



Planning Commission Staff Report

Date: June 13, 2012

Case No. 3.854 – MAA

Type: Minor Architectural - Single-Family Residence (Hillside)

Location: 1843 Leonard Road

APN: 504-211-009

Applicant: Phil Lumpkin and Bill Tedford

General Plan: Estate Residential

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

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION:

The project is a proposal for the demolition of an existing master bedroom suite to be replaced with a 746-square foot addition to the hillside residence located at 1843 Leonard Road. The applicant is Mike McAliffe, architect representing the property owner.

RECOMMENDATION:

That the Planning Commission approve Case No. 3.854 MAA, for the remodel and construction of a 746-square foot addition to a hillside lot for the property located at 1843 Leonard Road.

PRIOR ACTIONS:

On May 21, 2012 the Architectural Advisory Committee (AAC) reviewed the project and by a vote of 7-0 recommended approval to the Planning Commission as presented.

BACKGROUND AND SETTING:

The subject property is located at 1843 Leonard Drive and consists of a single-family house with a pool on a hillside lot. According to building permit records, the original house was built in 1955; alterations to the master bedroom addition designed by architect E. Stewart Williams were completed in 1985. The existing 3,508-square foot house is a modern design with stucco walls, aluminum frame windows on a 12,369-square foot lot. The hillside lot is located in the Little Tuscany neighborhood surrounded by tall perimeter landscaping obscuring views of the house from the street.

The subject site is surrounded by single-family residences to the east, north, south and west. Surrounding Land Uses are shown in Table 1 below:

Table 1: Surrounding land uses

	General Plan	Zone	Land Use
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	Estate Residential (0-20 du/ac)	R-1-A	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 proposed 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 with accompanying off-street covered parking 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.

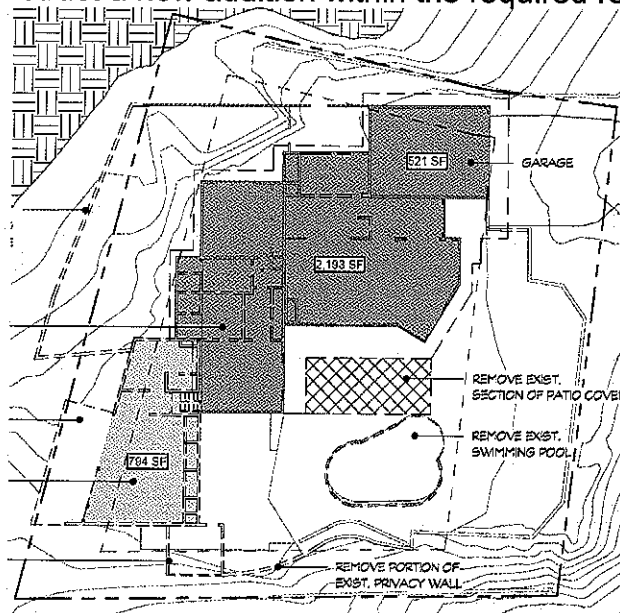
Table 2: Minimum Development Standards

	R-1-B (Hillside)	Subject Property
Lot Area	20,000 square feet	12,369 square feet (lot of record)
Lot Width	130 feet	105.93 feet
Lot Depth	120 feet	116.14 feet
Front Yard	25 feet	25 feet
Side Yard	10 feet	10 feet
Rear Yard	15 feet	15 feet
Dwelling size	1,500 square feet	3,508 square feet

The proposed addition will meet the setback requirements for the front, rear and side yards for this hillside lot.

EXISTING CONDITIONS

The original 3,508-square foot house was built in 1955 consisting of a four (4) room dwelling and a 521-square foot garage. The architect for the original house is unknown. In 1985 the previous property owner was granted approval to construct a 794-square foot master bedroom suite and elevated deck addition designed by architect E. Stewart Williams. This addition was off-set from the main portion of the house. A recently completed land survey revealed that the assumed property line encroached into the adjacent parcel to the west. The location of the true property line has resulted in the 1985 addition encroaching five (5) feet into the rear yard setback. As a result of this determination, the property owner has decided to demolish the 1985 existing master bedroom suite and construct a new addition within the required rear yard setbacks.

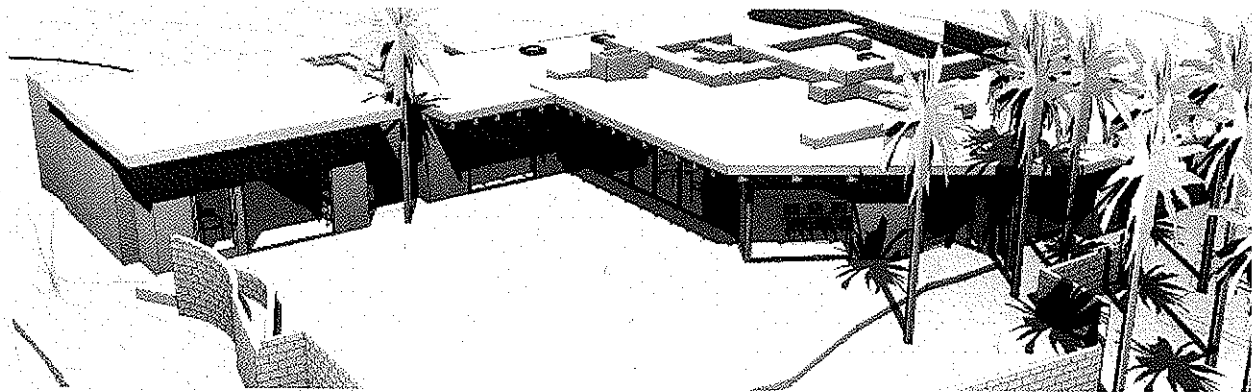


Existing Site Plan

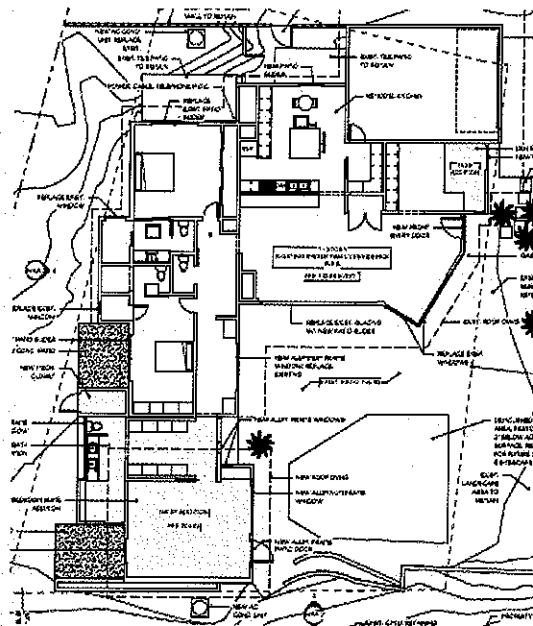
NEW PROPOSAL

The new proposal will include new windows and doors, a repaint of the house to a light gray color, a re-roof to off-white or tan color, exterior treatment with horizontal raked stucco and wood cladding, plus the removal of the existing pool and associated minor landscape changes. No new pool is proposed.

