



## PLANNING COMMISSION STAFF REPORT

DATE: March 26, 2014

SUBJECT: ALEX & JOSHUA IRMBERG FOR A MINOR ARCHITECTURAL APPLICATION ADDING A CARPORT, CASITA AND ASSOCIATED POOL TERRACES AND SHADE TRELLISES AT AN EXISTING SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 3580 ANDREAS HILLS DRIVE, ZONE R-1-C (CASE 3.272 MAA). (KL)

FROM: Department of Planning Services

### SUMMARY

An architectural review application to construct a two-car carport and roughly 627 square foot casita with shade trellises, photo-voltaic panels, pool terraces and landscaping at an existing single-family residence on a hillside lot.

### RECOMMENDATION:

Approve, subject to Conditions of Approval.

### ANALYSIS:

The proposed structures conform to the development standards of the zone in terms of setbacks, lot coverage, height and distance between buildings. The proposed casita is less than 1/50<sup>th</sup> of the lot area and contains no cooking facilities and thus is a "by right" use. In addition, staff has evaluated the proposed improvements relative to adjacent parcels. The lot slopes downward from the street frontage and the lot to the east is slightly higher than the subject lot. A substantial hedge of plants, trees, ficus and other vegetation provides visual separation and privacy between the two properties.

<b><i>Planning Areas</i></b>		
Specific Plan	None	
Design Plan	None	
Airport Overlay	None	
Indian Land	None	

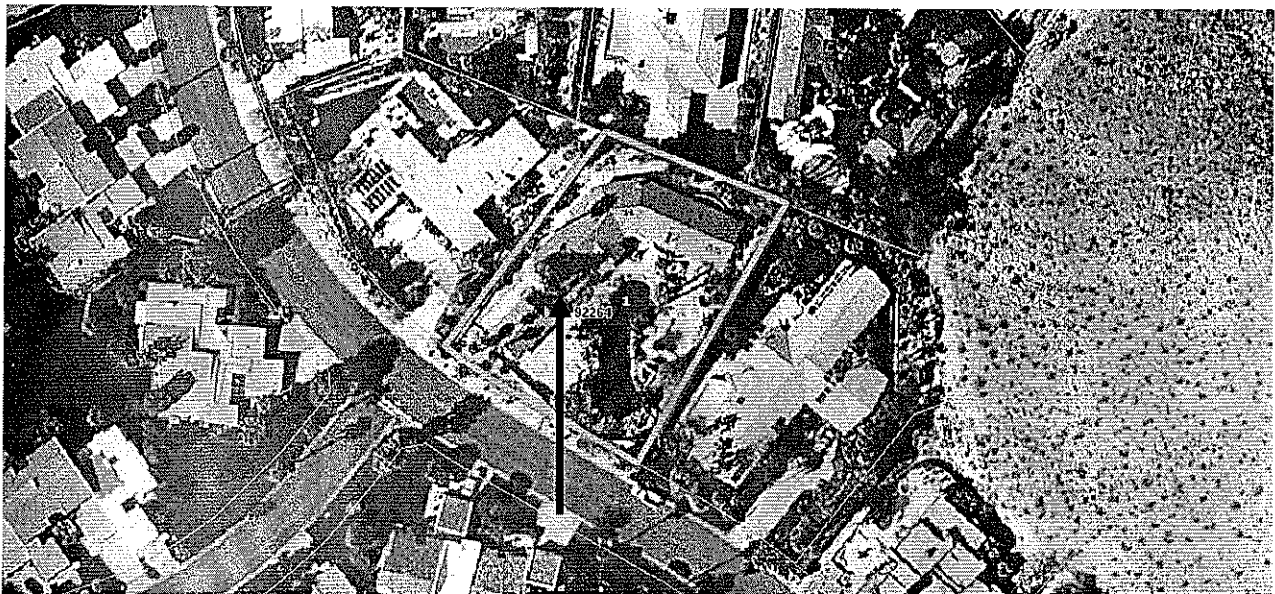
<b><i>Related Relevant City Actions by Planning, Fire, Building, etc...</i></b>		
January 21, 2014	AAC reviewed the project and recommended adjustments in the project design.	
February 24, 2014	AAC recommended approval by the Planning Commission of the subject project.	

**Most Recent Change of Ownership**

2012 Present owner purchased the property.



THE PHOTO ABOVE SHOWS THE SUBJECT EXISTING DEVELOPED HOMESITE. VISUAL PRIVACY BETWEEN PARCELS IS ACHIEVED VIA NATURAL TOPOGRAPHY AND EXISTING MATURE VEGETATION WHICH WILL REMAIN.



SUBJECT SITE

**Neighborhood Meeting**

None

<b>General Plan, Zoning and Land Uses of Site &amp; Surrounding Areas</b>			
	<b>Existing General Plan Designations</b>	<b>Existing Zoning Designation</b>	<b>Existing Land Use</b>
Subject Property	ER (Estate Residential)	R-1-C (Single Family Residential)	Single-family residential
North	ER	R-1-C	Single-family Residential
South	Medium Dens. Resid.	R-1-C	Multi-family Residential
East	ER	R-1-C	Single-family Residential
West	ER	R-1-C	Single-family Residential

**ANALYSIS:**

<b>General Plan</b>			
<b>Land Use Designation</b>	<b>F.A.R. / Density</b>	<b>Request</b>	<b>Compliance</b>
Estate Residential	0 – 2.0 dwellings / acre	No change	Yes

<b>Zoning – Uses &amp; Lot Standards</b>			
	<b>R-1-C Zone</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Uses permitted</b>	Single Family Dwellings	Single Family Dwelling	Yes
<b>Density</b>	1 dwelling on existing lots of record	1 dwelling on existing lot	Yes
<b>Lot Standards</b>			
Min. Area	10,000 sq. ft. minimum	No change	Yes
Min. Width	100 ft. minimum	No change	Yes
Min. Depth	100 ft. minimum	No change	Yes

<b>Zoning – Building Development Standards</b>			
	<b>R-1-B Zone</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Building Height</b>	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.	Existing single family residence, no change. Carport and Casita not to exceed 12 feet in height. Trellises not to exceed 10 feet in height.	Yes
<b>Yard Setbacks</b>			
Garages	25 ft.	25 ft.	Yes
Front	25 ft.	27 ft. to casita.	Yes
Interior Side (North)	10 ft.	10 ft.	Yes
Interior Side (South)	10 ft.	Approx. 21 ft.	Yes
Rear	15 ft.	25 ft.	Yes
Pool / spas	5 ft.	Over 30 ft.	Yes
<b>Distance Between</b>	N/a	N/A	Yes

<b>Buildings</b>			
<b>Lot Coverage</b>	35% maximum	18%	Yes
<b>Off-street Parking</b>	2 covered parking spaces (each 10ft. by 20 ft.)	2 covered parking spaces	Yes

**REQUIRED FINDINGS:**

**Architectural Review:** Staff evaluated the proposal against the architectural review guidelines, pursuant to Section 94.04.00 of the Zoning Code, and prepared the following response:

Item	Guideline	Conforms?	Staff Evaluation
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The proposed project provides code-required covered parking, a casita and shade and terrace areas around the proposed pool. Existing vegetation provides visual privacy between adjacent neighbors.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The proposed development is sensitive to existing topography of the site. The height of the proposed casita is 12 feet as viewed from the public street and thus conforms to the height limits of the zone. The structures are proposed with low flat roofs. From the pool or the interior portion of the lot, the total height of the casita with its basement is roughly 16 feet, which conforms to the maximum 18 feet allowable height for the R-1-C zone. <sup>1</sup> As a hillside lot, the applicant may request increase in height, however by designing the casita into the slope of the lot, the height is conforming without special consideration.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The modern design includes materials complementary to the existing structures on the site including warm white stucco walls, tan and brown ground face concrete block. Door frames and windows are proposed in dark bronze tones and exterior doors are a medium tan color. A small amount of terra cotta colored barrel vault clay tile salvaged from a previously demolished garage will be used at the casita entry.
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	The site layout is sensitively integrated with the existing topography; pedestrian and vehicular areas are defined with hardscape.

<sup>1</sup> Pursuant Zoning Code Section 91.10.00 basements are not counted as stories as long as more than half of its height is below grade, which is the case with the casita.

5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The proposed carport, casita, pool terrace and covered trellis areas are integrated in a unified way with the existing single family residence via terraces walkways and landscaping consistent with surrounding development in the neighborhood. From the streetside, most of the existing front garden wall will remain. Where the driveway is relocated, the existing area will be infilled with a block wall matching in height and material as the existing.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	Project conforms to development standards of the R-1-C zone. A new masonry and stucco "portal" is created at the pedestrian entry and a pair of classic arched-wood entry gates are proposed at the driveway. (Entry features may exceed the maximum wall height of the adjacent garden wall and in this case the total height of the entry feature is nine feet, which is consistent with similar entry features commonly found in this neighborhood and elsewhere in the City).
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Warm white, tan and brown colors are proposed. Stucco and masonry are proposed at the carport and casita with wood timbers at the trellises.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Staff believes harmony of materials, colors and architectural is achieved with the proposed project.
9	Consistency of composition and treatment	Yes	New and existing structures are integrated in a visually cohesive manner while providing variety and visual interest, texture and color throughout the project.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	.Most of the existing landscape is to remain and where necessary plants and trees are being salvaged and relocated to maintain a mostly naturalized landscape. A small area of turf is proposed between the casita and the main house.

**Hillside Developments:** Pursuant to Section 93.13.00(B)(4) of the Zoning Code, the Planning Commission is to consider the following in addition to the architectural review guidelines:

Item	Architectural Guideline:	Staff Evaluation:
i.	<i>Rock and soil exposure</i>	The site has existing landscaping. The proposed project will enhance the landscape and reuse and relocate several specimen trees.
ii.	<i>Size of building pads</i>	The proposed casita and carport are of a typical size and relate appropriately to the existing home on the site.
iii.	<i>Design considerations, such as supporting stilts, colors</i>	The new structures are integrated well with the existing home via trellises and breezeways.

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	<i>and building arrangement</i>	
iv.	<i>Screening of parking areas</i>	Parking is screened by the perimeter garden wall and landscaping.
v.	<i>Landscaping plans</i>	The landscape design is comprised mostly of existing landscape material. Pruning and cleanup is anticipated, new material proposed is drought tolerant with a minimal amount of turf.
vi.	<i>Continuity with surrounding development</i>	The project is well integrated with the existing adjacent development in the vicinity.
vii.	<i>Sensitivity to existing view corridors</i>	Views from adjacent homesites are not impacted by the proposed project.

**ENVIRONMENTAL DETERMINATION:**

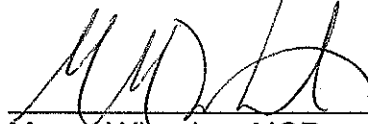
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class III exemption per Section 15303 (Class 3 – single family residence in residential zone).

**NOTIFICATION:**

Pursuant to Section 93.13.00(B)(1) of the Zoning Code, notification was sent to adjacent property owners on January 6, 2014, to inform the neighbors that an application had been submitted for the subject property and notice was sent to adjacent property owners on March 14, 2014 to inform the neighbors of today's hearing.



