



## ARCHITECTURAL ADVISORY COMMITTEE STAFF REPORT

DATE: May 27, 2014

SUBJECT: MARK TEMPLE, OWNER FOR A NEW 3,502-SQUARE FOOT HOUSE ON A HILLSIDE LOT TO INCLUDE AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT AT 771 LA MIRADA DRIVE, ZONE R-1-A, SECTION 22. (GM)

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

### SUMMARY

The Architectural Advisory Committee to review a request to construct a 3,502-square foot house on a hillside lot.

### RECOMMENDATION:

Recommend approval with conditions to the Planning Commission.

### ISSUES:

- Established pad height to be 566 feet.
- Highest portion of house proposed at 19.5' feet.
- Hillside ordinance allows height of structure up to 18 feet not to exceed 30 feet with an Administrative Minor Modification. (AMM)
- AMM is requesting an increase in building height of 1.5' feet.

### BACKGROUND:

<i>Most Recent Ownership</i>	
2014	Mark Temple

<i>Neighborhood Notification</i>	
May 19, 2014	Staff sent email notification of hillside application to the Historic Tennis Club Neighborhood.

<i>Field Check</i>	
May 2014	Staff visited site to observe existing conditions

<i>Notification</i>	
May 7, 2014	Notice sent to all adjacent and abutting property owners. Staff has received two calls from neighbors with no objections.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Area	48,352-square feet



Subject Site: 771 La Mirada

**ANALYSIS:**

<i>Surrounding Property</i>	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	R-1-A (Single-Family Residential)
North	ER (Estate Residential), 2 Units per acre	Single-Family Residential	R-1-A (Single-Family Residential)
South	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	R-1-A (Single-Family Residential)
East	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	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:**

	<b>R-1-A-H</b>	<b>Proposed Project</b>
Lot Area	20,000 – sq. ft.	48,352–sq. ft. (conforms)
Lot Width	120 feet	335 feet (conforms)
Lot Depth	120 feet	160 feet (conforms)
Front Yard	25 feet	25 feet (conforms)
Side Yard	20 feet	177.75 feet (conforms)
Rear Yard	15 feet	15 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	19.5 feet – hillside with AMM (conforms)
Bldg. Coverage	35% lot coverage	13% (conforms)
House / Garage	1,500 – sq ft	3,502 - sq. ft. (conforms)
Off-street parking	2 covered spaces	2 covered provided (conforms)
Landscaping	No specific requirements	Landscape plan provided (conforms)

**PROJECT DESCRIPTION:**

The applicant is seeking approval to construct a 3,502-square foot house and garage at the end of La Mirada Drive on a vacant hillside lot. Ingres/egress to the lot will be by access easement from the property to the north. A new drive way will extend onto the property at the end of the street formally known as West Sunny Dunes Road. The proposed house is a one-story structure with multiple shed style roofs facing east overlooking the valley. Building materials include stucco walls painted “Cheetah”; accent trim “Daydream”; and eaves gray color. Roofing material to be standing seam metal “Zinc Gray” with stone veneer “Lime Stone Crème” color.

The subject lot is a large 48,352-square foot parcel. The owner intends to build the proposed house at the east end of the lot and in the future split the lot and construct a second hillside house. The applicant proposes to grade the entire parcel as part of this proposal.

When measuring “building height” for hillside lots, Section 91.00.10 of the PSZC allows the Planning Director or Planning Commission to establish a point of measurement. Staff has concluded that the point of measurement elevation is 566 feet. The total height of the proposed house is 19.5’ feet above established pad height and requires an AMM granting an increase in height of 1.5’ feet.

An Administrative Minor Modification (AMM) is required to increase the height of the structure to 19.5' feet. Approval of the AMM according to Section 94.06.01 of the PSZC will permit an increase in height of 1.5 feet granted by the Planning Commission.

The concept for the landscape plan is to connect the built environment with natural vegetation. The plant pallet includes creosote bush, brittlebush, cacti, agave, Texas Ranger and other desert plantings.

*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:**

<b>Item</b>	<b>Guideline:</b>	<b>Conforms?</b>	<b>Staff Evaluation:</b>
1	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	Proposed hillside house 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 painted stucco, trim, and standing seam metal roof and stone veneer accents.
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 19.5' feet above established pad elevation.
5	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Proposed building exterior to include stucco, stone veneer, and metal standing seam roof.

6	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Wide shed roof overhangs will provide solar control and add visual interest to the house.
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Glenn Mlaker, AICP  
Assistant Planner