The new 746-square foot room addition at the southwestern corner of the house will compliment and not mimic the original design. The design includes a flat roof with clerestory windows, and matching exterior finishes as depicted in attached material board. A small 78-square foot den addition at the front of the house is also proposed.



Exterior Perspective



Proposed Site Plan

REQUIRED FINDINGS:

Architectural Review 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 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 location of the proposed 746-square foot room addition at the southwest corner of the existing house will maintain the same orientation, relationship and site layout as existing house. The revised site plan will correct an assumed property encroachment condition and building setback issue. 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).

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 demolition and construction of a new master bedroom addition in a similar style and design as the original home will be compatible with the surrounding neighborhood. The new addition will conform to all required rear and side yard setbacks.

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

The remodel and design of the addition to the existing house will utilize aluminum frame doors and windows; exterior walls painted a light gray color consistent throughout the exterior will blend in with the desert surroundings. The elevation of the new addition will be similar in roof style, window sizes, and exterior materials as the existing home.

6. *Consistency of composition and treatment;*

The building is consistent in style, colors and design features to other single-family residences in the Little Tuscany neighborhood.

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 parcel is heavily landscaped with mature trees, shrubs and ground vegetation to remain. The proposal to remove the existing pool to be replaced with future landscaping and other hardscape improvements will meet this finding.

CONCLUSION:

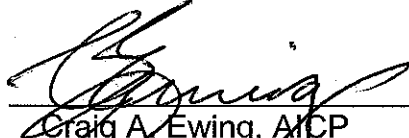
The proposed project is consistent with the land use policies of the General Plan and the City of Palm Springs Zoning Ordinance. The project has received a recommendation of approval from the Architectural Advisory Committee. Therefore, Staff is recommending approval of Case No. 3.854 MAA.

NOTIFICATION:

Notification was sent to adjacent property owners on May 14, 2012 to inform the neighbors that there has been an application submitted for the subject property. A final notice was sent to the adjacent property owners on June 4, 2012 to inform the neighbors that the project will be reviewed by the Planning Commission on June 13, 2012. As of the writing of this report, the Planning Office has not received any correspondence from adjacent property owners.



Glenn Mlaker, AICP
Assistant Planner



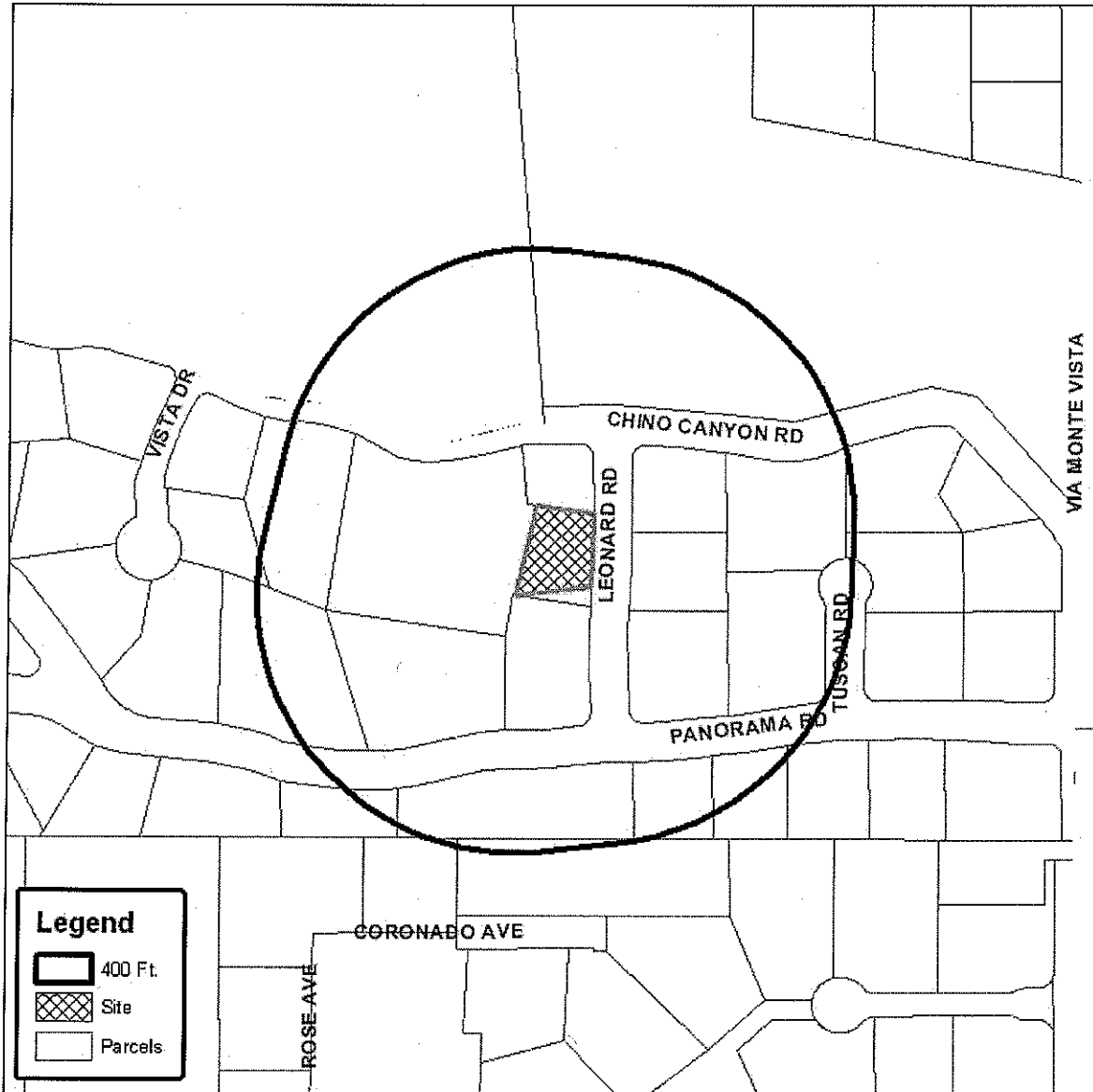
Craig A. Ewing, AICP
Director of Planning Services

