGNATION
 ZONE C
 FLOOD HAZARD ZONE
 1500' AROUND AND 100' WIDE DISTRICT
 1500' AROUND AND 100' WIDE DISTRICT
 1500' AROUND AND 100' WIDE DISTRICT

REQUIRED PERMITS
 1. ARCHITECTURAL REVIEW
 2. BUILDING PERMIT FOR DECK ADDITION

EXHIBIT A FOR MINOR ARCHITECTURAL REVIEW

CITY OF PALM SPRINGS, CALIFORNIA

PROJECT TITLE: SITE PLAN
PROJECT ADDRESS: 232 W. CRESTVIEW DRIVE PALM SPRINGS, CA
APN: 50-31-05

APPLICANT: CATHERINE AND JOHN FRANKS DONAHUE
DATE: 11/11/11

DESIGNER: HEITCO ARCHITECTURAL FIRM, INC.
DATE: 11/11/11

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT

SCALE: 1" = 10'

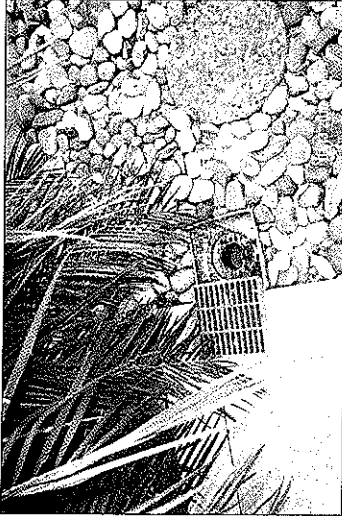
APN: 50-31-05

PROJECT NO.: 11/11/11

DATE: 11/11/11



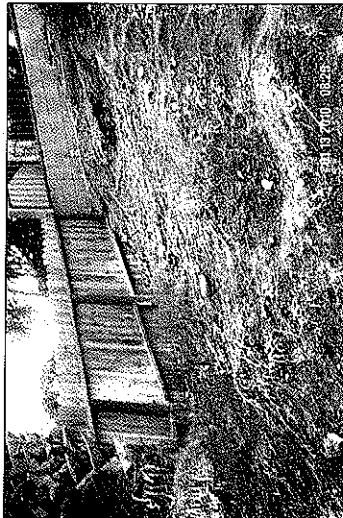
AT NE BLDG COR LOOKING WEST
DECK GOES HERE



DRAIN TO BE USED AT NE COR OF BLDG



AT REAR OF PROPERTY LOOKING NE COR OF EXIST PATIO



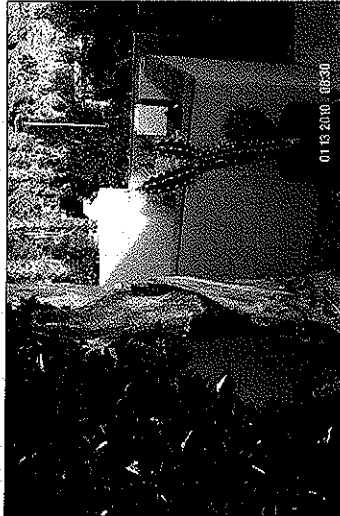
AT BOTTOM OF SLOPE LOOKING UP
DECK TIES IN TO EXIST RETAINING WALL



AT REAR OF PROPERTY LOOKING AT POOL/SPA



AT REAR OF PROPERTY LOOKING SOUTHEAST



AT REAR OF PROPERTY LOOKING AT POOL EQUIPMENT
ENCLOSURE



AT REAR OF PROPERTY LOOKING SOUTH

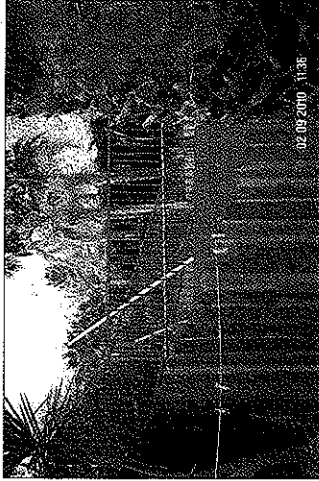
PROFESSIONAL SEAL - VERIFICATION REQUIRED I, THE UNDERSIGNED, A LICENSED ARCHITECT, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THE PROJECT SHOWN ON THESE PLANS AND THAT I AM A MEMBER OF THE ARCHITECTURAL BOARD OF CALIFORNIA. DATE: _____ BY: _____ EXPIRES: _____		PROJECT NO.: _____ SHEET NO.: _____ OF _____ J. SHEETS	
APPROVED BY: DAVID J. MARSHON CITY ENGINEER DATE: 2/27/10 EXPIRES: 2/27/10		APPROVED BY: DAVID J. MARSHON CITY ENGINEER DATE: _____ EXPIRES: _____	
