



## PLANNING COMMISSION STAFF REPORT

DATE: JUNE 25, 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

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### SUMMARY

The Planning Commission to review a request to construct a 3,502-square foot house on a hillside lot.

### RECOMMENDATION:

Approve as submitted.

### ISSUES:

- Established pad height at 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:

#### *Related Relevant Prior City Actions*

5/27/2014	The Architectural Advisory Committee (AAC), reviewed the proposal and recommend approval as submitted
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#### *Most Recent Ownership*

2014	Mark Temple
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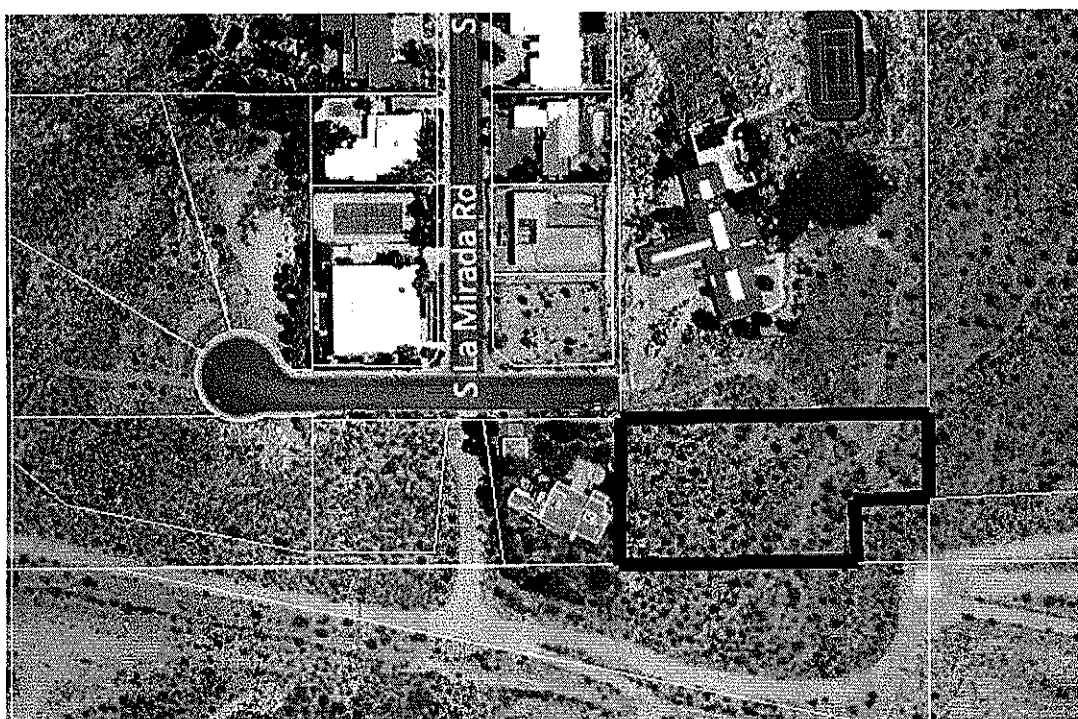
#### *Neighborhood Notification*

June 11, 2014	Staff sent email notification of hillside application to the Historic Tennis Club Neighborhood
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#### *Field Check*

May 2014	Staff visited site to observe existing conditions
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<b>Notification</b>	
June, 2014	Notice sent to all adjacent and abutting property owners. Staff has received two calls from neighbors with no objections
<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Area	20,038 – square feet



Subject Site: 771 La Mirada

**ANALYSIS:**

<b>Surrounding Property</b>	<b>Existing General Plan Designations</b>	<b>Existing Land Use</b>	<b>Existing Zoning Designations</b>
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 driveway 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.

#### Architectural Advisory Committee

The Architectural Advisory Committee (AAC) reviewed the project on May 27, 2014 and voted 6-0-1 to recommend approval to the Planning Commission as submitted.

#### Administrative Minor Modification

The applicant is requesting an increase in building height pursuant to PSZC Section 94.06.01(A)(8) – *for areas with a grade of ten (10) percent or more, modification of building height to a maximum of thirty (30) feet upon approval of a site plan, and elevations.* The request to increase the allowable building height from eighteen (18) feet to a maximum height of 19'.5" feet is permissible with an AMM. The increase in building height of 1'.5" feet will allow for a more interesting and better integrated addition blending into the surrounding hillside landscape.

#### ARCHITECTURAL APPROVAL

Although there are no required findings for applications for architectural approval which do not require environmental assessments, the Zoning Ordinance Section 94.04.00(D)(1-9) provides guidelines for the architectural review of development projects to determine that the proposed development will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated, based on consideration of the following:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The proposal includes the construction of 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 will be constructed of 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.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties at the end of La Mirada Drive are of similar one-story design, with both flat and angled roofs terraced into the gentle sloping hillside. The proposed house will be sited at the end of a long driveway with the main living areas facing east allowing for views of the valley. The interior floor plan includes an inner courtyard, three bedrooms, great room and four-car garage.

3. *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;*

The maximum height of the proposed project is 19'.5” feet tall to the top of the sloped roof over the great room. Pursuant to Section 94.06.01(A)(8) of PSZC, “hillside properties have a maximum allowable height of 30 feet but require an approval of an Administrative Minor Modification to increase height”. The proposed one-story roof at 19'.5” feet is compatible with the heights found within the surrounding neighborhood. Other houses along La Mirada and Camino Calidad contain homes similar in style and height. All other setback requirements have been met.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*

AND

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*

AND

6. *Consistency of composition and treatment,*

The proposed 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 use of large overhangs will provide solar control for expansive glass window systems along with stucco and stone materials will blend into the surrounding desertscape.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The site currently is in a semi-natural state with large boulders, and scrub brush. Some grading has occurred over time most likely associated with the adjacent Riverside County Flood Control project. The proposed landscape plan includes the use of Palo Verde trees, agaves, cacti, and shrubs scattered among existing rock formations. The proposed water-efficient plants are located in a manner that conforms to the topography of the site and will be consistent with desert surroundings.

#### Findings of the Administrative Minor Modification

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

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 Palm Springs Zoning Code (PSZC), Section 94.06.01(A)(5) and 94.06.01(A)(8) specifically allows for the requests.

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

The request for an increase in building height from eighteen (18) feet to a maximum of 19'5" feet will not impact surrounding properties being that the finished floor pad height will be lower than adjacent properties. The request to increase building height by 1'5" feet will allow for a dramatic sloped roof over the great room. The increase in height will allow for a better house design and can be considered a minor modification. Residences on hillside lots are allowed at maximum height of 30 feet and the proposed height of the project will not adversely affect nearby properties.

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.