Attachments:

- Vicinity Map
- Draft Resolution
- Conditions of Approval
- Site Plan / Building Elevations
- Material Board
- Site Photographs



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.854 MAA

APPLICANT: 1843 Leonard Drive

DESCRIPTION: Raze a 794-square foot non-conforming structure to be replaced with a 746-square foot bedroom addition to include new windows on a hillside house located at 1843 Leonard 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. 3.854 – MAA TO ALLOW A REMODEL AND NEW 746-SQUARE FOOT ADDITION TO A HILLSIDE LOT LOCATED AT 1843 LEONARD ROAD, ZONE R-1-A, SECTION 3.

WHEREAS, Phil Lumpkin and Bill Tedford ("Applicant") has filed an application with the City pursuant to Section 94.04.00 of the Zoning Ordinance for a remodel and construction of a 746-square foot master bedroom suite, and a 78-square foot den addition located at 1843 Leonard Road, Zone R-1-A, Section 3; and

WHEREAS, on May 21, 2012, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, on June 11, 2012, 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;*

The location of the proposed 746-square foot room addition at the southwest corner of the existing house will maintain the same orientation, relationship and site layout as existing house. The revised site plan will correct an assumed property encroachment condition and building setback issue. 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).
Code (PSZC).

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 demolition and construction of a new master bedroom addition in a similar style and design as the original home will be compatible with the surrounding neighborhood. The new addition will conform to all required rear and side yard setbacks.

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

The remodel and design of the addition to the existing house will utilize aluminum frame doors and windows; exterior walls painted a light gray color consistent through out the exterior will blend in with the desert surroundings. The elevation of the new addition will be similar in roof style, window sizes, and exterior materials as the existing home.

6. *Consistency of composition and treatment;*

The building is consistent in style, colors and design features to other single-family residences in the Little Tuscany neighborhood.

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 parcel is heavily landscaped with mature trees, shrubs and ground vegetation to remain. The proposal to remove the existing pool to be replaced with future landscaping and other hardscape improvements will meet this finding.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.854 MAA, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 13th day of June, 2012.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

EXHIBIT A

RESOLUTION NO.

CITY OF PALM SPRINGS

CONDITIONS OF APPROVAL

CASE NO. 3.854 MAA

1843 LEONARD ROAD

JUNE 13, 2012

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

1. 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.
2. 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 No. 3.854 MAA 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.

GENERAL CONDITIONS/CODE REQUIREMENTS

3. 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.
4. The appeal period for a Major Architectural Application is 15 calendar days from the date of project approval. Permits will not be issued until the appeal period has concluded.

BUILDING DEPARTMENT

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

END OF CONDITIONS

PROJECT DATA:

ACCESS/PARCEL NUMBER:	04211009
STREET ADDRESS:	1843 Laurel Road Palo Alto, CA 94302
LEGAL DESCRIPTION:	Lot 10 of 10 1843 Laurel Road County of Santa Clara
ZONING/LAND USE DESIGNATION:	R1.1A (Single-Family Residential)
BUILDING SIZE:	Existing Condition Sp. 2,877 SF Total Existing Structure 3,588 SF Demolish Bedroom Suite 294 SF New PA Bedroom Suite 474 SF Demolition 278 SF Total New Construction 462 SF Revised Condition Sp. 4,307 SF Revised Total Structure 4,574 SF
LOT SIZE:	4,300 SF
LOT COVERAGE:	12.199 SF 3.588 SF
BUILDING:	20% Allowable 33% Including 15% in 1992

