



PLANNING COMMISSION STAFF REPORT

DATE: September 11, 2013

SUBJECT: JEFFREY E. CHOATE, OWNER, REQUESTING A CONDITIONAL USE PERMIT TO CONSTRUCT A DETACHED 536-SQUARE FOOT ACCESSORY GUEST HOUSE, WHICH EXCEEDS 1/50TH OF THE LOT AREA, AT THE PROPERTY LOCATED AT 555 VIA LOLA, ZONE R-1-A, SECTION 10. Case 5.1303 CUP. (DN)

FROM: Department of Planning Services

SUMMARY

The Planning Commission will consider a Conditional Use Permit (CUP) to construct a detached guest house, which exceeds 1/50th of the lot area at 555 Via Lola. The 536-square foot guest house is proposed near the southeasterly corner of the roughly 17,424-square foot site.

RECOMMENDATION:

Approve, subject to Conditions of Approval.

ISSUES:

- None

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
1/23/1951	Building Department issued Building Permit to construct single-family residence.
2001	Building Department issued Building Permit to demolish and repair portions of residence damaged by fire.
6/05/2006	Building Department issued Building Permit to relocate and change out pool equipment, relocate A/C condenser, install new gas line, construct block wall at equipment and re-plumb existing pool.
8/19/2013	Planning Department approved Administrative Minor Modification to (1) reduce the front yard setback from twenty-five to twenty feet for a closet addition; (2) reduce the interior side yard setback from ten feet to eight feet for a patio cover addition; (3) reduce the interior side yard (ten to eight feet), rear yard (fifteen to twelve feet) and distance between buildings (fifteen to twelve feet) for the proposed guest house, subject to approval of a CUP by the Planning Commission.

Most Recent Change of Ownership	
12/04/2012	Jeffrey E. Choate purchased the property.

Neighborhood Meeting	
None	

General Plan, Zoning and Land Uses of Site & Surrounding Areas			
	Existing General Plan Designations	Existing Zoning Designation	Existing Land Use
Subject Property	ER (Estate Residential)	R-1-A (Single Family Residential)	Single-family residential
North	ER	R-1-A	Single-family Residential
South	ER	R-1-A	Single-family Residential
East	ER	R-1-A	Single-family Residential
West	ER	R-1-A	Single-family Residential



SUBJECT PROPERTY

ANALYSIS:

General Plan			
Land Use Designation	F.A.R. / Density	Request	Compliance
Estate Residential	0 – 2.0 dwelling units per acre	Single family dwelling with accessory structure on existing lot of record	Yes

Zoning – Uses & Lot Standards			
	R-1-A Zone	Proposed	Compliance
Uses permitted	CUP required for guest houses which are provided with kitchen arrangements, bars or other similar provisions for meal preparation and/or occupy more than one-fiftieth (1/50) of the lot area. Such use shall be located on a lot which contains a permitted main building and has a minimum area of fifteen (15,000) square feet. Such use may also require additional off-street parking. (92.01.01.D.3)	Detached guest house without kitchen occupying more than 1/50 th of the lot area. The lot is 17,424 square feet.	Yes, w/ CUP
Lot Standards			
Min. Area	20,000 square feet	Existing (17,424 square feet)	--
Min. Width	140 feet	Existing (116 feet)	--
Min. Depth	120 feet	Existing (159 feet)	--

Zoning – Building Development Standards			
	R-1-A Zone	Proposed	Compliance
Building Height	Buildings shall not exceed one (1) story and twelve (12) feet in height at the minimum setback. From the minimum setback, the height may be allowed to increase along a plane which has a slope of 4:12, until a building height of eighteen (18) feet is attained. Gable ends, dormers and front entrance treatments, not exceeding fifteen (15) feet in height, may encroach past the building envelope limits.	Guest house proposed to be 12ft.-1in. above existing grade to top of gable ends.	Yes
Yard Setbacks			
Garages	25 feet	Existing (45 feet)	Yes
Front	25 feet (20 feet with AMM approval)	Existing (25 feet)	Yes
Interior Side	10 feet (8 feet with AMM approval)	8 feet	Yes
Corner Street Side	25 feet for reversed corner lots	Existing (24 feet-11 inches)	Yes
Rear	15 feet (12 feet with AMM approval)	12 feet	Yes
Pool / spas	5 feet	9 feet	Yes
Distance Between Buildings	Buildings, accessory or main, over 10 feet in height shall be separated by a minimum distance of 15 feet unless such buildings have a common wall. OR 12 feet separation with AMM approval.	12 feet	Yes
Lot Coverage	35% maximum	26%	Yes
Off-street Parking	2 covered parking spaces. Additional off-street parking may require additional off-street parking	Existing (2-car garage)	Yes

