



## Planning Commission Staff Report

Date: May 26, 2010

Case No.: 3.2633 – MAA

Type: Minor Architectural Approval (Hillside)

Location: 1595 Rose Avenue

APN: 505-044-015

Applicant: Palmview Holdings LTD

General Plan: Estate Residential

Zone: R-1-A (Single Family Residential)

From: Craig Ewing, AICP, Director of Planning Services

Project Planner: Glenn Mlaker, AICP, Assistant Planner

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### **PROJECT DESCRIPTION:**

The proposed project is for a minor architectural remodel consisting of a change to the roof line, new windows, an eighty (80) square foot addition and a repaint of an existing hillside residence located at 1595 Rose Avenue.

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### **RECOMMENDATION:**

That the Planning Commission approve Case No. 3.2633, for an exterior remodel to a hillside house consisting of a change to roof lines, new windows, an eighty (80) square foot addition and a repaint for the property located at 1595 Rose Avenue.

### **PRIOR ACTIONS:**

The Architectural Advisory Committee (AAC) reviewed the proposed project on April 26, 2010 and with a vote of 7-0 recommended approval as submitted to the Planning Commission.

**BACKGROUND AND SETTING:**

The Planning Department received an application for a Minor Architectural Approval for the remodel of an existing house first built in 2005. The construction of the house was completed in 2009 and has since changed ownership. The new owners are seeking approval for a remodel of the house to include:

- Removal of existing standing seam metal roof system.
- Lower existing roof “wings”.
- Replace the existing circular entry element.
- Install various pocket sliding glass doors.
- Add corrugated steel wall accents.
- Repaint the building exterior to four colors.
- Addition of eighty (80) square foot to the rear of the house.

The square footage of the existing house is approximately 5,395 including the garage. The remodel will increase the house size by eighty (80) square feet for a laundry room addition to be located in the rear portion of the residence. The proposed changes to the roof line with the removal of the “wings” will result in lowering of the roof. The new roofing system will be FiberTite in a tan color. The existing building windows will be replaced with aluminum frames which will give the house a more finished look. Corrugated steel accents will be added to the east, west and south building elevation. The paint scheme will have two main body colors and two trim colors which will complement the architecture of the building.

The subject site is surrounded by single-family residences to the east, north, and south, and a vacant lot to the west. The surrounding Land Uses are tabled below:

**Table 1: Surrounding land uses**

	<b>General Plan</b>	<b>Zone</b>	<b>Land Use</b>
North	Estate Residential (0-20 du/ac)	R-1-A	Single-Family Residence
South	Estate Residential (0-20 du/ac)	R-1-A	Single-Family Residence
East	Estate Residential (0-20 du/ac)	R-1-A	Single-Family Residence
West	Open Space – Mountain (1 du per 40 ac)	O-20	Single-Family Residence

**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.

**ZONING ORDINANCE:**

The site is zoned R-1-A. Pursuant to the City of Palm Springs Zoning Code (PSZC), Section 92.01.01(A)(1), permanent single-family dwellings are permitted within the R-1-A zone.

**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.

**Table 2: Minimum Development Standards**

	<b>R-1-B (Hillside)</b>	<b>Existing Project (approx.)</b>
Lot Area	20,000 square feet	19,200 square feet
Lot Width	120 feet	160 feet
Lot Depth	120 feet	120 feet
Front Yard	25 feet	25 feet
Side Yard	10 feet	10 feet (south and north)
Rear Yard	15 feet	15 feet
Building Height (max.)	18 feet	18 feet
Building Coverage (max.)	35%	10.5%
Dwelling size	1,500 square feet	5,475 square feet

The front and side yard setbacks conform to the requirements of the R-1-A standards. Additionally, the lot size and depth conform to the R-1-A development standards. The maximum height of the dwelling is 18 feet from the existing finished floor of the structure.

**ARCHITECTURE:**

The existing residence can be described as contemporary architecture consisting of one structure with roof over hangs on all four sides and two modified roof "wings". The building is clad in stucco painted a combination of white, beige and pink. A front entry tower element separates the building into to halves.

The proposed remodel will eliminate the roof overhangs, eliminate the roof "wings", replace existing windows with metal framed mill finish glass, and a repaint to more muted desert colors.

### ARCHITECTURAL APPROVAL:

Although there are no required findings for applications for architectural approval which do not require environmental assessments, the Zoning Ordinance 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 findings:

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 (PSZC). The building occupies approximately 10.5% of the lot including the existing house and garage.

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 developed with single-family residences. The project creates a visual harmony within the neighborhood, through use of contemporary architectural style. The proposed remodel will be of similar style to the existing house; the renovation will not be detrimental to the surrounding neighborhood.

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 maximum height of the proposed project is 18 feet measured from the house foundation. The height will not change as a result of the proposed renovation. The building height would remain compatible with the heights found in other hillside residences and with the existing topography.

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 existing residence is of a modern style consisting of one main house, garage and pool. The remodel will lower the roof lines, and new windows will provide a more finished look. The repaint to shades of beige and green will blend with the surroundings. The use of corrugated steel on the exterior of the house as accents will provide a more harmonious structure. Staff believes that the varied use of building materials and colors provides a balanced project.

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 existing landscaping plan through the use of water-efficient plants and trees are located in a manner that conforms to the topography of the site and will be consistent with approved plant materials.

#### **CONCLUSION:**

The proposed project is allowed by right-of-zone and is consistent with the land use policies of the General Plan and the City of Palm Springs Zoning Ordinance. The project has received a recommendation of approval from the Architectural Advisory Committee. Therefore, Staff is recommending approval of Case No. 3.2633 MAA.

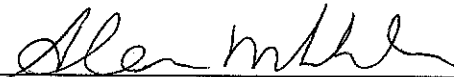
#### **ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is a Class III exemption and is categorically exempt per Section 15303(a) minor alteration to an existing structure.

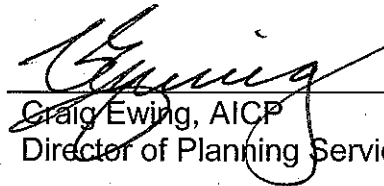
#### **NOTIFICATION:**

Notification was sent to adjacent property owners on April 14, 2010 to inform the neighbors that there has been an application submitted for the subject property and the project will be reviewed by the Architectural Advisory Committee on April 26, 2010. A notice was sent to the adjacent property owners on May 4, 2010 to inform the neighbors that the project will be reviewed by the Planning Commission on May 12, 2010. An

additional notice was sent on May 17, 2010 informing the neighbors that the case was postponed until the May 26, 2020 Planning Commission meeting. The applicant has submitted letters of support which are included in the packet.