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.*

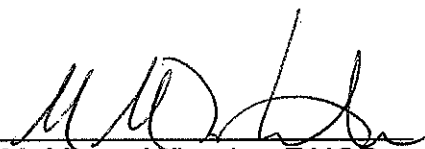
The modifications are warranted due to the location of the proposed single-family residence on a hillside lot. The proposed new construction will meet R-1-A zone established setbacks. Staff has determined the nature of the height increase request is in harmony with the current standards of the neighborhood, and is in keeping with historical development patterns of the surrounding area.

**ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is a Class III exemption and is categorically exempt per Section 15303(a) (New Single-Family Residence and Accessory Structure).



Glenn Mlaker, AICP  
Assistant Planner



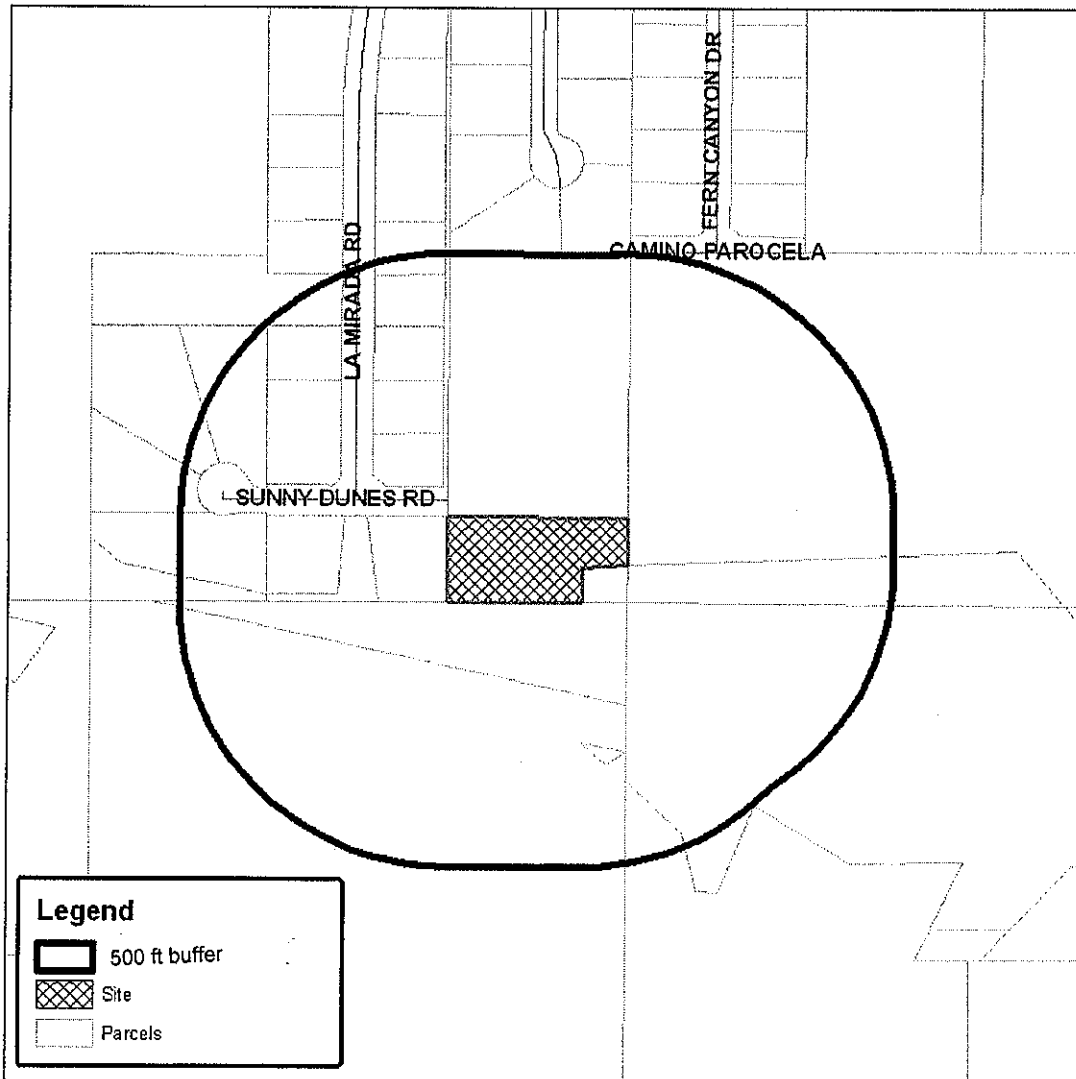
M. Margo Wheeler, FAICP  
Director of Planning Services

**Attachments:**

1. Vicinity Map
2. Justification Letter from Applicant
3. Minutes of May 27, 2014 AAC meeting
4. Landscape Plan
5. Floor Plan
6. Roof Plan
7. Material Board
8. Site Plan
9. 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.



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 7.1423 AMM AND 3.3733 MAJ FOR AN ADMINISTRATIVE MNOR MODIFICATION FOR AN INCREASE OF BUILDING HEIGHT TO 19'.5" FEET AND A MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A 3,502-SQUARE FOOT HOUSE ON A HILLSIDE HOUSE LOCATED AT 771 LA MIRADA DRIVE, ZONE R-1-A, SECTION 22.

WHEREAS, Mark Temple, ("Applicant") has filed an application with the City pursuant to Section 94.04.00 of the Zoning Ordinance for the construction of a new a 3,502-square foot house on a hillside lot located at 771 La Mirada Drive, Zone R-1-A, Section 22; and

WHEREAS, on May 27, 2014, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, on June 25, 2014, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class III exemption (single-family residence) pursuant to Section 15303(a) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA Guidelines, the proposed project is Categorically Exempt under Section 15303(a) (New Single-family residence).

Section 2: Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The proposal includes the construction of 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 will be constructed of 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.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties at the end of La Mirada Drive are of similar one-story design, with both flat and angled roofs terraced into the gentle sloping hillside. The proposed house will be sited at the end of a long driveway with the main living areas facing east allowing for views of the valley. The interior floor plan includes an inner courtyard, three bedrooms, great room and four-car garage.

3. *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;*

The maximum height of the proposed project is 19'.5" feet tall to the top of the sloped roof over the great room. Pursuant to Section 94.06.01(A)(8) of PSZC, "hillside properties have a maximum allowable height of 30 feet but require an approval of an Administrative Minor Modification to increase height". The proposed one-story roof at 19'.5" feet is compatible with the heights found within the surrounding neighborhood. Other houses along La Mirada and Camino Calidad contain homes similar in style and height. All other setback requirements have been met.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*

AND

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*

AND

6. *Consistency of composition and treatment,*

The proposed 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 use of large overhangs will provide solar control for expansive glass window systems along with stucco and stone materials will blend into the surrounding desert landscape.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The site currently is in a semi-natural state with large boulders, and scrub brush. Some grading has occurred over time most likely associated with the adjacent Riverside County Flood Control project. The proposed landscape plan includes the use of Palo Verde trees, agaves, cacti, and shrubs scattered among existing rock formations. The proposed water-efficient plants are located in a manner that conforms to the topography of the site and will be consistent with desert surroundings.