REQUIRED FINDINGS:

A guest house exceeding 1/50th of a lot size is permitted in the R-1-A zone with the approval of a Conditional Use Permit. In this case, 1/50th of the lot size is 348.5 square feet and the proposed guest house is 536-square feet in size.

Section 94.02.00 of the Zoning Code requires that the Planning Commission make a number of findings for approval of the permit. Those findings are analyzed by staff in order below:

- 1) *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Pursuant to Section 92.01.01(D)(3) of the Zoning Code, a guest house which exceeds 1/50th of a lot size is permitted within the R-1-A zone when approved by Conditional Use Permit. The use must be located on a lot which contains a permitted main building and has a minimum area of 15,000-square feet. The proposed guest house will be 536-square feet in size which exceeds 1/50th of the 17,424-square foot lot (or 348.5-square feet). The guest house will be located on a lot which contains a permitted single family residence. Therefore, staff has determined that the finding has been met.

- 2) *That the use is necessary or desirable for the development of the community, and is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed use is desirable in that it will allow the owner of the residence to accommodate occasional guests with a separate living area on the property. The proposed structure will provide additional living space consistent with the Estate Residential General Plan Land Use designation. The guest house will not be detrimental to the existing or future permitted uses within the R-1-A zone (in which the proposed use is to be located) as it will be consistent with development on surrounding residential properties.

- 3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The current R-1-A zone requirements include a minimum lot size of 20,000 square feet, lot width of 140 feet and lot depth of 120 feet. The subject property is an existing 17,424-square foot lot of record with a lot width of 116 feet and lot depth of 159 feet.

With the approval of an Administrative Minor Modification, the subject site is adequate in size and shape to accommodate the proposed guest house. Furthermore, the structure will likely not be seen from adjacent properties due to existing landscape shrubs. Therefore, the proposed use is not anticipated to be detrimental to existing and future permitted uses of land in the neighborhood.

- 4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The project site is located on the corner of Via Lola and North Patencio Road – two local streets, as designated by the General Plan Circulation Element. The streets are improved to accommodate two-way traffic. The proposed use is an accessory living space to and existing single-family dwelling, and any traffic generated by the use will be insignificant to the nearby streets and highways.

- 5) *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards. Such conditions may include:*
 - a. *Regulation of use*
 - b. *Special yards, space and buffers*
 - c. *Fences and walls*
 - d. *Surfacing of parking areas subject to city specifications*
 - e. *Requiring street, service road, or alley dedications and improvements or appropriate bonds*
 - f. *Regulation of points of vehicular ingress and egress*
 - g. *Regulation of signs*
 - h. *Requiring landscaping and maintenance thereof*
 - i. *Requiring maintenance of grounds*
 - j. *Regulation of noise, vibrations, odors, etc.*
 - k. *Regulation of time for certain activities*
 - l. *Time period within which the proposed use shall be developed*
 - m. *Duration of use*
 - n. *Dedication of property for public use*
 - o. *Any such other conditions as will make possible the development of the city in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Zoning Code, including but not limited to mitigation measures outlined in an environmental assessment.*

All proposed conditions of approval are necessary to ensure compliance with Zoning Ordinance requirements and to ensure the public health, safety and welfare.

ENVIRONMENTAL DETERMINATION:

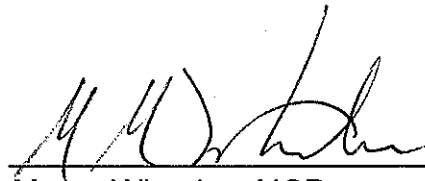
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class III exemption per Section 15303 (Class 3 – single family residence or second dwelling unit in residential zone).