Glenn Mlaker, AICP  
Assistant Planner



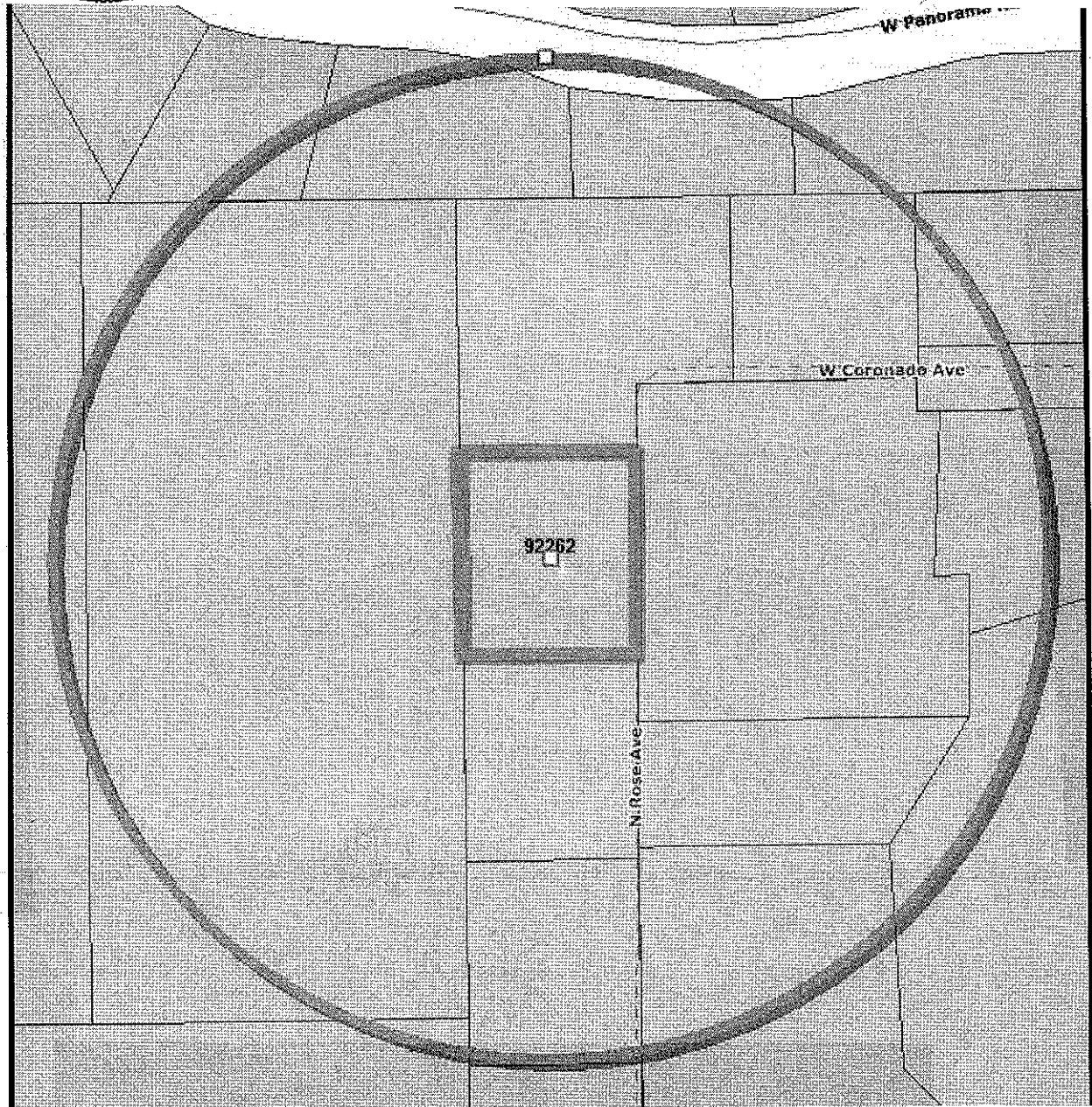
Craig Ewing, AICP  
Director of Planning Services

Attachments:

- Vicinity Map
- Draft Resolution
- Building Elevations
- Sample Board
- Site Photographs
- Letters from Neighbors



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** 3.2633 MAA

**APPLICANT:** Mike McAuliffe

**DESCRIPTION:** A renovation of an existing hillside house to include changes to the roof, windows, and repaint at 1595 Rose Avenue, Zone R-1-A.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 3.2633 MAA FOR A HOUSE REMODEL INCLUDING CHANGES TO THE ROOF, WINDOWS, AN EIGHTY SQUARE FOOT ADDITION, AND REPAINT TO A SINGLE-FAMILY RESIDENCE FOR THE PROPERTY LOCATED AT 1595 NORTH ROSE AVENUE, ZONE R-1-A, SECTION 10, APN 505-044-015.

WHEREAS, Palmview Holdings LTD ("Applicant") has filed an application with the City pursuant to Section 94.04.00 of the Zoning Ordinance for a house remodel that will include changes to the roof, new windows, an 80-square foot addition and a building repaint to a single-family dwelling located at 1595 North Rose Avenue, Zone R-1-A, Section 10; and

WHEREAS, on April 26, 2010, the Architectural Advisory Committee met and voted (7-0) to recommend approval of the project to the Planning Commission; and

WHEREAS, on May 26, 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 (minor alteration to an existing structure) 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 (PSZC). The building occupies approximately 10.5% of the lot including the existing house, garage and new addition.

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 developed with single-family residences. The project creates a visual harmony within the neighborhood, through use of modern contemporary architectural style and will not be detrimental to the surrounding neighborhood.

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 maximum height of the proposed project is 18 feet measured from the foundation. The height will not change as a result of the proposed renovation. The building height will be compatible with the heights found in other hillside residences and with the existing topography.

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 existing residence is of a modern style consisting of one main house, garage and pool. The remodel will lower the roof lines, and new windows will provide a more finished look. The repaint to shades of beige and green will blend with the surroundings. The use of corrugated steel on the exterior of the house as accents will provide a more harmonious structure. Staff believes that the varied use of building materials and colors provides a balanced project.

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 existing landscaping plan through the use of water-efficient plants and trees are located in a manner that conforms to the topography of the site and will be

consistent with approved plant materials.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.2633 MAA.

ADOPTED this 26<sup>th</sup> day of May, 2010.