CITY OF PALM SPRINGS, CALIFORNIA PHOTOS OF EXISTING PROJECT 242 N. OCEANVIEW AVENUE, PALM SPRINGS, CA C.I.T. 19130-1000			
EXHIBIT B FOR MINOR ARCHITECTURAL REVIEW			



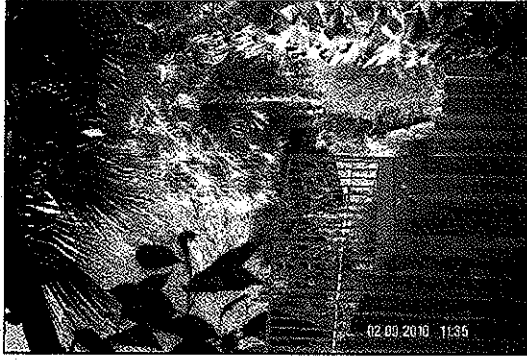
AERIAL VIEW AND PHOTO KEY



RENDERED PHOTO 1
POOL DECKS NOT SHOWN IN THIS VIEW
WILL ELIMINATE VIEW OF DECK
AND NEIGHBORING LAND



RENDERED PHOTO 2
POOL DECKS NOT SHOWN IN THIS VIEW
WILL ELIMINATE VIEW OF DECK
AND NEIGHBORING LAND



RENDERED PHOTO 3
POOL DECKS NOT SHOWN IN THIS VIEW
WILL ELIMINATE VIEW OF DECK
AND NEIGHBORING LAND



PHOTO 4
EXISTING POOL DECK BEFORE
PROPOSED EXTENSION



RENDERED PHOTO 4
POOL DECK AFTER PROPOSED EXTENSION

DESIGN NOTES:

1. THE PROPOSED DECK TO INCREASE THE USABLE DECK AREA ADJACENT TO THE POOL OF THE POOL CORRECTLY THERE IS ONLY 2' FROM THE POOL TO THE EXISTING WALL AND PAVING. TOWARD THE POOL DOWN THE HILL WOULD NOT ACCOMMODATE THIS.
2. INITIAL THOUGHTS OF CONSTRUCTING A RETAINING WALL AND IMPROVING FILL TO ELIMINATE STOCKPILING AND HAND HAULING DIRT TO THE POOL YARD BY LABORER AND WHEELBARROW.
3. IN RESPONSE TO DESIGN REVIEW COMMENTS WE HAVE ADDED A LIVING FENCE TO BE PLANTED AND MAINTAINED TO PROVIDE VISUAL SCREENING AND TO PROVIDE VISUAL SCREENING BETWEEN THE POOL AND THE ADJACENT SLOPES AND WERE THEREFORE FOUND TO BE UNDESIRABLE.
4. THE PROPOSED DECK HAS BEEN EXPANDED 8' TO MATCH THE EXISTING DECK GRADE AND A 4' WIDE WALKWAY HAS BEEN ADDED TO THE DECK TO PROVIDE ALL DOMAINS TOWARD THE EXISTING DECK SYSTEM IN THE FRONT OF THE PROPERTY.
5. IN RESPONSE TO COMMENTS OF THE NEIGHBOR TO THE WEST, POOL DECKS HAVE BEEN ADDED TO THE PLAN. DECKS SHALL BE MAINTAINED AT A LEVEL NO LOWER THAN 8' ABOVE THE FINISH GRADE OF THE NEIGHBOR'S DECK TO MAINTAIN VISUAL SCREENING AND TO MAINTAIN PROPERTY FOR NEAR.