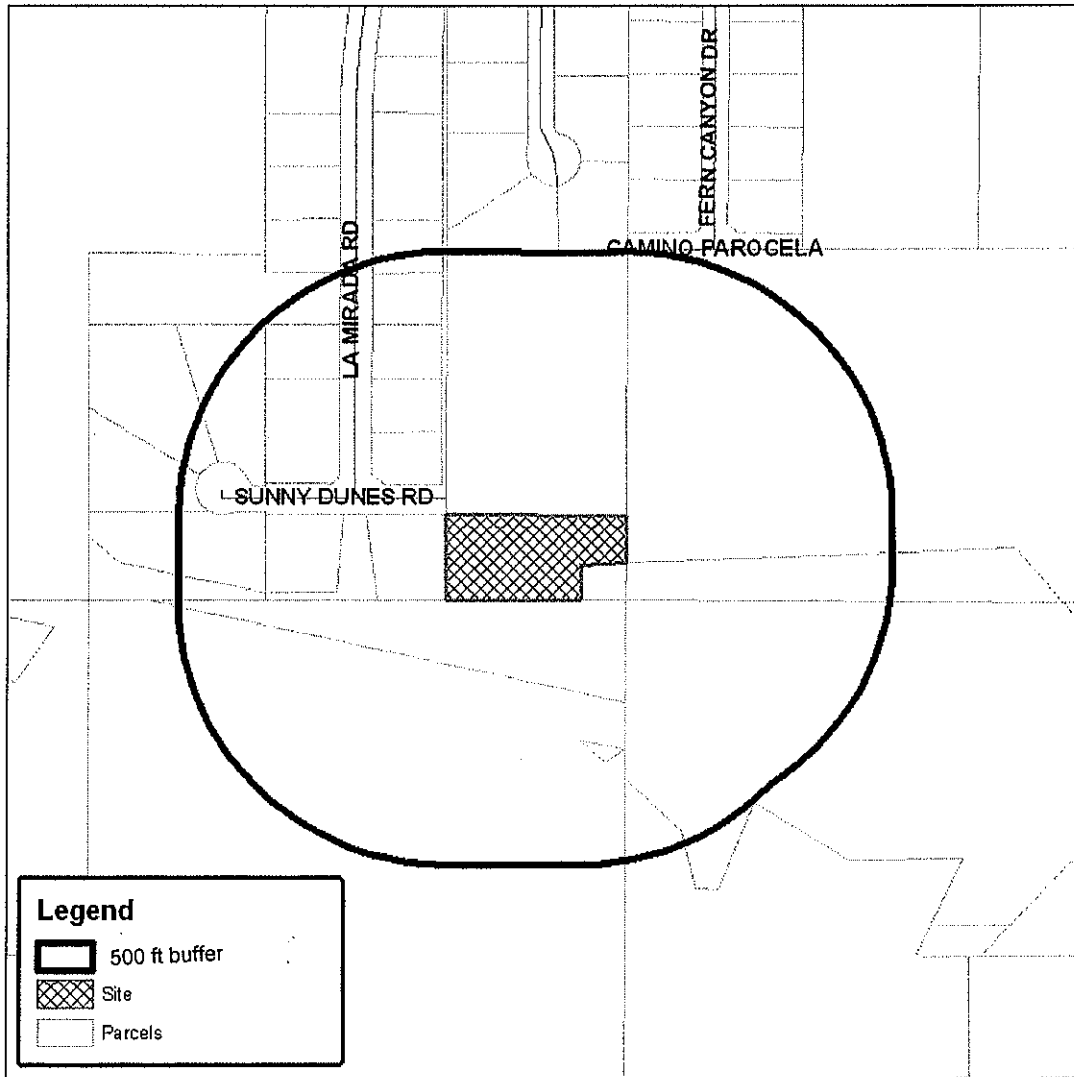
  
\_\_\_\_\_  
M. Margo Wheeler, FAICP  
Director of Planning Services

Attachments:

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



## Department of Planning Services Vicinity Map



### CITY OF PALM SPRINGS

**CASE NO:** 3.3733 MAJ; 7.1423  
AMM

**APPLICANT:** Mark Temple

**DESCRIPTION:** To consider an application for the construction of a 3,502-square foot house on a hillside lot to include an Administrative Minor Modification requesting an increase in building height at 771 La Mirada Drive, Zone R-1-A, Section 22.

# Canyon PS, LLC

699 Indian Trail  
Palm Springs, CA 92264  
760/323-5310  
Fax 760/323-4303

April 22, 2014

City of Palm Springs  
C/O Planning Department  
3200 East Tahquitz Canyon  
Palm Springs, CA 92262

Dear Planning Department:

Larry Hochanadel and I and please to submit the Major Architectural Application, with exhibits, for your review and approval.

We hope you and the architectural and planning boards like are plans and designs and look forward to starting the project. Thank you for your time, help and direction in this process. Please do not hesitate to call if you have any questions or comments.

Very truly yours,



Mark Temple

3 3733  
RECEIVED

APR 23 2014

PLANNING SERVICES  
DEPARTMENT

3.3733

**JHA ENGINEERS**  
CONSULTING CIVIL ENGINEERS • SURVEYING

RECEIVED

April 23, 2014

APR 23 2014

City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, Ca 92262

PLANNING SERVICES  
DEPARTMENT

ATTN Engineering, Building and Planning Department

Re: APN: 513-250-035 also known as property at the East end of La Mirada Road and La Mirada Place (formerly Sunny Dunes Road.)

Dear, Departments

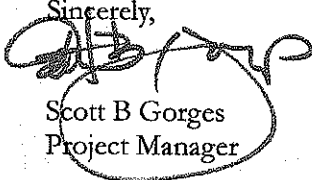
Our office has been working closely with Mr. Mark Temple and Mr. Larry Hochanadel on this property and with concerns of the Finish Floor height and the existing contours of the property, due to the amount of Large Boulders on the property we have been looking at the elevations that would work within the area. Basing them on the adjacent properties. Since we have to the West at 777 La Mirada Place (formerly Sunny Dunes) the Finish Floor is at 572.0 and the Roof elevation is 590.00, to the North at 770 La Mirada Place the Finish Floor is approximately 555.0 and the Roof Elevation is 573.0 approximately.