AYES:

NOES:

ABSENT:

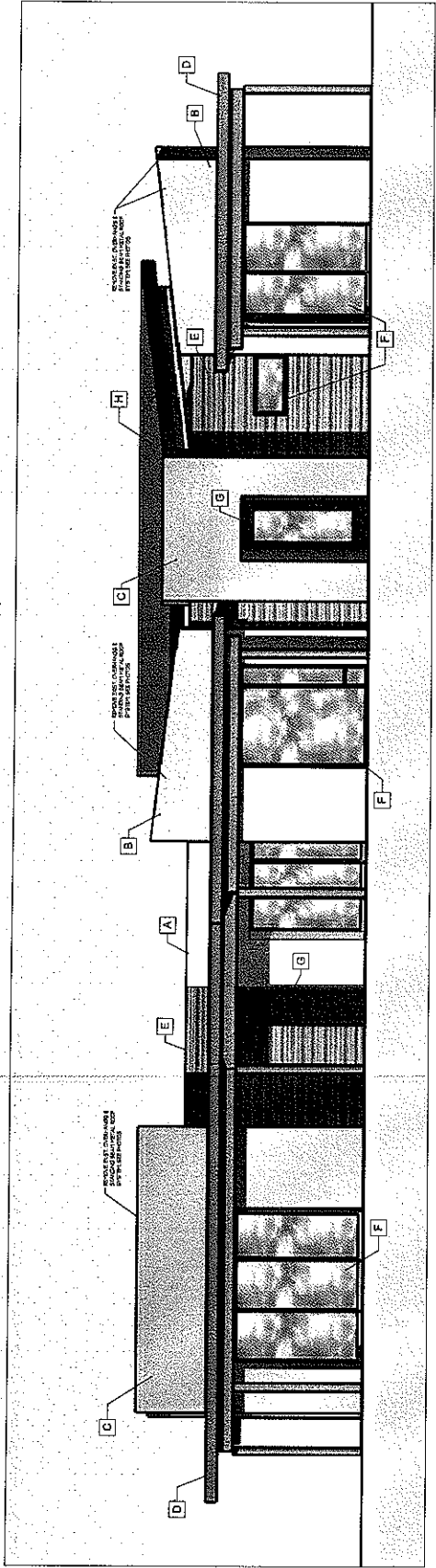
ABSTAIN:

ATTEST:

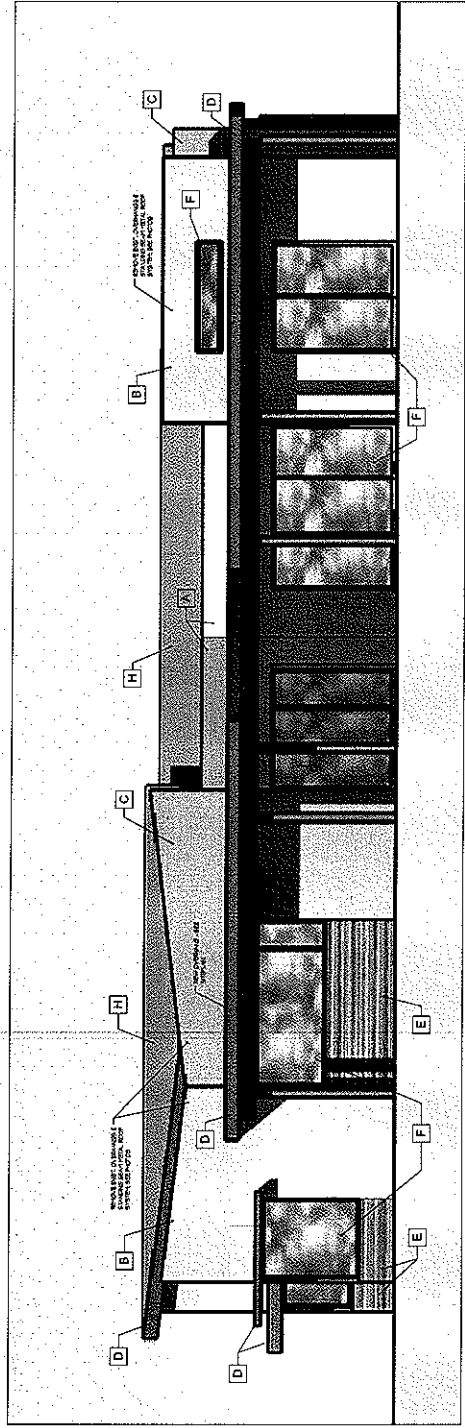
CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services



**EAST ELEVATION**  
1/8" = 1'-0"



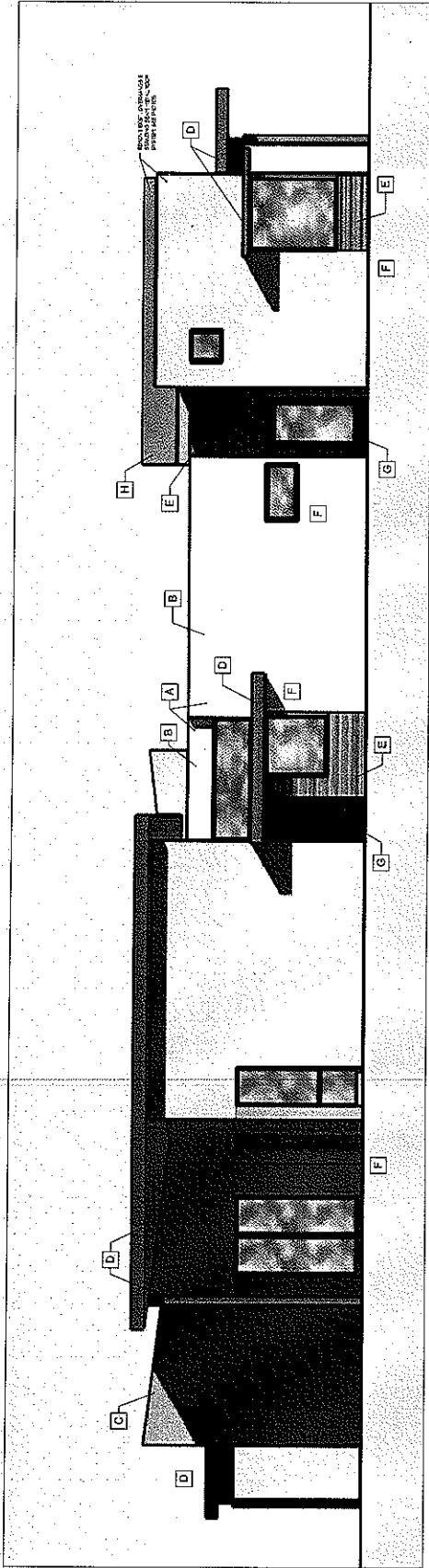
**SOUTH ELEVATION**  
1/8" = 1'-0"