NOTIFICATION:

Notification of this public hearing was sent to property owners within a 400-foot radius of the subject parcel. As of the writing of this report, staff has not received any correspondence from the public.



David A. Newell
Associate Planner



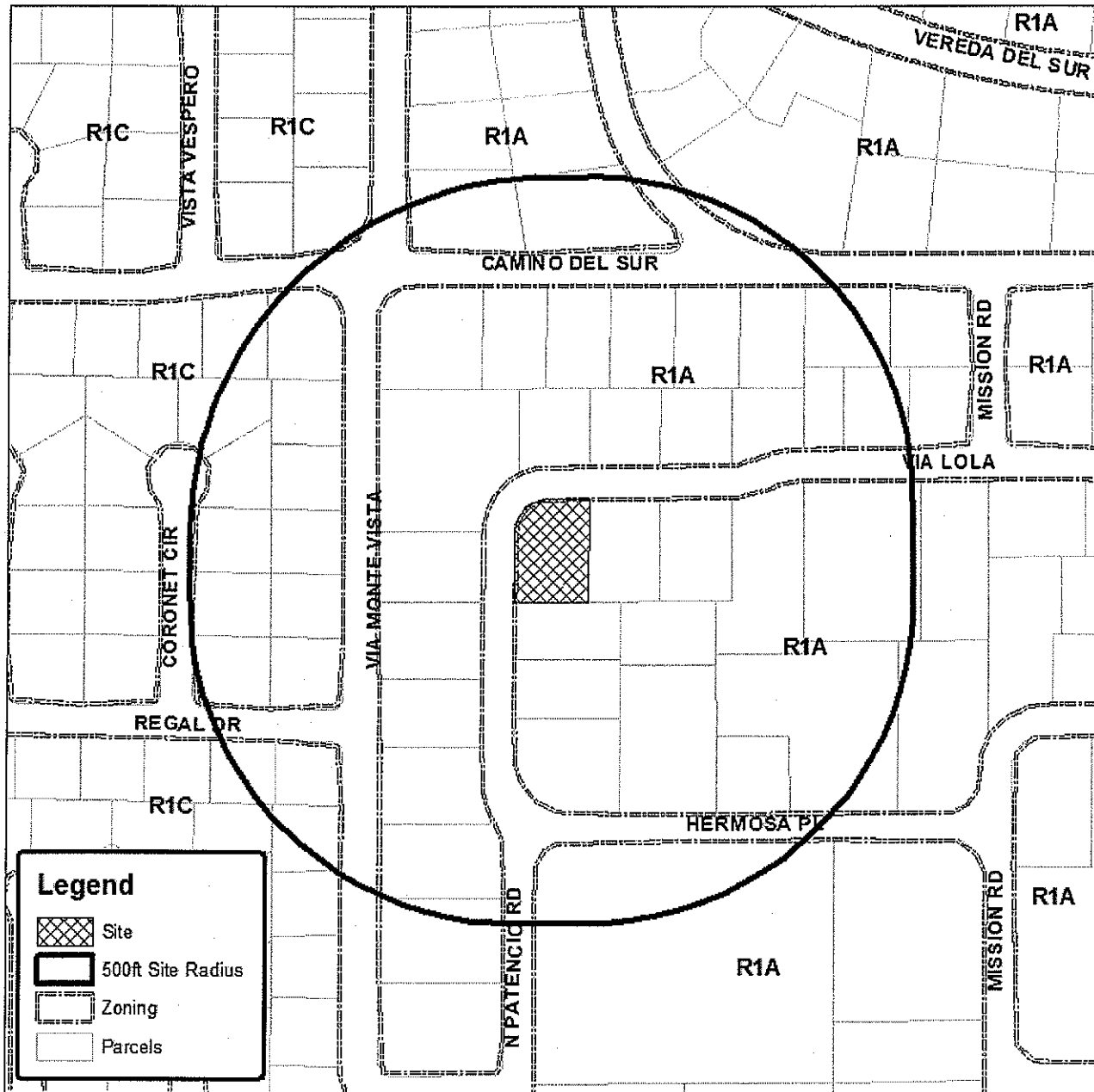
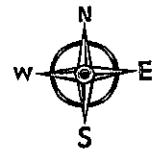
Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. Approved Administrative Minor Modification, Case 7.1395
4. Site Plan and Building Elevations