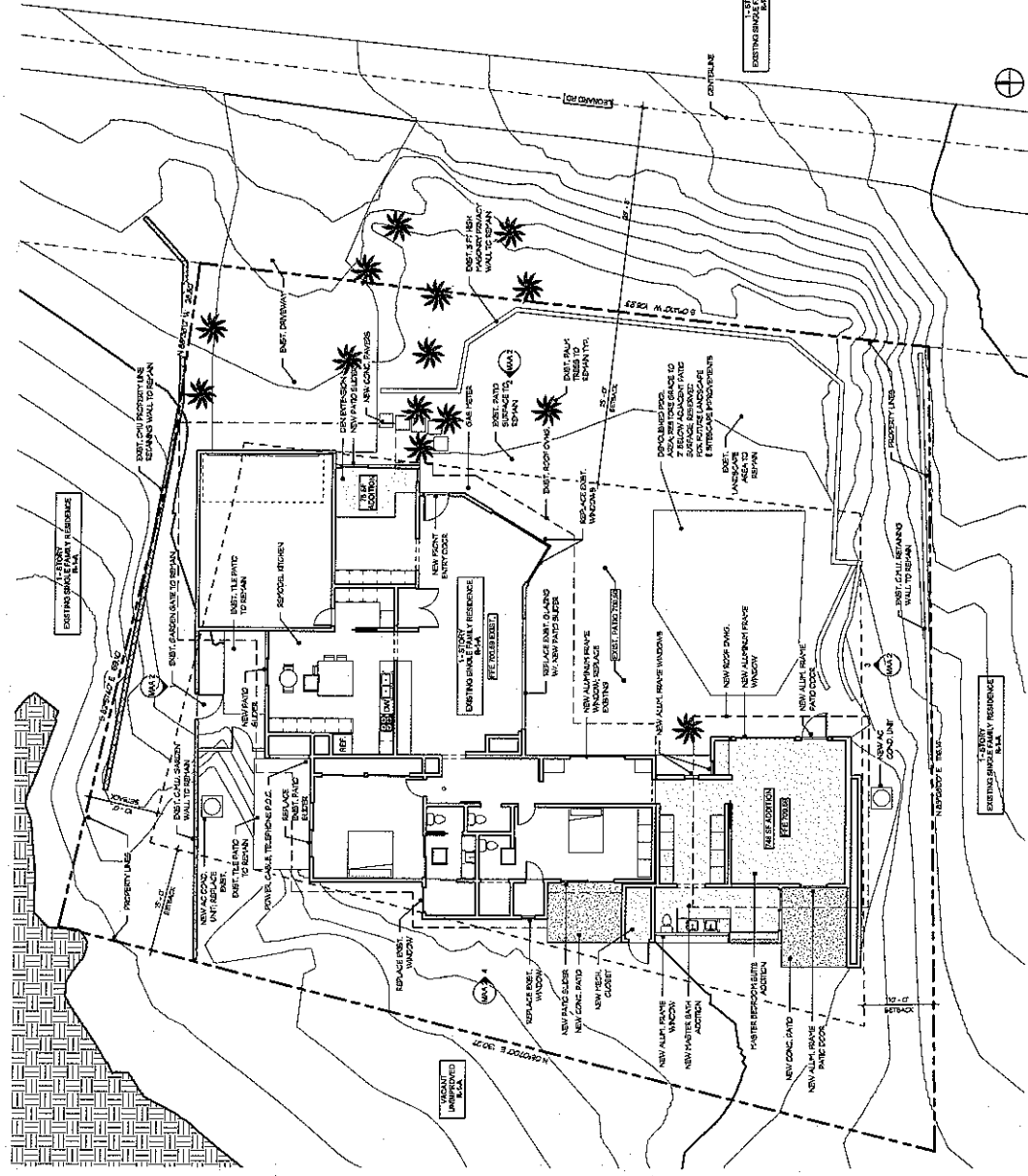
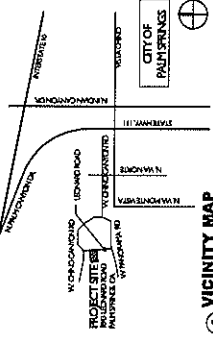
PROJECT DESCRIPTION:
THE HOMEOWNER PROPOSES TO REMOVE THEIR EXISTING SINGLE-FAMILY RESIDENCE IMPROVEMENTS INCLUDE REMOVAL OF THE FRONT MASTER BEDROOM SUITE CONSTRUCTION OF A NEW MASTER BEDROOM SUITE ADDITION TO THE DEN REPAIR OF THE INTERIOR OF THE HOME AND REPAIR OF EXISTING WINDOWS AND PATIO DOORS.
THE PROJECT INVOLVES SELECT DEMOLITION NEW FOUNDATION WORK, FRAMING, PLUMBING RECONSTRUCTION, HVAC EQUIPMENT UPGRADE ELECTRICAL IMPROVEMENTS, NEW EXTERIOR WINDOWS & DOORS AND FINISH ADDITIONAL ROOFING/ROOFING REPAIR.
SITEWORK LIMITED TO CONSTRUCTION OF NEW YARD MASONRY GARDEN WALLS AND REMOVAL OF THE EXISTING SWIMMING POOL LANDSCAPE IMPROVEMENTS ARE NOT INCLUDED IN THIS PROJECT.

CONTRACT INFORMATION:

PROJECT OWNER & CLIENT:
Phil Lumpkin & Bill Tedford
60 E. Harvard Ave. 101
Chicago, IL 60603
T: 312.286.6500

ARCHITECT:
McAulis & Company, Inc.
Richard T. Haulbe, AIA CS2799
Architect
Suite 102
Palo Alto, CA 94301
T: 650.710.9077

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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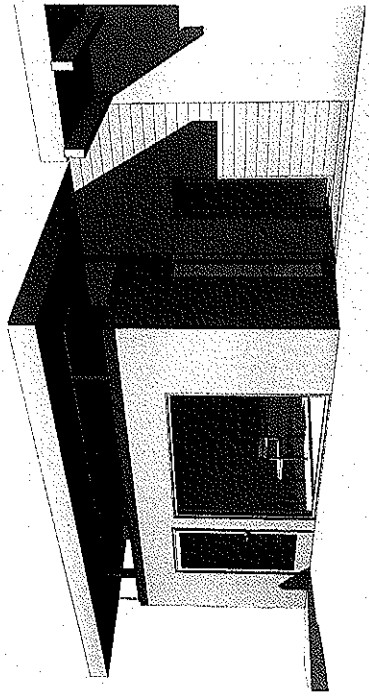
DEMOLITION SITE PLAN
1 - 1/2" = 1'-0"

PROPOSED SITE PLAN - FLOOR PLAN
3/8" = 1'-0"

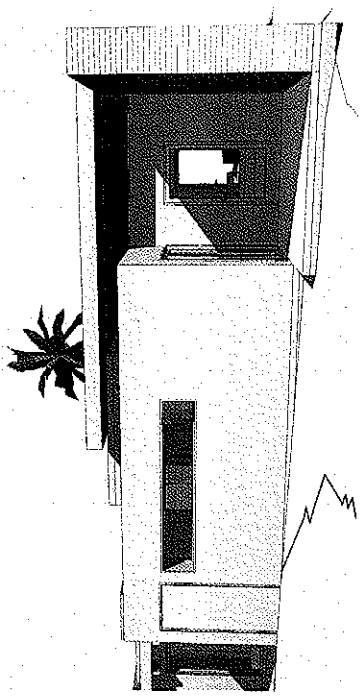
PROJECT INFORMATION & SITE PLANS
MINOR ARCHITECTURAL APPLICATION

04-23-2021
1102
RESIDENTIAL REMODEL & MINOR ADDITION
1843 LAUREL ROAD
PALO ALTO, CA
Phil Lumpkin & Bill Tedford