Section 3: Pursuant to Section 94.06.01(A)(5) and 94.06.01(A)(8) findings for an Administrative Minor Modification of the Palm Springs Zoning Code, the Planning Commission finds:

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

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 Palm Springs Zoning Code (PSZC), Section 94.06.01(A)(5) and 94.06.01(A)(8) specifically allows for the requests.

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

The request for an increase in building height from eighteen (18) feet to a maximum of 19'.5" feet will not impact surrounding properties being that the finished floor pad height will be lower than adjacent properties. The request to increase building height by 1'.5" feet will allow for a dramatic sloped roof over the great room. The increase in height will allow for a better house design and can be considered a minor modification. Residences on hillside lots are allowed at maximum height of 30 feet and the proposed height of the project will not adversely affect nearby properties.

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.

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 modifications are warranted due to the location of the proposed single-family residence on a hillside lot. The proposed new construction will meet R-1-A zone established setbacks. Staff has determined the nature of the height increase request is in harmony with the current standards of the neighborhood, and is in keeping with historical development patterns of the surrounding area.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.3733 – MAJ and 7.1423 AMM, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 25<sup>th</sup> day of June, 2014.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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M. Margo Wheeler, FAICP  
Director of Planning Services

RESOLUTION NO.

**EXHIBIT A**

Case 3.3733 MAJ & 7.1423 AMM  
Temple House

771 La Mirada Drive

June 25, 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 3.3733 MAJ and 7.1423 AMM, 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 3.3733 MAJ. 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 this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Once the use is implemented, 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. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The owner and operator shall ensure that at closing time, all customers leave the property promptly and that the property is clean and secure before the owner/operator leaves the premises. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.

ADM 10. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen complaints or policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Police or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with law.

### **PLANNING DEPARTMENT CONDITIONS**

- PLN 1. Roof color to be no lighter than off-white in color.
- PLN 2. Findings and conditions of approval associated with Administrative Minor Modification (AMM) Case 7.1423 shall apply.
- PLN 3. Approval is to be pursuant to plans date stamped April 23, 2014.
- PLN 4. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 5. Notice to future buyers on views. All prospective buyers of 771 La Mirada Drive shall be put on notice that there are no written or implied rights to the preservation of scenic views from any lot.

### **FIRE DEPARTMENT CONDITIONS**

#### **GENERAL 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 April 23, 2014. Additional requirements may be required at that time based on revisions to site plans.

**FID 2** Fire Department Conditions were based on the 2013 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.

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: 8:00 AM – 6:00 PM, Monday – Thursday**

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.

**FID 3** Fire Department Access Roads/driveways shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads (CFC 503). Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.



**FID 4 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 5 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 6 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 7 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 8 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.

## **ENGINEERING CONDITIONS**

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

### **STREETS**

- ENG 1.** Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

### **LA MIRADA DRIVE (EAST) (also known as W. SUNNY DUNES ROAD)**

- ENG 2.** Remove street improvements as necessary to construct a driveway. All broken or off grade street improvements shall be repaired or replaced.

### **SANITARY SEWER**

- ENG 3.** All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities. New laterals shall not be connected at manholes.
- ENG 4.** Construct an 8 inch V.C.P. sewer main east along La Mirada Drive (east) W. Sunny Dunes Road located 5 feet from centerline from the existing manhole located at the intersection of La Mirada Drive (north) and La Mirada Drive (east) (sunny Dunes), use existing sewer plan on file (3C-1-14) in the Public works/Engineering Department and also in accordance with City of Palm Springs Standard Drawings #403 and #405. All sewer mains constructed by the applicant and to become part of the public sewer system shall be digitally video recorded by the City prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.

## GRADING

- ENG 5. Submit a (Precise) Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that has completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.
  - b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Report.
- ENG 6. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 7. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color;

green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

- ENG 8. Perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 9. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 10. Prior to issuance of grading permit, the applicant shall provide verification to the City that the fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).
- ENG 11. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 12. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 13. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is

located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

## DRAINAGE

- ENG 14. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).
- ENG 15. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$9,212.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

## GENERAL

- ENG 16. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.
- ENG 17. All proposed utility lines shall be installed underground.
- ENG 18. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 19. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.
- ENG 20. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 21. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an

appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

- ENG 22. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

#### TRAFFIC

- ENG 23. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.

- ENG 24. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with the California Manual on Uniform Traffic Control Devices, dated January 13, 2012 or subsequent editions in force at the time of construction.

- ENG 25. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

#### BUILDING DEPARTMENT CONDITIONS

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

**END OF CONDITIONS**

# 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

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

APR 23 2014

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

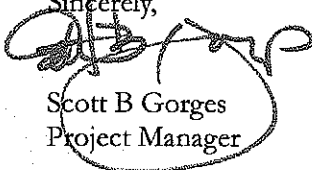
Our office has been working closely with Mr. Mark Temple and Mr. Larry Hochanadel on this property and with concerns of the Finish Floor height and the existing contours of the property, due to the amount of Large Boulders on the property we have been looking at the elevations that would work within 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



4. Hedge planter a minimum of 4' wide.

Vice-Chair Fauber requested amendment to motion to include:

5. Healthy trees to remain.

Amendment accepted.

3. **MARK TEMPLE 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 (CASE NOS. 3.3733 MAJ / 7.1423 AMM) (GM)**

MARK TEMPLE, APPLICANT, was available for questions.

The AAC had questions in reference to the future lot.

COMMITTEE MEMBER SONG said she likes the design.

CHAIR SECOY-JENSEN concurred.

M/S/C (Secoy-Jensen/Fredricks, 6-0-1 absent Hirschbein) Approve, as submitted.

4. **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 (CASE NOS. 5.1337 CUP AND 3.1745 MAJ). (GM)**

COMMITTEE MEMBER FREDRICKS asked questions if there would be additional landscaping.

LIZ OSTOICH, APPLICANT, said she is requesting an 882 sq. ft. casita. They wish to keep the existing mountain landscaping. And will only replace anything that is destroyed.

HUGH KAPTUR showed his model to the AAC and explained the project and building materials.

CHAIR SECOY-JENSEN questioned how this form speaks to the original building.

HUGH KAPTUR responded that he originally designed three houses.