**McAuliffe**  
 Company, Inc.  
 15 W. Colby St.  
 Palm Desert, California, 92211  
 T: 862.731.899 F: 862.731.867  
 mcauliffe.com

**EXTERIOR**  
**IMPROVEMENTS**  
 1595 N. Rose Ave  
 Palm Springs, CA 92262

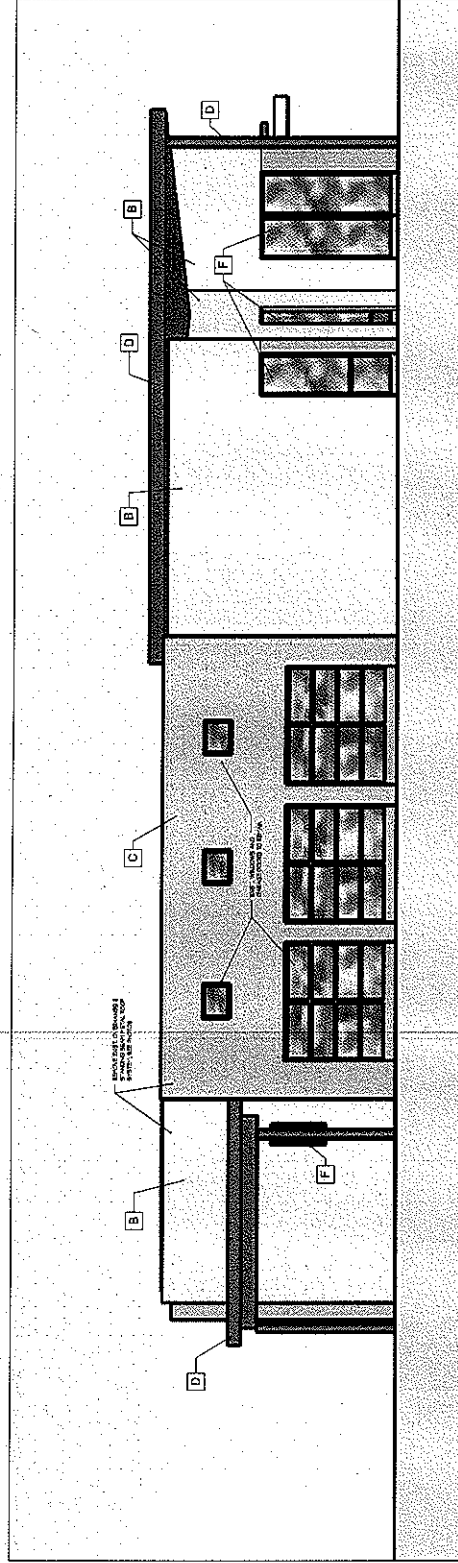
for  
**PALMVIEW**  
**HOLDINGS**  
**LTD**  
 1595 N. Rose Ave  
 Palm Springs, CA 92262  
 T: 762.695.1444

**MINOR ARCHITECTURAL APPLICATION**  
 PALMSPRINGS, CA  
 APRIL 01, 2010



WEST ELEVATION  
1/4" = 1'-0"

3



NORTH ELEVATION  
1/4" = 1'-0"

4

**McAuliffe**  
Company, Inc.

15337 Collette Blvd.  
Palm Desert, California 92211

T: 760.770.6700 F: 760.770.6867  
mcauliffe.com

**EXTERIOR  
IMPROVEMENTS**

1595 N. Rose Ave  
Palm Springs, CA 92262

for

**PALMVIEW  
HOLDINGS  
LTD**

1595 N. Rose Ave  
Palm Springs, CA 92262  
T: 760.895.5444

**MINOR ARCHITECTURAL APPLICATION**

PALMSPRINGS, CA  
APRIL 01, 2010

A

B

C

DEW382 'Faded Gray'

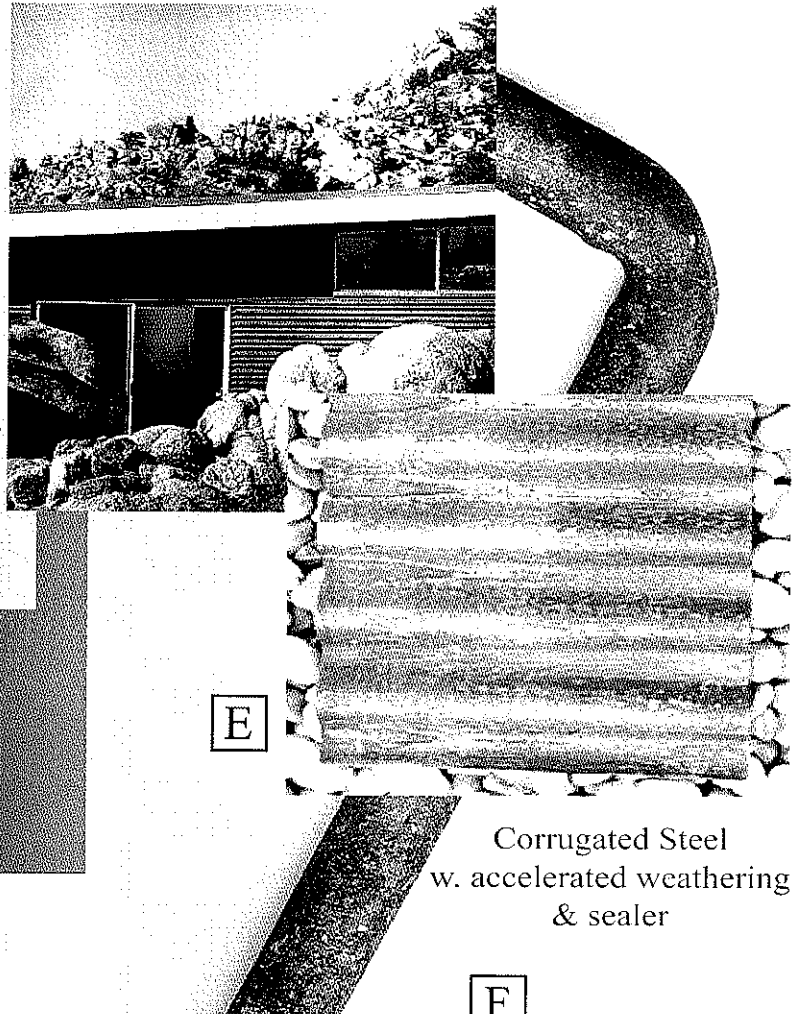
DE6366 'Silver Spoon'