**Conclusion**

Based upon the average ground around the property and the finish floors of the adjacent residences to the West Side and to the North of the property to the South is Riverside County Flood Control District, we feel that proposed Finish Floor to be established at 566.67 and the maximum Roof elevation would be 586.17 which would be approximately 3.8 feet lower than then the residence to the West at 777 La Mirada Place. The residence to the North at 770 La Mirada Place would be 11.5 feet lower than the proposed Finish Floor, since this property is located in the hillside area we have been looking into all of the conclusion we feel that this meets the concerns of area.

Since we had a preliminary meeting with one of the Planners Mr. Glenn Mlake and showing him the design concept for this area and pointing out the concerns, he felt that the proposed elevation falls within the guide lines of hillside development.

Sincerely,



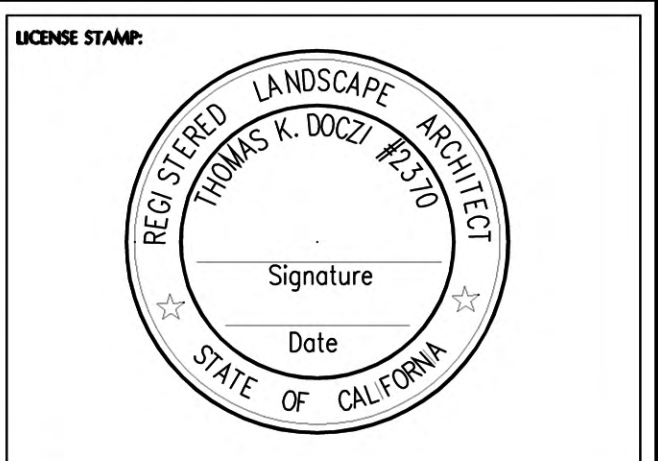
Scott B Gorges  
Project Manager





**T K D ASSOCIATES, INC.**  
 LAND PLANNING · LANDSCAPE ARCHITECTURE  
 7171 SAN JACINTO DR. SUITE C 92270  
 RANCHO MIRAGE, CALIFORNIA PH: (760) 776-1751 FAX: (760) 776-1753

PROJECT NAME  
**LA MIRADA CANYON PS, LLC.**  
 PALM SPRINGS CALIFORNIA  
 699 INDIAN TRAIL  
 PALM SPRINGS, CA



CONSULTANTS

THESE PLANS, SPECIFICATIONS, AND DESIGNS ARE PROPERTY OF TKD ASSOCIATES, INCORPORATED. THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE HERETO REMAINS WITH TKD ASSOCIATES, INCORPORATED AND USE WITHOUT THE WRITTEN CONSENT OF TKD ASSOCIATES, INCORPORATED IS STRICTLY PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