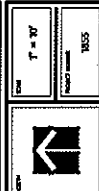
**T.K.D. ASSOCIATES, INC.**  
 7281 W. 152ND ST.  
 PALM SPRINGS, CA 92262  
 PHONE: (951) 853-1100  
 FAX: (951) 853-1101  
 WWW: www.tkd.com

**LA MIRADA**  
 CANYON PS, LLC  
 PALM SPRINGS CALIFORNIA  
 601 BOWMAN TRAIL  
 PALM SPRINGS, CA



DATE: 10/15/10  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO: 1005

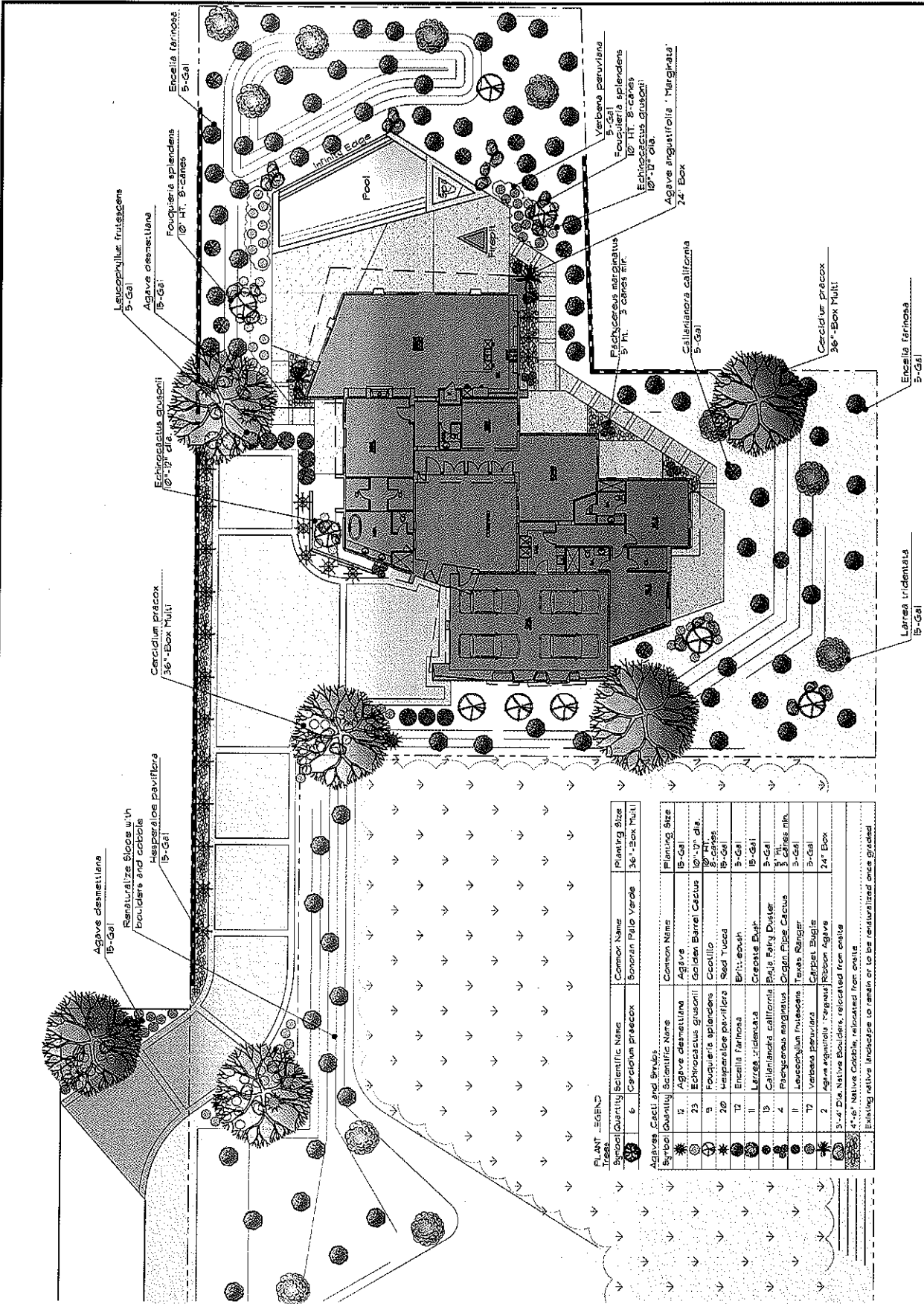
**PLANTING PLAN**



NO.	DATE	REVISIONS

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 EFFECTIVE DATE: 10/15/10  
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 CHECKED BY: [Signature]  
 PROJECT NO: 1005

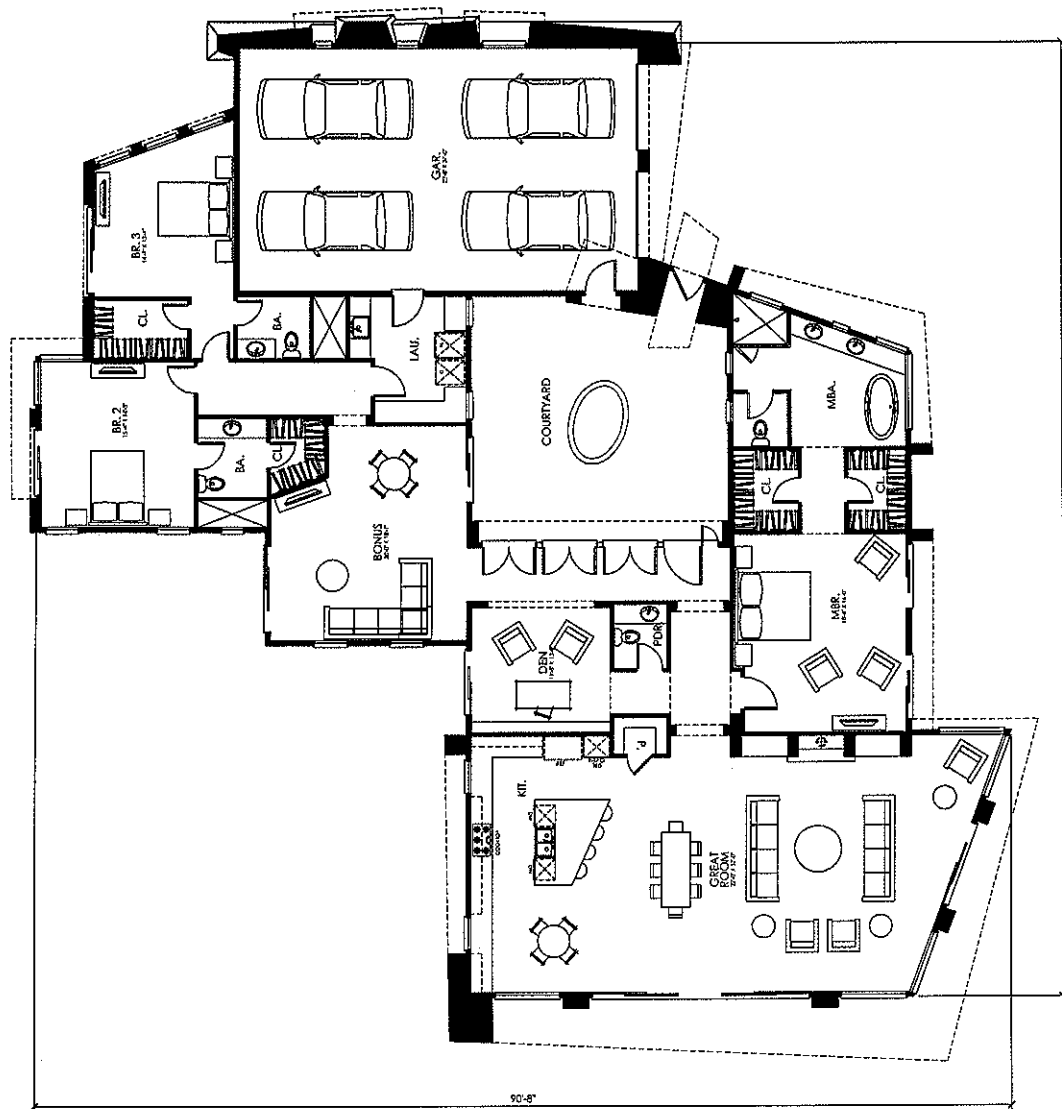
SHEET NO: 1-1  
 TOTAL SHEETS: 1



**PLANT LEGEND**

Symbol	Quantity	Scientific Name	Common Name	Planting Size
⊙	6	Cercidium praecox	Sonoran Palo Verde	36"-Box Multi
<b>Agaves, Cacti and Shrubs</b>				
⊙	15	Agave desmettiana	Agave	5-Gal
⊙	23	Echinocactus grusoni	Golden Barrel Cactus	19"-17" dia.
⊙	9	Fouquieria splendens	Coconillo	8" calyx
⊙	20	Hesperaloe parviflora	Red Yucca	15-Gal
⊙	12	Encelia ternstroemii	Brit. bush	3-Gal
⊙	11	Larrea tridentata	Crested Cholla	15-Gal
⊙	15	Calliandra californica	Blau Fairy Duster	3-Gal
⊙	4	Psychocereus marginatus	Organ Pipe Cactus	3 calyx inf.
⊙	11	Leucophyllum frutescens	Texas Ranger	3-Gal
⊙	17	Yucca peruviana	Cappas Bugle	3-Gal
⊙	2	Agave angustifolia	Straw Hat Agave	24" Box
⊙	3-4	Die Native Boulders, relocated from onsite		
⊙	1-2	Die Native Boulders, relocated from onsite		

Exhibiting native landscape to remain or to be re-introduced once graded.



**LA MIRADA CUSTOM**

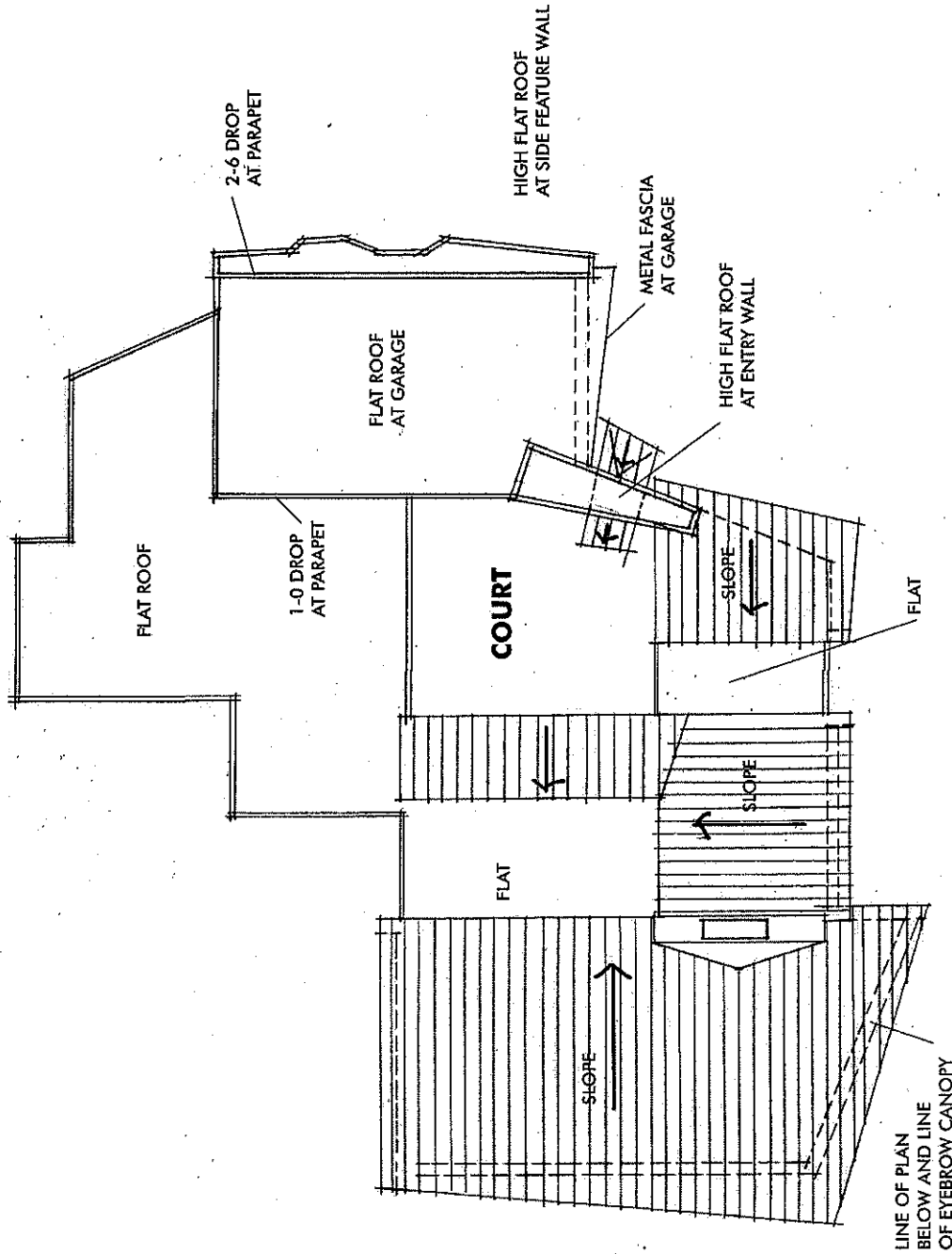
CANYON FS, LLC  
 699 INDIAN TRAIL  
 PALM SPRINGS  
 CA 92264

PROJECT NO. 13030  
 DATE: 04.01.14  
 SCALE: 3/16" = 1'-0"

**DD02**

13700-AUTON PARKY  
 IRVINE  
 CALIFORNIA  
 92618  
 LANDSCAPE  
 GRAPHICS  
 714.550.8927  
 RTEDSIGN.COM





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

RT DESIGN  
ARCHITECTURE  
PLANNING  
LANDSCAPE  
GRAPHICS  
RTDESIGN.COM

1370 ALTON DRIVE  
IRVINE  
CALIFORNIA  
92618  
TEL: 949.250.8947

LA MIRADA CUSTOM

CANONIKS LLC  
699 INDIAN TRAIL  
PALM SPRINGS  
CA 92264

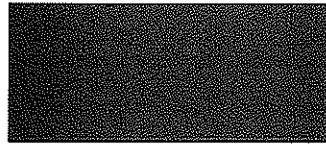
PROJECT NO. 10030  
DATE: 04.01.14

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

DD003

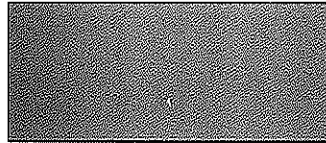


ROOFING



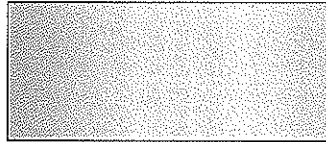
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METAL ROOF  
ZINC GREY

STUCCO  
(PRIMARY)



FRAZEE  
CHEETAH  
CL1594D

STUCCO ACCENT 1



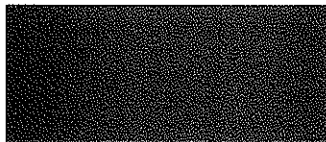
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DAYDREAM  
CL1882W

STONE VENEER



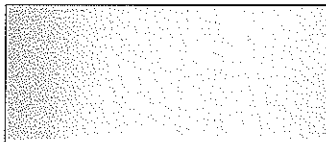
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PLAYA VISTA  
LIME STONE  
CREAM

EAVES, FASCIA



FRAZEE  
MUDDY WATERS  
CL3155D

WINDOW FRAMES



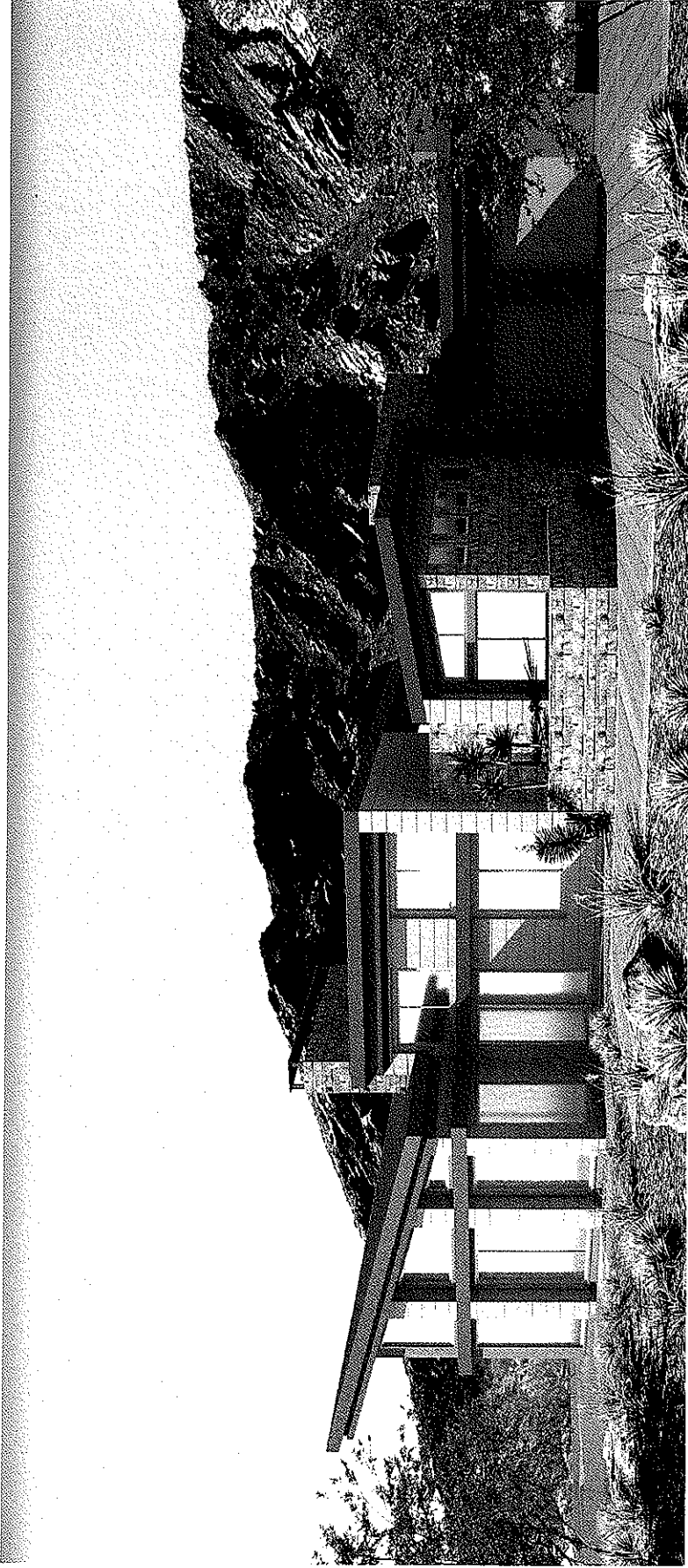
STANDARD  
SILVER

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



04.22.14

13030



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ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE  
GRAPHICS  
RPTDESIGN.COM

13700 AVON PARK  
RINE CLARK  
90418  
7940.300.8947

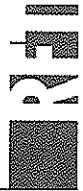
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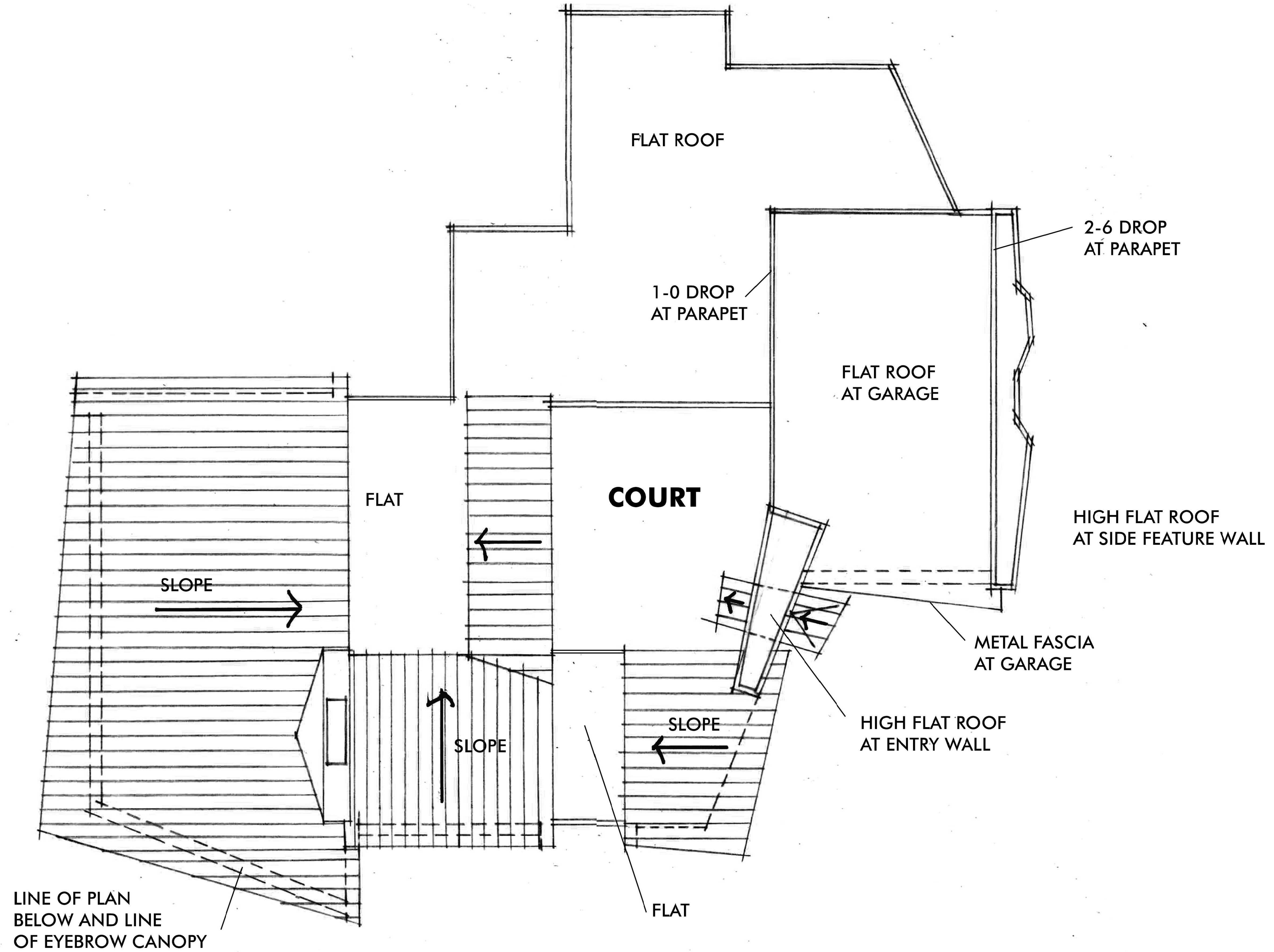
CANTON R, LLC  
607 FISHBURN RD  
PAULS SPRINGS  
CA, 92764

PROJECT NO. 19030  
DATE 04.13.14

TITLE RENDERING  
SCALE NTS

# DD01





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

**LA MIRADA CUSTOM**



RFT DESIGN  
 ARCHITECTURE  
 PLANNING  
 LANDSCAPE  
 GRAPHICS  
 RFTDESIGN.COM

13700 ALTON PKWY  
 IRVINE  
 CALIFORNIA  
 92618  
 T949.500.8947

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

DATE: 04.15.14

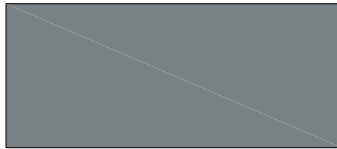
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SCALE: **NTS**

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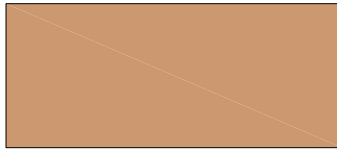


ROOFING



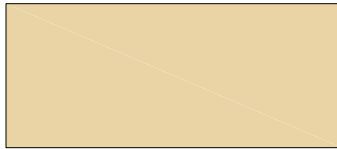
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METAL ROOF  
ZINC GREY

STUCCO  
(PRIMARY)



FRAZEE  
CHEETAH  
CL1594D

STUCCO ACCENT 1



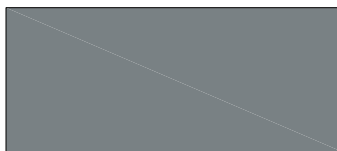
FRAZEE  
DAYDREAM  
CL1882W

STONE VENEER



CORONADO STONE  
PLAYA VISTA  
LIME STONE  
CREAM

EAVES, FASCIA



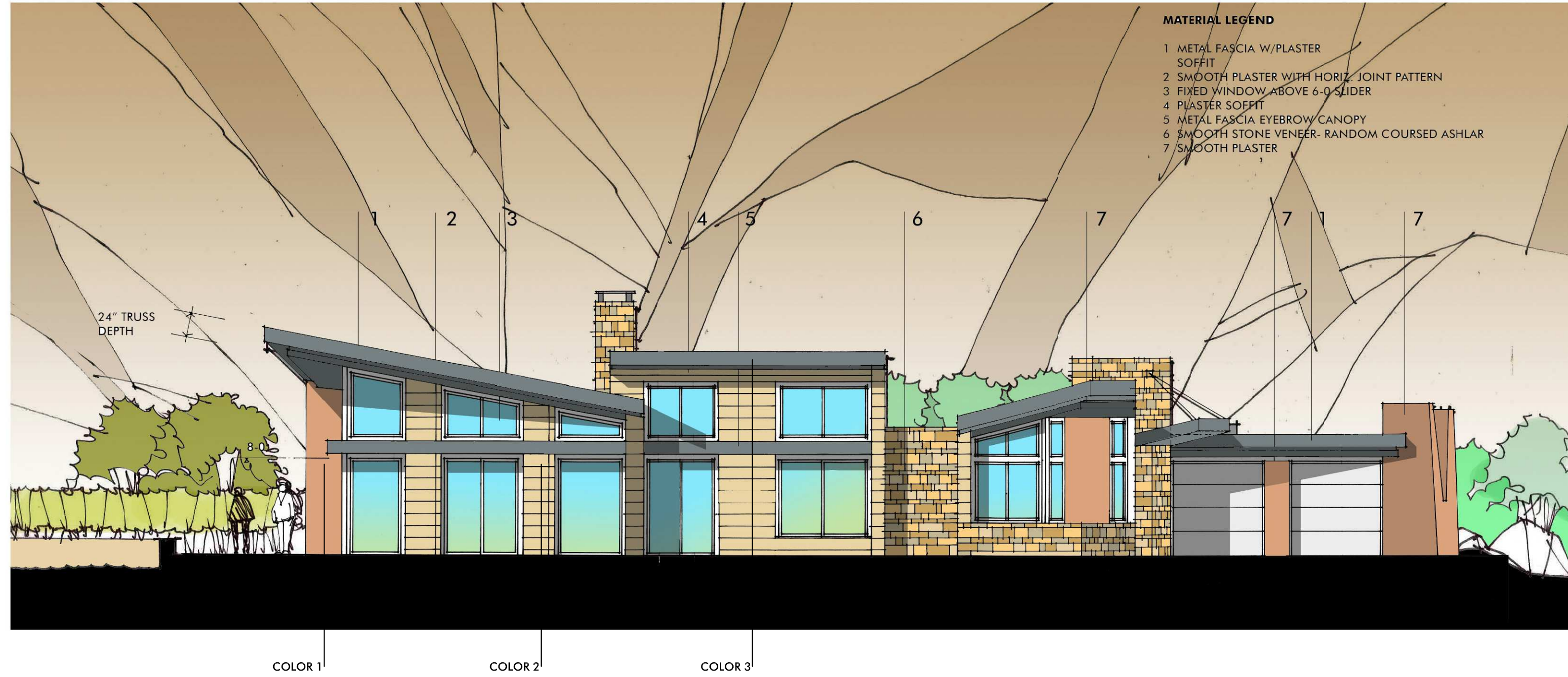
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MUDDY WATERS  
CL3155D

WINDOW FRAMES



STANDARD  
SILVER

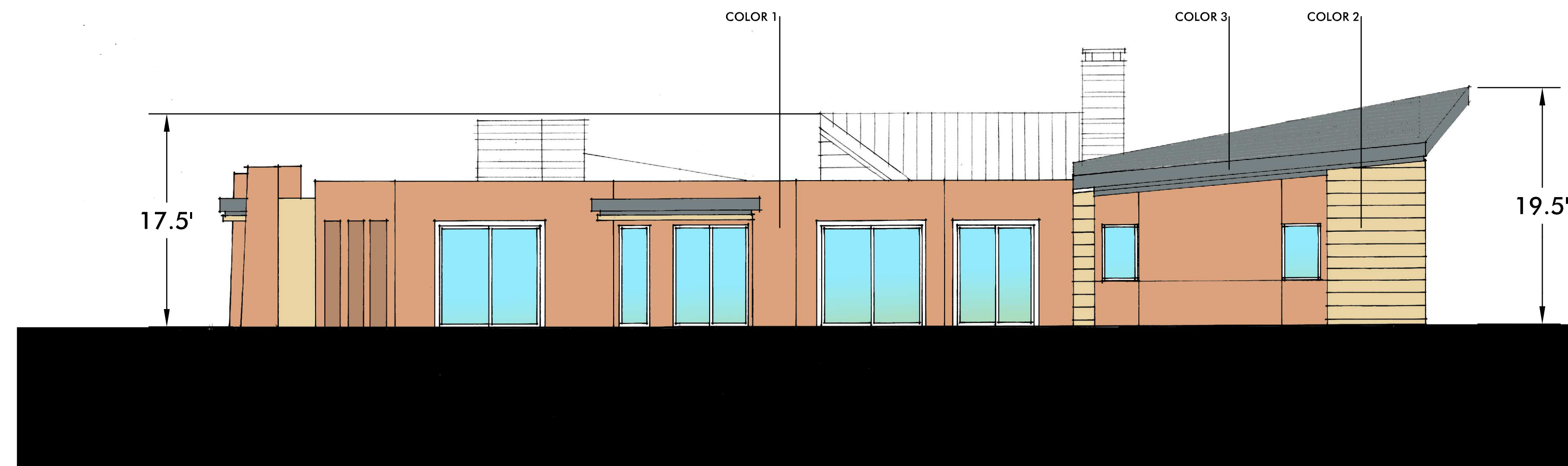
**COLOR SCHEME  
LA MIRADA  
CANYON PS, LLC**



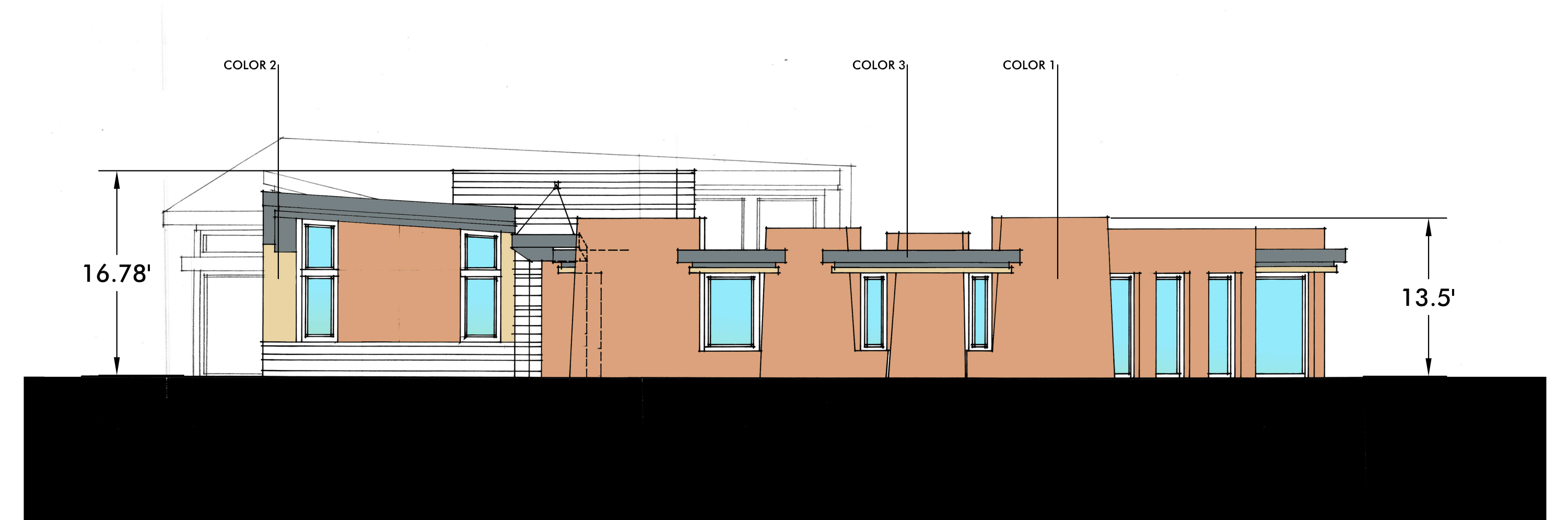
**ELEVATION STUDY 2.7.13**



**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  
 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  
 DATE: 04.15.14

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