Ken Lyon, RA  
Associate Planner



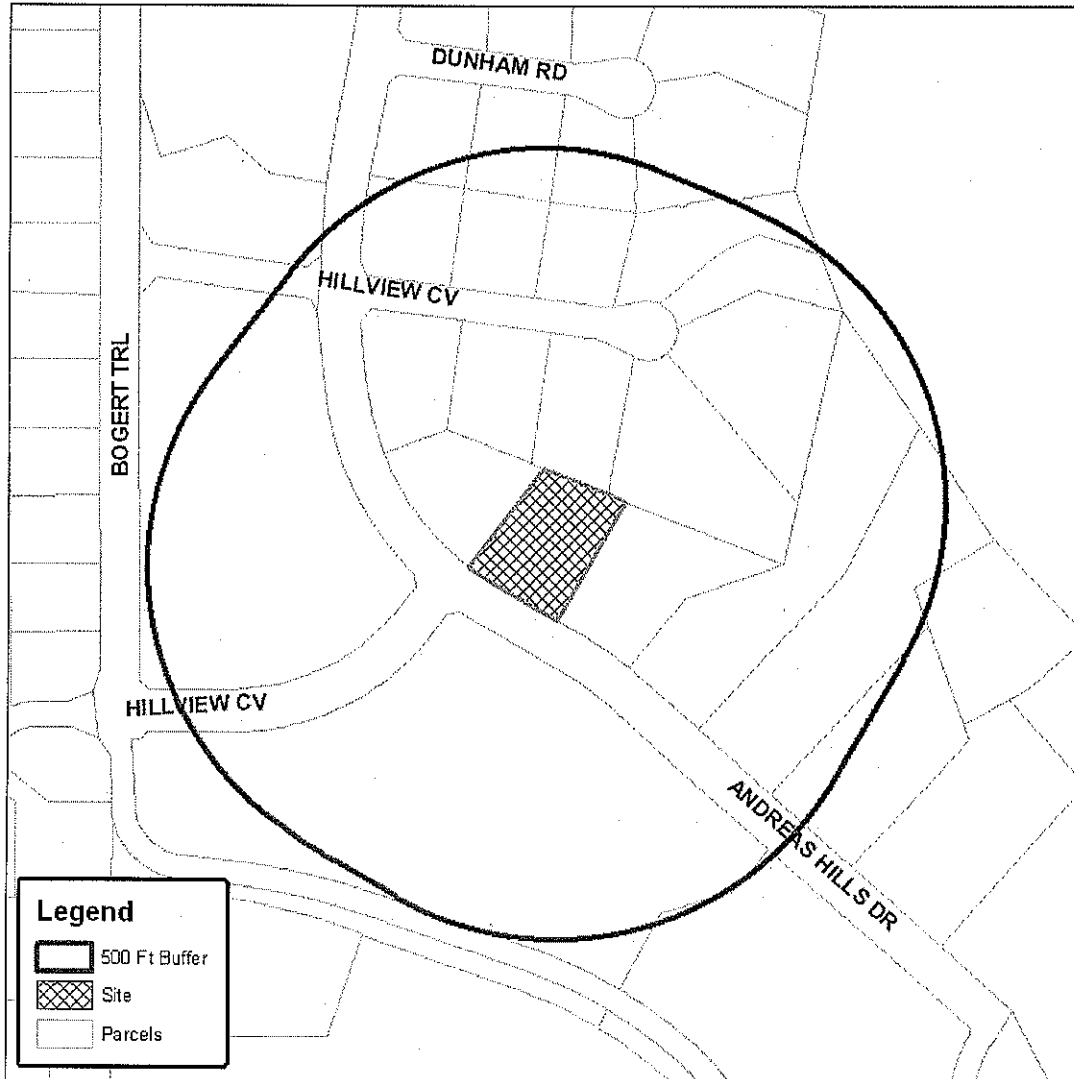
Margo Wheeler, AICP  
Director of Planning Services

**Attachments:**

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. 1-21-14 and 2-24-14 and AAC Minutes
4. Reduced Plans



## Department of Planning Services Vicinity Map



### CITY OF PALM SPRINGS

CASE NO: 3.272 MAA

APPLICANT:

Joshua and Alexander Irmberg

DESCRIPTION: A Minor Architectural Application seeking approval for modifications to an existing hillside residence including a new carport, casita, covered loggia, pool, trellises with Photovoltaic panels, terraces, landscaping and new front gates and garden wall at 3580 Andreas Hills Drive (Zone R-1-C)

RESOLUTION NO. \_\_\_\_\_

**EXHIBIT A**

Case 3.272 MAA

Minor Architectural Approval for addition of a carport and casita and related improvements at an existing single family residence on a hillside lot located at 3580 Andreas Hills Drive

March 26, 2014

**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 3.272 MAA; except as modified with the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped December 23, 2013, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading 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 3.272 MAA. 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. Approval of the Minor Architectural Application (MAA) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- 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.

## **ENVIRONMENTAL ASSESSMENT CONDITIONS**

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) NOT required.
- ENV 2. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to

survey the area for the presence of cultural resources identifiable on the ground surface.

ENV 3. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)

a. A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b. Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

### PLANNING DEPARTMENT CONDITIONS

PLN 1. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.

PLN 2. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.

PLN 3. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.

PLN 4. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.

- PLN 5. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 6. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 7. (add any additional conditions imposed by the Planning Commission or City Council here)

#### **POLICE DEPARTMENT CONDITIONS**

Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

#### **BUILDING DEPARTMENT CONDITIONS**

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

#### **ENGINEERING DEPARTMENT CONDITIONS**

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

#### **FIRE DEPARTMENT CONDITIONS**

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

- FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated December 23, 2013. Additional requirements may be required at that time based on revisions to site plans.
- FID 2 Fire Department Conditions were based on the 2010 California Fire Code. Four complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.
- FID 3 **Plot Plan:** Prior to completion of the project, an 8.5"x11" plot plan or drawing, and an electronic version in an industry standard file format capable of being used in a geographical information system (GIS) preferably an ESRI shape file(s) shall be provided to the fire department. The GIS file shall be projected in the California State Plane Zone VI coordinate system and capable of being re-projected into the North American Datum 1983 coordinate system. PDF files by themselves will not meet this requirement. The GIS and ESRI shape file(s) shall clearly show all access points, fire hydrants, KNOX™ box locations, fire department connections, dwelling unit or suite identifiers, main electrical panel location(s), sprinkler riser and fire alarm locations. Industry standard symbols

used in emergency management and pre-fire planning are encouraged. Large projects may require more than one page. AutoCAD files will be accepted but must be approved prior to acceptance.

#### **FID 4 PLANS AND PERMITS**

When there are significant changes in occupancy, water supply, storage heights, type, and quantity of storage, storage configurations, Tenant Improvements or any other changes which may affect the fire sprinkler system design, the owner, tenant or contractor shall submit plans and secure permits.

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain two sets.

Plans shall be submitted to:

**City of Palm Springs  
Building and Safety Department  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262**

**Counter Hours: M – TH, 8:00 AM – 6:00 PM**

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. The minimum fee is \$ 208.00. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall indicate all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supportive data (calculations and manufacturer's technical data sheets) shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

Plot Plan: Prior to completion of the project, a 8.5"x11" plot plan and an electronic CAD version shall be provided to the fire department. This shall clearly show all access points, fire hydrants, knox box locations, fire department connections, unit identifiers, main electrical panel locations,

sprinkler riser and fire alarm locations. Large projects may require more than one page.

**FID 5 Fire Apparatus Access Gates (8.04.260 PSMC):** Entrance gates shall have a clear width of at least 15 feet and be equipped with a frangible chain and padlock.

**FID 6 Premises Identification (505.1):** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high for SFR occupancies and 6" - 12" for all other occupancies depending on distance from street with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

**FID 7 NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2010 Edition, as modified by local ordinance. The contractor should submit fire sprinkler plans as soon as possible. No portion of the fire sprinkler system may be installed prior to plan approval.

**FID 8 Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3; CRC R315):** Provide and install Residential Smoke and Carbon Monoxide Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke and carbon monoxide alarms or equal system and fire sprinkler flow switch). Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected so that operation of any smoke alarm, carbon monoxide alarm or fire sprinkler flow switch causes all smoke and carbon monoxide alarms within the dwelling to sound and activate the exterior horn/strobe.

The wiring of this system shall be in accordance with Kidde SM120X Relay / Power Supply Module manual and Figure 2 (see attached). The 120 volt device wired to turn on when alarm sounds is the exterior horn / strobe. The pull for fire device is the fire sprinkler flow switch.

**FID 9 Additional Residential Smoke Alarm Requirements (NFPA 72: 29.5.1.3):** Where the interior floor area for a given level of a dwelling unit, excluding garage areas, is greater than 1,000 Sq. Ft., the additional requirements are that all points on the ceiling shall have:

- a. A smoke alarm within a distance of 30 ft travel distance or
- b. An equivalent of one smoke alarm per 500 Sq. Ft. of floor area.  
One smoke alarm per 500 Sq. Ft. is evaluated by dividing the total interior square footage of floor area per level by 500 Sq. Ft.

**FID 10 Carbon Monoxide Alarm or Detector Locations (NFPA 720: 9.4.1.1 & 9.4.1.2; CRC R315.3):** Carbon monoxide alarms or detectors shall be installed as follows:

- (1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
- (2) On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces
- (3) Other locations where required by applicable laws, codes, or standards

Each alarm or detector shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instructions that accompany the unit.

**FID 11 Audible Residential Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor rated.

**END OF CONDITIONS**

3. **JOSHUA AND ALEXANDER IRMBERG FOR A MINOR ARCHITECTURAL APPLICATION PROPOSING A NEW CASITA, CARPORT POOL, AND SHADE TRELLIS STRUCTURES WITH PHOTO-VOLTAIC PANELS AT AN EXISTING SINGLE FAMILY RESIDENCE ON A ROUGHLY 31,363 SQUARE FOOT HILLSIDE LOT LOCATED AT 3580 ANDREAS HILLS DRIVE, (ZONE R-1-C) (CASE 3.272 MAA). (KL)**

COMMITTEE MEMBER HIRSCHBEIN asked if the casita height meets the code.

COMMITTEE MEMBER SONG asked questions regarding the entry feature.

ASSOCIATE PLANNER NEWELL responded that the height meets the code requirements.

COMMITTEE MEMBER SONG questioned the blending of the styles.

LYLE BOATMAN, BETTER DESIGN, responded that some elements are Mission at the entrance and casita. Carport roof is flat; the Hot Purple structures are east of the pool terrace and at the south side of house.

COMMITTEE MEMBER FREDRICKS asked what type of material is the gate.

LYLE BOATMAN, BETTER DESIGN, responded that the gate material will consist of steel frame and wood, Douglas fir, and the pedestrian gate metal clad wood with ribbed glass. They will relocate existing landscaping on site.

CHAIR SECOY-JENSEN stated that Douglas fir is not sturdy in the desert.

VICE-CHAIR FAUBER questioned what the roof material on the guest casita.

COMMITTEE MEMBER HIRSCHBEIN commented that the styles are not talking to each other.

COMMITTEE MEMBER FREDRICKS stated that the gate material will not stand up and does not see the detail especially on the landscaping. He said that some existing landscaping will need to be removed and does not want fountain grass. The home at 3670 has a good streetscape.

COMMITTEE MEMBER CASSADY said he liked the idea of integrating existing style with more modern.

LYLE BOATMAN said there are no changes proposed to existing house.

COMMITTEE MEMBER SONG commented that it is very difficult to read the proposed improvements next to existing.

CHAIR SECOY-JENSEN said she does not like being intrusive in private space. Photovoltaic is good; however, there is room for improvement on the streetscape.