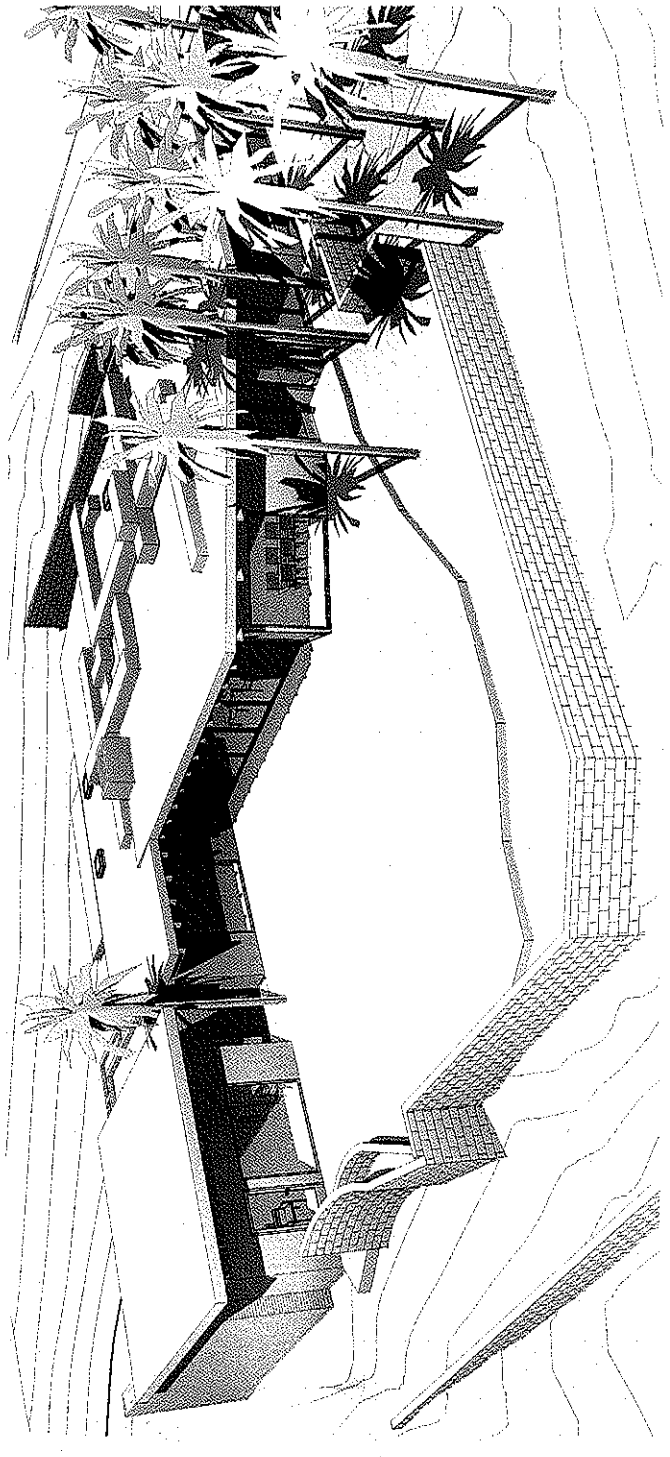
McAulis & Company, Inc. ARCHITECTS 40203507 mcaulis.com



② MASTER SUITE PERSPECTIVE - NORTHEAST



③ MASTER SUITE PERSPECTIVE - WEST

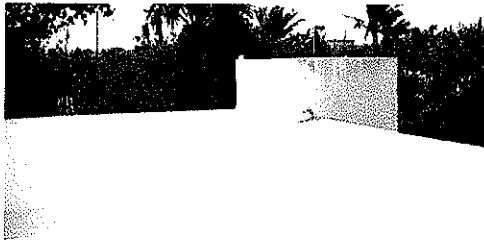


① AERIAL PERSPECTIVE - SOUTHEAST

EXTERIOR PERSPECTIVES
MINOR ARCHITECTURAL APPLICATION

9-22-2011
1102
RESIDENTIAL REMODEL & MINOR ADDITION
1813 N. Leonard Road
Phil Lumpkin & Bill Tedford

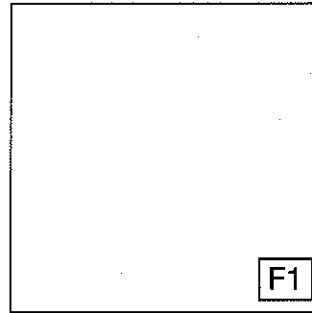
MATERIAL SAMPLE EXHIBIT



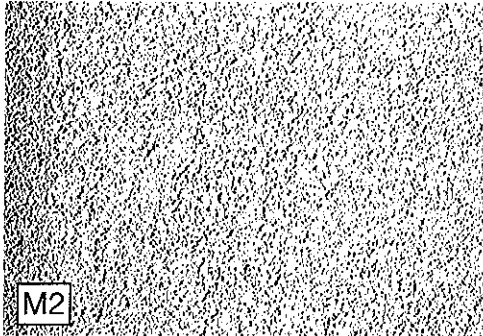
M1

Polyurethane, spray-applied foam roofing; white; match existing

Sheet metal fascia, coping & trim; paint color: DEC774 'Shady'

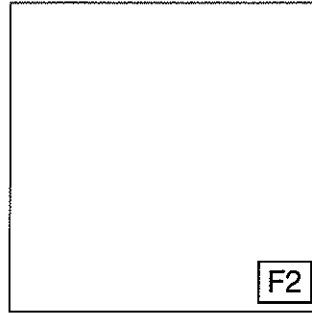


F1

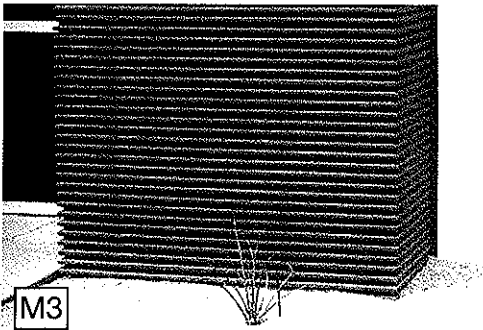


M2

Pebble Dash Finish; match existing; color: DEW340 'Whisper'



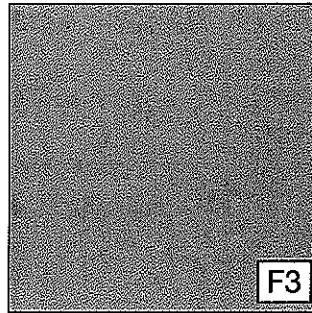
F2



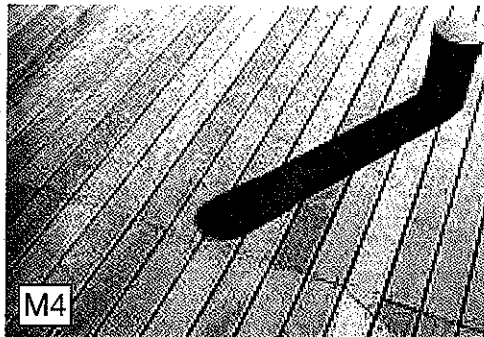
M3

Horizontal rake stucco; color: DE771 'Shaggy Barked'

Existing garage & front door; Paint color: DEC771 'Shaggy Barked'