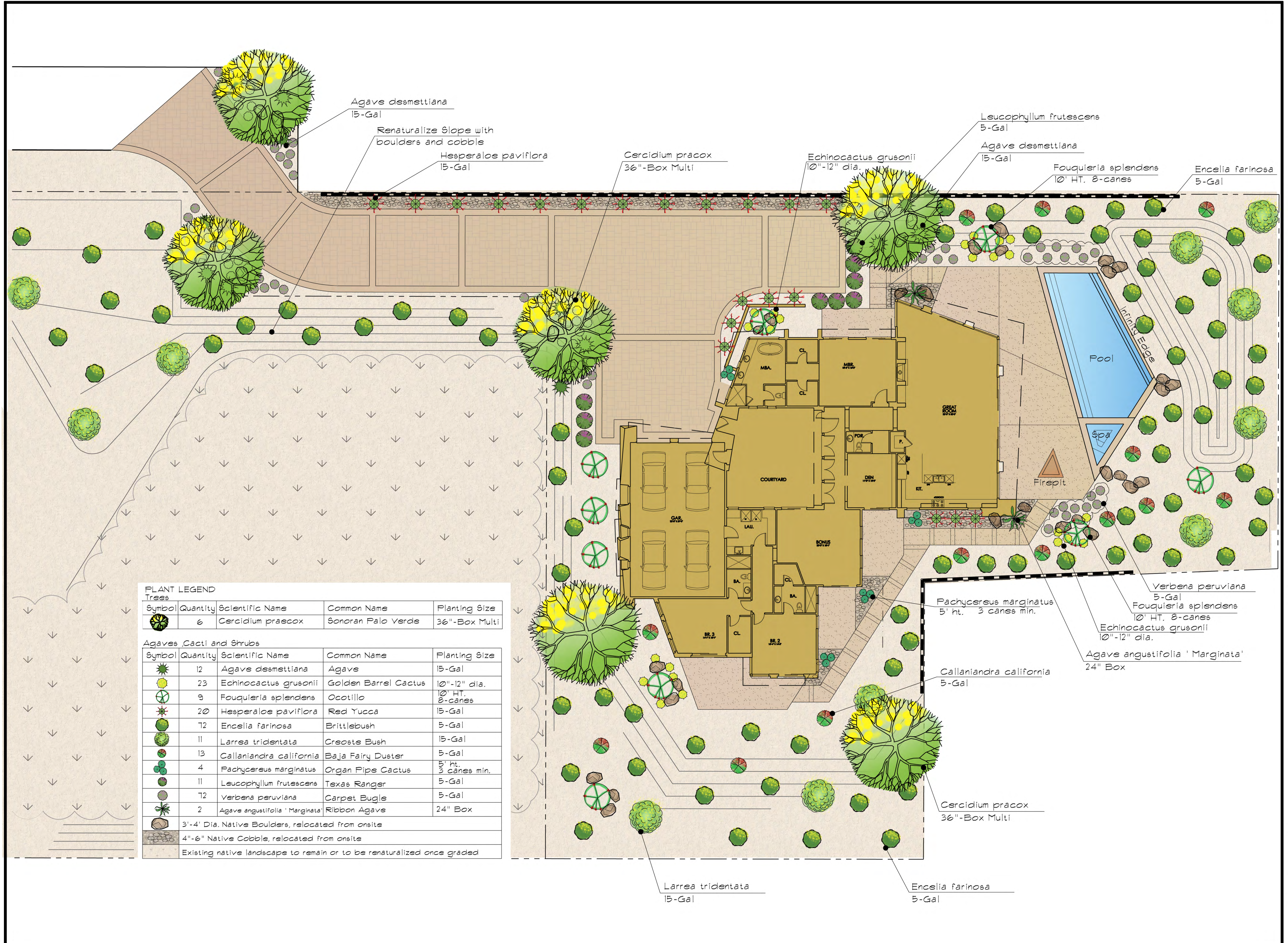
SHEET TITLE  
**PLANTING PLAN**

NORTH  
  
 SCALE  
**1" = 10'**  
 PROJECT NUMBER  
**1855**

REVISIONS			
NO.	DATE	TYPE	BY

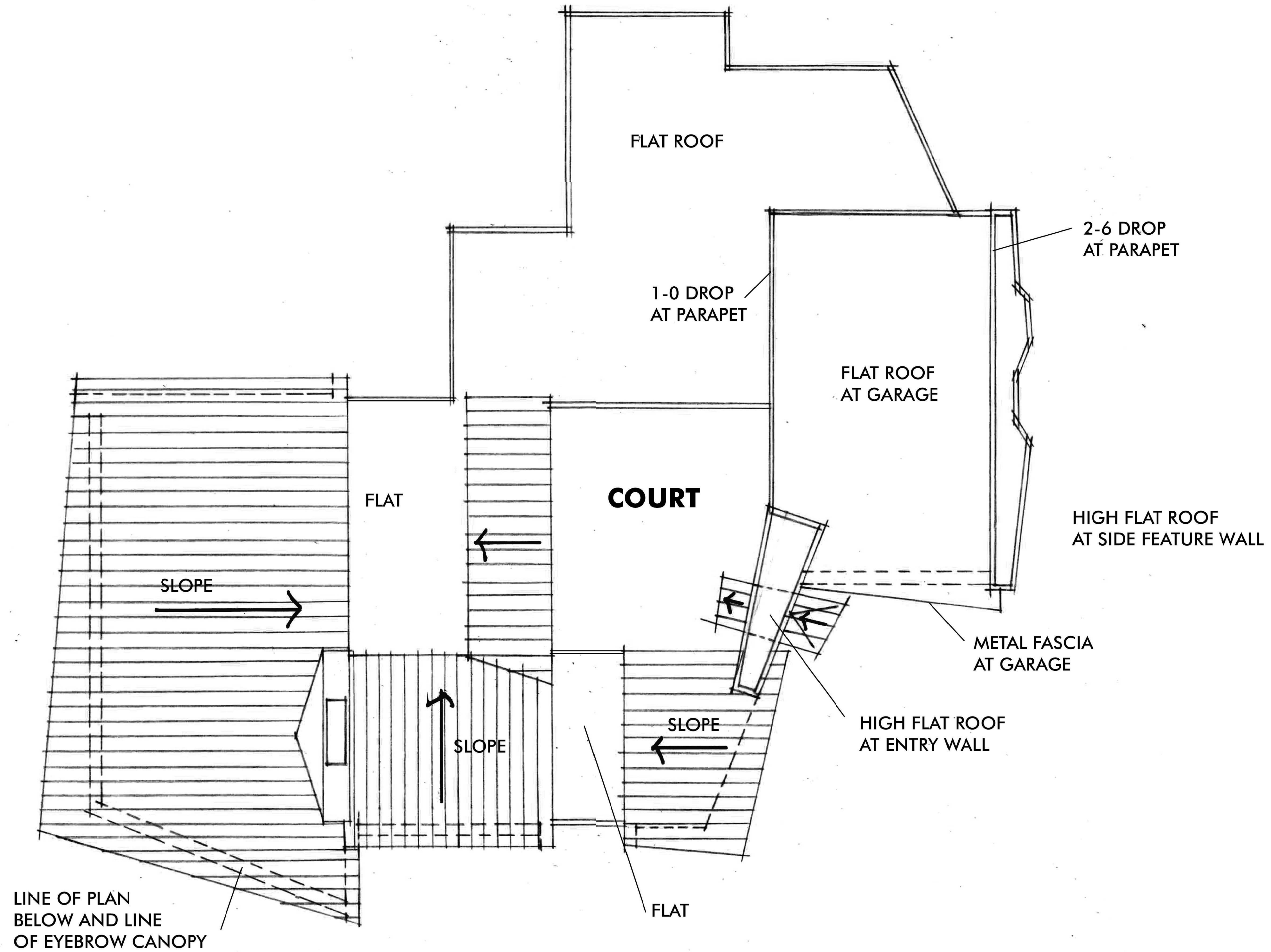
DATE: 4-17-2014  
 ISSUED FOR:  
 EFFECTIVE DATE:  
 DESIGN BY: TKD  
 DRAWN BY: IO  
 FILENAME: 1855 Planting