DRIVED
5/26/2010
UNLICENSED
PRACTICE

PROFESSIONAL NOTICE - Unlicensed Service Act Pursuant to the provisions of the Unlicensed Service Act, the undersigned is not a duly licensed professional engineer, architect, or other professional person, and is not authorized to practice as such. The undersigned is not a duly licensed professional engineer, architect, or other professional person, and is not authorized to practice as such. The undersigned is not a duly licensed professional engineer, architect, or other professional person, and is not authorized to practice as such.		PROJECT NO. 2-10 SHEET NO. 1 OF 3 SHEETS
CITY OF PALM SPRINGS, CALIFORNIA OFFICE OF THE CITY ENGINEER 100 N. GARDEN AVENUE, SUITE 200 PALM SPRINGS, CALIFORNIA 92262	PROJECT NO. 2-10 SHEET NO. 1 OF 3 SHEETS	CITY ENGINEER DATE: 5/26/10 RECEIVED: 5/26/10
PROJECT NO. 2-10 SHEET NO. 1 OF 3 SHEETS	PROJECT NO. 2-10 SHEET NO. 1 OF 3 SHEETS	PROJECT NO. 2-10 SHEET NO. 1 OF 3 SHEETS

Glenn Mlaker

From: Tom Donahue [tdonahuewp81@hotmail.com]
Sent: Wednesday, February 17, 2010 10:54 AM
To: Glenn Mlaker
Cc: mplatt@heitecinc.com; 'Catherine Donahue'; vsilos@heitecinc.com
Subject: 262 W Crestview Drive, PS: Tom & Catherine Donahue Proposed Deck: Including Neighbor Considerations
Importance: High

Hi Glenn,

I was trying to get Jim & Paulette Parker to forward their final comments on our deck to me yesterday after the long weekend, but Jim was only now able to do so this morning. Both he & Paulette visited our home last week after the first Committee meeting & we came to agreement on privacy considerations.

Please review for consideration to add to your packet of materials for our 2d Arch Review Committee meeting set for Monday, 2/22/10 @ 3pm.

Thanks so much...phone me anytime to discuss if needed.

Regards,

Tom Donahue
tdonahuewp81@hotmail.com
760-322-7150 (W)
760-325-5869 (H)
714-328-7733 (C)

From: Itsjfp@aol.com [mailto:Itsjfp@aol.com]
Sent: Wednesday, February 17, 2010 10:22 AM
To: tdonahuewp81@hotmail.com
Subject: Re: Tom & Catherine Donahue Proposed Deck: Including Neighbor Considerations

Tom,

I'm sorry that I was unable to get back to you yesterday afternoon regarding your voice mail messages concerning the deck matter.

As we discussed following my receipt of your e-mail message and the latest set of plans we (*Paulette and I*) are pleased that your revised plans at least lessen our primary privacy concerns. These being, that the deck be constructed at the lowest level possible that conforms with code requirements; that Ficus hedges be planted along the side of the deck facing our property to improve privacy; and that the underside of the deck not be visible from our property.

However, as mentioned during our phone conversation, we prefer that the Ficus hedge row be one continuous row close to the deck and spanning the full width of the deck, rather than as depicted on the latest plans received (*i.e. two separate rows that do not span the full width of proposed deck*). Also, you mentioned a plan to include some sort of gate at the deck level with steps and/or a pathway of some sort from the deck level to the lower slope. This was a surprise since it had not

previously been mentioned and is not depicted in the plans.

As we understand it at this point, you have agreed to revised the proposed Ficus hedge plan per our preference and will provide us with the details of any proposed additions to the project such as construction of steps and/or pathways.

Based on these conditions, you have our qualified support of your project.

Regards,

Jim and Paulette Parker

In a message dated 2/15/2010 4:25:15 P.M. Pacific Standard Time, tdonahuewp81@hotmail.com writes:

Hi Jim & Paulette,

I met with Mike Platt this morning in his office to pick up an enlarged drawing of our updated deck site plan and photo's showing approx location of deck & hand railing when viewed from your Casita location.

As we had discussed & agreed to last week when you & Paulette were able to visit our home, we have encouraged HEITEC's Civil Engineer Mike Platt to:

- Lower the deck surface from what we originally were proposing to the "lowest level possible" while still allowing for proper rain water drainage via a drain system at the same level as the concrete flooring adjacent to our pool & Jacuzzi...the lightweight concrete deck surface will slope slightly toward our pool allowing for proper water drainage to the present drain as seen in one of the photo's. This will allow us to lower the deck surface to the level you had requested.
- Allow for the planting of Ficus hedges along the side of our deck facing your Casita to provide better privacy for your tenant & for ourselves....we plan to install an irrigation drip system beneath the surface to water the trees & plan to shape & trim them as they grow to allow for more privacy & green views without compromising your view of the San Jacinto mountains to the West.
- Install a living fence/lattice on the side & rear of the open area beneath the deck to provide more pleasing aesthetic views for you when looking to the West.

As Mike mentioned below, if you are planning to visit again next week on Monday, 2/22/10 @ 3pm for Round 2 with the Architectural Committee, we would appreciate your approval & positive comments....in the event you cannot attend, might I ask you respond to this e-mail with your comments & approval....or simply write a short 1-2 paragraph letter addressed to me & scan it over so I may get it to the Planning Dept by tomorrow, Tues, 2/16/10 by close of business.

Thanks so much for your & Paulette's cooperation & understanding....thanks again for sharing those lemons & grapefruits too as we consumed several this past weekend with some friends. Best regards to you both....I'll follow up with a phone call to you later tonight.

Tom & Catherine

Tom Donahue

tdonahuewp81@hotmail.com

760-322-7150 (W)

760-325-5869 (H)

714-328-7733 (C)

From: Michael Platt [mailto:mplatt@heitecinc.com]

Sent: Monday, February 15, 2010 12:16 PM

To: itsjfp@aol.com

Cc: tdonahuewp81@hotmail.com

January 27, 2010

Glenn Mlaker
Asst Planner
City of Palm Springs

Ref: Application for Minor Architectural Improvement (Deck)
Tom & Catherine Donahue
262 W Crestview Drive

RECEIVED

FEB 02 2010

PLANNING SERVICES
DEPARTMENT

Dear Glenn,

This letter serves to express our opinion as adjoining neighbors on the minor architectural improvement project proposed by Tom & Catherine Donahue.

We understand their need to make better use of the slope behind their pool to maximize the value of their land. Presently, it is nothing more than an eye sore & slightly diminishes the value of their home as well as other homes in close proximity within the Mesa Community of homes.

As long as the project is within the scope of the City Building codes including allowances for proper setbacks on the sides & rear of the proposed deck, is aesthetically pleasing, and blends in with the color & style of their home, we have no problem or concern in their building this deck.

The Donahue's have been forthcoming with their long-overdue plans as they've now lived in this home for 6 years & have been planning to make better use of this unusable plot of land encompassing approx 1700 square feet....the proposed deck will represent less than a third of this open space.

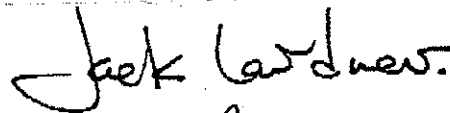
Sincerely,



Sang & Jane Wang
266 W Crestview Dr



David Peck & Dennis Duca
287 W El Camino Way



Bill Cochran & Jack Lardner
299 W El Camino Way

CITY OF PALM SPRINGS

ARCHITECTURAL ADVISORY COMMITTEE

MINUTES OF FEBRUARY 8, 2010

Council Chamber, City Hall
3200 East Tahquitz Canyon Way, Palm Springs, CA 92262

CALL TO ORDER: The meeting was called to order at 3:00 p.m. by Chair Paul Ortega.