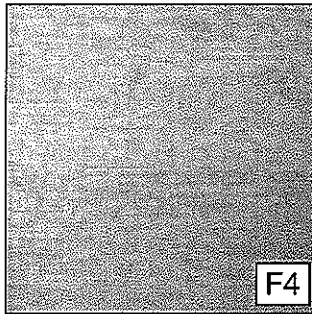


F3

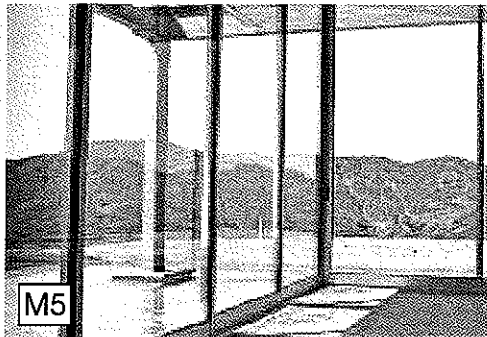


M4

Alaskan Yellow Cedar siding; semi-transparent stain & sealer; Cabot 'Pacific'

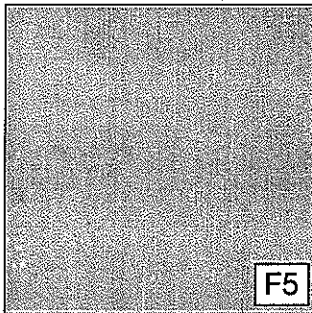


F4



M5

Aluminum frame patio doors & windows; finish: mill finish aluminum

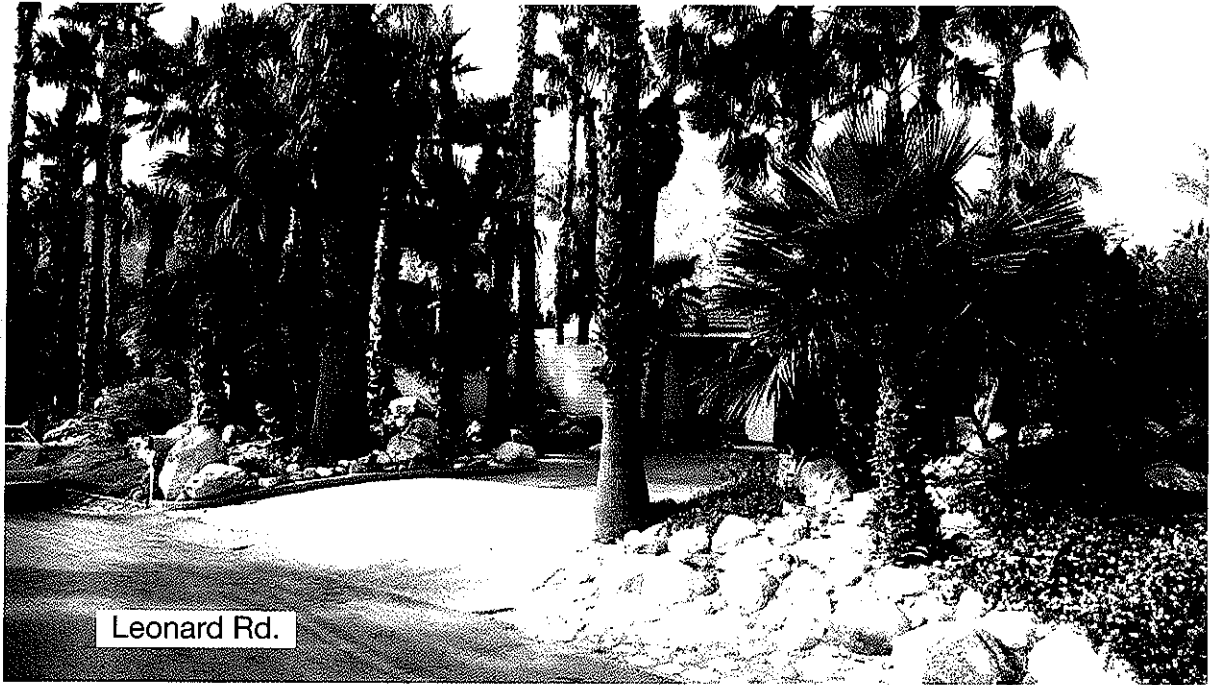


F5

April 23, 2012

Minor Architectural Application
LUMPKIN - TEDFORD RESIDENCE
1843 Leonard Rd. Palm Springs, CA

EXISTING SITE PHOTOS



Leonard Rd.

FRONT ELEVATION - NORTHEAST CORNER



Leonard Rd.

FRONT ELEVATION - SOUTHEAST CORNER



EXISTING SITE PHOTOS



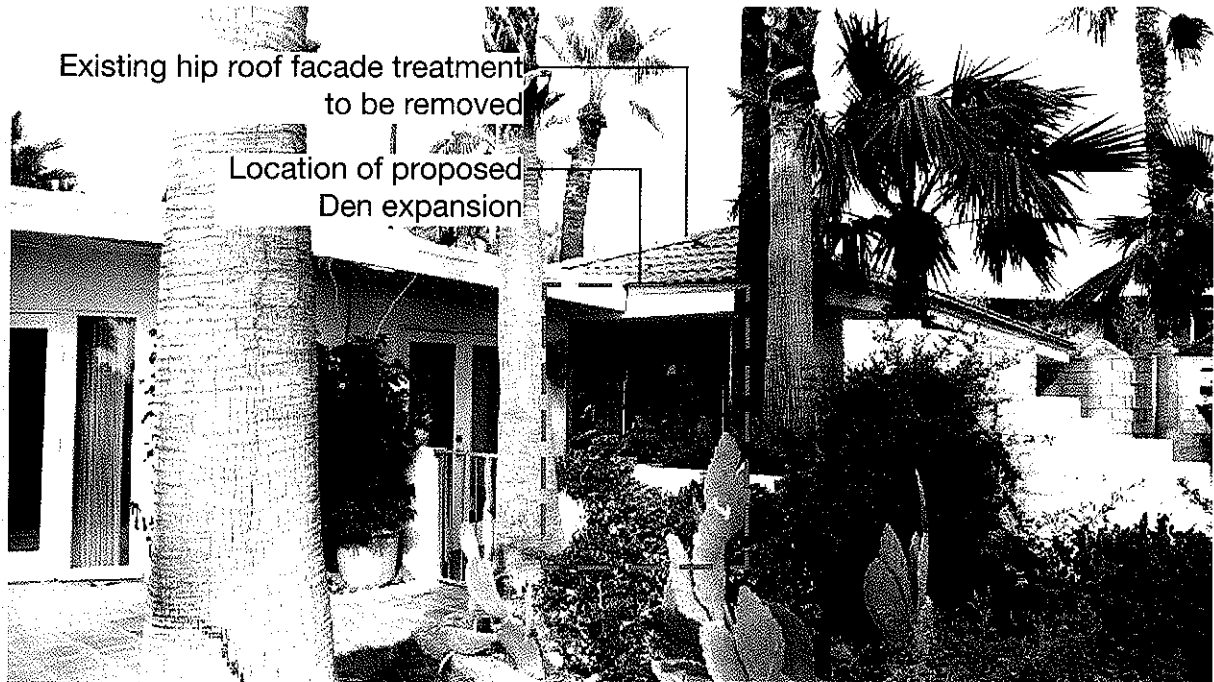
FRONT ELEVATION - GARAGE & FRONT ENTRANCE



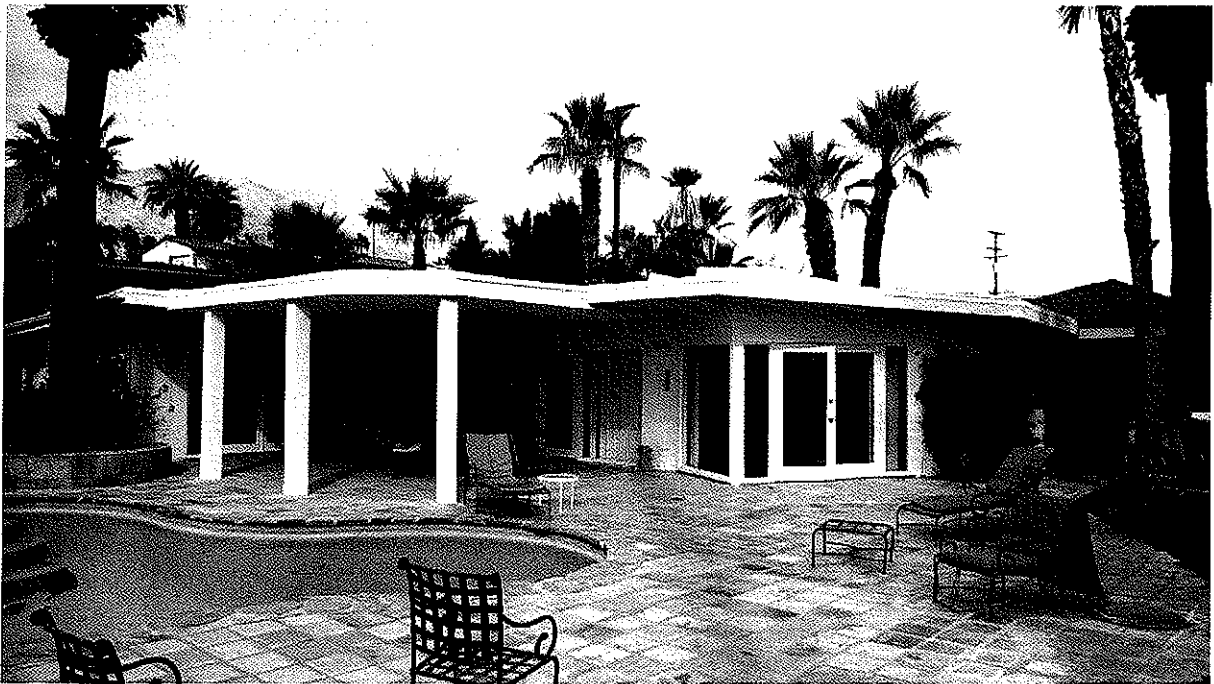
NORTH ELEVATION - VIEW LOOKING TOWARD EAST



EXISTING SITE PHOTOS



FRONT ENTRANCE - VIEW FROM POOL DECK

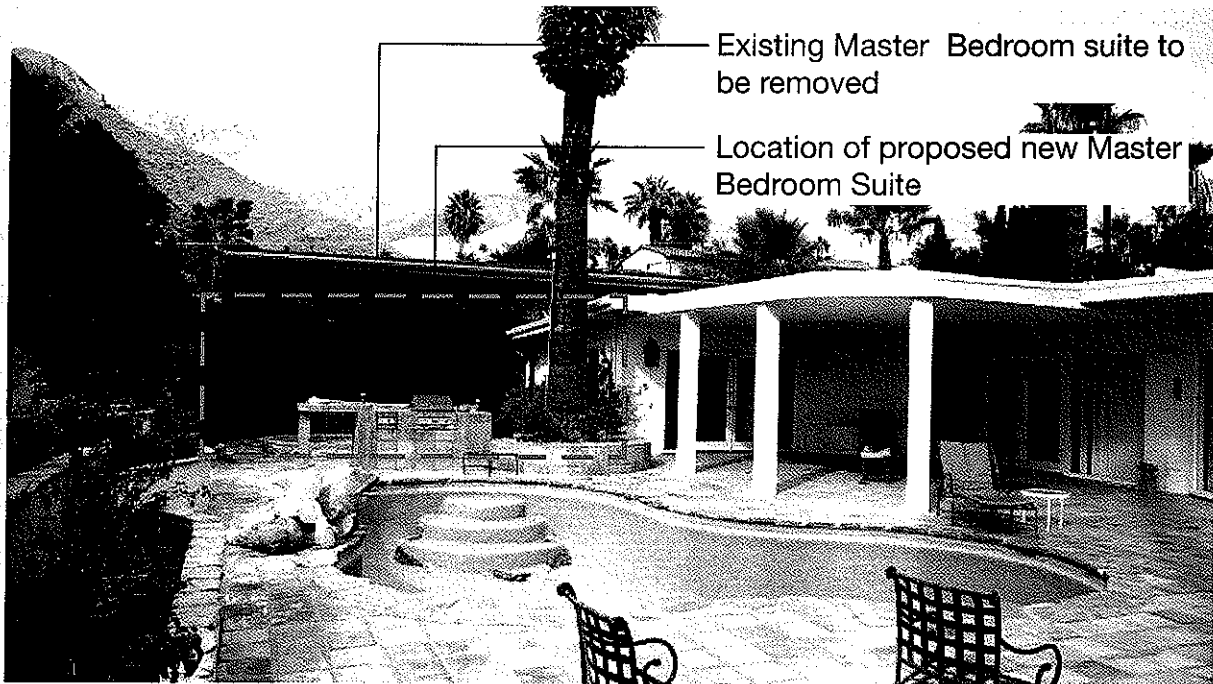


SOUTHEAST CORNER - VIEW FROM POOL DECK

EXISTING SITE PHOTOS