SHEET NO:  
 TOTAL SHEETS  
**L-1**



PLANT LEGEND				
Trees				
Symbol	Quantity	Scientific Name	Common Name	Planting Size
	6	Cercidium praecox	Sonoran Palo Verde	36"-Box Multi
Agaves, Cacti and Shrubs				
Symbol	Quantity	Scientific Name	Common Name	Planting Size
	12	Agave desmettiana	Agave	15-Gal
	23	Echinocactus grusonii	Golden Barrel Cactus	10"-12" dia.
	9	Fouquieria splendens	Ocotillo	10' HT. 8-caness
	20	Hesperaloe paviflora	Red Yucca	15-Gal
	72	Encelia farinosa	Brittlebush	5-Gal
	11	Larrea tridentata	Creoste Bush	15-Gal
	13	Calliandra californica	Baja Fairy Duster	5-Gal
	4	Pachycereus marginatus	Organ Pipe Cactus	5' ht. 3 canes min.
	11	Leucophyllum frutescens	Texas Ranger	5-Gal
	72	Verbena peruviana	Carpet Bugle	5-Gal
	2	Agave angustifolia 'Marginata'	Ribbon Agave	24" Box
	3'-4' Dia.	Native Boulders, relocated from onsite		
	4"-6"	Native Cobble, relocated from onsite		
	Existing native landscape to remain or to be renaturalized once graded			





**CONCEPTUAL ROOF PLAN**  
 3/16" = 1'-0"

**LA MIRADA CUSTOM**



RFT DESIGN 13700 ALTON PKWY  
 ARCHITECTURE IRVINE  
 PLANNING CALIFORNIA  
 LANDSCAPE 92618  
 GRAPHICS T949.500.8947  
 RFTDESIGN.COM

CANYON PS, LLC  
 699 INDIAN TRAIL  
 PALM SPRINGS  
 CA, 92264

PROJECT NO: 13030  
 DATE: 04.01.14

TITLE: FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

**DD03**



**RFT DESIGN** 13700 ALTON PKWY  
ARCHITECTURE IRVINE  
PLANNING CALIFORNIA  
LANDSCAPE 92618  
GRAPHICS T949.500.8947  
RFTDESIGN.COM

## LA MIRADA CUSTOM

CANYON PS, LLC  
699 INDIAN TRAIL  
PALM SPRINGS  
CA, 92264

PROJECT NO: 13030

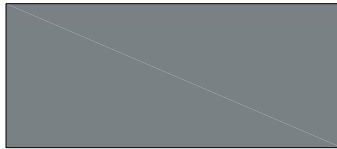
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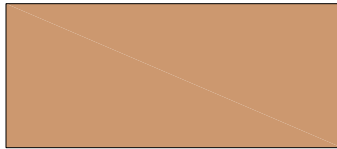
# DD01

ROOFING



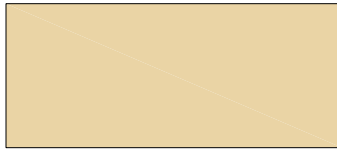
STANDING SEAM  
METAL ROOF  
ZINC GREY

STUCCO  
(PRIMARY)



FRAZEE  
CHEETAH  
CL1594D

STUCCO ACCENT 1



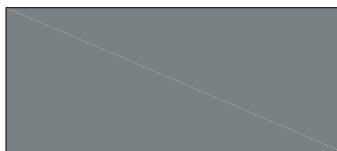
FRAZEE  
DAYDREAM  
CL1882W

STONE VENEER



CORONADO STONE  
PLAYA VISTA  
LIME STONE  
CREAM

EAVES, FASCIA



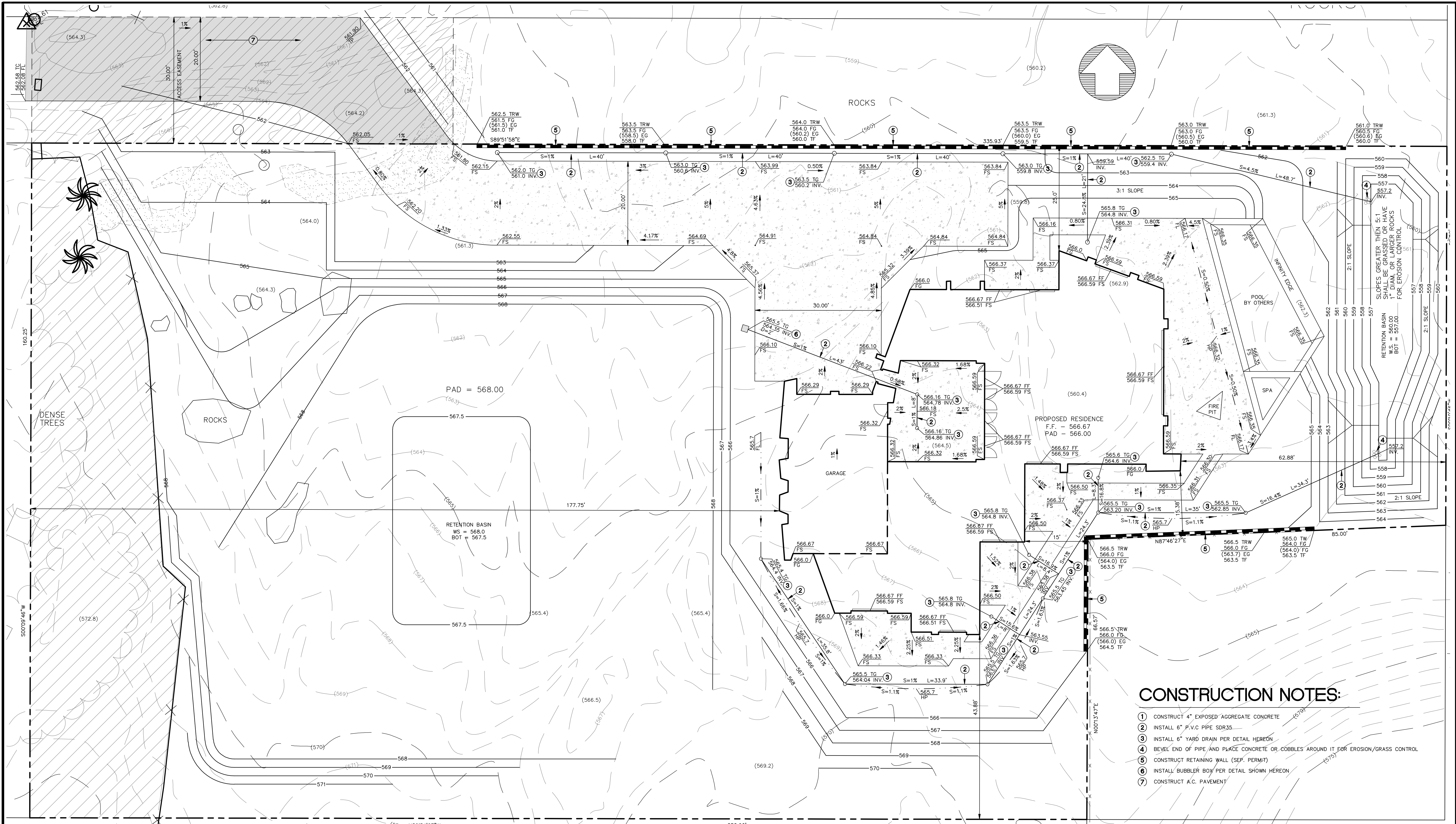
FRAZEE  
MUDDY WATERS  
CL3155D

WINDOW FRAMES

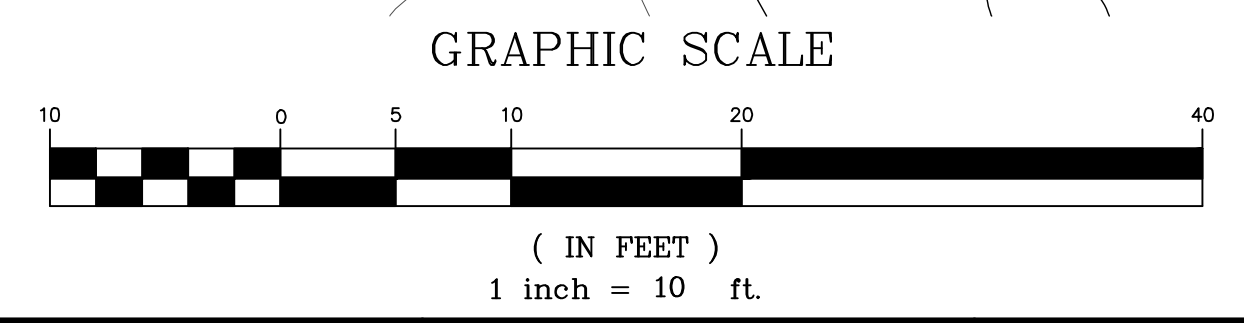


STANDARD  
SILVER

**COLOR SCHEME  
LA MIRADA  
CANYON PS, LLC**



- CONSTRUCTION NOTES:**
- ① CONSTRUCT 4" EXPOSED AGGREGATE CONCRETE
  - ② INSTALL 6" P.V.C PIPE SDR35
  - ③ INSTALL 6" YARD DRAIN PER DETAIL HEREON
  - ④ BEVEL END OF PIPE AND PLACE CONCRETE OR COBBLES AROUND IT FOR EROSION/GRASS CONTROL
  - ⑤ CONSTRUCT RETAINING WALL (SEF. PERMIT)
  - ⑥ INSTALL BUBBLER BOX PER DETAIL SHOWN HEREON
  - ⑦ CONSTRUCT A.C. PAVEMENT



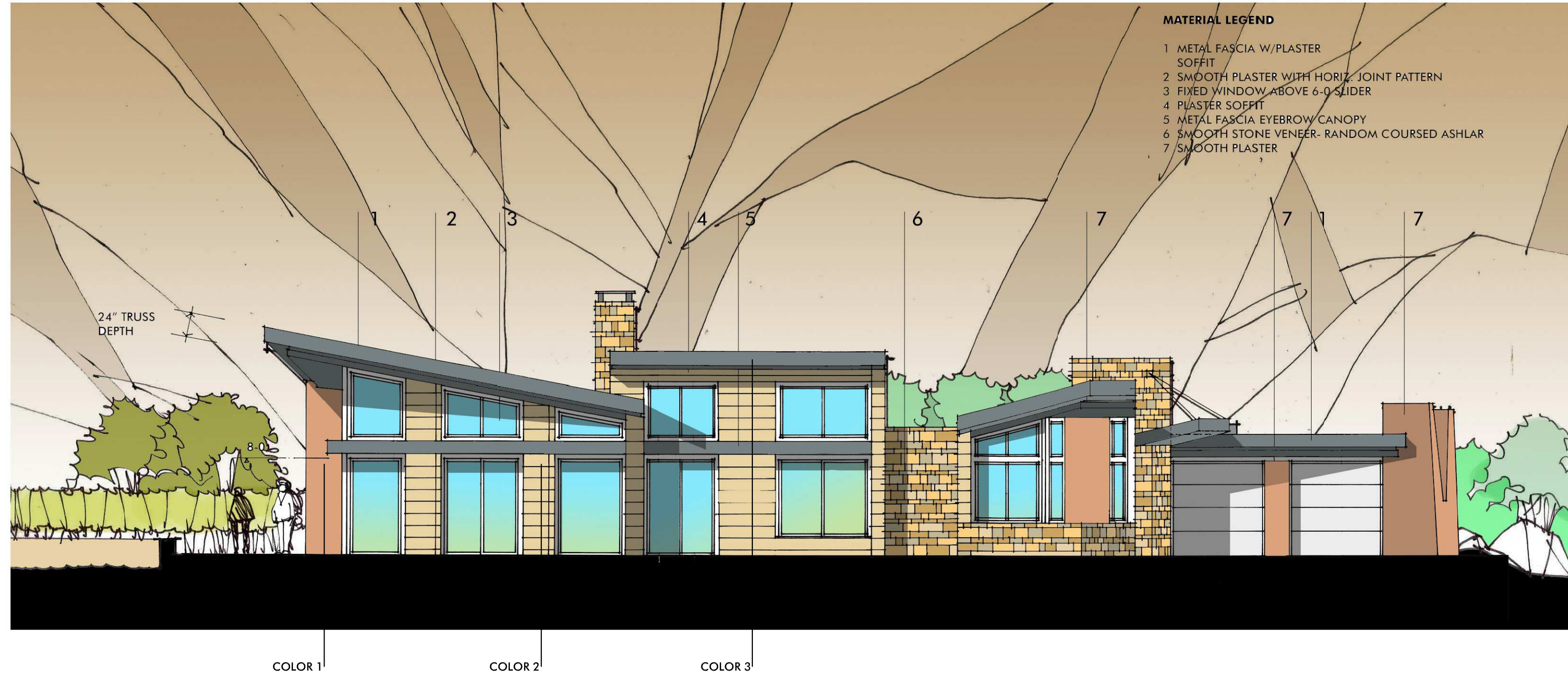
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		<b>DATE</b>	<b>DATE</b>
<b>NO.</b>	<b>REVISION</b>	<b>APPROVED</b>	<b>DATE</b>

<b>BENCH MARK</b>	CPS 15-23	<b>ELEV.</b>	518.663 NGVD29
<b>LOCATION</b>	CHISELED BOX ON THE M.O.C. OF THE S.E. CORNER AT THE INTERSECTION RAMON ROAD & LA MIRADA RD.		

77-810 Montrose Road  
Suite 201  
Palm Desert, Ca. 92211  
**ENGINEERING, INC.**  
Consulting Civil Engineers & Surveyors  
Phone: 760-345-1322  
Fax: 760-345-1820  
E-Mail: dan@meengineering.com

<b>DESIGN BY:</b>	DAN	<b>CITY CHECK</b>	
<b>DRAWN BY:</b>	DAN	<b>RIGHT-OF-WAY</b>	
<b>CHECKED BY:</b>	JHH	<b>TRAFFIC ENG'G</b>	
<b>DATE</b>		<b>FIELD ENG'G</b>	

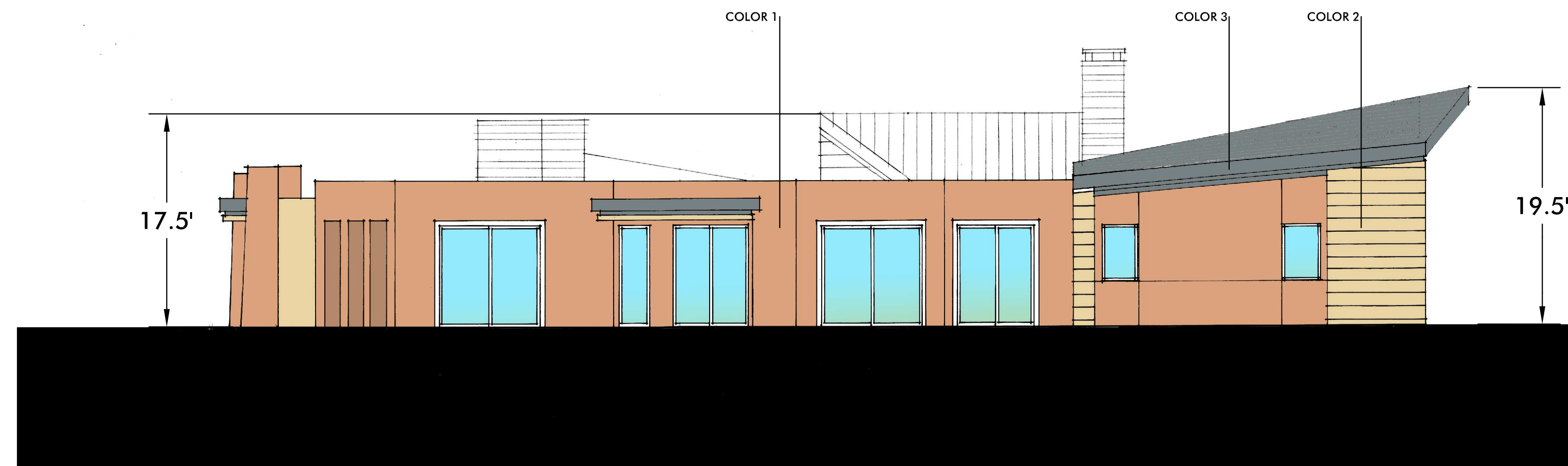
<b>REVIEWED BY:</b>	JOHN M. BRUDIN	<b>APPROVED BY:</b>	DAVID J. BARAKIAN
<b>R.C.E. NO. 41838</b>		<b>R.C.E. NO. 28091</b>	
<b>DATE</b>		<b>DATE</b>	



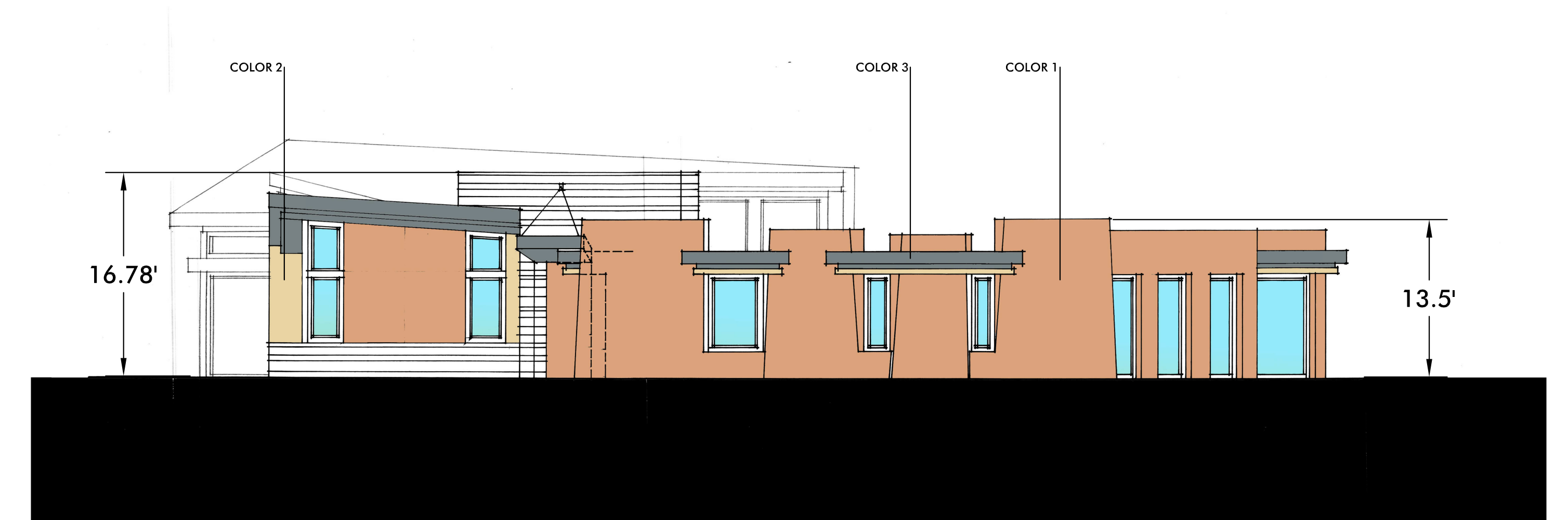
**ELEVATION STUDY 2.7.13**



**EAST ELEVATION STUDY**



**SOUTH ELEVATION STUDY**



**WEST ELEVATION STUDY**

**COLOR CHART**

- COLOR 1 FRAZEE CHEETAH CL1594D
- COLOR 2 FRAZEE DAYDREAM CL1882W
- COLOR 3 FRAZEE MUDDY WATERS CL3155D



**RFT DESIGN** 13700 ALTON PKWY  
 ARCHITECTURE IRVINE  
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 LANDSCAPE 92618  
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 RFTDESIGN.COM

**LA MIRADA CUSTOM**

CANYON PS, LLC  
 699 INDIAN TRAIL  
 PALM SPRINGS  
 CA, 92264

PROJECT NO: 13030  
 DATE: 04.15.14

TITLE: FLOOR PLANS  
 SCALE: 1/8" = 1'-0"