VICE-CHAIR FAUBER said that round gate and niche do not work. The landscape plan is important and details on trellises are needed.

COMMITTEE MEMBER PURNEL said he is struggling to see the interaction of styles and the landscape needs improvement.

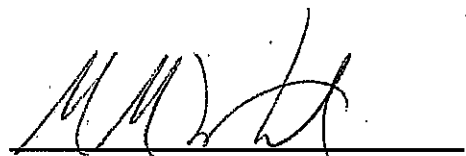
(M/S/C) (Fredricks/Fauber, 7-0) Table for resubmittal.

**COMMITTEE MEMBER COMMENTS:** None.

**STAFF MEMBER COMMENTS:**

Director Wheeler asked for a subcommittee meeting after adjournment.

**ADJOURNMENT:** The Architectural Advisory Committee adjourned to the next regular meeting at 3:00 pm on Monday, February 10, 2014, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.



M. Margo Wheeler, AICP  
Director of Planning Services



City of Palm Springs  
**ARCHITECTURAL ADVISORY COMMITTEE**  
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

**Minutes of February 24, 2014**

**CALL TO ORDER:** Chair Secoy-Jensen called the meeting to order at 3:02 pm.

**ROLL CALL:**

Committee Members Present: Cassady, Fredricks, Vice-Chair Fauber and Chair Secoy-Jensen

Committee Members Excused: Hirschbein and Purnel

Committee Members Absent: Song

Planning Commissioner Present: Lyn Calerdine

Also Present: Director Wheeler and Assistant Planner Mlaker

**REPORT OF THE POSTING OF AGENDA:** The Agenda is available for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter by 2:00 pm on Wednesday, February 19, 2014.

**ACCEPTANCE OF THE AGENDA:** The agenda was accepted, as amended (Item #6 was moved to the end).

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR:**

**1. APPROVAL OF MINUTES: FEBRUARY 10, 2014**

M/S/C (Secoy-Jensen/Fauber, 4-0-3 absent, Hirschbein, Purnel and Song) Approve, as amended (changes to page 2 and 5).

**UNFINISHED BUSINESS:**

**2. JOSHUA AND ALEXANDER IRMBERG FOR MINOR ARCHITECTURAL**

**REVIEW OF A NEW CASITA, CARPORT POOL, AND SHADE TRELIS STRUCTURES WITH PHOTO-VOLTAIC PANELS AT AN EXISTING SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 3580 ANDREAS HILLS DRIVE, ZONE R-1-C (CASE 3.272 MAA). (KL)**

LYLE BOATMAN, REPRESENTING THE APPLICANT, said he did not change the gate and added photos to show arches.

COMMITTEE MEMBER FREDRICKS commented that existing trees need trimming and maintenance.

LYLE BOATMAN responded that there will be a new gardener.

CHAIR SECOY-JENSEN commented on the diversity in gates and styles throughout the neighborhood.

COMMITTEE MEMBER CASSADY said photos were helpful.

M/S/C (FREDRICKS/CASSADY, 4-0-3 absent, Hirschbein, Purnel and Song) Recommend approval to the Planning Commission.

**NEW BUSINESS:**

3. **PALM CANYON RESORTS LLC, FOR A COMMERCIAL / RESIDENTIAL BUILDING REPAINT TO WHITE COLOR, NEW WINDOWS AND DOORS AND ADDITION OF NEW WALL ARCHITECTURAL DETAIL LOCATED AT 641 NORTH PALM CANYON DRIVE (CASE 3.0175 MAA). (GM)**

COMMITTEE MEMBER CASSADY asked questions regarding sliders.

COMMITTEE MEMBER FREDRICKS questioned if landscaping is a part of this proposal.

ANDREW SUSSMAN, APPLICANT, responded that landscape will come back and newer windows will be installed. The widths of the frames are between the existing and proposed about 1 1/2".

COMMITTEE MEMBER CASSADY said the trim around the windows looks too new and too wide.

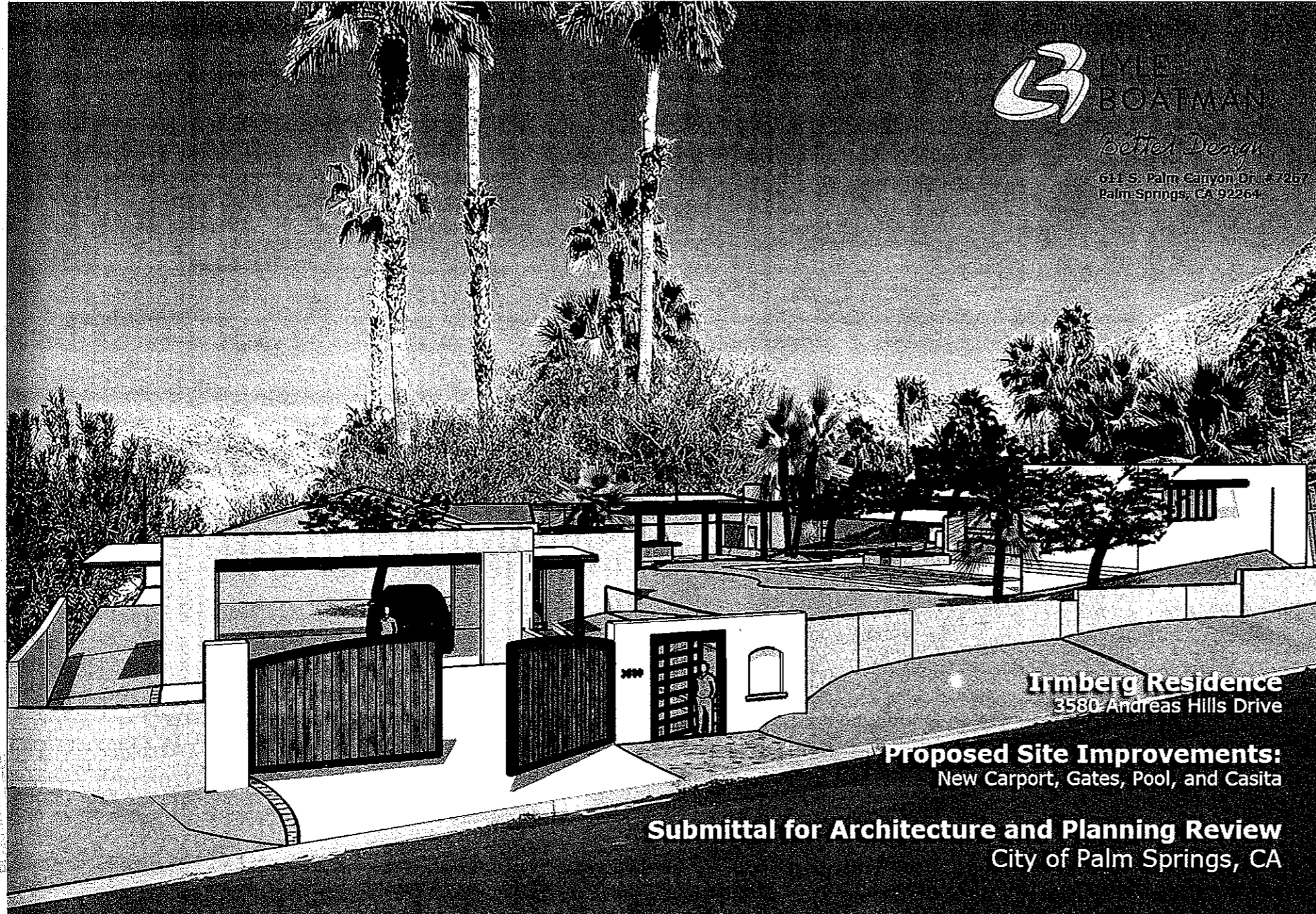
CHAIR SECOY-JENSEN asked about the window frame material and suggested that the water element be omitted in the planter area, to be considered in the landscape plan.



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BOATMAN

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611 S. Palm Canyon Dr. #7267  
Palm Springs, CA 92264

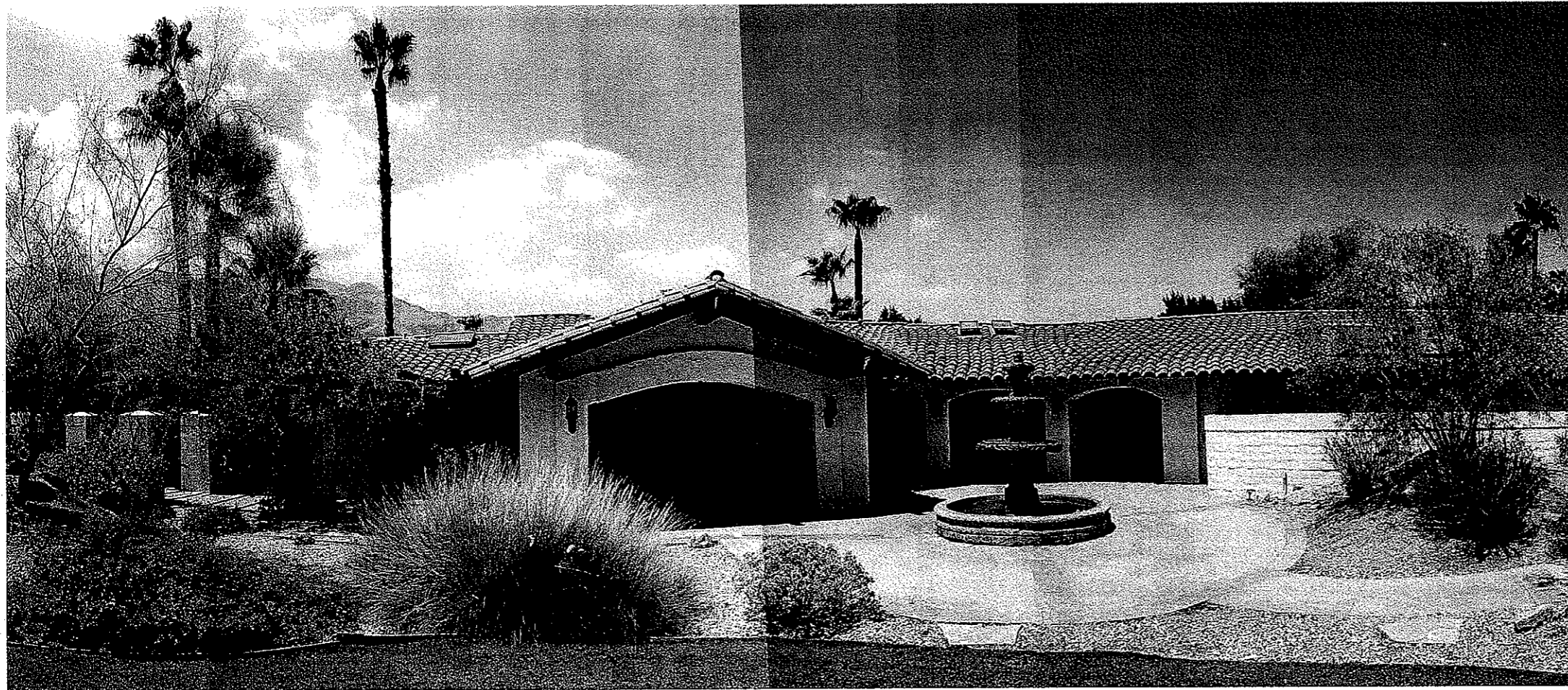


**Irmberg Residence**  
3580 Andreas Hills Drive

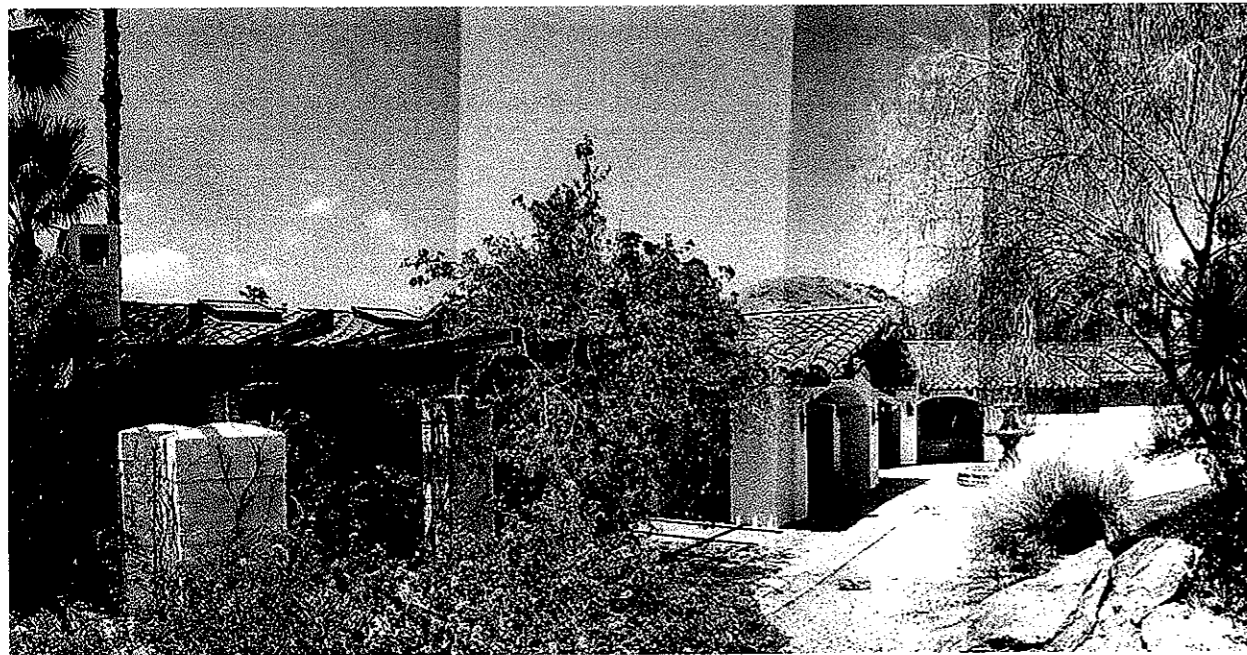
**Proposed Site Improvements:**  
New Carport, Gates, Pool, and Casita

**Submittal for Architecture and Planning Review**  
City of Palm Springs, CA

RECEIVED  
MAR 18 2014  
PLANNING SERVICES



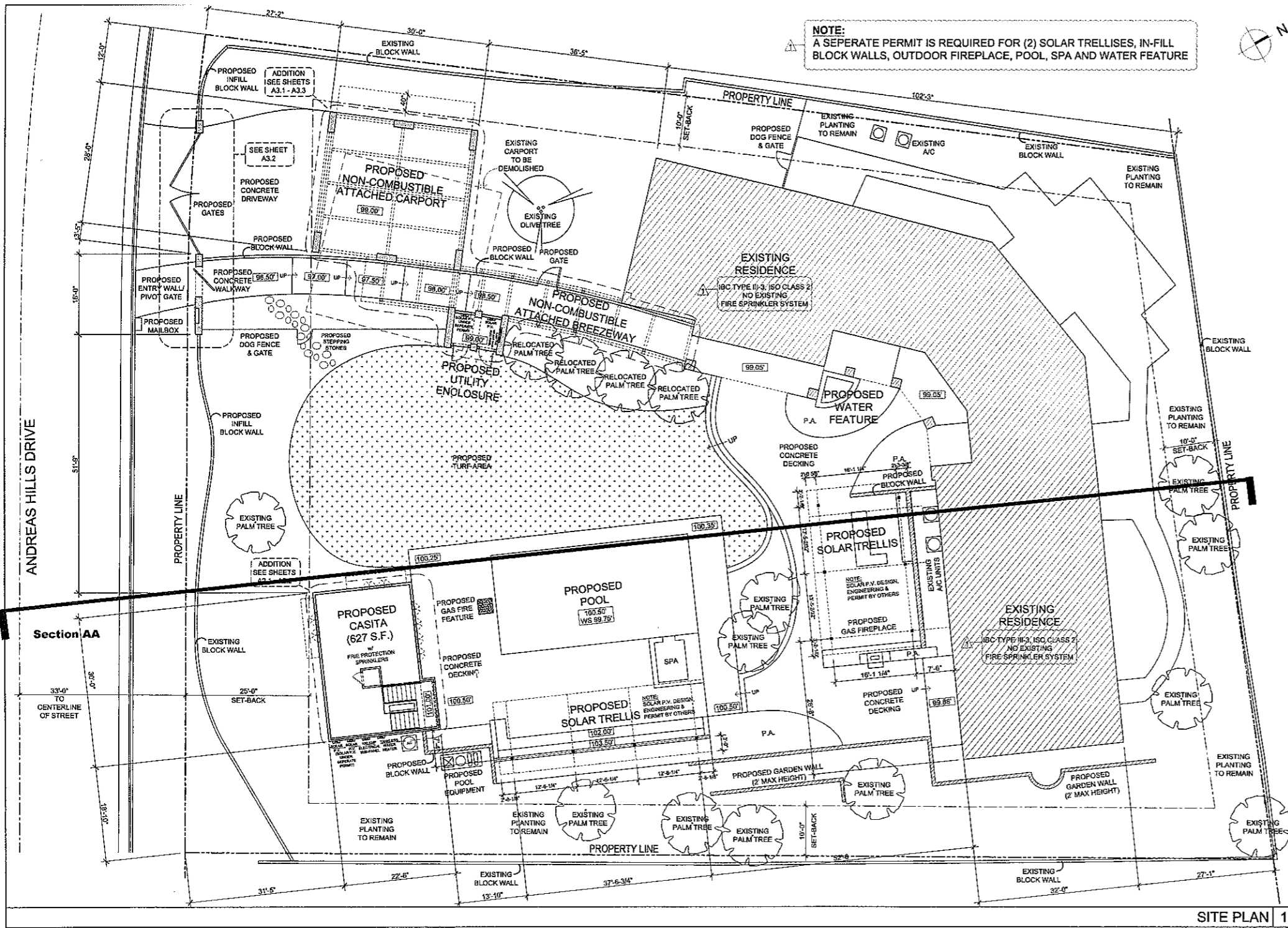
View North-West of existing residence and landscape



View to North showing original, dilapidated trellis at entry walkway. This feature was an inspiration for the simple carport structure which complements the California mission / ranch residence. Note the use of arches on an otherwise simple, rectangular structure.

View to West showing existing entryway featuring shallow arches.





**NOTE:**  
 A SEPERATE PERMIT IS REQUIRED FOR (2) SOLAR TRELLISES, IN-FILL BLOCK WALLS, OUTDOOR FIREPLACE, POOL, SPA AND WATER FEATURE



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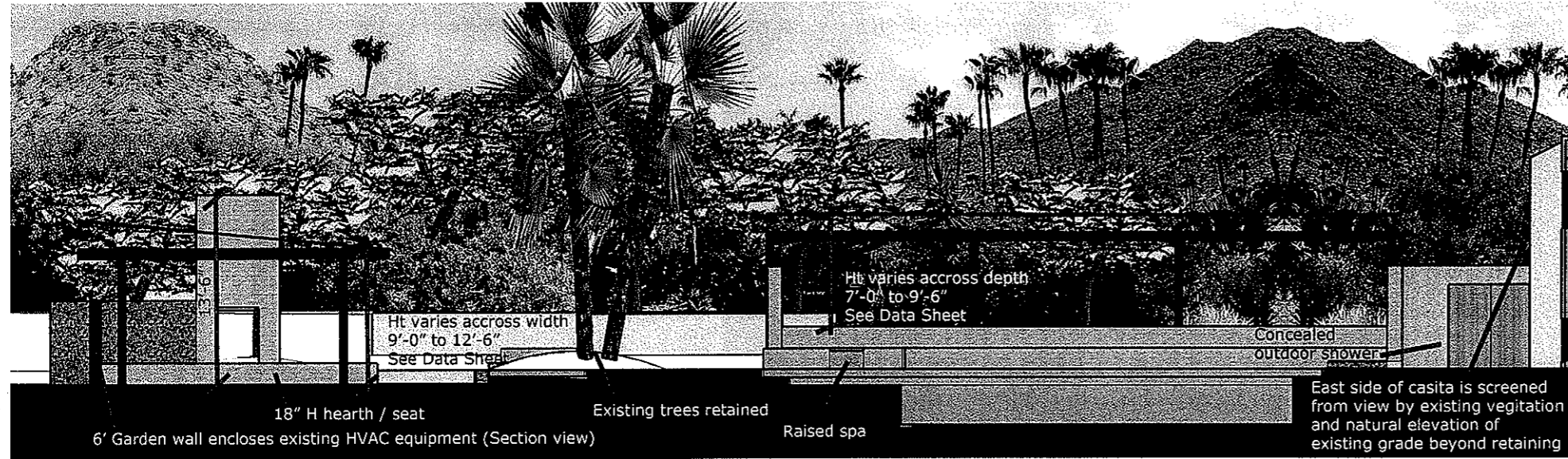
**SITE PLAN**

IRMBERG RESIDENCE ADDITION  
 3580 ANDREAS HILLS DRIVE  
 PALM SPRINGS, CA 92262

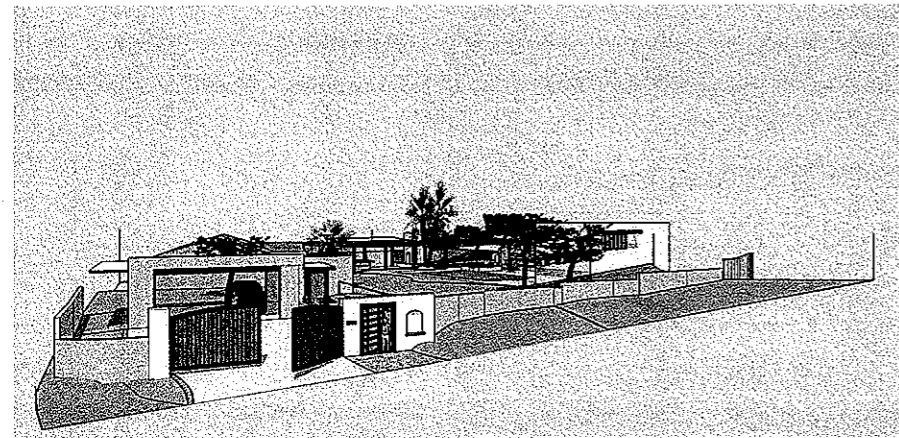
SUBMITTALS  
 CITY SUBMITTAL 01/02/2014  
 REG SUBMITTAL 03/01/2014

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

**A1.1**



Concept View Scale: 1/8" = 1'-0"

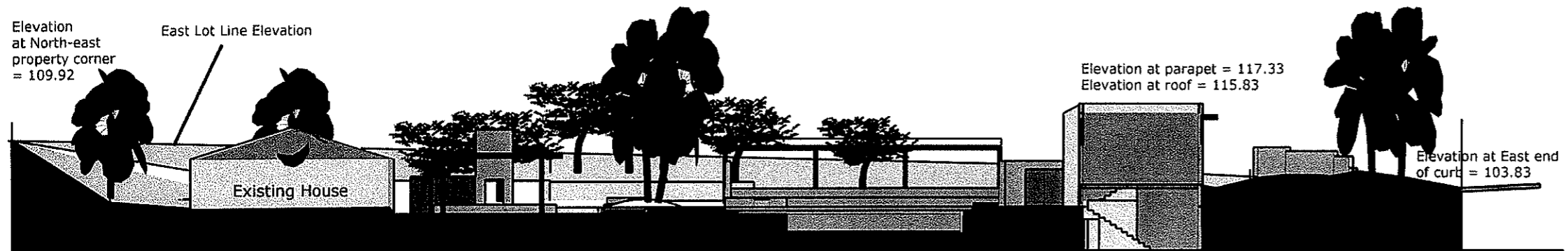


**Project Concept Notes:**

The addition of a casita is permitted in the zoning for this property (R1C) and the casita is a significant part of the project. Its bath will serve as the pool bath and shower, as well as providing convenient, and separate, guest quarters.

The centerpiece of the design is the pool court and solar shaded outdoor living areas depicted above. Though designed, engineered and permitted by others, the solar shading canopies are located to provide maximum solar power production efficiency, and much needed shade for these year-round residents. Depicted above are the column locations, only, for the devices.

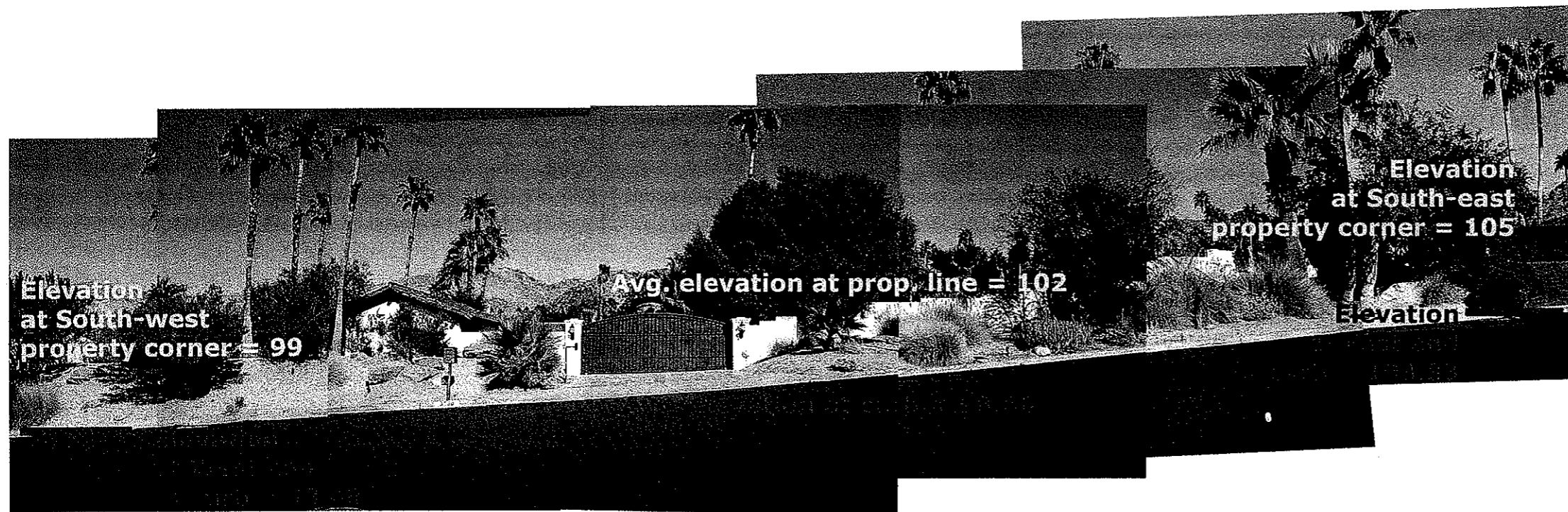
Although the pool appears large, it is an illusion formed by the tanning ledge and swim ledge all around the pool. A raised spa contributes to the resort environment.



Section through Casita NTS

NOTE: Elevation roof =  
Elevation at East curb + 12'-0"

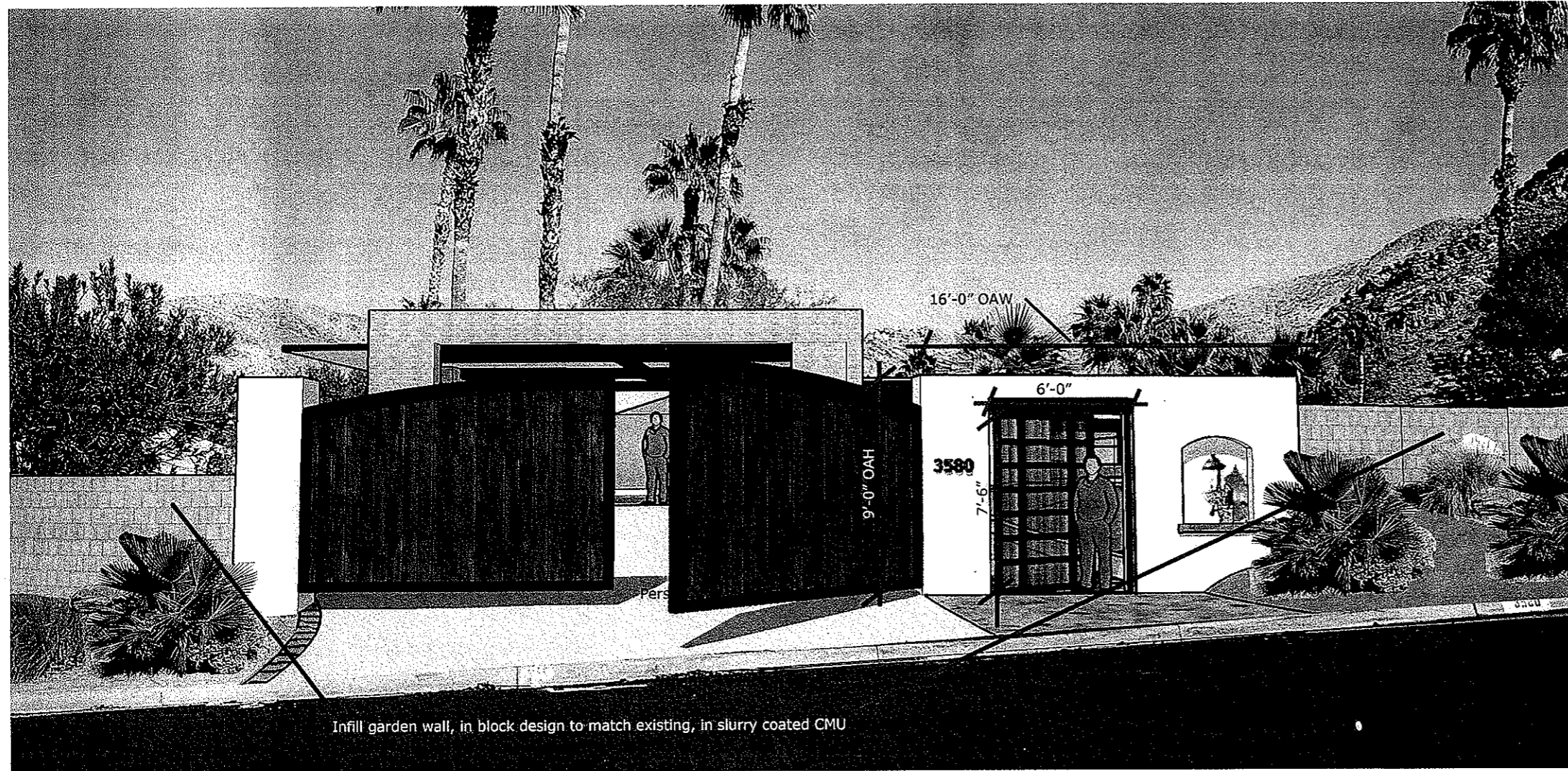
Elevation at West end of curb = 93.48



Existing Conditions Notes:

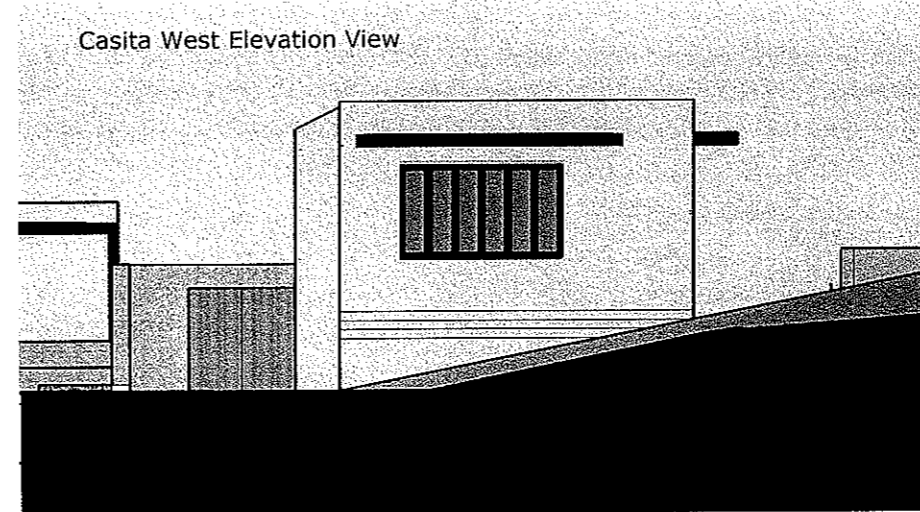
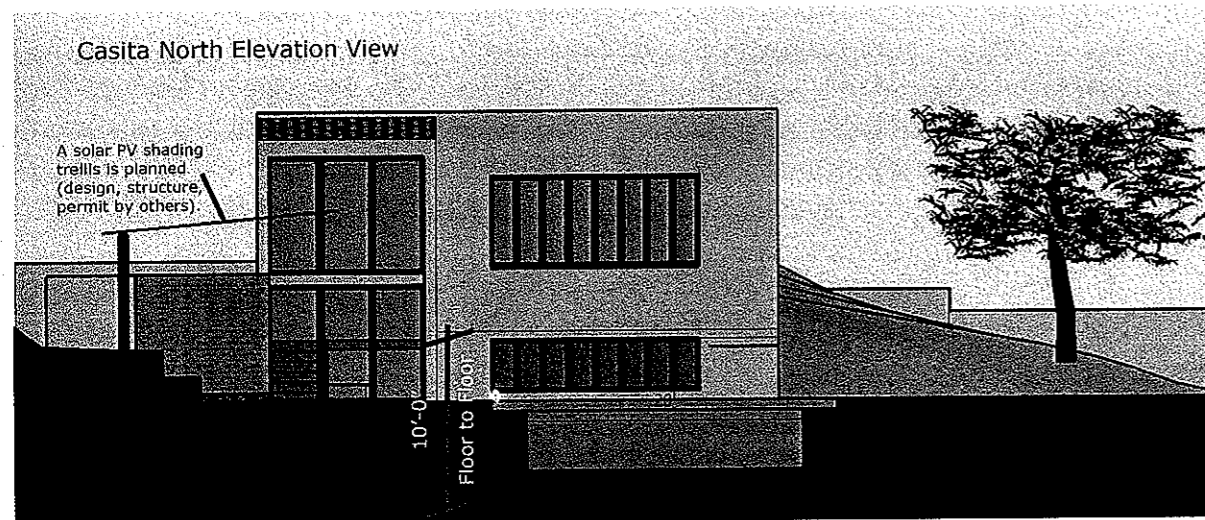
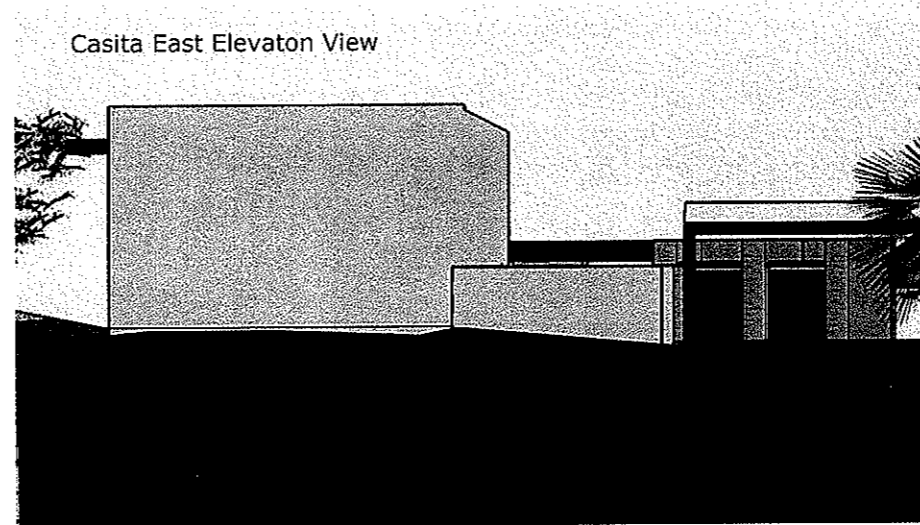
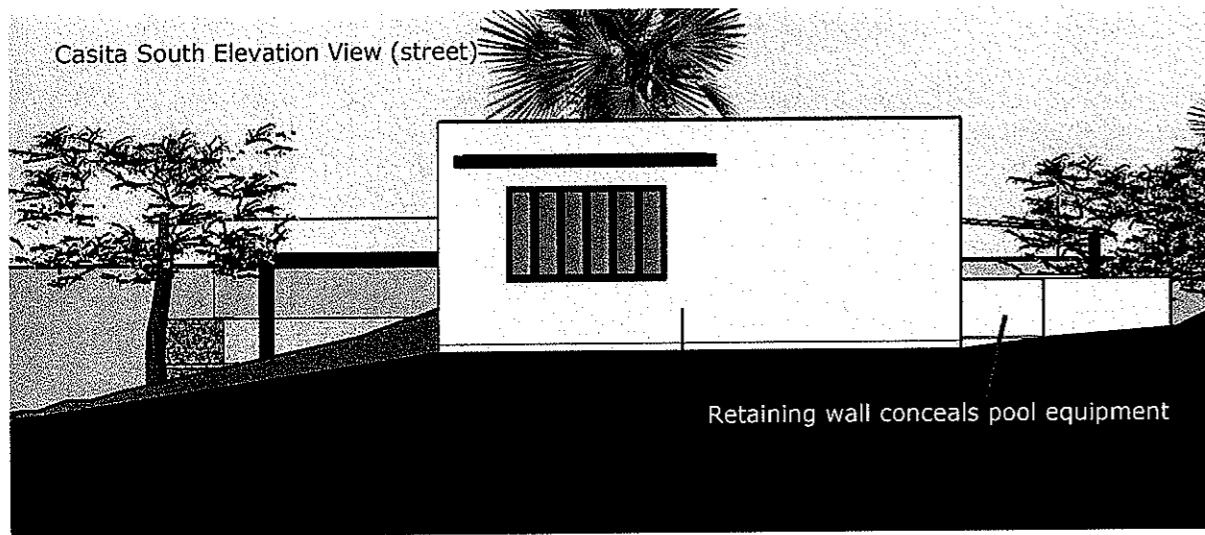
The relatively steep hillside site can be seen in the assemblage of photographs taken from the street along the property front. The garage (to be demolished) is the only structure visible excepting a small section of the house roof.





**Entry Gate Notes:**

The existing house is barely visible from the road as the property has a steep rise along the street. The "building pad" is low on the deep lot, relative to the overall existing topography on the hillside site.

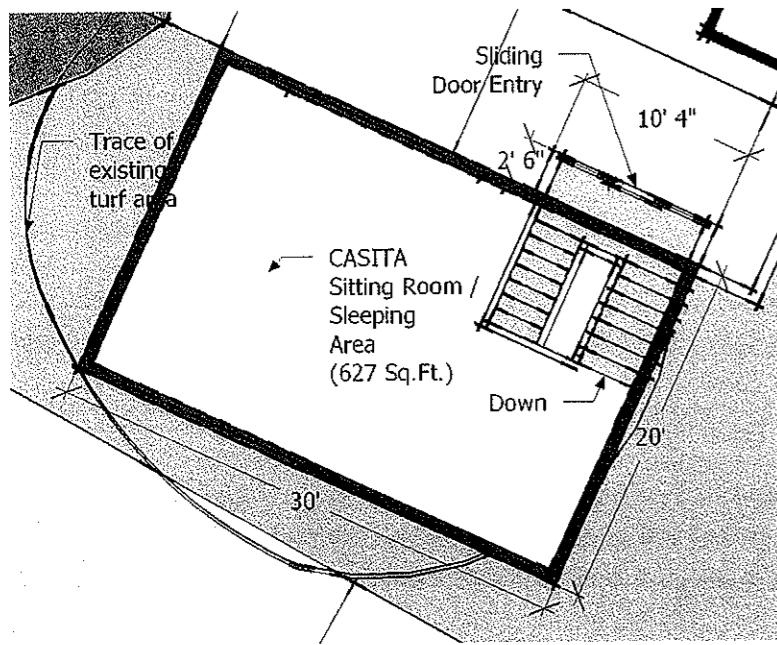


**Casita Notes:**  
 The lot size of 31,363 SqFt permits a Casita of 627 SqFt. (1/50th). The casita is at maximum size at 627 SqFt.

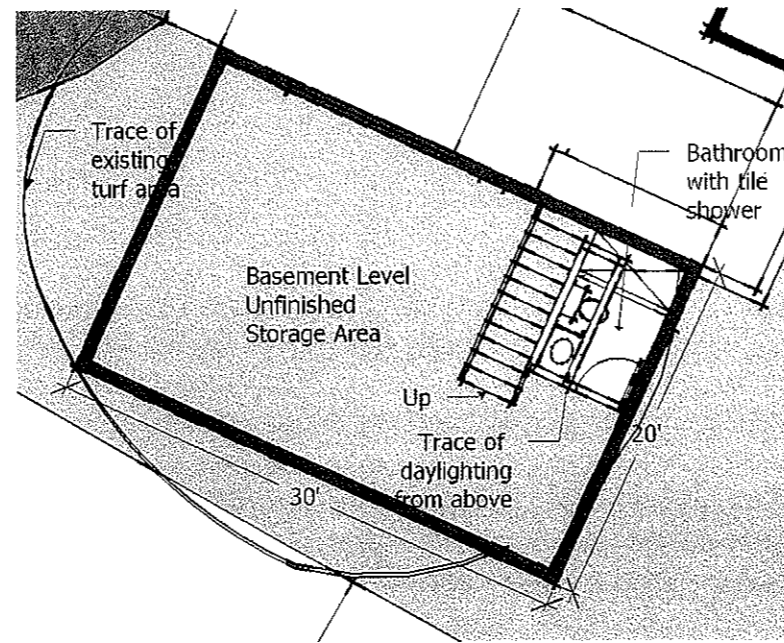
Basements are permissible when 1/2 the wall height is below grade. In this case, significantly more than 1/2 the basement wall area is below grade.

The tallest facade is the North face, reaching 16' 6 1/2" above the pool deck. This elevation is 13'-6 1/2" above the adjacent property corner at the curb. This height includes a 1'-6 1/2" parapet designed to conceal solar PV panels and HVAC equipment. Building roof is 12' above the elevation at the adjacent lot corner, as measured at the curb.

Casita Elevation Views Scale: 1/8" = 1'-0"



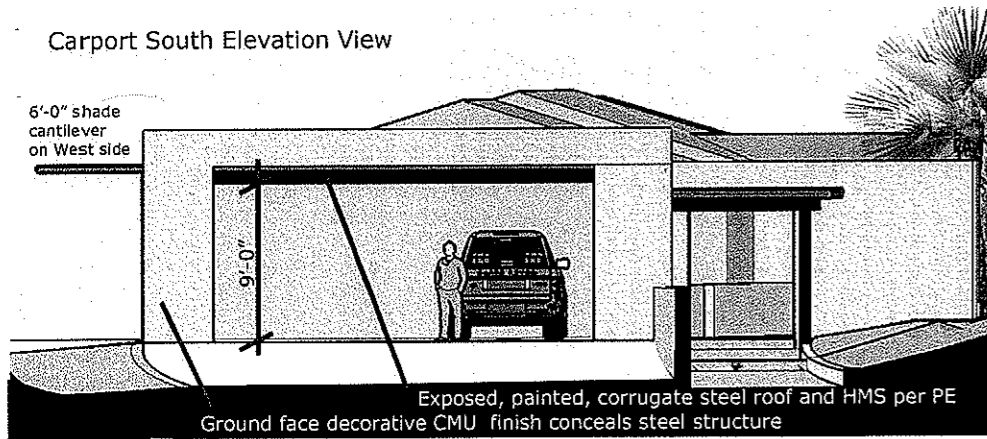
Casita Main Floor Plan  
SCALE: 1/8" = 1'-0"



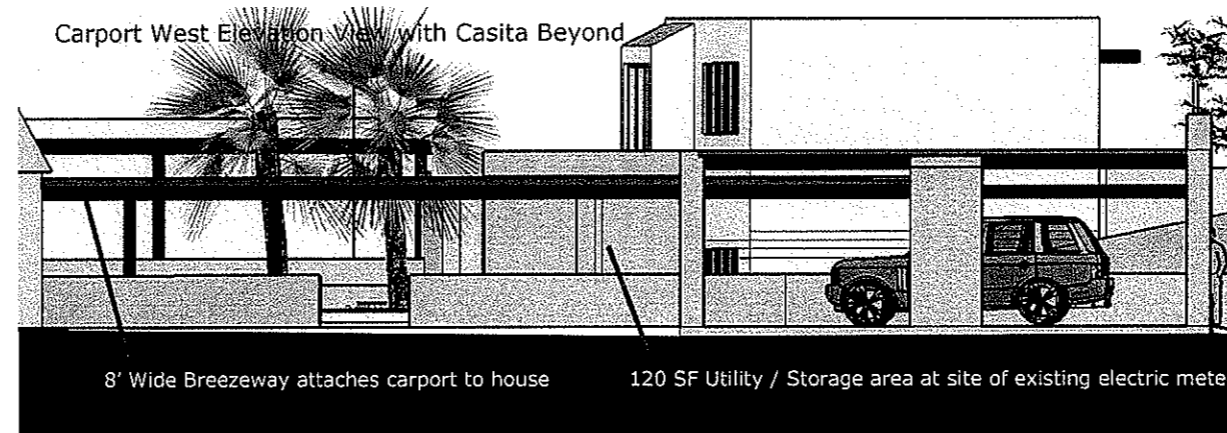
Basement Level Floor Plan  
SCALE: 1/8" = 1'-0"

NORTH

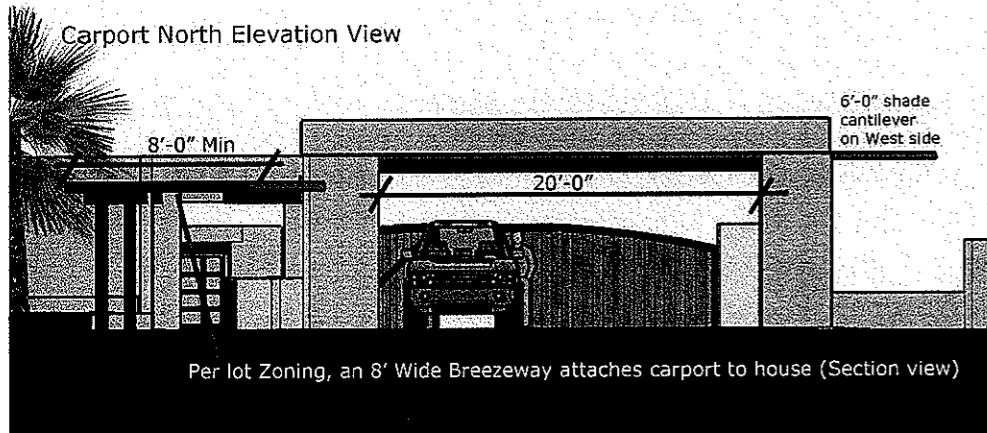
Carport South Elevation View



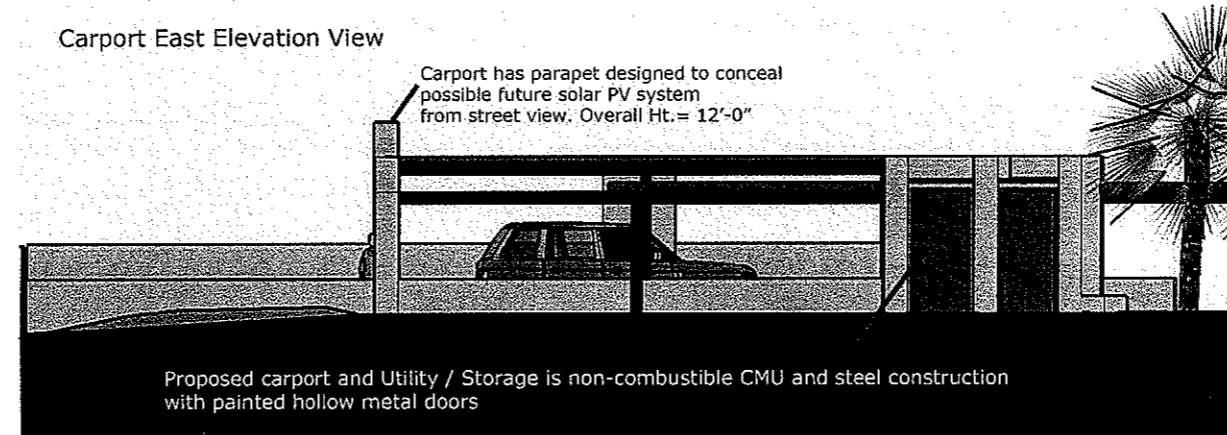
Carport West Elevation View with Casita Beyond



Carport North Elevation View



Carport East Elevation View



Carport Elevation Views at Scale: 1/8" = 1'-0"

**Solar Components**

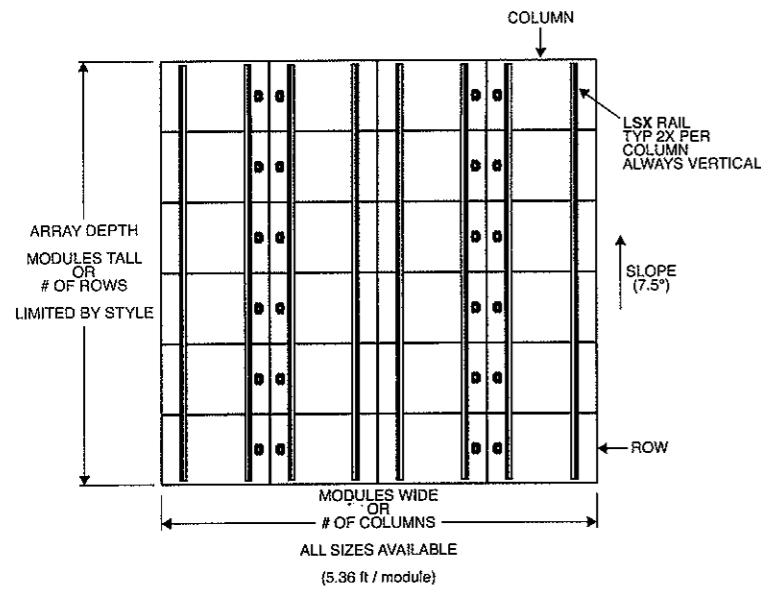
- LSX 250 Series Black/Clear
- LSX Rails

**Steel Finish Options**

- Primed
- Hot-Dip Galvanized
- Powder Coated

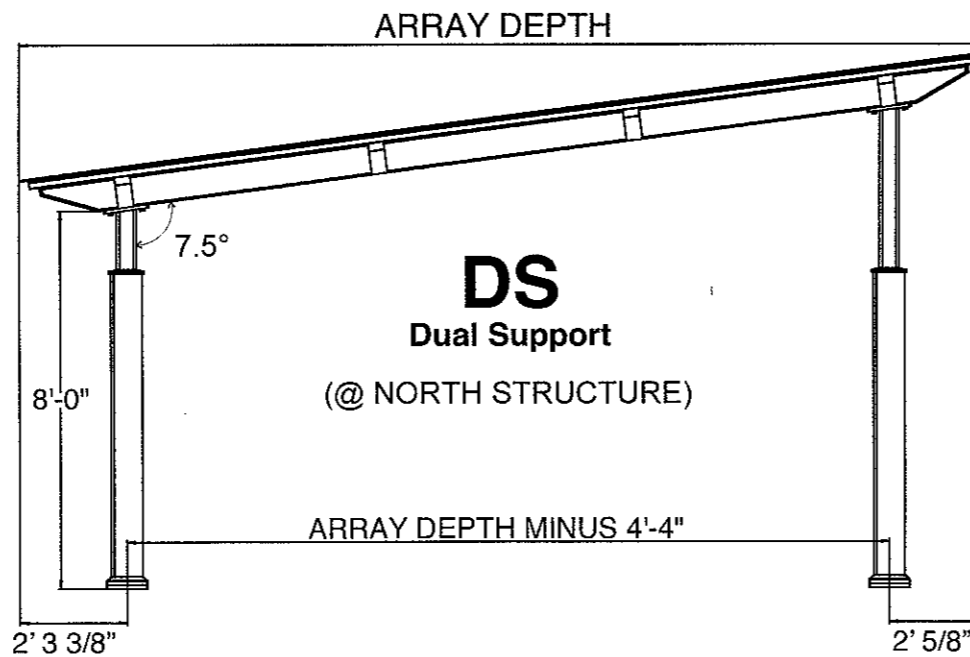
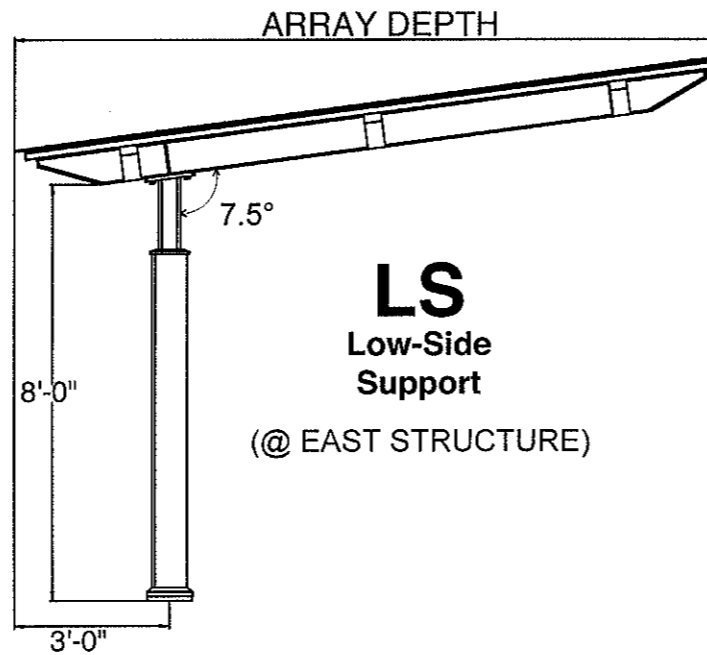
**Wood Cladding Option**

50 Year Warranty by accoya  
No Stain Necessary



Modules Tall	Plan View Array Depth ft-in (m)	LS	HS	TS	DS
1	3' 4 5/8" (1.03)			●	
2	6' 9 1/8" (2.06)	●	●	●	
3	10' 1 1/2" (3.09)	●	●	●	●
4	13' 6" (4.11)	●	●	●	●
5	16' 10 3/8" (5.14)	●	●	●	●
6	20' 2 7/8" (6.17)	●	●	●	●
7	23' 7 1/4" (7.20)			●	●
8	26' 11 3/4" (8.22)			●	●
9	30' 4 1/8" (9.25)			●	●
10	33' 8 5/8" (10.28)			●	●
11	37' 1" (11.30)			●	●
12	40' 10 5/8" (12.46)			●	●

● Std. Duty ● Std. and Heavy Duty ● Heavy Duty



Revisions:	Date:

TAJA SIMS  
Systems Designer  
760.322.4433 Lic. No. 940550

810 N. Farrell Drive  
Palm Springs, CA 92262  
(760) 322 - 4433 office  
License No. 940550  
info@HotPurpleEnergy.com  
www.HotPurpleEnergy.com

INTEGRATOR:



Irmborg Residence  
SOLAR SCAPES STR.  
3580 Andreas Hills Dr  
Palm Springs, CA 92264

Drawn by: TS

Checked by: NO

Date: 12.19.13

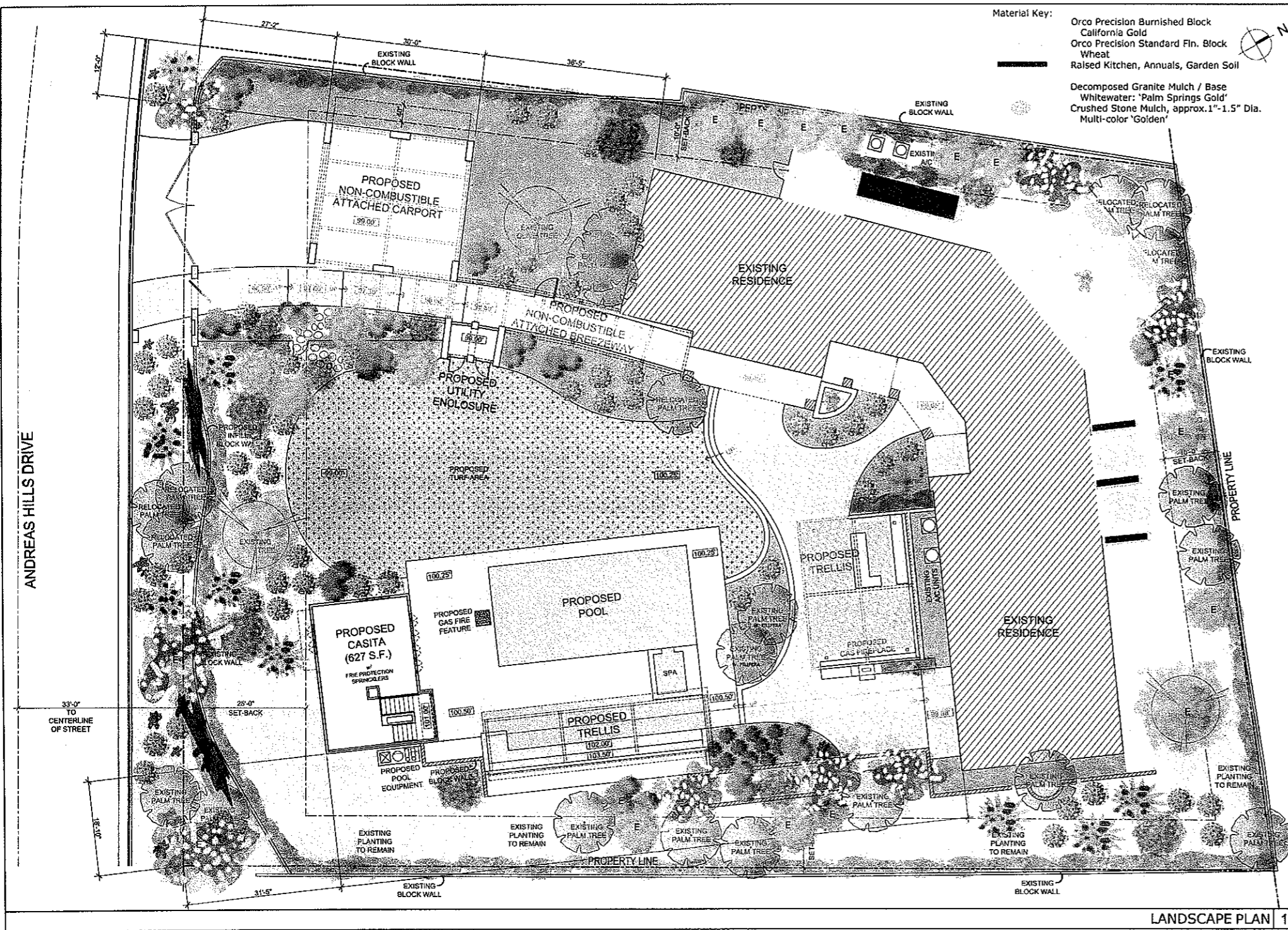
Scale: N.T.S.

Job Number: 13151

Sheet Number:

**PV-5.3**

Total Sheet Count:



Material Key:

- Orco Precision Burnished Block
- California Gold
- Orco Precision Standard Fin. Block
- Wheat
- Raised Kitchen, Annuals, Garden Soil
- Decomposed Granite Mulch / Base
- Whitewater: 'Palm Springs Gold'
- Crushed Stone Mulch, approx. 1"-1.5" Dia.
- Multi-color 'Golden'



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LANDSCAPE PLAN

IRMBERG RESIDENCE ADDITION  
 3580 ANDREAS HILLS DRIVE  
 PALM SPRINGS, CA 92262


SUBMITTALS  
 CITY SUBMITTAL 03/08/24

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


L1.1



**NEW TREES & PALMS**

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Varchella Smallii (AKA Acacia Smallii)	Sweet Acacia	36" Box 3


	Varchella Smallii (AKA Acacia Smallii)	Sweet Acacia	24" Box 3
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**NEW SHRUBS**


BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Dodonea Viscosa	Hopbush, Hopsed	24" Box 5

	Dodonea Viscosa, Purpurea	Purple Hopbush, Hopsed	24" Box 7
	Dodonea Viscosa, Purpurea	Purple Hopbush, Hopsed	5 Gal 4



	Caesalpinia Pulcherrima, Mexicana	Mexican Bird of Paradise	5 Gal 9
---	-----------------------------------	--------------------------	---------


	Chamaerops Humilis	Mediterranean Fan Palm	5 Gal 11
---	--------------------	------------------------	----------

**NEW VINES / CREEPERS**


BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Bougainvillea Buttiana, CV San Diego Red	San Diego Red Bougainvillea	5 Gal 5

	Calliandra Tergemina, Var: Emarginata	Pink Powder Puff	5 Gal 24
	Train on wall		

	Lantana Camara (Bi-color red, pink, yellow)	3 leaved Lantana	3 Gal 40
	Lantana Camara (Bi-color red, pink, yellow)	3 leaved Lantana	1 Gal 20


	Rosmarinus Officinalis	Rosemary	1 Gal 10
---	------------------------	----------	----------


**EXISTING TREES & PALMS**


BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Washingtonia Robusta (Existing)	Mexican Fan Palm	Varies (Existing) 13

	Washingtonia Robusta (Moved on site)	Mexican Fan Palm	Varies (Existing) 7
---	--------------------------------------	------------------	---------------------

	Washingtonia Filifera (Existing)	Desert Fan Palm	Large (Existing) 1-twin trunk
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	Chilopsis Linearis (Existing)	Desert Willow	Varies (Existing) 10
---	-------------------------------	---------------	----------------------

	Olea Europaea (Existing)	Fruitless Olive	Moderate 1
---	--------------------------	-----------------	------------

	Dodonea Viscosa (Existing)	Hopbush, Hopsed	Varies (Existing) 5
---	----------------------------	-----------------	---------------------


	Varchella Smallii (AKA Acacia Smallii) (Existing)	Sweet Acacia	Varies (Existing) 2
---	---	--------------	---------------------

**EXISTING SHRUBS**

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Caesalpinia Pulcherrima, Mexicana (Existing)	Mexican Bird of Paradise	Large 1

	Chamaerops Humilis (Existing)	Mediterranean Fan Palm	Moderate 3
---	-------------------------------	------------------------	------------

**EXISTING VINES / CREEPERS**

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Calliandra Tergemina, Var: Emarginata (Existing)	Pink Powder Puff	Varies (Existing) 60+

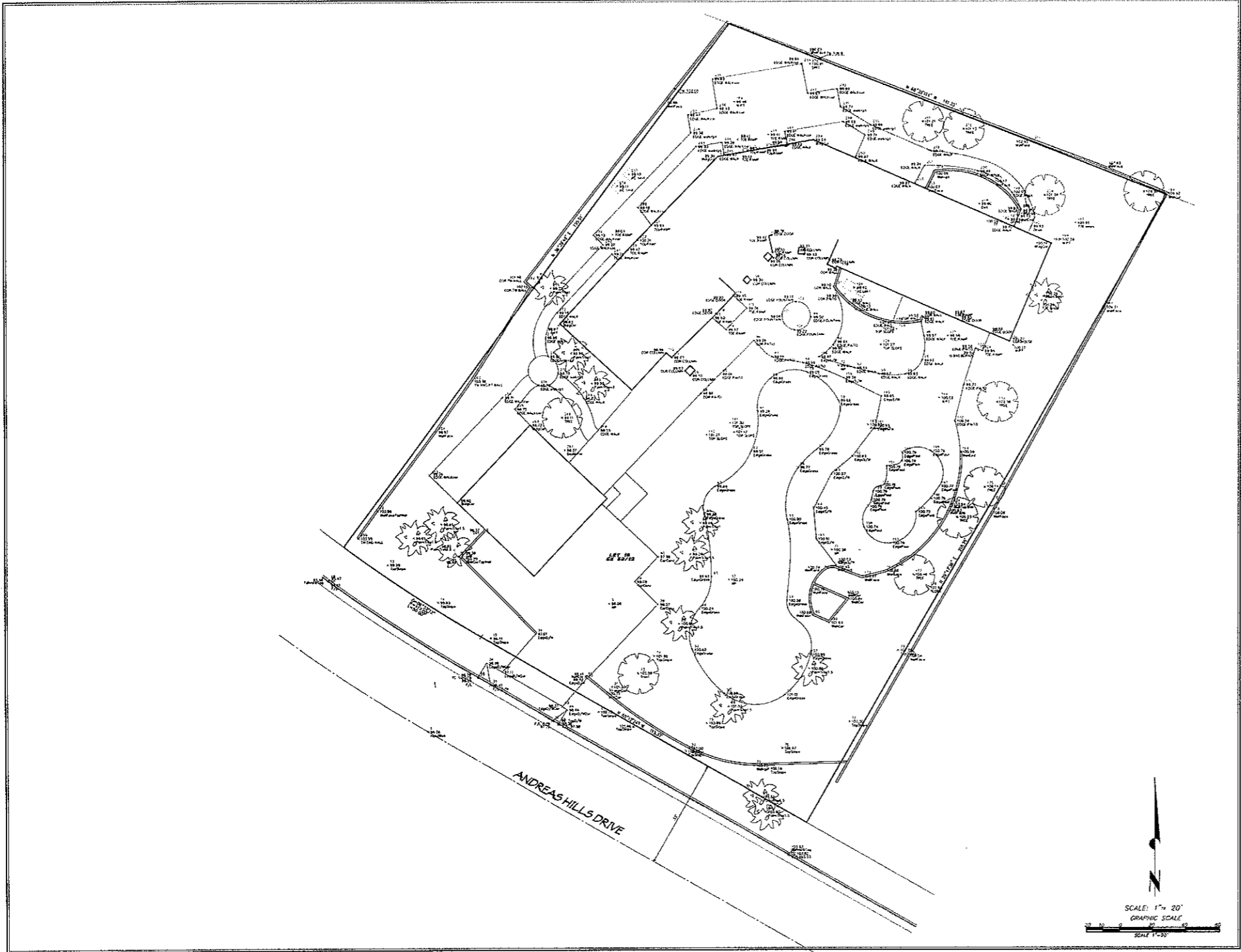


**LANDSCAPE PLAN**

IRMBERG RESIDENCE ADDITION  
3580 ANDREAS HILLS DRIVE  
PALM SPRINGS, CA 92262

SUBMITTALS  
CITY SUBMITTAL 01/02/2014  
"REVISION" 02/05/2014

**L1.2**



**AE**  
**SANBORN**  
 ARCHITECTURE  
 CIVIL ENGINEERING  
 LAND SURVEYING

**SANBORN A/E INC**  
 ALLEN H. SANBORN  
 ARCHITECT

REGISTERED ARCHITECT  
 STATE OF CALIFORNIA  
 NO. C-1498  
 (EX. 12/29/84)

11740 SAN Geronimo DR  
 RIVER, CA. 92710  
 TEL. (714) 233-0101  
 FAX (714) 233-0103

PROJECT TITLE:  
**LOT 19**  
**TRACT NO. 8137**

**PALM SPRINGS, CA.**

SHEET TITLE:  
**TOPOGRAPHIC**  
**SURVEY**

REVISIONS


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DATE: 12-15-10 [SCALE] 1"=40'  
 FILE NAME: TOPO SURVEY  
 SAVE DATE: 2/2/2009  
 DRAWN: ANS  
 SHEET NO.:

**T1.0**