PARTIAL SOUTH ELEVATION - VIEW FROM POOL DECK



PARTIAL EAST ELEVATION - VIEW FROM POOL DECK

EXISTING SITE PHOTOS



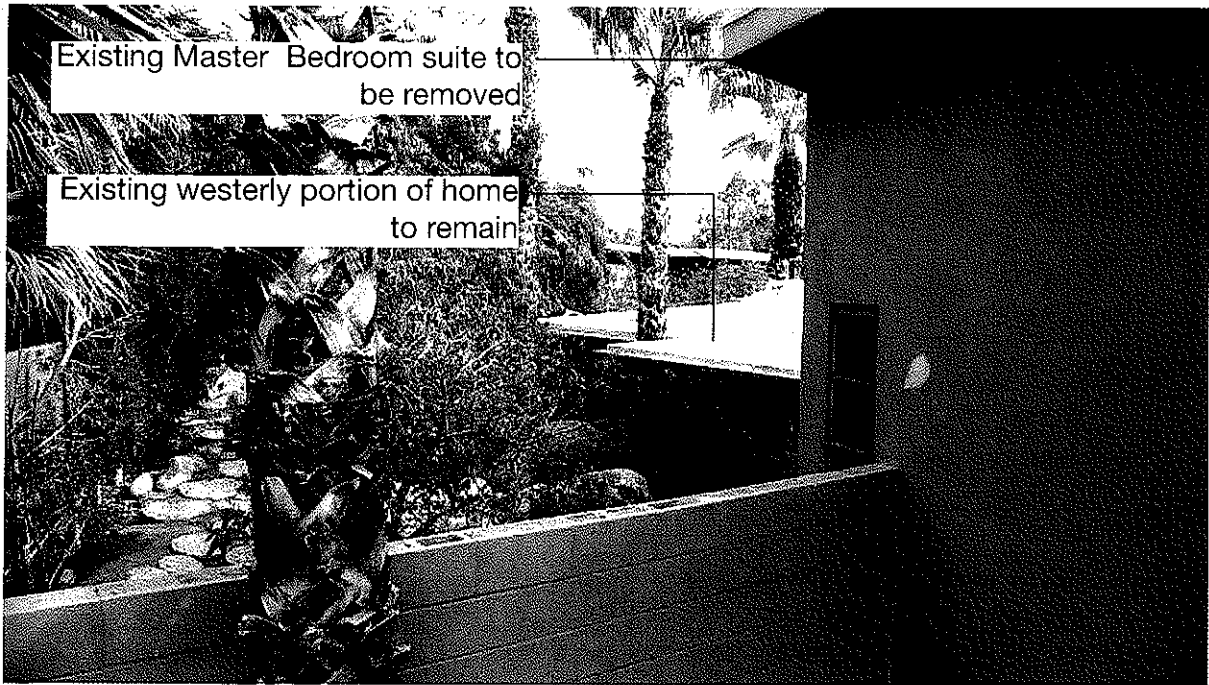
EXIST. MASTER BEDROOM SUITE - SOUTHWEST CORNER



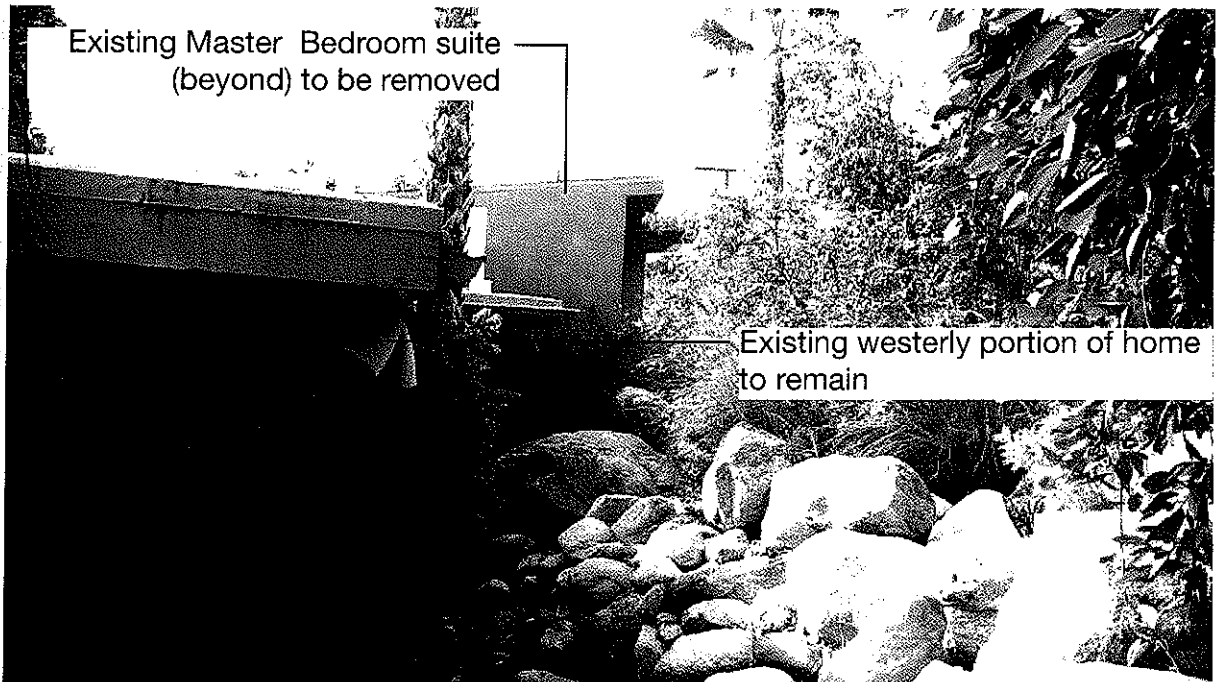
EXIST. MASTER BEDROOM SUITE - WEST ELEVATION

McA

EXISTING SITE PHOTOS



PARTIAL WEST ELEVATION - LOOKING NORTHERLY



PARTIAL NORTH ELEVATION

McA