DE6367 'Covered in Platinum'

D

DE6376 'Looking Glass'

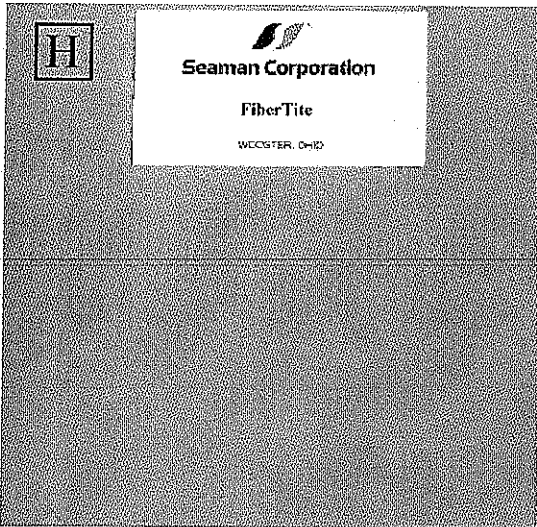
Paint Colors by Dunn Edwards



E

Corrugated Steel  
w. accelerated weathering  
& sealer

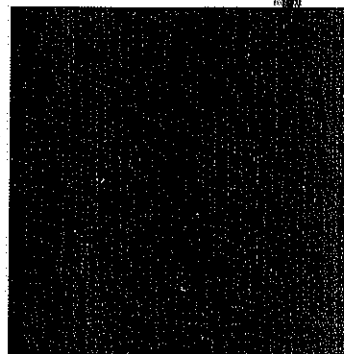
F



FiberTite Membrane Roofing System  
DC 261 'Thermal Tan'



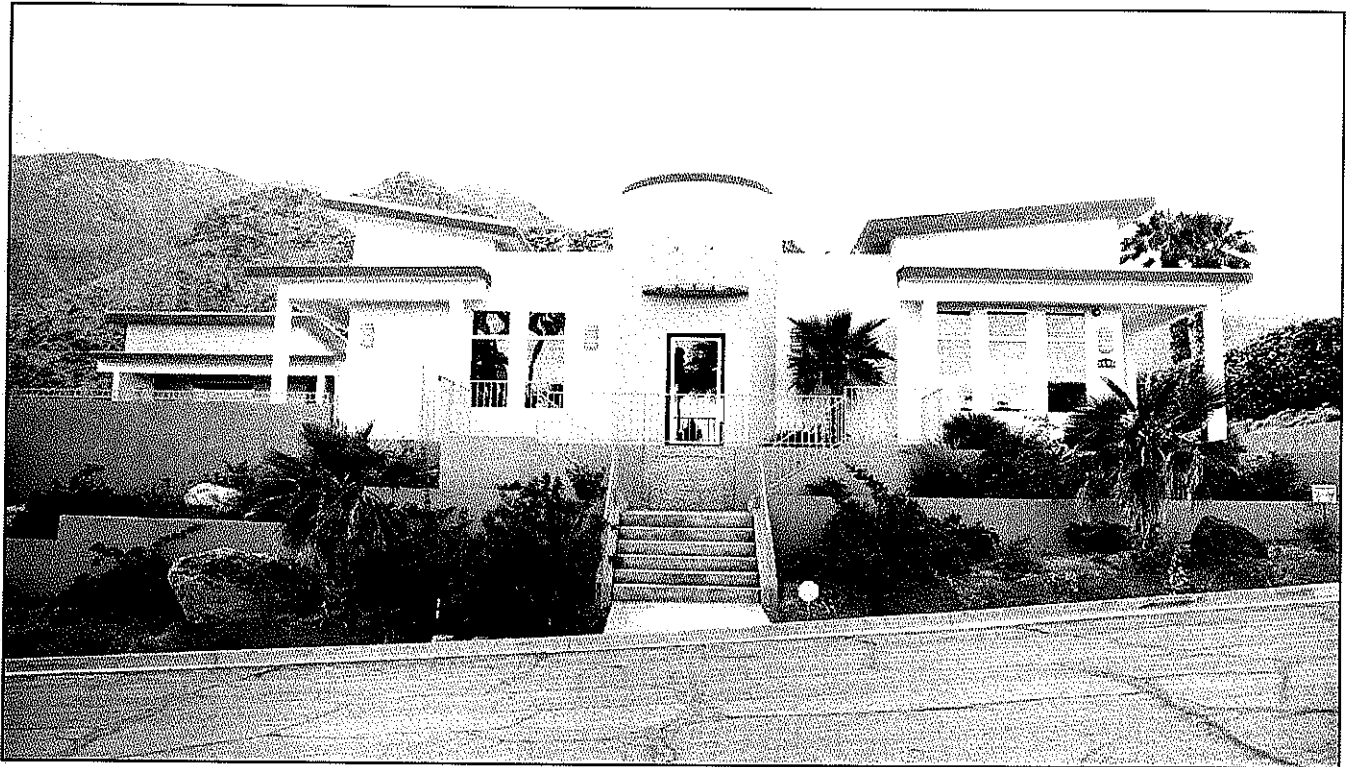
Aluminum  
Window Frames  
Mill Finish



Existing Door Color  
(to remain)

Fleetwood Windows  
Westwood 250 Series  
Norwood 3070EX Multi-slide

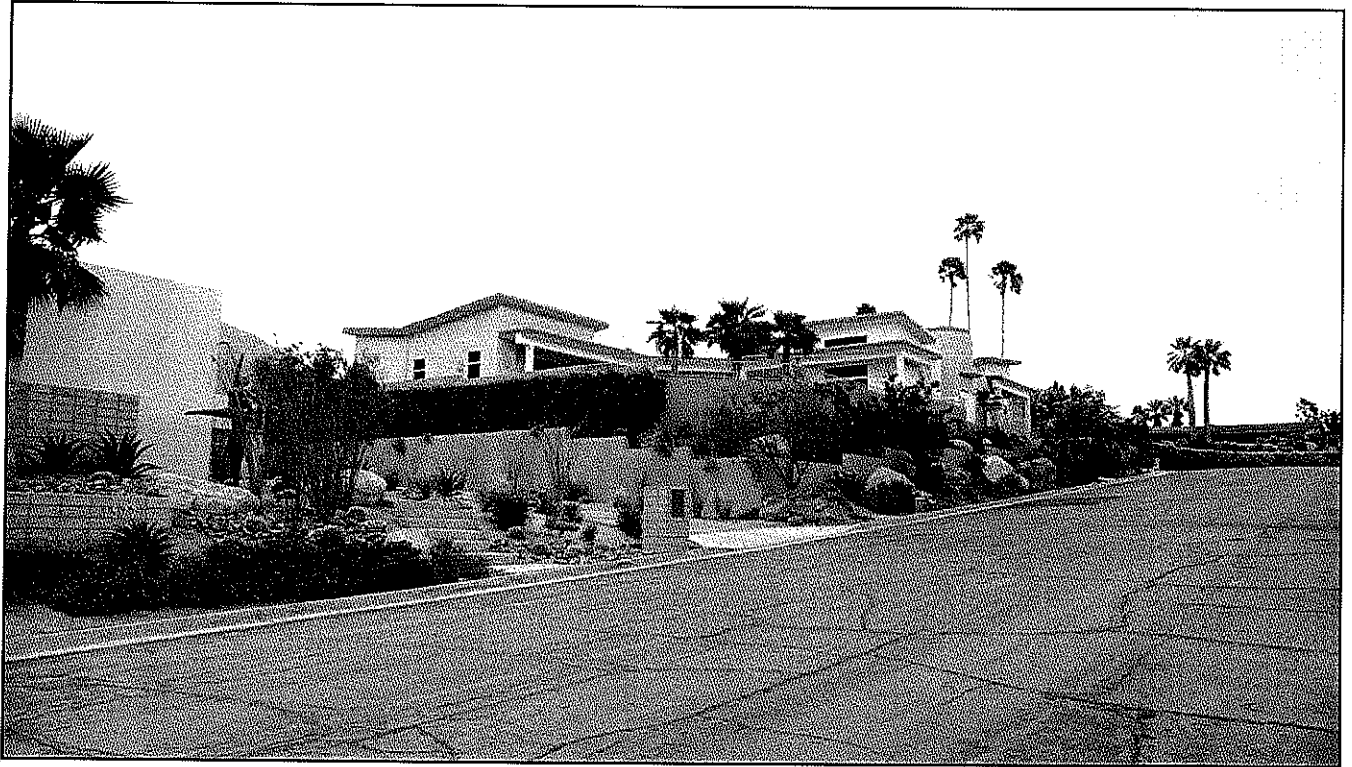
# MATERIAL SAMPLE BOARD #3-2633



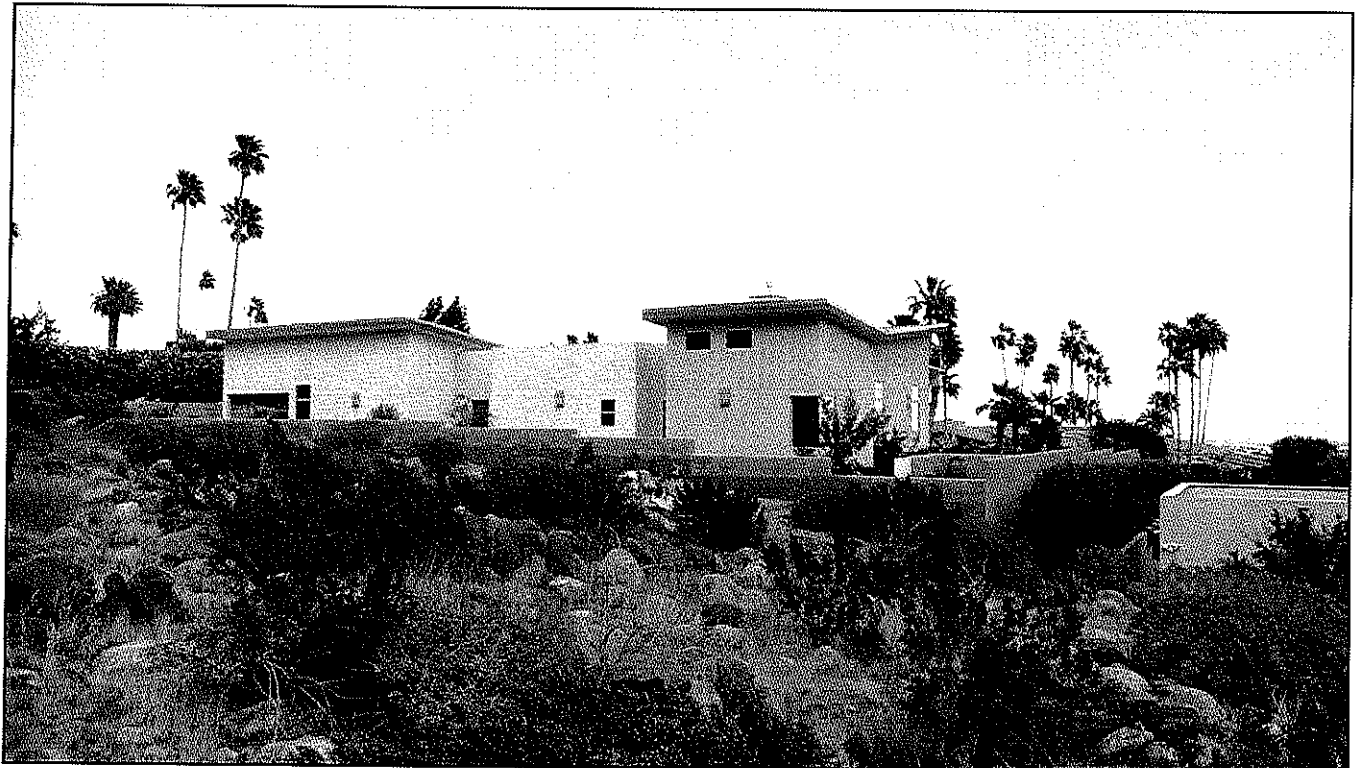
VIEW FROM EAST



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

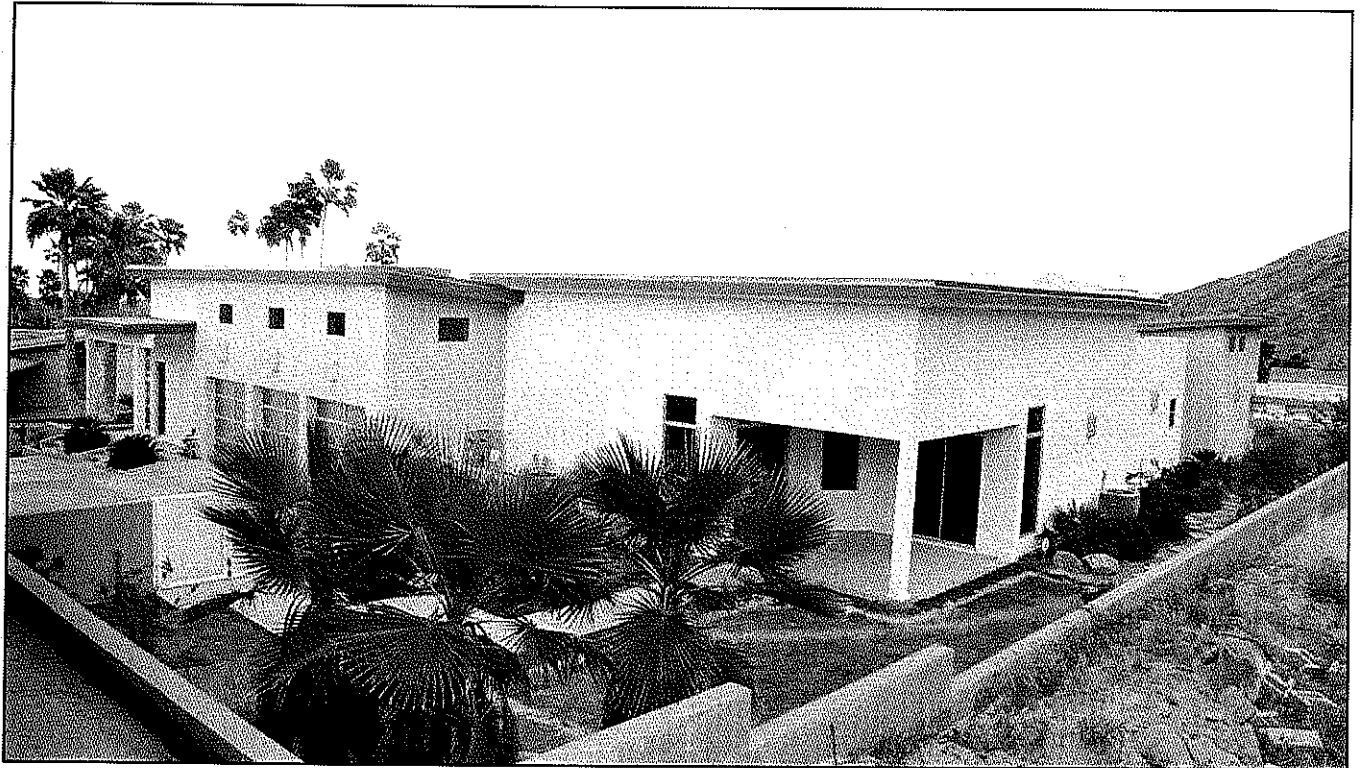


VIEW FROM SOUTHWEST



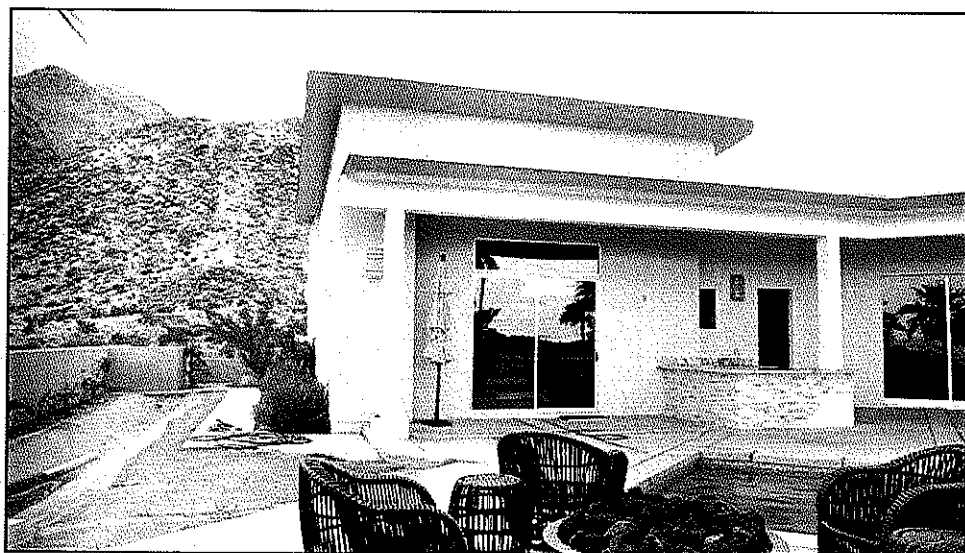
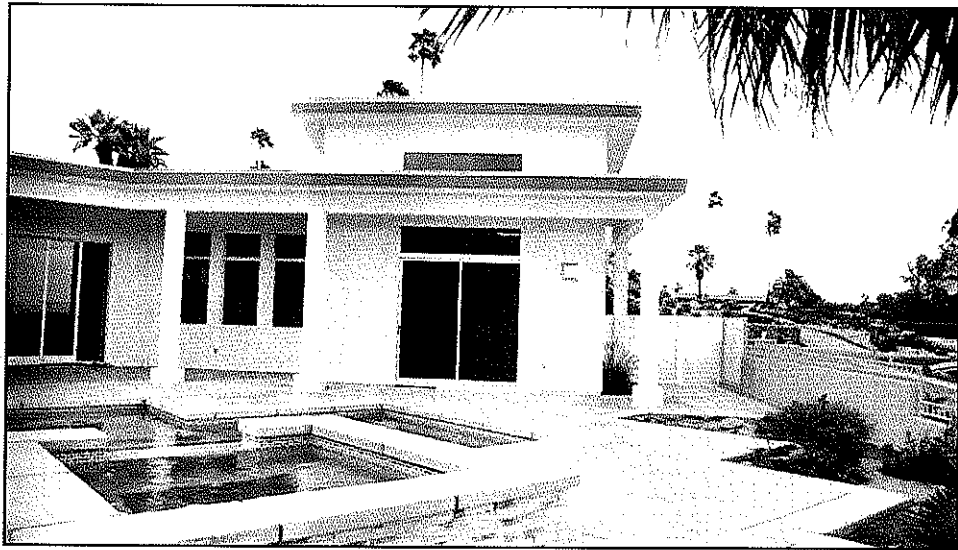


VIEW FROM WEST



VIEW FROM NORTHWEST





## VIEW OF SOUTHEAST

RECEIVED

APR 22 2010

**QUESTION:**

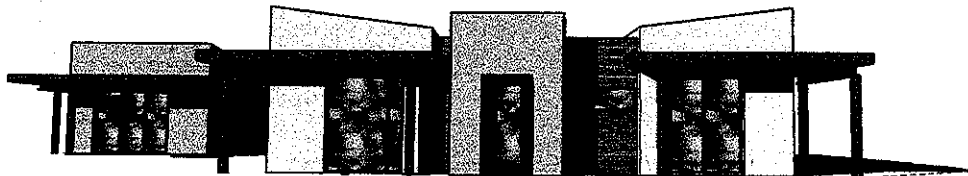
**“Is this proposal an improvement  
over how the house stands now... or not?”**

PLANNING SERVICES  
DEPARTMENT

I John ARMOR of  
1500 N ROSE

(please circle one) **SUPPORT** / **REJECT**

the proposal of PalmView Holdings Ltd for their changes to  
1595 North Rose Avenue.



RECEIVED

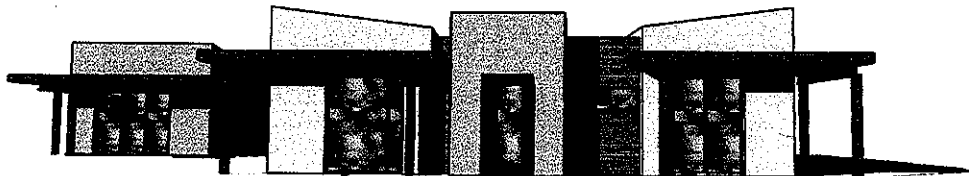
APR 22 2010

**QUESTION:**

**"Is this proposal an improvement  
over how the house stands now... or not?"**

PLANNING SERVICES  
DEPARTMENT

I Arnold Stever of  
925 Coronado St. Across the Street  
+ 855 (please circle one) **SUPPORT** / **REJECT**  
the proposal of PalmView Holdings Ltd for their changes to  
1595 North Rose Avenue.



RECEIVED

APR 22 2010

**QUESTION:**

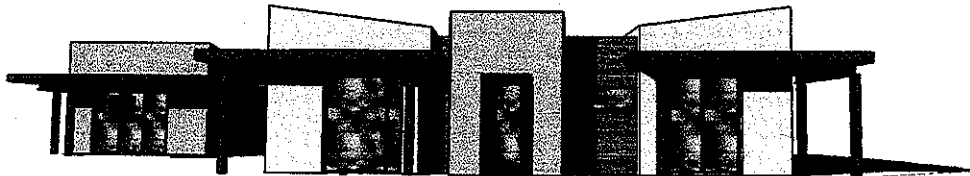
**“Is this proposal an improvement  
over how the house stands now... or not?”**

PLANNING SERVICES  
DEPARTMENT

We, Jeanne Hill and Justin Hill of  
911 SOMER AVE

(please circle one) **SUPPORT** / REJECT

the proposal of PalmView Holdings Ltd for their changes to  
1595 North Rose Avenue.



RECEIVED

APR 22 2010

**QUESTION:**

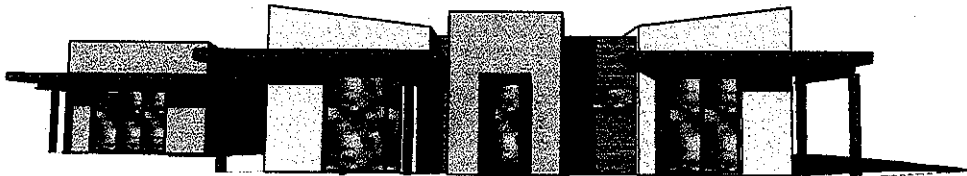
**“Is this proposal an improvement  
over how the house stands now... or not?”**

PLANNING SERVICES  
DEPARTMENT

I Ellis Ross Andersen / Michael Woodrick of  
1505 N. Rose Avenue

(please circle one) **SUPPORT / REJECT**

the proposal of PalmView Holdings Ltd for their changes to  
1595 North Rose Avenue.



RECEIVED

APR 22 2010

**QUESTION:**

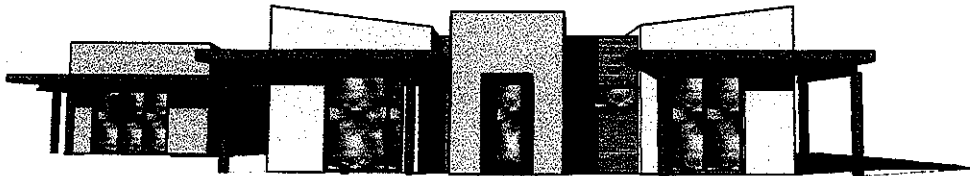
**"Is this proposal an improvement PLANNING SERVICES DEPARTMENT over how the house stands now... or not?"**

I Mark Hamilton & John Renner of  
1577 N. Rose

(please circle one) **SUPPORT** / REJECT

the proposal of PalmView Holdings Ltd for their changes to  
1595 North Rose Avenue.

Please - help make our street look  
better! Thanks for the improvement.



RECEIVED

APR 22 2010

PLANNING SERVICES  
DEPARTMENT

From: Marc Hulett <mh100@mac.com>  
Subject: **Re: 1595 NORTH ROSE signed proposal**  
Date: April 19, 2010 7:39:50 PM PDT  
To: Mark <mark@lionsmark.com>  
Cc: Kevin Blessing <kblessing@capitisrealestate.com>, Racette Roger <roger@lionsmark.com>  
▶ 1 Attachment, 306 KB

Hi neighbors,  
We certainly support your plans for 1595,  
looks great, and best of luck!  
Marc and Kevin

**QUESTION:**

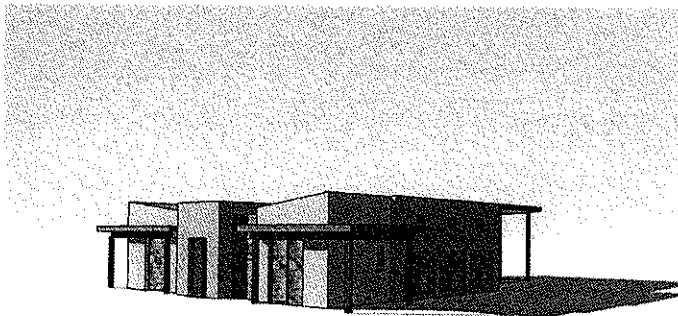
**"Is this proposal an improvement  
over how the house stands now... or not?"**

WE MARC HULETT AND KEVIN BLESSING of  
755 WEST CORONA AVE PS CA 92262

(please circle one) **SUPPORT** / REJECT

the proposal of PalmView Holdings Ltd for their changes to  
1595 North Rose Avenue.

*Marc Hulett* *Kevin Blessing*



On Apr 19, 2010, at 1:40 PM, Mark wrote: