



ARCHITECTURAL ADVISORY COMMITTEE STAFF REPORT

DATE: May 28, 2014

SUBJECT: LIZ AND MARK OSTOICH FOR A CONDITIONAL USE PERMIT TO ALLOW A 1,307-SQUARE FOOT CASITA AND WINE CELLAR WITH KITCHEN ON A HILLSIDE LOT LOCATED AT 660 PALISADES DRIVE, ZONE R-1-A, SECTION 15. (GM)

FROM: M. Margo Wheeler, AICP, Director of Planning Services

SUMMARY

The Architectural Advisory Committee to review a Conditional Use Permit and Major Architectural request to construct a 1,307-square foot casita and wine cellar with kitchen on a hillside lot.

RECOMMENDATION:

Recommend approval with conditions to the Planning Commission

ISSUES:

- Established pad elevation at 625 feet.
- Existing tennis court replaced house destroyed by fire.
- Highest portion of house proposed at 639 feet.
- Hillside ordinance allows height of structure up to 18 feet.
- Conditional Use Permit required for casita larger than 1/50th of the lot with kitchen.
- Proposed maximum height of casita to be 11.4 feet above established pad elevation.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc ...</i>	
3/11/1958	Building permit issued for house at 660 Palisades Drive
5/7/1959	Building permit issued for house at 672 Palisades Drive
1/21/1987	Demolition permit issued to raze structure at 672 Palisades Drive
1987	Unpermitted tennis court constructed

<i>Most Recent Ownership</i>	
4/26/2012	Mark and Liz Ostoich

Neighborhood Notification	
5/20/2014	Staff has sent email notification of hillside application to the Historic Tennis Club Neighborhood Organization

Field Check	
	Staff has visited the site to observe existing conditions

Notification	
5/5/2014	Notice sent to all adjacent and abutting property owners. Staff has not received any correspondence.

Details of Application Request	
Site Area	
Net Area	31,683-square feet



Subject Site: 660 Palisades Drive

ANALYSIS:

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	ER (Estate Residential), 2 Units per acre	Single-Family Residential	R-1-A Single-Family Residential
North	O (Open Space)	Open Space - Vacant	O-20 - Open Space
South	ER (Estate Residential), 2 Units per acre	Single-Family Residential	R-1-A Single-Family Residential

East	ER (Estate Residential), 2 Units per acre	Single-Family Residential	R-1-A Single-Family Residential
West	ER (Estate Residential), 2 Units per acre	Single-Family Residential	R-1-A Single-Family Residential

DEVELOPMENT STANDARDS:

	R-1-A-H	Proposed Project
Lot Area	20,000 – sq. ft.	31,683–sq. ft. (conforms)
Lot Width	120 feet	137 feet (conforms)
Lot Depth	120 feet	108 feet lot of record (conforms)
Front Yard	20 feet	203 feet (conforms)
Side Front Yard	10 feet	27 feet (conforms)
Rear Yard	15 feet	50 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	11.4' feet – hillside (conforms)
Bldg. Coverage	35% lot coverage	10.8% (conforms)
House / Garage	1,500 – sq ft	1,600 - sq. ft. (conforms)
Casita / Wine	1/50 th = 633 – sq. ft. max	1,307 – sq. ft. needs CUP
Off-street parking	2 covered spaces	2 covered provided (conforms)
Landscaping	No specific requirements	Landscape to remain (conforms)

PROJECT DESCRIPTION:

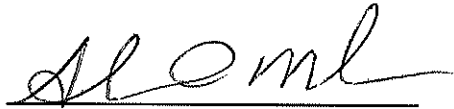
The applicant is seeking approval to construct a 1,307-square foot two-bedroom casita and wine cellar. The size of the proposed structure is larger than 1/50th of the lot and includes a kitchen in the wine cellar requiring a Conditional Use Permit. The new casita will be constructed against the hillside in the same location as a house built in 1959 and razed after a building fire. The proposal includes a round shaped 882-square foot two-bedroom casita built on the same pad as the former house, and a 425-square foot wine cellar located between the existing house and new casita. An existing unpermitted tennis court and support wall built sometime in 1987 will be removed. The new proposal includes a patio with curved walls, fire pit, and pool extending south from the new casita. Exact building materials are not specified on submitted plans; however the applicant has described the building as a concrete skinned structure with aluminum framed windows with butterfly foam roof. The height of the new casita will be measured from the existing established pad of the razed house. From this established pad the highest point of the roof will be 11.4' tall. The exterior walls will be painted "Ashley Gray" (beige) with a gray trim. Proposed patio walls will utilize natural stone found on site. The wine cellar will replace an existing small deck structure and will contain a kitchen and bathroom.

D. Planning Commission Architectural Advisory Committee Review Guidelines.

The planning commission architectural advisory committee shall examine the material submitted with the architectural approval application and 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 will be evaluated, based on consideration of the following:

ARCHITECTURAL GUIDELINES:

Item	Guideline:	Conforms?	Staff Evaluation:
1	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	Proposed hillside casita is designed to complement the natural desert environment through its siting and building materials
2	Is the proposed development of good composition, materials, textures, and colors?	Yes	Building materials to consist of concrete skinned structure with aluminum framed windows with butterfly foam roof.
3	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	Modern architectural style utilizing the natural terrain of the surrounding desert in landscape and hardscape materials.
4	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	Height to be 11.4' feet above established pad elevation.
5	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Proposed building exterior materials to consist of concrete skinned structure with aluminum framed windows with butterfly foam roof.
6	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Unique circular design of building painted desert colors and use of natural stone found on site will complement house.



Glenn Mlaker, AICP
Assistant Planner



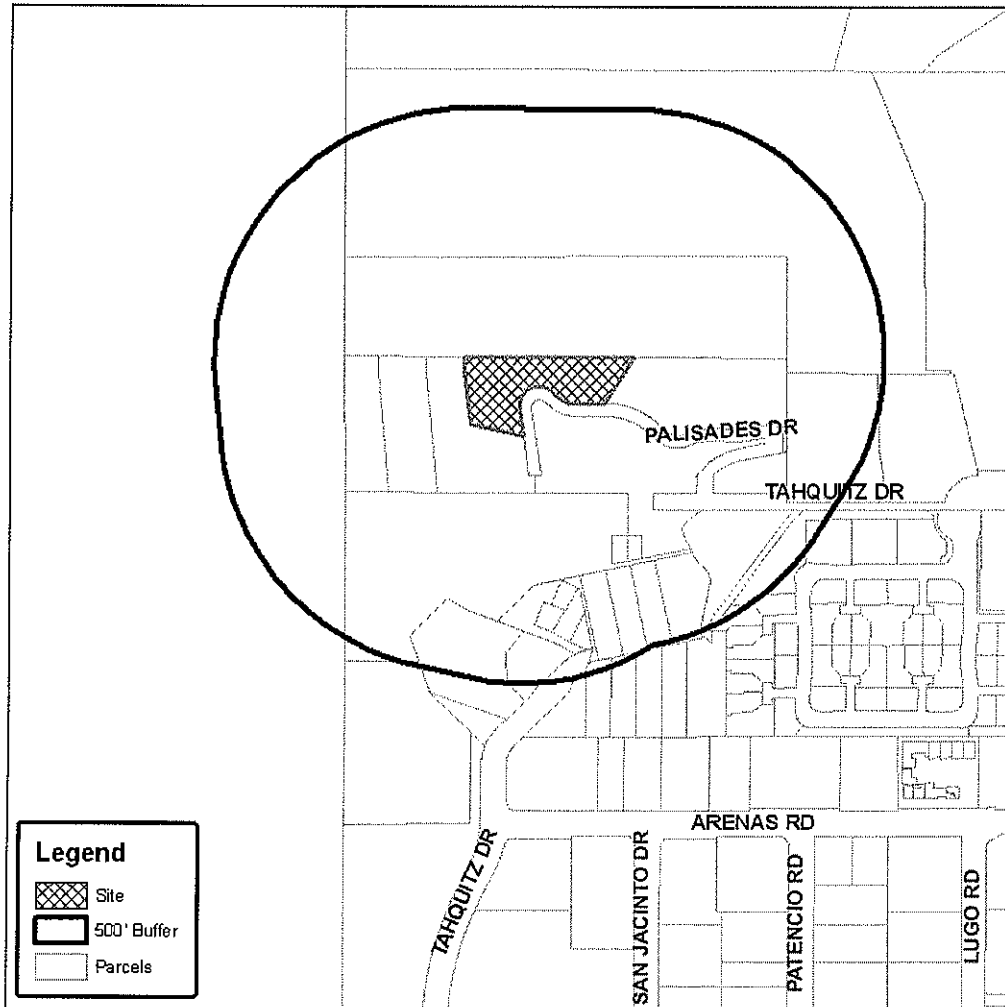
M. Margo Wheeler, FAICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Justification Letter from Applicant
3. Site Plan
4. Floor Plan
5. Building Elevations
6. Site Sections
7. Material Board
8. Site Photographs



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.1745 MAA / 5.1337
CUP

APPLICANT: Mark A. & Elizabeth A.
Ostoich

DESCRIPTION: A Major Architectural application and a Conditional Use Permit for a proposed casita with kitchen on a hillside lot located at 660 Palisades Drive, Zone R-1-A.

To the Palm Springs Architectural Advisory Board:

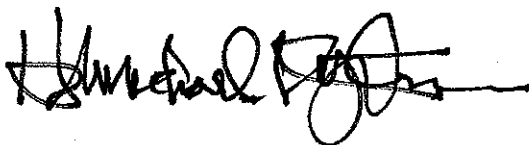
The project we are proposing today, is on a hillside that contained a residence built in 1959, which unfortunately was torn down due to a fire some years ago. In its place a substandard so call tennis court was built. My client Lis and Mark Ostoich purchased the property two years ago, and now wish to remove the dilapidated tennis court, and in its place, build a two bedroom casitas, and convert the old pool, into a wine cellar with bath and kitchen.

Being the original architect for their existing residence, the Ostoich engaged me as their architect, to design their 800 square foot Casita. This project has been challenging from a design viewpoint, due to the fact that this hill side site still contains the foundation, for the original structure, with a wood frame surface built over the original concrete slab, to form the tennis court.

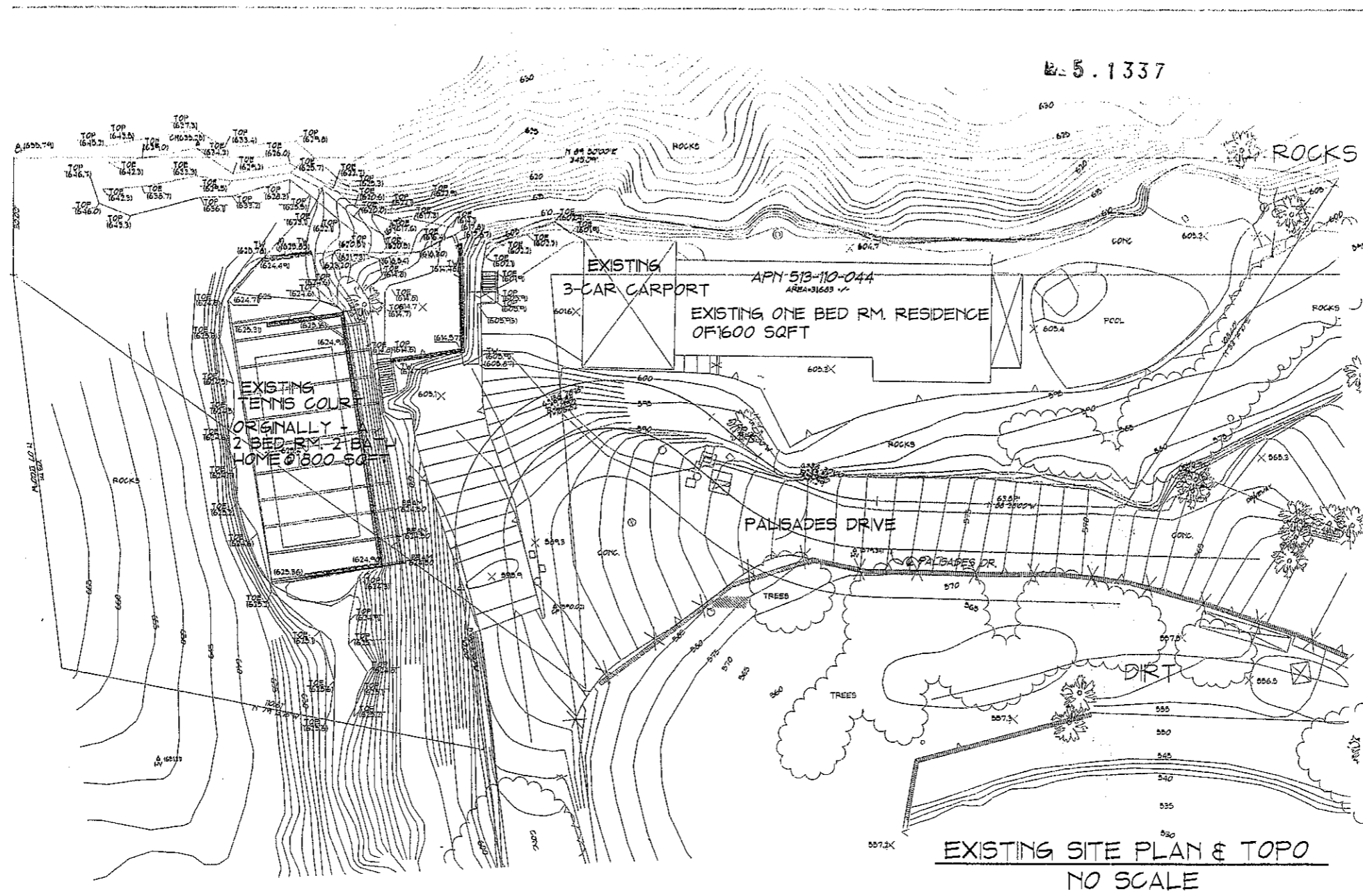
After making several studies, the Ostoich approved the concept of the one we are presenting today, for your approval. It is our intention to keep the design as organic as possible, using natural materials, for their color and texture. Landscaping will consist of restoring the hillside to its natural state, with little or no use of planting that is not consistent with the hillside. Exterior Lighting will be very low key, as to not be visible to the city below.

We understand this project is unusual, due to the fact of being on the hillside, and before we spend a lot time and money to solve all the issues involved, we must first obtain city approval.

We respectfully submit our application and appreciate the time, you give to our city.

A handwritten signature in black ink, appearing to read "Hugh Michael Kaptur". The signature is stylized and includes a long horizontal flourish extending to the right.

Hugh Michael Kaptur AIA

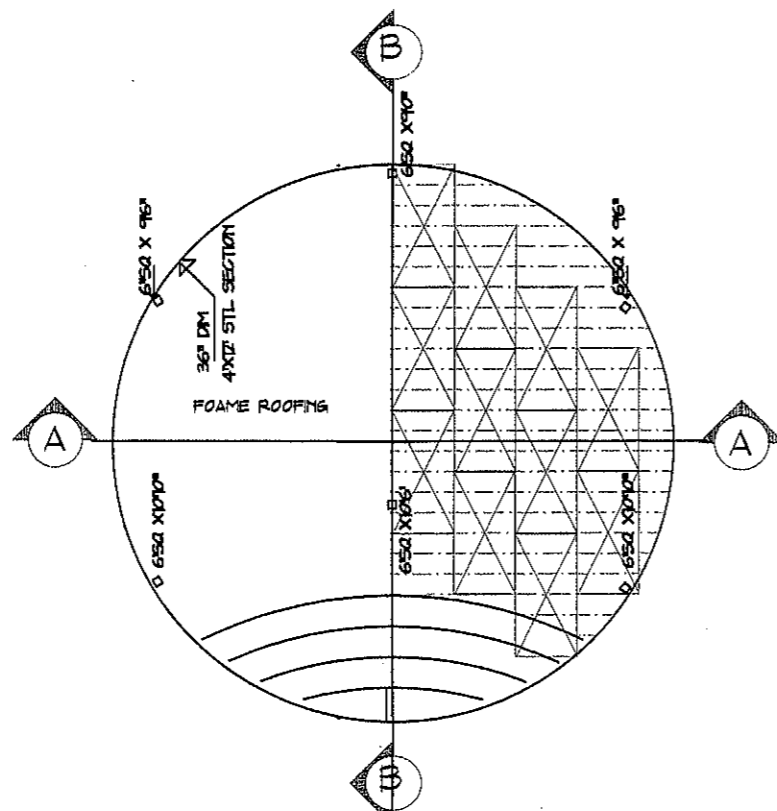


HUGH M. KAPLAN, AIA, & ASSOC., INC.
 A CALIFORNIA CORPORATION
 3085 PANSADO CIRCLE WEST
 PALM SPRINGS, CALIFORNIA 92264
 TELEPHONE 760-864-3342 FAX 760-864-3345

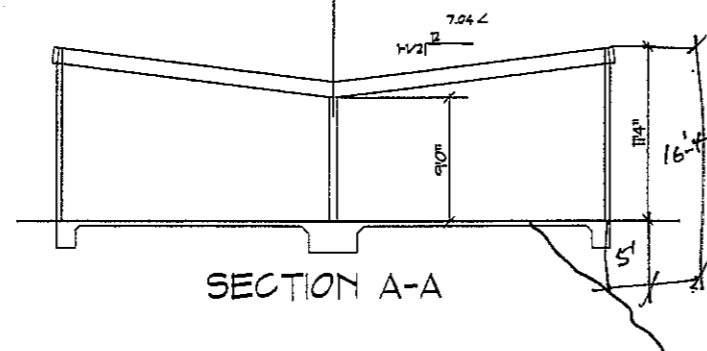
HRA
 HILLTOP RESIDENTIAL ASSOCIATION

RESIDENCE FOR
LIZ & MARK OSTOICH
 PALM SPRINGS CALIFORNIA

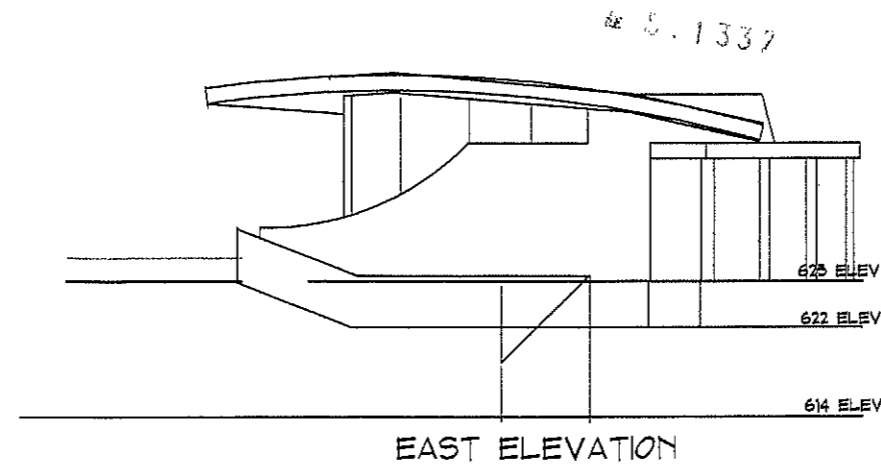
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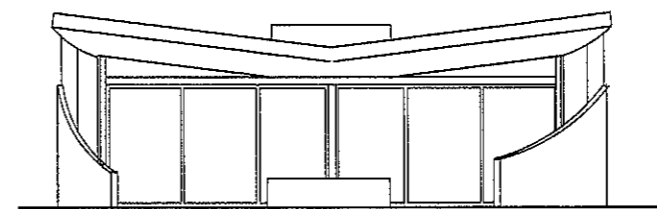
ROOF PLAN



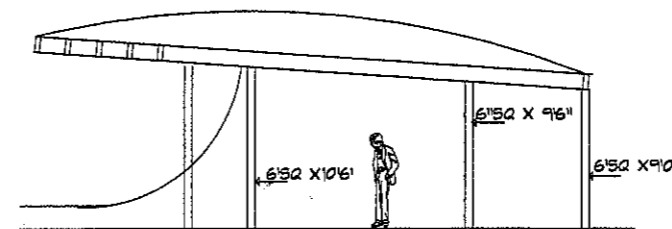
SECTION A-A



EAST ELEVATION



SOUTH ELEVATION



SECTION B-B

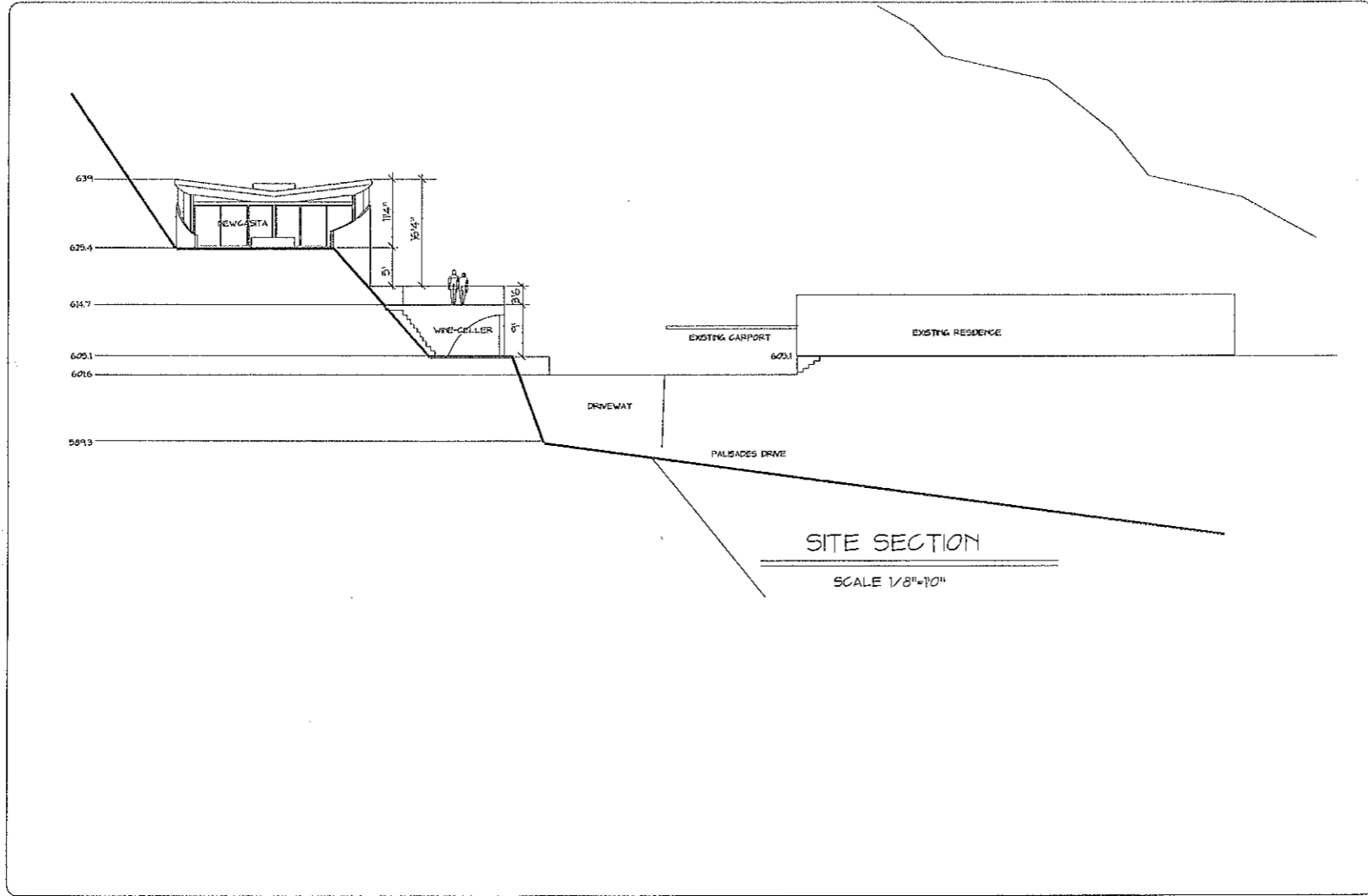
SE 5.1337

HUSH M. KAPLUR, AIA & ASSOC., INC.
 ARCHITECTS
 1000 PALM SPRINGS BLVD., SUITE 100
 PALM SPRINGS, CALIFORNIA 92264
 TELEPHONE 760-864-3242 FAX 760-864-3243

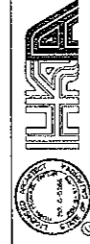


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LIZ & MARK OSTOICH
 PALM SPRINGS CALIFORNIA

SHEET NO.



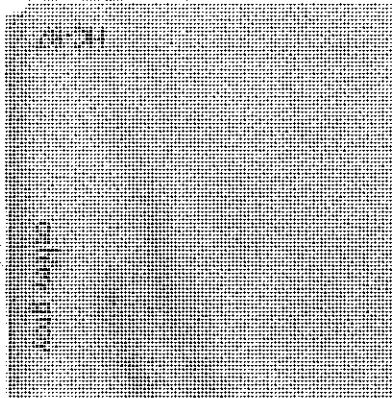
HUGH M. KAPLUR, AIA, & ASSOC., P.C.
1000 PALM BLVD., SUITE 100
PALM SPRINGS, CALIFORNIA 92264
TELEPHONE 765-8641 FAX 765-8641



RESIDENCE FOR
LIZ & MARK OSTOICH
PALM SPRINGS, CALIFORNIA

SHEET NO.



WALLS
EXTERIOR
PLASTER



TRIM

D58-2
Secret Passage

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LIZ & MARK OSTOICH
PALM SPRINGS CALIFORNIA



MURPHY KAPTUR AIA, E ASSOC, INC.
A CALIFORNIA CORPORATION
300-305 THUNDERBOLT CIRCLE WEST
PALM SPRINGS CALIFORNIA 92264
TELEPHONE 760-864-1000 FAX 760-864-1000

