



PLANNING COMMISSION STAFF REPORT

DATE: JULY 9, 2014

SUBJECT: GARY LEVINSON, OWNER FOR ARCHITECTURAL REVIEW OF A NEW 5,692-SQUARE FOOT HOUSE ON A HILLSIDE LOT AT 654 LAS PALMAS HEIGHTS DRIVE, ZONE R-1- A, SECTION 10. (CASE 3.3738 MAJ). (GM)

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

SUMMARY

The Planning Commission to review a request to construct a 5,692-square foot house on a hillside lot.

RECOMMENDATION:

Approve as submitted with conditions.

ISSUES:

- Established pad elevation at 640 feet per TTM 27680.
- Highest portion of house proposed at 657 feet.
- Hillside ordinance allows height of structure up to 18 feet.
- Proposed maximum height of home to be 17 feet above established pad elevation.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
10/7/2001	City Council approved Tentative Tract Map 27680 for 9 lot subdivision.
8/12/2004	Approval of house on Lot 1
8/8/2005	Approval of house on Lot 9
11/18/2005	Approval of house on Lot 4
6/23/2014	Architectural Advisory Committee recommended approval as submitted.

<i>Most Recent Ownership</i>	
2/11/2014	Gary Levinson

Neighborhood Notification	
6/12/2014	Staff has sent email notification of hillside application to the Vista Las Palmas Neighborhood.

Field Check	
June 2014	Staff visited site to observe existing conditions

Notification	
5/29/2014	Notice sent to all adjacent and abutting property owners. One neighbor has visited Planning Department to review plans.

Details of Application Request	
Site Area	
Net Area	36,540-squre feet



Subject Site: 654 Las Palmas Heights 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 - 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	R-1-A Single-Family Residential
West	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	R-1-A Single-Family Residential

DEVELOPMENT STANDARDS:

	R-1-A-H	Proposed Project
Lot Area	20,000 – sq. ft.	36,540–sq. ft. (conforms)
Lot Width	120 feet	167 feet (conforms)
Lot Depth	120 feet	235 feet (conforms)
Front Yard	25 feet	31 feet (conforms)
Side Yard	10 feet	13 feet (conforms)
Rear Yard	15 feet	36 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	17 feet from established pad height – hillside (conforms)
Bldg. Coverage	35% lot coverage	6.4% (conforms)
House / Garage	1,500 – sq ft	5,692 - 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 architectural approval to construct a 5,692-square foot house and garage in the Las Palmas Heights subdivision on a vacant hillside lot. The gated community of Las Palmas Heights consists of 9 lots accessed from North Via Monte Vista. The original Tentative Tract Map 27680 was approved in 2001 establishing the 9-unit Las Palmas Heights subdivision. Since that time, three homes have been built on various lots with six lots remaining.

The established pad height for the house is at 640 feet as determined by the original Tentative Tract Map 27680. The new house will contain 4-bedrooms, a three-car garage and pool located on a 36,540-square foot vacant lot. The proposed house is one-story of a Modern design with flat roofs, a clerestory section connecting two bedrooms. Building materials include white stucco, smooth plaster walls, custom made anodized aluminum screening, Orco block, and a glass window system.

The concept for the landscape plan is to leave a portion of the site in a native state with boulders and rocks interspersed with shrubs, cacti and succulents, and a more formal layout at the house entrance. Five large 36" to 48" box Palo Verde trees and six 10' tall skinned palm trees are proposed on the east side of the property to provide screening to the adjacent houses.

Architectural Advisory Committee

The Architectural Advisory Committee (AAC) reviewed the project on June 23, 2014 and voted 5-0-1 to recommend approval to the Planning Commission as submitted.

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 5,692-square foot house and garage in the Las Palmas Heights subdivision on a vacant hillside lot. The gated community of Las Palmas Heights consists of 9 lots accessed from North Via Monte Vista. The original Tentative Tract Map 27680 was approved in 2001 establishing the 9-unit Las Palmas Heights subdivision. Since that time, three homes have been built on various lots with six lots remaining. The proposed house is one-story Modern design with flat roofs, a clerestory section connecting two bedrooms. Building materials include white stucco, smooth plaster walls, custom made anodized aluminum screening, Orco block, and a glass window system.

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 existing homes in the Las Palmas Heights subdivision are of similar one-story design constructed on large lots with access from the Las Palmas Heights Drive. The proposed pad height for the house is at 640 feet as determined by the original Tentative Tract Map 27680. This TTM established pad heights for all lots within the subdivision taking into consideration view sheds and privacy.

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 17 feet tall from established pad elevation of 640 feet. The vacant lot slopes down toward the street allowing the attached guest bedrooms to be at a lower elevation. The proposed house design is compatible with the heights found within the surrounding neighborhood. Other houses along Las Palmas Heights Drive are 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 "Crystal White"; steel troweled smooth plaster color "Grey"; metal sash and screens; and CMU Orco block. The use of large overhangs will provide solar control for glass window systems.

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 boulders, and scrub brush. Some grading has occurred to provide an existing site pad. The proposed landscape plan is to

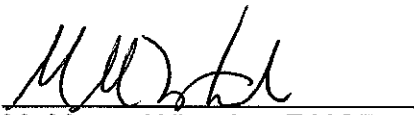
leave a portion of the site in a native state with boulders and rocks interspersed with shrubs, cacti and succulents, and a more formal layout at the house entrance. Five large 36" to 48" box Palo Verde trees and six 10' tall skinned palm trees are proposed on the east side of the property to provide screening to the adjacent houses.

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



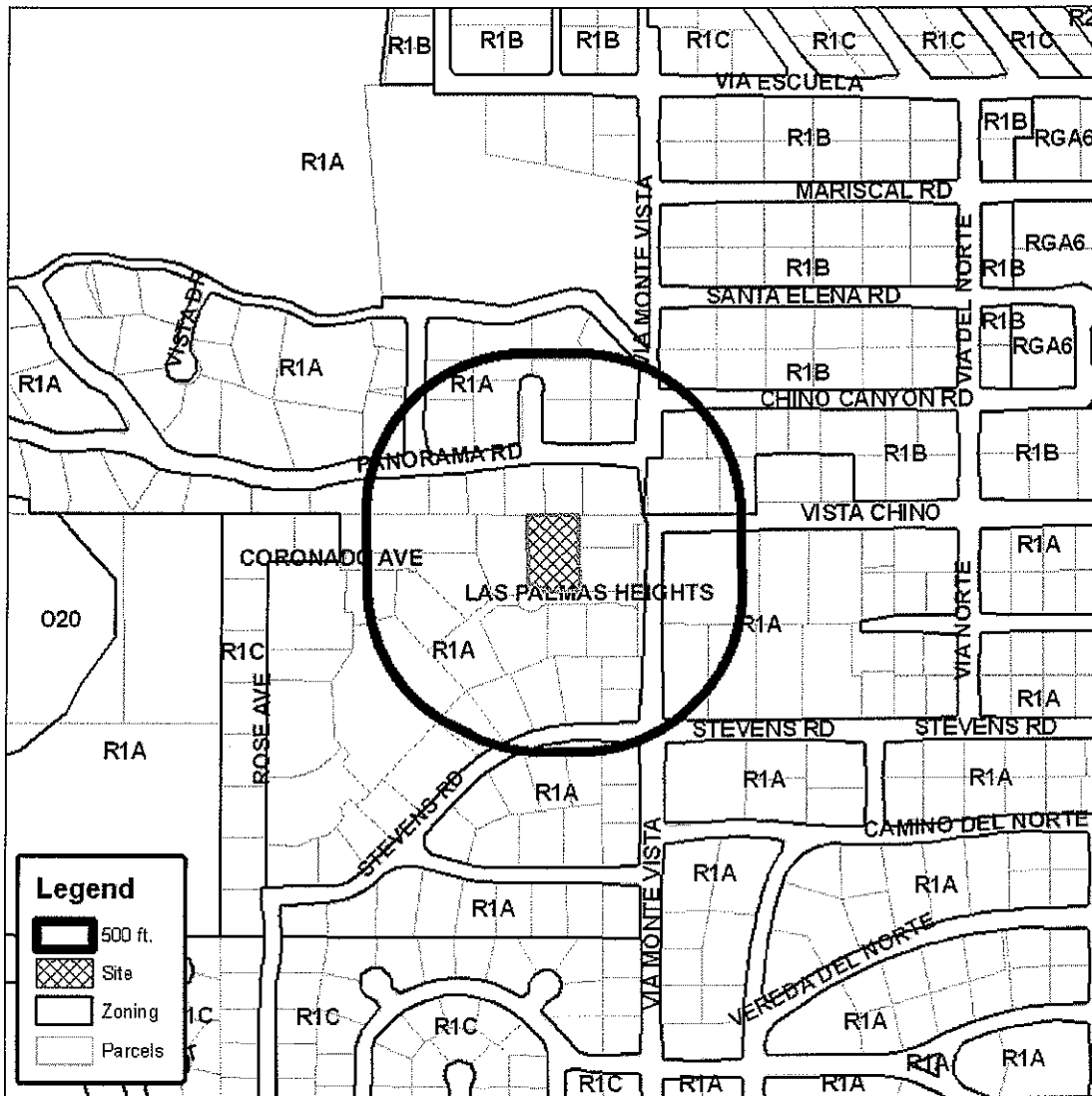
M. Margo Wheeler, FAICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Minutes of June 23, 2014 AAC meeting
5. Site Plan
6. Landscape Plan
7. Building Elevations
8. 3D Images
9. Site Photographs



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3738 MAJ

APPLICANT: Gary Levinson

DESCRIPTION: A request for a Major Architectural approval to construct a 5,692-square foot hillside house at 654 Las Palmas Heights Drive, Zone R-1-A, Section 10.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 3.738 MAJ FOR A MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A 5,692-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 654 LAS PALMAS HEIGHTS DRIVE, ZONE R-1-A, SECTION 10.

WHEREAS, Gary Levinson, ("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 5,692-square foot house on a hillside lot located at 654 Las Palmas Heights Drive, Zone R-1-A, Section 10; and

WHEREAS, on June 23, 2014, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, on July 9, 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 5,692-square foot house and garage in the Las Palmas Heights subdivision on a vacant hillside lot. The gated community of Las Palmas Heights consists of 9 lots accessed from North Via Monte Vista. The original

Tentative Tract Map 27680 was approved in 2001 establishing the 9-unit Las Palmas Heights subdivision. Since that time, three homes have been built on various lots with six lots remaining. The proposed house is one-story Modern design with flat roofs, a clerestory section connecting two bedrooms. Building materials include white stucco, smooth plaster walls, custom made anodized aluminum screening, Orco block, and a glass window system.

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 existing homes in the Las Palmas Heights subdivision are of similar one-story design constructed on large lots with access from the Las Palmas Heights Drive. The proposed pad height for the house is at 640 feet as determined by the original Tentative Tract Map 27680. This TTM established pad heights for all lots within the subdivision taking into consideration view sheds and privacy.

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 17 feet tall from established pad elevation of 640 feet. The vacant lot slopes down toward the street allowing the attached guest bedrooms to be at a lower elevation. The proposed house design is compatible with the heights found within the surrounding neighborhood. Other houses along Las Palmas Heights Drive are 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 "Crystal White"; steel troweled smooth plaster color "Grey"; metal sash and screens; and CMU Orco

block. The use of large overhangs will provide solar control for glass window systems.

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 boulders, and scrub brush. Some grading has occurred to provide an existing site pad. The proposed landscape plan is to leave a portion of the site in a native state with boulders and rocks interspersed with shrubs, cacti and succulents, and a more formal layout at the house entrance. Five large 36" to 48" box Palo Verde trees and six 10' tall skinned palm trees are proposed on the east side of the property to provide screening to the adjacent houses.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.3738 – MAJ, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 9th day of July, 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, FAICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 3.3738 MAJ
Levinson House

654 Las Palmas Heights Drive

July 9, 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 3.3738 MAJ, 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 3.3738 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. Approval is to be pursuant to plans date stamped May 14, 2014.
- PLN 3. 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 4. Notice to future buyers on views. All prospective buyers of 654 Las Palmas Heights 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 received and stamped on **May 14, 2014**. Additional requirements may be required.
- FID 2 Fire Department Conditions are based on the *2013 California Fire Code*. Three 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 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.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 45 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9-4-02.

FID 4 **Security Gates (CFC 503.6):** A Knox key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch when required by the fire code official. The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gates in the open position.

FID 5 **Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

FID 6 **Fire Hydrant Flow and Number of Fire Hydrants (CFC 508.5):** Fire hydrants shall be provided in accordance with CFC Appendix B, Fire Flow Requirements for Buildings, for the protection of buildings, or portions of buildings, hereafter constructed. The required fire hydrant flow for this project is 750 gallons per minute (with fire sprinklers) (CFC Appendix B) and one available fire hydrant must be within 250 feet from any point on lot street frontages. (CFC Appendix C)

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.

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.

LAS PALMAS HEIGHTS (PRIVATE STREET)

ENG 1. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

ENG 2. 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.

GRADING

ENG 3. Submit cut and fill quantities to City Engineer to determine if a Grading Plan is required. If required, the Grading Plan shall be submitted to the Engineering Division for review and approval by the City Engineer prior to issuance of grading permit. If the earthwork quantity is less than 50 cubic yards, a formal grading plan is not required. To qualify for the exemption, a signed original written statement of design earthwork quantities from the owner (or design professional, prepared on company letterhead) shall be provided to the Engineering Division. Exemption of a formal Grading Plan reviewed and approved by the City Engineer does not exempt the applicant from a site grading plan that may be required from the Building Department, or any other requirement that may be necessary to satisfy the California Building Code.

- 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 have 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 Study/Report.

- ENG 4. Prior to approval of a Grading Plan or issuance of any 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 5. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 6. Temporary dust control 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 7. 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 8. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 9. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00)

per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.

ENG 10. 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 (if required) or prior to issuance of any permit.

ENG 11. 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 even though there may not be a grading plan for the project. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.

ENG 12. 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. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

DRAINAGE

ENG 13. The applicant shall accept and convey all stormwater runoff across the property and conduct the runoff to an approved drainage system. On-site retention may be allowed on that portion of the property where historically, stormwater runoff is conveyed. The incremental increase of stormwater runoff due to development of the property shall be retained on-site to the satisfaction of the City Engineer. Submit a hydrology study to determine the amount of increased storm water runoff to be retained on site for review and approved by the City Engineer.

ENG 14. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$ 9212.00 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 15. 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. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
- ENG 16. All proposed utility lines shall be installed underground.
- ENG 17. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 18. Upon approval of any improvement plan (if required) 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 by the City Engineer.
- ENG 19. 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 20. 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.

TRAFFIC

- ENG 21. 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 Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (MUTCD), dated January 13, 2012, or subsequent editions in force at the time of construction.
- ENG 22. 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

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

Minutes of June 23, 2014

CALL TO ORDER: Chair Secoy-Jensen called the meeting to order at 3:00 pm

ROLL CALL:

Committee Members Present: Cassady, Hirschbein, Purnel, Song, Vice-Chair Fauber, and Chair Secoy-Jensen

Committee Members Absent: Fredricks

Planning Commissioner Present: Klatchko

Also Present: Director Wheeler, Assistant Planner Mlaker, and Intern Canchola

REPORT OF THE POSTING OF AGENDA: The Agenda was posted for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter.

ACCEPTANCE OF THE AGENDA: The agenda was accepted, as presented.

PUBLIC COMMENTS - None.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: JUNE 09, 2014

M/S/C (Song/Secoy-Jensen, 5-0-1-1 abstain Cassady, absent Fredricks) Approve as amended.

NEW BUSINESS:

2. GARY LEVINSON, OWNER FOR A NEW 5,692-SQUARE FOOT HOUSE ON A HILLSIDE LOT AT 654 LAS PALMAS HEIGHTS DRIVE, ZONE R-1-A, SECTION 10. (CASE 3.3738 MAJ). (GM)

ASSISTANT PLANNER MLAKER stated several neighbors came in and reviewed the application. No formal comments were received. He added there were no design guidelines in the original tract.

BOARD MEMBER SONG asked if the boulders being used existing boulders.

JIM CIOFFI, applicant, stated that the boulders will be existing boulders.

VICE-CHAIR FAUBER said the structure was handsome.

BOARD MEMBER PURNEL said the lighting plan is appropriate.

M/S/C (Cassady/ Fauber, 5-0-1, absent Fredricks) Approve.

3. LES ALEXANDER, OWNER, FOR A 5,825-SQUARE FOOT WAREHOUSE BUILDING ON A 13,615-SQUARE FOOT LOT LOCATED AT 353 W. RADIO ROAD, ZONE M-1, SECTION 34 (CASE 3.2905 MAJ). (GM)

BOARD MEMBER HIRSCHBEIN was concerned if the curb cut met zoning code.

ASSISTANT PLANNER MLAKER said that the zoning code does not mention curb cut for this zone. Engineering has approved.

BOARD MEMBER HIRSCHBEIN has concerns regarding aesthetics.

VICE-CHAIR FAUBER asked if the stripe is going to be in one color/ material.

CHRIS SAHLIN, APPLICANT, said the stripe will have two slightly contrasting colors to give the structure some texture.

BOARD MEMBER SONG asked if the plaster under the window sill will be framed separately.

MR SAHLIN answered yes, so in the future the window can be easily reconstructed to a door.

BOARD MEMBER PURNELL asked about the dimension of the tree wells.

MR SAHLIN said the dimension is 5X5.

BOARD MEMBER PURNELL was concerned about tree on the north side.

VICE-CHAIR FAUBER like the subtle striping, the structure is well conceived.



NO.	REVISION

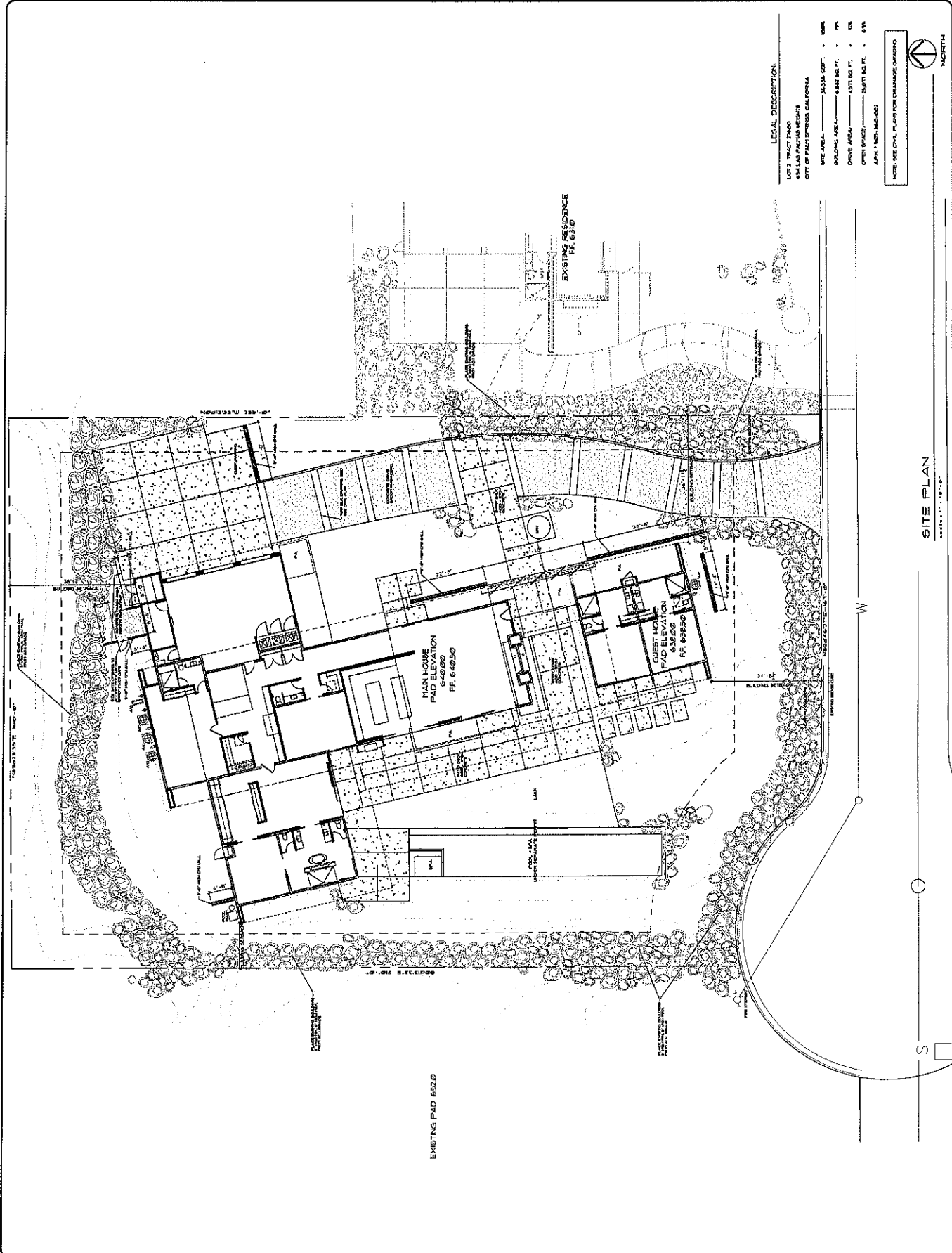
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PROJECT NO: 1401
FILE: 1401-1057E

SHEET
A-11 ©

LEGAL DESCRIPTION:
LOT 2 TRACT 7040
654 LAS PALMAS HEIGHTS
CITY OF PALM SPRINGS, CALIFORNIA

TYPE AREA	AREA (SQ. FT.)	PERCENT
LOT AREA	34,334.50	100%
BUILDING AREA	6,881.50	19.7%
COVERED AREA	4,071.50	11.8%
OPEN SPACE	24,471.50	71.5%
APPL. 1.160.1400-400		

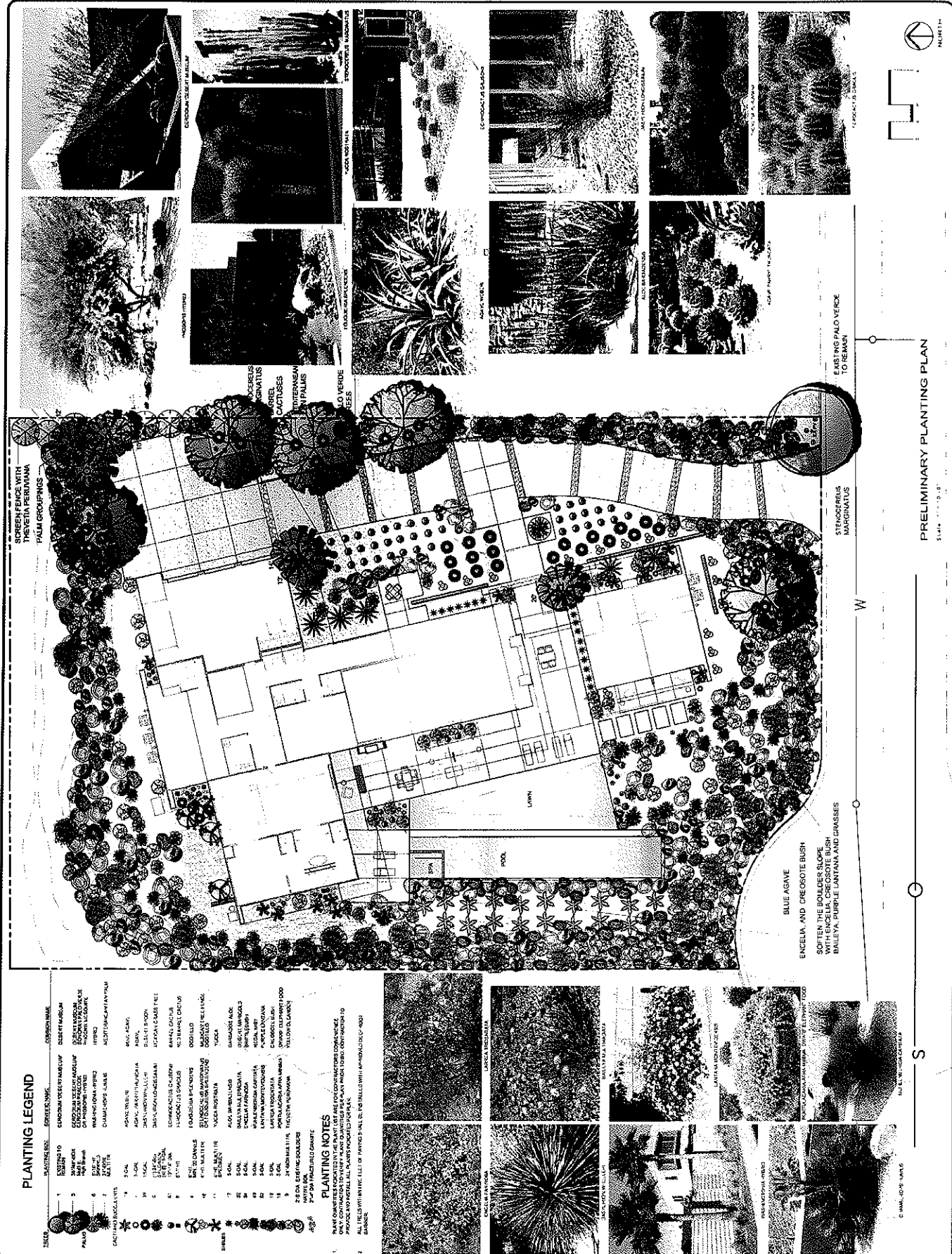
NOTE: SEE CIVIL PLANS FOR DAMAGE GRADING



SITE PLAN
SCALE: 1" = 10'-0"

JAMES COFFI ARCHITECT
 1110 W. PALM SPRINGS BLVD. SUITE 100
 PALM SPRINGS, CA 92262
 (951) 850-0000
 www.cioffi.com

DATE: 11/15/17
 PROJECT NO: 401
 FILE: 401-101-011P
 SHEET: L-1

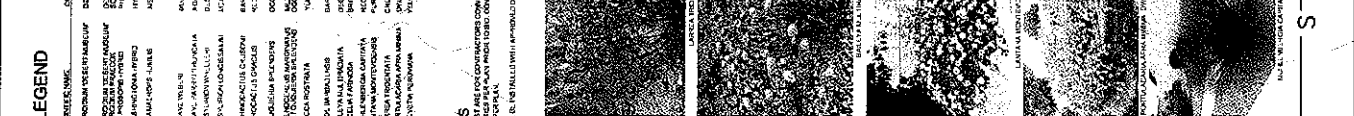


PLANTING LEGEND

SYMBOL	COMMON NAME	COMMON NAME
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PLANTING NOTES

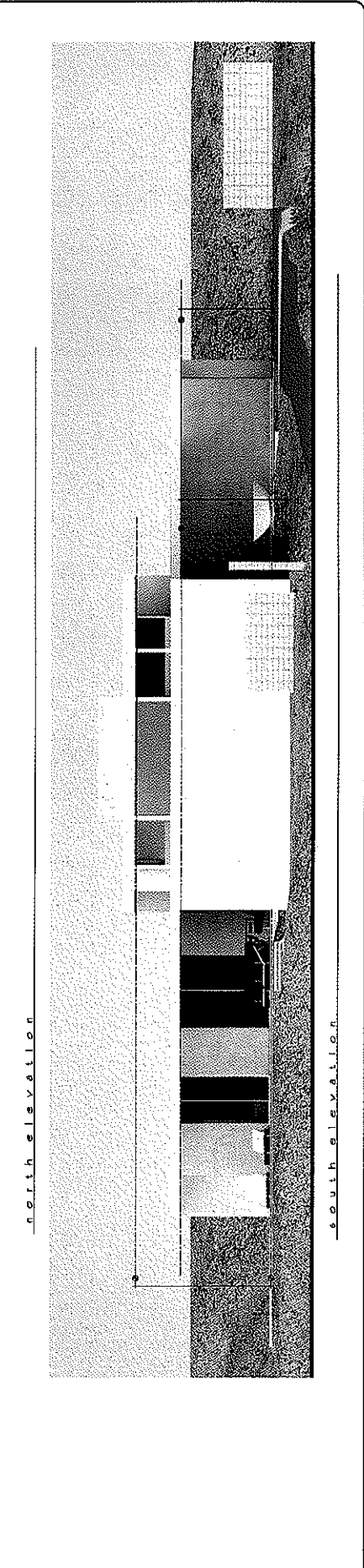
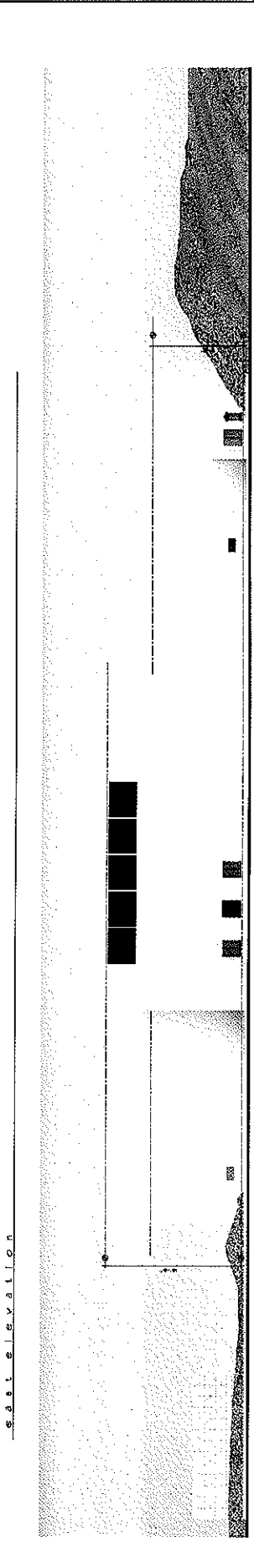
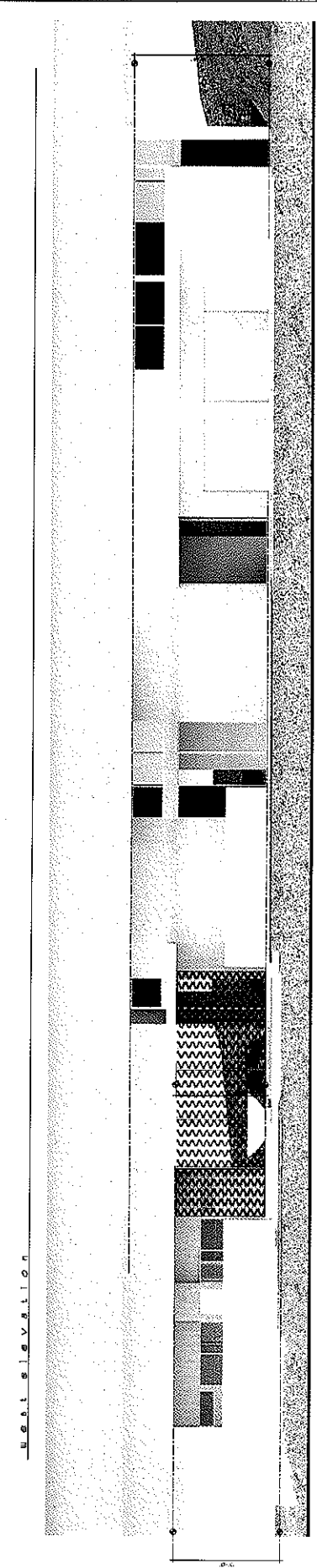
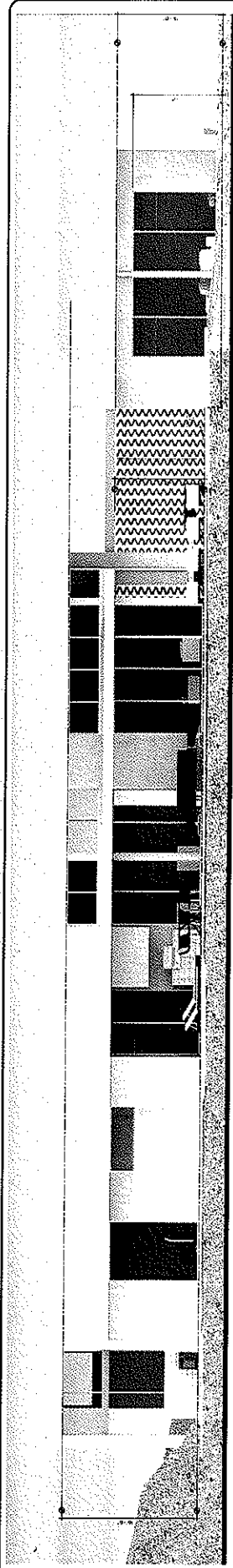
- PLANTING NOTES TO THE PLAN LIST ARE FOR CONTRACTOR CONFORMANCE. PROVIDE AND INSTALL ALL PLANTS NOTED TO PER PLAN.
- ALL TREES WITH TRUNK DIAMETER OF 1.5 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 4000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 2 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 8000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 3 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 12000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 4 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 16000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 5 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 20000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 6 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 24000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 7 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 28000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 8 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 32000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 9 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 36000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 10 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 40000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 11 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 44000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 12 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 48000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 13 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 52000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 14 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 56000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 15 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 60000 GALLONS.
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- ALL TREES WITH TRUNK DIAMETER OF 17 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 68000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 18 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 72000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 19 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 76000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 20 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 80000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 21 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 84000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 22 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 88000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 23 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 92000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 24 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 96000 GALLONS.
- ALL TREES WITH TRUNK DIAMETER OF 25 INCHES SHALL BE INSTALLED WITH APPROXIMATELY 100000 GALLONS.





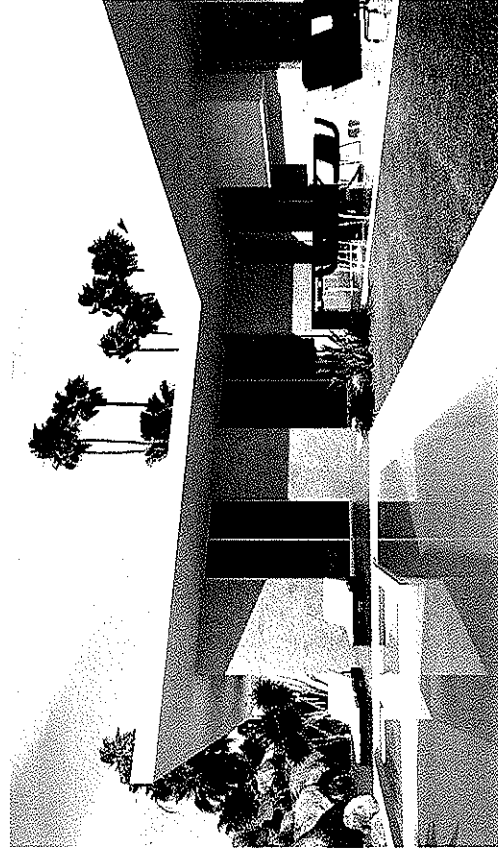
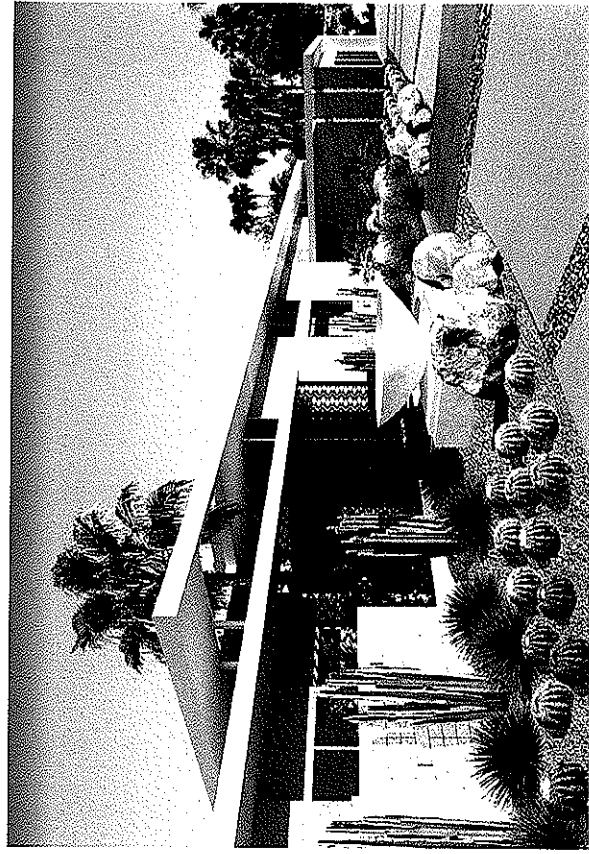
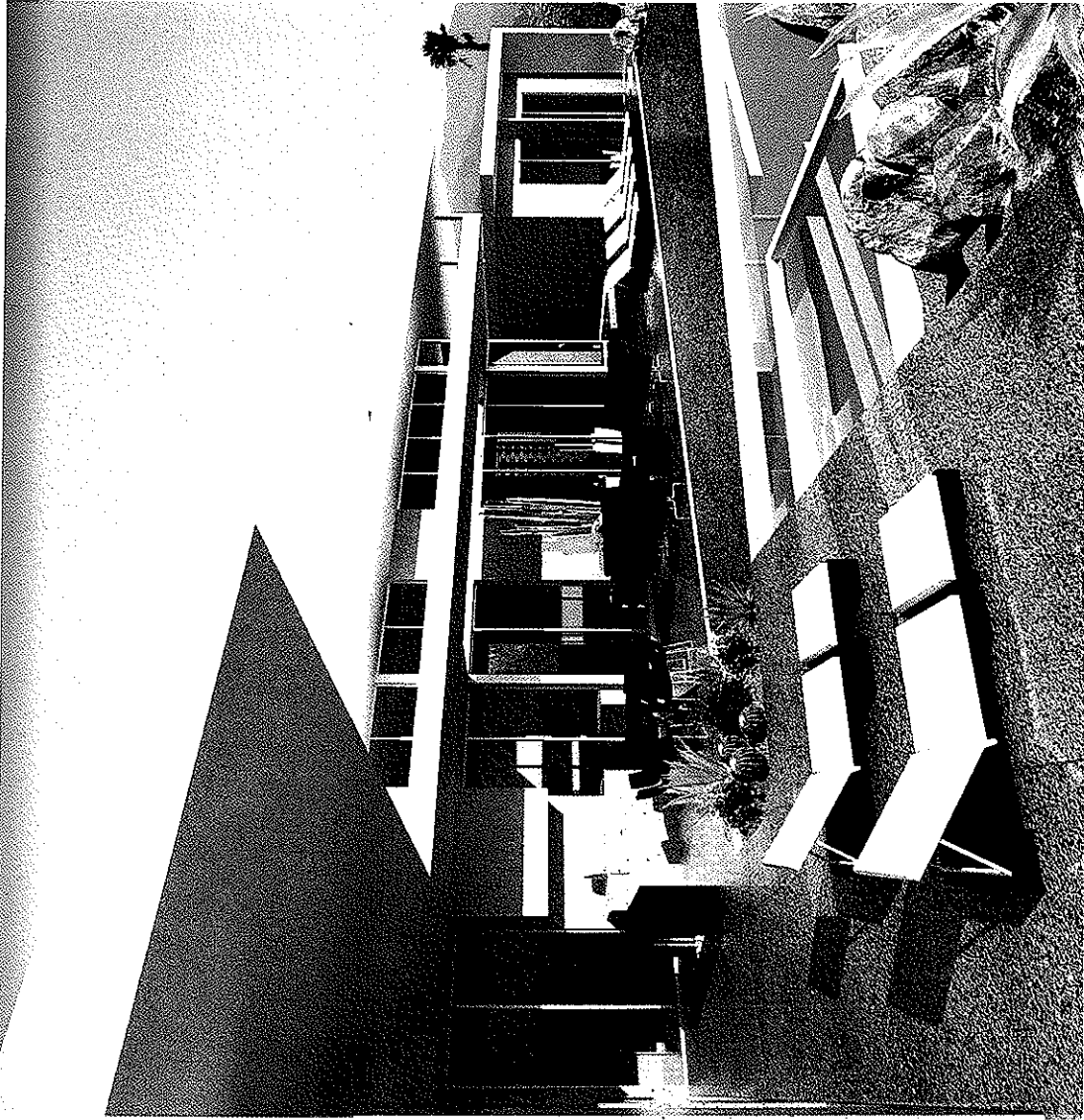
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Levinson Residence

654 Las Palmas Heights

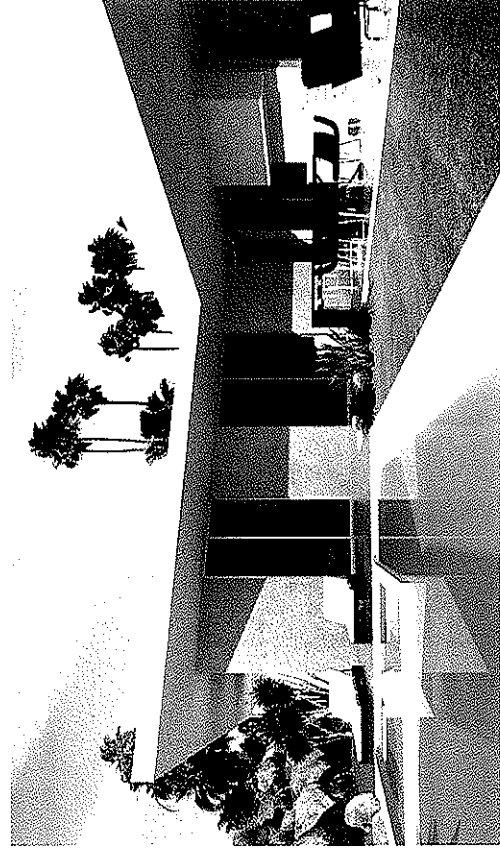
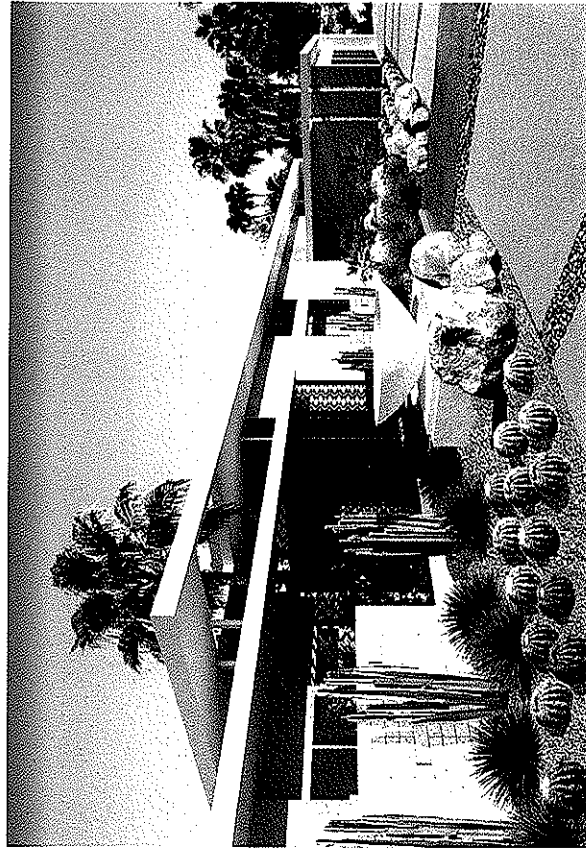


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Levinson Residence

654 Las Palmas Heights



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site images



view of site from adjacent lot



view of site from Las Palmas Heights Rd.



view of front boulder wall



view entering site from road