ATTENDANCE - YTD	Present: #	Absent: #	Total
Paul Ortega, Chair	X 3	0	3
William Kleindienst, Vice Chair	X 2	1	3
Chris Sahlin	X 2	1	3
Lance O'Donnell	X 3	0	3
Michael King	X 3	0	3
Robert Parker	2	X 1	3
Patrick McGrew	X 3	0	3
Donald Wexler		X	
Ana Maria Escalante		X	

(Roll Call record is from January 2010 thru meeting of February 8, 2010)

Planning Commission Members Present: Commissioner Cohen

APPROVAL OF MINUTES: Approval of Minutes for meeting of January 11, 2010.

APPROVAL OF MINUTES: Approval of Minutes for meeting of January 25, 2010 with one correction on page 3 as noted.

ACTION: M/S/C (Kleindienst / O'Donnell) To approve the minutes of January 11, 2010, and January 25, 2010 with one correction.

REVISIONS TO AGENDA: None

PUBLIC COMMENTS: Three (3) minute time limit per person on matters within the jurisdiction of the Architectural Advisory Committee.

There were no public comments.

AGENDA ITEM #2: Case 3.2049 MAA – Crestview Hillside House

Tom Donahue, owner requests approval to construct a 563 square foot rear yard deck addition on a hillside lot located at 262 Crestview Drive, Zone R-1-C, Section 27. (GM)

Assistant Planner Mlaker gave a brief overview of the project referring to the site plan and site photos posted on the boards. He mentioned that the adjoining properties were notified of the proposal and Staff did conduct a site visit and met with the applicant and adjoining southern neighbor.

Mike Platt for Hacker Engineering represented the home owner stated that the deck will be made out of lightweight concrete over a steel frame. All water will drain onto the subject property. He presented the plan stating that the new deck will not be flush with the existing deck rather a small step up to the new deck will be necessary.

Paulette Parker, owner of adjacent southern property, stated that the new deck will render her back yard unusable due to privacy issues, in addition the deck will block her mountain views. She could support a deck that would be lower than the proposed along with some screening of the deck underside.

Vice Chair Kleindienst stated that privacy is a concern of the AAC, however it is the nature of hillside development that views can sometimes be blocked by new construction and privacy may be compromised.

Member Sahlin asked the applicant's engineer to soften the look of the deck from the south side.

Member King stated that a better solution for the look of the underside of the deck can be achieved.

Member McGrew said that the slope could allow for the deck to be terraced down. He would like to see the design more integrated with the site and asked for a re-study.

Member O'Donnell mentioned that the property to the west appears to have filled in the slope and constructed a retaining wall. Could this be done on the subject property.

Vice Chair Kleindienst asked if the underside of the deck could be screened in some way.

ACTION: M/S/C (O'Donnell / King, 6-0, 1 absent / Parker) To recommend re-study based upon comments.

AAC members offered the following comments and recommendations:

- 2.a Look at solid wall for privacy.
- 2.b Is there a landscaping option.
- 2.c Wrap the underside of the deck for screening.
- 2.d Minimize the impact of the deck.
- 2.e Terrace or lower the profile of the deck.
- 2.f Conduct a view analysis from neighboring yard.

AGENDA ITEM #3: Case – Clara Bee

Cheryl Hudson, property manager requests a re-paint of the Clara Bee building and landscape changes located at 300 East Ramon Road, Zone C-1-AA, Section 14. (GM)

CITY OF PALM SPRINGS
ARCHITECTURAL ADVISORY COMMITTEE
 MINUTES OF FEBRUARY 22, 2010

Council Chamber, City Hall
 3200 East Tahquitz Canyon Way, Palm Springs, CA 92262

CALL TO ORDER: The meeting was called to order at 3:00 p.m. by Chair Paul Ortega.

ATTENDANCE - YTD	Present: #	Absent: #	Total
Paul Ortega, Chair	X 4	0	4
William Kleindienst, Vice Chair	X 3	1	4
Chris Sahlin	X 3	1	4
Lance O'Donnell	X 4	0	4
Michael King	X 4	0	4
Robert Parker	X 3	1	4
Patrick McGrew	X 4	0	4
Donald Wexler		X	
Ana Maria Escalante		X	

(Roll Call record is from January 2010 thru meeting of February 22, 2010)

Planning Commission Members Present: Commissioner Cohen

APPROVAL OF MINUTES: Approval of Minutes for meeting of February 8, 2010.

ACTION: M/S/C (Kleindienst / King, 7-0) To approve the minutes of February 8, 2010.

REVISIONS TO AGENDA: None

PUBLIC COMMENTS: Three (3) minute time limit per person on matters within the jurisdiction of the Architectural Advisory Committee.

There were no public comments.

AGENDA ITEM #2: Case 3.3409 SFR – Re-Study – 1495 Avenida Sevilla

ACTION: M/S/C () To recommend approval to the Planning Commission, subject to conditions.

AGENDA ITEM #3: Case 3.2049 MAA – Re-Study – 262 Crestview Drive

Tom Donahue, owner, requests approval to construct a 563 square foot rear yard deck addition on a hillside lot located at 262 Crestview Drive, Zone R-1-C, Section 27. (GM)

Assistant Planner Mlaker stated that the AAC had previously reviewed this project at their February 8, 2010 AAC meeting. The applicant has revised the plans according to AAC direction. Changes to the plan include:

- Lowered the deck by approximately half a foot so as to be flush with existing deck.
- Planting a 13 foot long row of ficus on the south side of the deck.

- Installation of a fence/lattice underneath the deck for plantings that would provide screening.
- Plant ground cover on exposed hillside.

Mike Platt from Hacker Engineering presented the plan and stated that the applicant looked into bringing dirt onto the lot to increase the grade at the rear of the property. It was found to be cost prohibitive. Mr. Platt stated that they had met with the adjacent property owner and she is satisfied with the new site plan showing the row of ficus trees and screening underneath the deck.

Chair Ortega polled the AAC and no members had additional concerns regarding this case.

ACTION: M/S/C (Kleindienst / King, 7-0) To recommend to the Planning Commission approval.

AGENDA ITEM #4: Case 5.1082 AMND PDD 321 An application to amend a previously approved PDD reducing the unit count from an 84-unit gated condominium complex to a 53-unit gated condominium complex with individual pools and no community building on approximately 8.48 acres located at the southeast corner of Alejo Road and Avenida caballeros, Section 14 (IL) (project planner: Ken Lyon).

AAC members offered the following comments and recommendations:

1. Provide improved pedestrian and bicycle access in and through the project by opening up pedestrian openings in the project at the corners that abut the perimeter streets and extending the internal sidewalks to these openings.
2. Improve the guest parking situation by providing more dispersed/distributed guest parking to deal with service vehicles (pool service, repairmen, etc).
3. Improve the guest parking situation by integrating more guest parking that required by code – much of the Palm Springs living experience is about hosting/attending house parties and the guest parking will be quickly used up with one or two parties in this complex with the amount of guest parking proposed.
4. Consider alternatives to the following plant material – Pepper Trees (damaged by wind), Attenuata (needs shade), Aloe (stressed by summer sun), and Convolvulus.
5. Consider greater use of permeable pavers for stormwater absorption.
6. Consider including an item in the CC&R's to deal with individual landscaping in back yards against neighbors' exterior walls. (prohibit nailing trellis' etc. against neighbors' walls, etc).
7. Study solar angles especially west-facing facades.

ACTION: M/S/C (O'Donnell/ Sahlin 7-0-0 To RESTUDY as noted above

AGENDA ITEM #5: Case 5.1029 PD 315 AMND – Palermo

Bruce Bushore representing Palermo Development for a revision to previously approved landscape plan located at 3300 N. Indian Canyon Drive, Section 35. (GM)