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE: 5.1303 CUP

APPLICANT: Jeffrey E. Choate

DESCRIPTION: A request for a Conditional Use Permit to construct a 536-square foot guest house that exceeds 1/50th of the lot area. The proposed guest house will be located near the southeasterly corner of the roughly 17,424-square foot site, located at 555 Via Lola, Zone R-1-A, Section 10.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PALM SPRINGS, CALIFORNIA,
APPROVING CASE NO. 5.1303, A CONDITIONAL
USE PERMIT TO CONSTRUCT A 536-SQUARE
FOOT GUEST HOUSE ON THE PROPERTY
LOCATED AT 555 VIA LOLA.

WHEREAS, Jeffrey E. Choate ("Applicant") has filed a Conditional Use Permit (CUP) application with the City pursuant to Section 94.02.00 of the Zoning Ordinance for the construction of a 536-square foot guest house on a roughly 17,424-square foot lot located at 555 Via Lola, Zone R-1-A, Section 10; and

WHEREAS, guest houses exceeding 1/50th of the lot size are allowed when approved through a conditional use permit in the R-1-A zone; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider the application for a Conditional Use Permit No. 5.1303 was circulated and published in accordance with applicable law; and

WHEREAS, on December 17, 2003, a public hearing on the application for a conditional use permit 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 or second dwelling unit in residential zone) 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 or second dwelling unit).

Section 2: Section 94.02.00(B)(6) of the Zoning Code requires the Planning Commission not approve a Conditional Use Permit unless it finds as follows:

- 1) *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Pursuant to Section 92.01.01(D)(3) of the Zoning Code, a guest house which exceeds 1/50th of a lot size is permitted within the R-1-A zone when approved by Conditional Use Permit. The use must be located on a lot which contains a permitted main building and has a minimum area of 15,000-square feet. The proposed guest house will be 536-square feet in size which exceeds 1/50th of the 17,424-square foot lot (or 348.5-square feet). The guest house will be located on a lot which contains a permitted single family residence. Therefore, staff has determined that the finding has been met.

- 2) *That the use is necessary or desirable for the development of the community, and is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed use is desirable in that it will allow the owner of the residence to accommodate occasional guests with a separate living area on the property. The proposed structure will provide additional living space consistent with the Estate Residential General Plan Land Use designation. The guest house will not be detrimental to the existing or future permitted uses within the R-1-A zone (in which the proposed use is to be located) as it will be consistent with development on surrounding residential properties.

- 3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The current R-1-A zone requirements include a minimum lot size of 20,000 square feet, lot width of 140 feet and lot depth of 120 feet. The subject property is an existing 17,424-square foot lot of record with a lot width of 116 feet and lot depth of 159 feet. With the approval of an Administrative Minor Modification, the subject site is adequate in size and shape to accommodate the proposed guest house. Furthermore, the structure will likely not be seen from adjacent properties due to existing landscape shrubs. Therefore, the proposed use is not anticipated to be detrimental to existing and future permitted uses of land in the neighborhood.

- 4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The project site is located on the corner of Via Lola and North Patencio Road – two local streets, as designated by the General Plan Circulation Element. The streets are improved to accommodate two-way traffic. The proposed use is an accessory living space to and existing single-family dwelling, and any traffic generated by the use will be insignificant to the nearby streets and highways.

- 5) *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards. Such conditions may include:*
- a. *Regulation of use*
 - b. *Special yards, space and buffers*
 - c. *Fences and walls*
 - d. *Surfacing of parking areas subject to city specifications*
 - e. *Requiring street, service road, or alley dedications and improvements or appropriate bonds*
 - f. *Regulation of points of vehicular ingress and egress*
 - g. *Regulation of signs*
 - h. *Requiring landscaping and maintenance thereof*
 - i. *Requiring maintenance of grounds*
 - j. *Regulation of noise, vibrations, odors, etc.*
 - k. *Regulation of time for certain activities*
 - l. *Time period within which the proposed use shall be developed*
 - m. *Duration of use*
 - n. *Dedication of property for public use*
 - o. *Any such other conditions as will make possible the development of the city in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Zoning Code, including but not limited to mitigation measures outlined in an environmental assessment.*

All proposed conditions of approval are necessary to ensure compliance with Zoning Ordinance requirements and to ensure the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.1303 CUP, for the construction and use of a 536-square foot guest house as an accessory to the existing single-family residence located at 555 Via Lola, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 11th day of September, 2013.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Margo Wheeler, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.1303 CUP
Choate Guest House

555 Via Lola

September 11, 2013

CONDITIONS OF APPROVAL

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

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

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.1303 CUP, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans on file in the Planning Division, except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. 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 5.1303 CUP. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter

and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. The time limit for commencement of construction under a conditional use permit shall be two (2) years from the effective date of approval. Once constructed, the Conditional Use Permit does not have a time limit provided the project has remained in compliance with all conditions of approval.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Casita. This Conditional Use Permit is limited to the construction and maintenance of a 536-square foot guest house larger than 1/50th of the lot.

BUILDING DEPARTMENT CONDITIONS

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

END OF CONDITIONS



CITY OF PALM SPRINGS

3200 E. TAHQUITZ CANYON WAY
PALM SPRINGS, CA 92263-2743
WWW.CI.PALM-SPRINGS.CA.US

ADMINISTRATIVE MINOR MODIFICATION (AMM) Record of Decision

AMM No. 7.1395
Date: 8/19/2013
Approved: _____
Denied: _____
Approved Subject
to Conditions: X

Applicant: Jeffrey E. Choate

Address: 555 Via Lola

Project Location (Address): 555 Via Lola

Zoning: R-1-A General Plan Land Use: Estate Residential

Request: Pursuant to Section **94.06.01(A)(5)**, the applicant is requesting approval for a twenty percent (20%) reduction to the required front, rear and side yard set-backs, and distance between buildings. The requested reductions are twenty-five (25) to twenty (20) for the front yard, ten (10) feet to eight (8) feet for the interior side yard and fifteen (15) to twelve (12) feet for the rear yard; the distance between buildings reduction is from fifteen feet to twelve feet. The applicant proposes to add a walk-in closet to the master bedroom near the front, a covered patio area near the interior side and a guest house near the rear and side.

Findings:

1. *The requested minor modification is consistent with the General Plan, applicable Specific Plan(s) and overall objectives of the zoning ordinance.*

The General Plan designation for this property is Estate Residential (0 – 2.0 dwelling units per acre). There is no General Plan Policy that would be adversely affected by this modification nor are there any specific plans associated with this property. The overall objective of the Palm Springs Zoning Code is the comprehensive and orderly planned use of land resources. The administrative minor modification establishes the findings and guidelines necessary to carry out minor but orderly development of exceptions to the ordinance. Section 94.06.01(A)(5) of the Palm Springs Zoning Code (PSZC) specifically allows for a 20% reduction of the required yard setbacks and staff concludes that the request has met the finding.

2. *The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.*

A corner portion of the proposed walk-in closet (approx. 17 sq. ft.) will extend beyond the twenty-five (25) foot front yard setback line. A post for a proposed patio cover will extend into the ten foot side yard setback line. Lastly, a detached

guest house of approximately 489-square feet is proposed at the southeast corner of the property. The structure additions are minor in nature and will be consistent in height and design with the existing home. Furthermore, all structures will be built to the City's building code standards. Therefore, it is not anticipated that neighboring properties will be adversely affected as a result of the approval this minor modification. Thus, the finding has been met.

3. *The approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity.*

All building and renovations will be built to the Uniform Building Code, and Palm Springs Zoning Code as modified by this Administrative Minor Modification, and Fire Code. Consequently, staff concludes that the request has met the finding.

4. *The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.*

The subject property is located within the R-1-A zone. Development standards for a lot in this zone include a minimum lot area of 20,000 square feet, lot width of 140 feet (reversed corner lot) and lot depth of 120 feet. The subject lot is approximately 17,424-square feet in area with a width of 116 feet and a depth of 159 feet. Therefore, the lot is substandard in area and width, and the approvals of the minor modifications are justified by site conditions.

Furthermore, the layout of the existing residence is generally parallel with the lot depth with the exception of two "wings" near the front yard. These "wings" angle diagonally towards the front corners of the property. The proposed walk-in closet and patio cover will follow the master bedroom "wing." Thus, location of existing improvements justifies further the approval of the minor modifications.

CONDITIONS OF APPROVAL

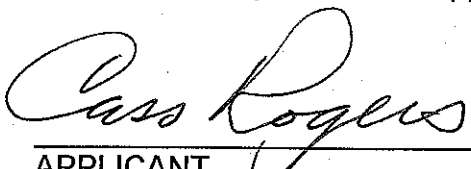
Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

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

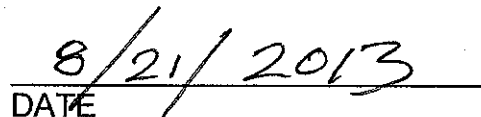
1. The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.
2. The owner shall defend, indemnify, and hold harmless the 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 7.1395 AMM. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

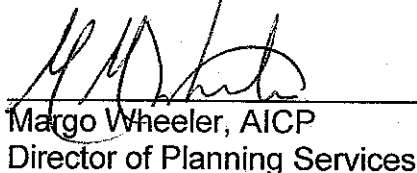
3. Allow a 20% reduction in the front yard setback from 25 feet to 20 feet and side yard setback from 10 feet to 8 feet to meet the standards set forth by **Section 94.06.01(A)(5)** for the construction of a walk-in closet and patio cover adjacent to the master bedroom.
4. Allow a 20% reduction in the side yard setback from 10 feet to 8 feet, rear yard setback from 15 feet to 12 feet and distance between buildings requirement from 15 feet to 12 feet to meet the standards set forth by **Section 94.06.01(A)(5)** for the construction of a detached guest house, subject to approval by the Planning Commission prior to issuance of building permit.
5. Approval is to be pursuant to plans date stamped August 1, 2013.
6. All Improvements shall conform to the Uniform Building Code, Fire Code, Palm Springs Zoning Code as modified herein, and shall require building permits.
7. All existing construction shall be proven to be permitted and have been granted final inspection and approval.



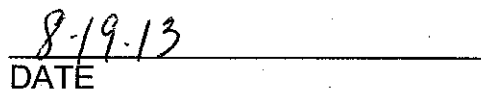
APPLICANT



DATE

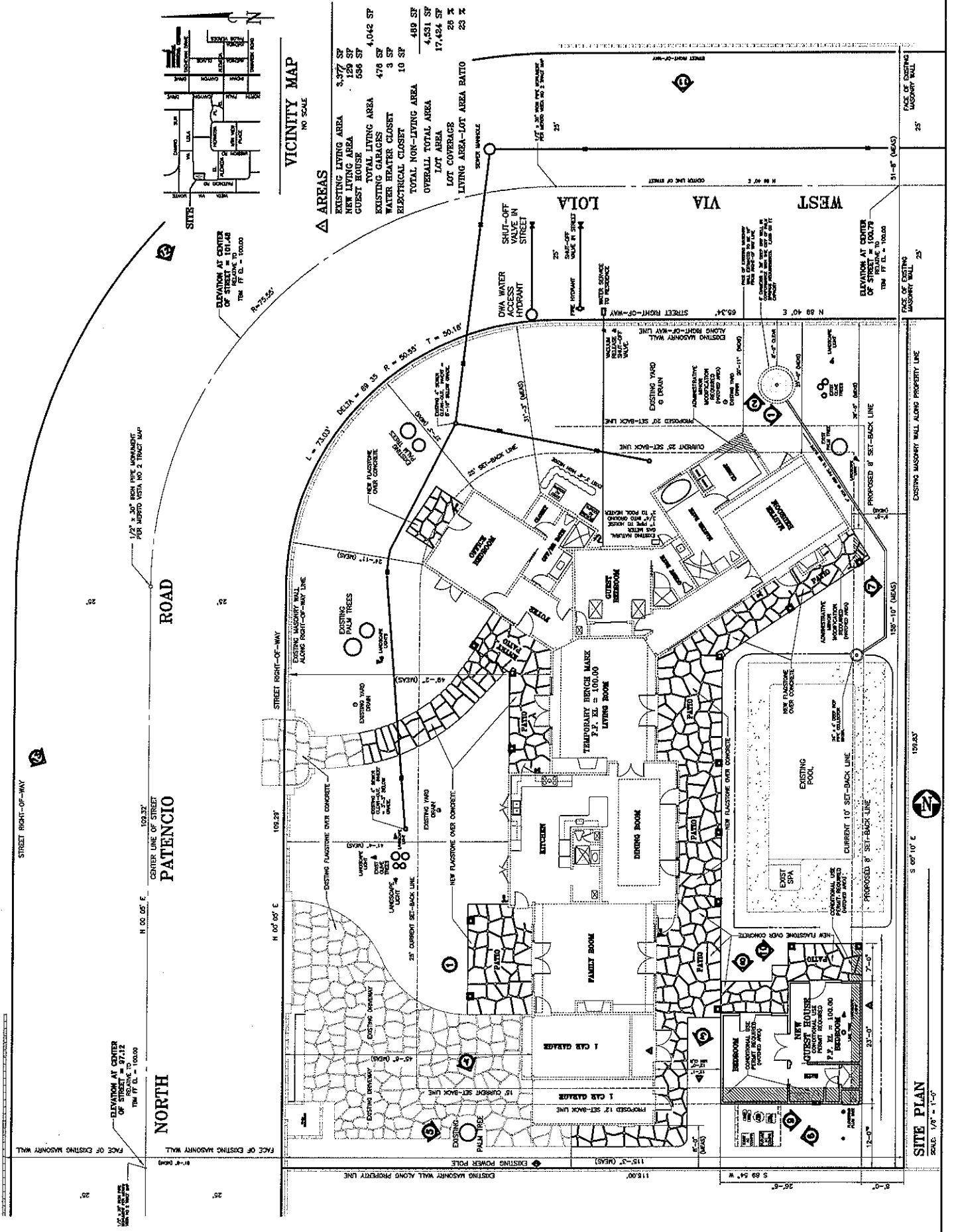


Margo Wheeler, AICP
Director of Planning Services



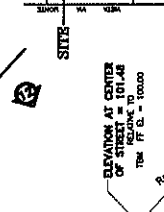
DATE

Cc: Applicant
File
Building & Safety



AREAS

EXISTING LIVING AREA	3,377 SF
NEW LIVING AREA	129 SF
GUEST HOUSE	636 SF
TOTAL LIVING AREA	4,042 SF
EXISTING GARAGES	478 SF
WATER HEATER CLOSET	3 SF
ELECTRICAL CLOSET	10 SF
OVERALL TOTAL AREA	489 SF
LOT AREA	4,531 SF
LOT COVERAGE	17,424 SF
LIVING AREA-LOT AREA RATIO	25 %



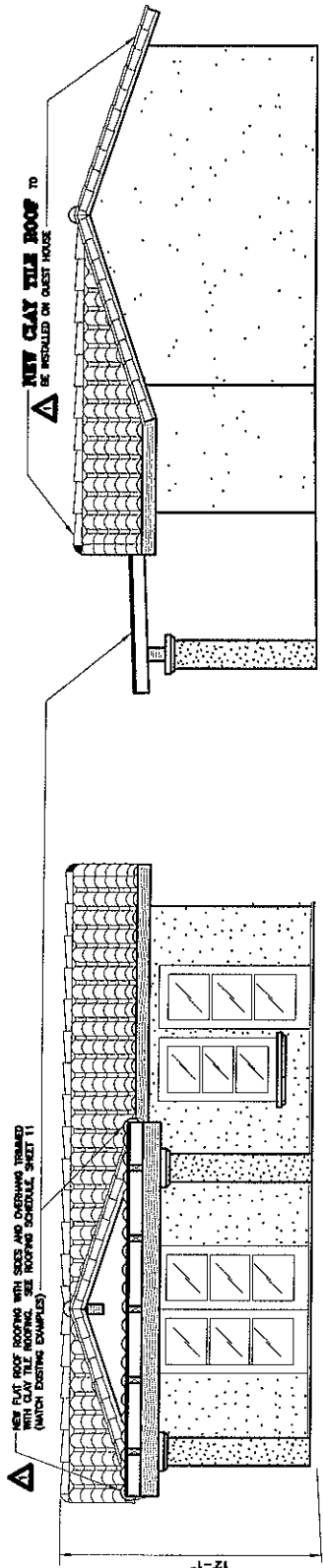
SITE PLAN
 SCALE: 1/8" = 1'-0"

JEFFREY E. CHOATE
 1250 CORAL BELLS COURT
 ST. LOUIS, MISSOURI 63146
 PHONE: (314) 318-7212

SITE LOCATION: 955 WEST VIA LOMA
 PALM SPRINGS, CALIFORNIA 92262
 LEGAL DESCRIPTION: LOT 7 OF MERRITO VISTA 2
 MAP BOOK 21, PAGE 2, RECORDS
 OF RIVERSIDE COUNTY, CALIFORNIA
 PARCEL NO. 505-797-001

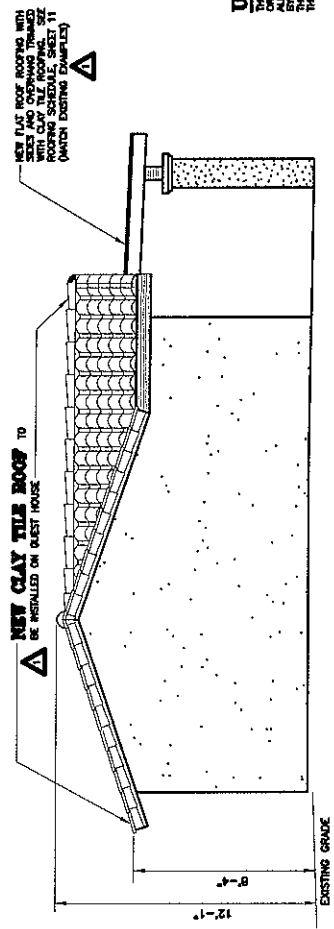
JOB DESCRIPTION
**PLANS FOR
 RESIDENTIAL REMODEL**

PLAN DESCRIPTION
ELEVATIONS



H GUEST HOUSE—NORTH ELEVATION
 SCALE 1/4" = 1'-0"

J GUEST HOUSE—WEST ELEVATION
 SCALE 1/4" = 1'-0"



K GUEST HOUSE—EAST ELEVATION
 SCALE 1/4" = 1'-0"

**ENGINEER'S NOTE TO
 CONTRACTORS**

IT SHALL BE THE RESPONSIBILITY OF ALL CONTRACTORS TO READ THE SPECIFICATIONS AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. WHERE CONFLICTS ARE ALLEGED BETWEEN THE PLANS AND SPECIFICATIONS, THE MORE RESTRICTIVE SHALL APPLY, UNLESS CLARIFIED IN WRITING BY THE ENGINEER.

UNAUTHORIZED CHANGES AND USES:
 THE ENGINEER FURNISHES THESE PLANS TO THE CONTRACTOR FOR HIS USE ONLY. NO UNLAWFUL, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS OR PARTS THEREOF SHALL BE MADE. ANY SUCH CHANGES OR USES SHALL BE APPROVED IN WRITING BY THE ENGINEER. THESE PLANS SHALL NOT BE ALLOWED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER WHO PREPARED THESE



**FOR SUBMITTAL TO
 CITY OF PALM SPRINGS**
 PLANNING DEPARTMENT
 CUP APPLICATION
 DATE: 8-15-2013

CAUTION
 THIS SET OF PLANS MAY BE REVISED WITHOUT NOTICE. ALWAYS REFER TO THE LATEST REVISED SET OF PLANS APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY.