



PLANNING COMMISSION STAFF REPORT

DATE: JULY 23, 2014

SUBJECT: DAVID SALYER, OWNER FOR A NEW 502-SQUARE FOOT GARAGE ADDITION ON A HILLSIDE LOT AT 925 PANORAMA ROAD, ZONE R-1-A, SECTION 3. (CASE 3.3740 MAJ). (GM)

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

SUMMARY

The Planning Commission to review a request to construct a 502-square foot attached garage on a hillside lot.

RECOMMENDATION:

Approve as submitted with conditions.

ISSUES:

- Non-permitted addition to be razed.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
7/10/1946	Building permit issued for construction of house.
7/7/2014	AAC reviewed request and recommends approval with one condition.

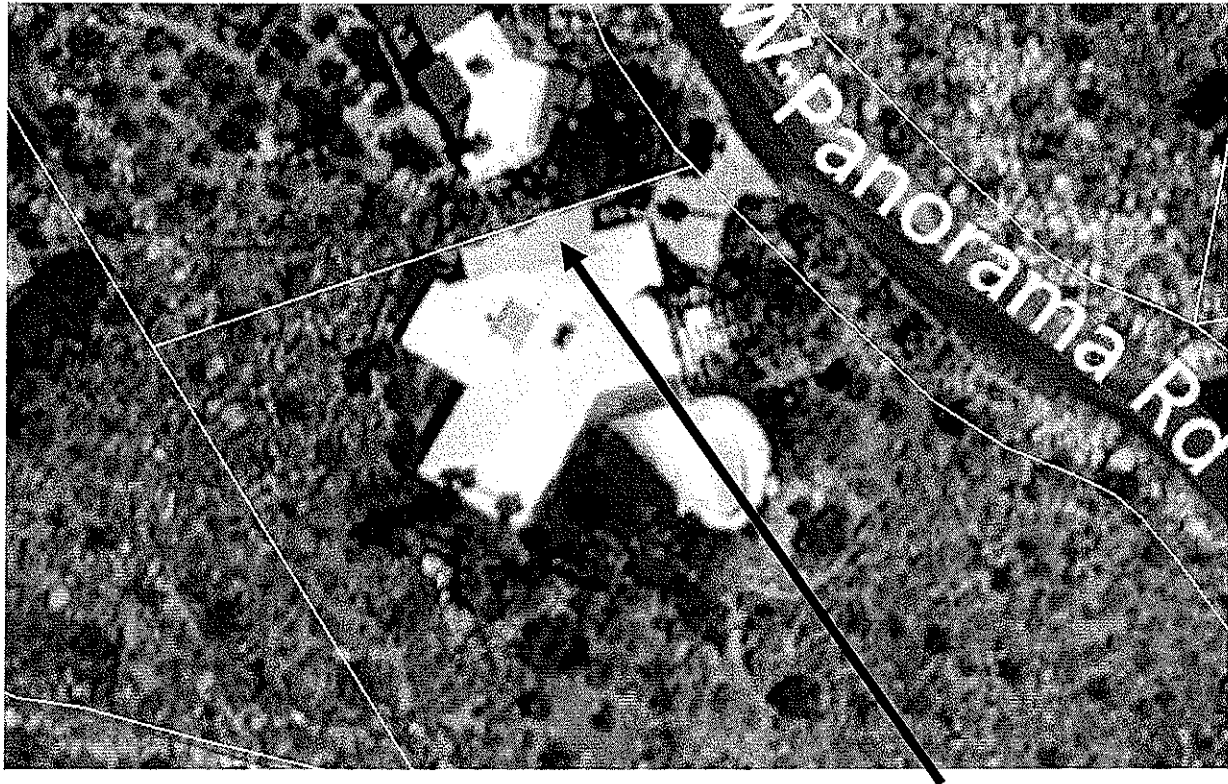
<i>Most Recent Ownership</i>	
4/29/2013	David Salyer & Barry Solof

<i>Neighborhood Notification</i>	
	N/A

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

<i>Notification</i>	
7/15/2014	Notice of hillside project sent to adjacent property owners

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Area	53,579-squre feet



Subject Site: 925 Panorama Road

Unpermitted structure to be removed to make way for new driveway

ANALYSIS:

<i>Surrounding Property</i>	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	Estate Residential	Single-Family Residential	R-1-A Single-Family Residential
North	Estate Residential	Single-Family Residential	R-1-A Single-Family Residential
South	Estate Residential	Single-Family Residential	R-1-A Single-Family Residential
East	Estate Residential	Single-Family Residential	R-1-A Single-Family Residential
West	Estate Residential	Single-Family Residential	R-1-A Single-Family Residential

DEVELOPMENT STANDARDS:

	R-1-A-H	Proposed Project
Lot Area	20,000 – sq. ft.	53,579–sq. ft. (conforms)
Lot Width	120 feet	274 feet (conforms)
Lot Depth	120 feet	249 feet (conforms)
Front Yard	25 feet	33 feet (conforms)
Side Yard	10 feet	50 feet (conforms)
Rear Yard	15 feet	19 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	8'.4" feet from established pad height – hillside (conforms)
Bldg. Coverage	35% lot coverage	6.0% (conforms)
House / Garage	1,500 – sq ft	3,222 - 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 proposes to construct a 502-square foot two car garage attached to the existing house by a small breezeway. The new structure will be 8'.4" tall with a flat roof pre-wired for installation of solar panels. The existing house has a non-permitted family room located on the north side of the structure. This illegal addition will be removed to make way for a long driveway leading from the street to the new garage located at the rear of the parcel. A new paved courtyard to include a planter bed for three Mexican Fan Palms is proposed. All existing stone retaining walls to remain.

Architectural Advisory Committee

The Architectural Advisory Committee (AAC) reviewed the project on July 7, 2014 and voted 5-0-1-1 to recommend approval to the Planning Commission with one condition:

1. Breezeway connection between garage and house to have a slope following the main house, garage roof to be flat.

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 502-square foot two car garage located at the rear of the existing house. An unpermitted family room attached to the north side of the house will be removed and replaced with a driveway. The new garage will provide two covered parking spaces and be constructed of similar materials as the house. A new auto court will be added as part of the garage construction and will be landscaped.

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 immediate area are of similar one-story design constructed on large hillside lots with access from Panorama Road and Cielo Road. The proposed height of the garage will be 8'.4" tall and will be attached to the house by a breezeway. The garage will be a flat roof and constructed of similar materials as the existing house.

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 8'.4" tall from grade. The new garage will be added to the rear of the property and will be accessed from a new driveway. The new structure will not be visible from any street. The garage will be attached to the main house by a pitched roof breezeway of similar materials. All 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 will match the existing house and will consist of smooth stucco walls painted light brown with an off-white foam roof.

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 landscape plan proposes the planting of three Washingtonia Robusta Mexican fan palms located in the new auto court area. Existing stone retaining walls and all mature plantings will remain. The new driveway will be constructed of patterned stones similar to existing. The proposed water-efficient plantings and hardscape will be located in a manner that conforms to the topography of the site and will be consistent with desert surroundings.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorical Exempt as a Class 32 exemption per Section 15332 (Class 32 – In-fill Development). Class 32 consists of projects characterized as in-fill development meeting the conditions described below:

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- c. *The project site has no value as habitat for endangered, rare or threatened species.*
- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- e. *The site can be adequately served by all required utilities and public services.*

The proposed project is consistent with the Estate Residential Designation, all applicable general plan policies, as well as the R-1-A Zone standards. The site is less than five acres in size at 53,579-square feet. There are no known habitats for endangered, rare or threatened species. It is anticipated that the approval of the project will not result in any significant effects to traffic, noise, air quality or water quality. Finally, the site is served by utilities and public services such as sewer, water, etc.



Glenn Mlaker, AICP
Assistant Planner



M. Margo Wheeler, FAICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. AAC meeting minutes of 7/7/2014
5. Site Photos
6. 3D Rendering
7. Site Plan
8. Landscape Plan
9. Building Elevations



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3740 MAJ

APPLICANT: DAVID SALYER

DESCRIPTION: DAVID SALYER, OWNER FOR A NEW 502-SQUARE FOOT GARAGE ADDITION ON A HILLSIDE LOT AT 925 PANORAMA ROAD, ZONE R-1-A, SECTION 3

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 3.3740 MAJ FOR A MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A 502-SQUARE FOOT GARAGE ON A HILLSIDE LOT LOCATED AT 925 PANORAMA ROAD, ZONE R-1-A, SECTION 3.

WHEREAS, David Salyer and Barry Solof, ("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 502-square foot garage on a hillside lot located at 925 Panorama Road, Zone R-1-A, Section 3; and

WHEREAS, on July 7, 2014, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission with one condition; and

1. Breezeway connection between garage and house to have a slope following the main house, garage roof to be flat.

WHEREAS, on July 23, 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 32 exemption (In-Fill Development) pursuant to Section 15332 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 15332 (In-Fill Development).

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 502-square foot two car garage located at the rear of the existing house. An unpermitted family room attached to the north side of the house will be removed and replaced with a driveway. The new garage will provide two covered parking spaces and be constructed of similar materials as the house. A new auto court will be added as part of the garage construction and will be landscaped.

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 immediate area are of similar one-story design constructed on large hillside lots with access from Panorama Road and Cielo Road. The proposed height of the garage will be 8'.4" tall and will be attached to the house by a breezeway. The garage will be a flat roof and constructed of similar materials as the existing house.

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 8'.4" tall from grade. The new garage will be added to the rear of the property and will be accessed from a new driveway. The new structure will not be visible from any street. The garage will be attached to the main house by a pitched roof breezeway of similar materials. All 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 will match the existing house and will consist of smooth stucco walls painted light brown with an off-white foam roof.

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 landscape plan proposes the planting of three Washingtonia Robusta Mexican fan palms located in the new auto court area. Existing stone retaining walls and all mature plantings will remain. The new driveway will be constructed of patterned stones similar to existing. The proposed water-efficient plantings and hardscape will be located in a manner that conforms to the topography of the site and will be consistent with desert surroundings.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.3740 – MAJ, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 23rd 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 3.3740 MAJ
Salyer – Solof House

925 Panorama Road

July 23, 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 3.3740 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 3.3740 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 June 3, 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. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
1. Breezeway connection between garage and house to have a slope following the main house, garage roof to be flat.
- PLN 5. New garage shall be pre-wired for solar panels.
- PLN 6. Smart water controller shall be installed for irrigation.

BUILDING DEPARTMENT CONDITIONS

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

END OF CONDITIONS

3.3683 MAJ). (DN)

ASSISTANT PLANNER MLAKER explained the proposal.

TOM JAKWAY, applicant and owner, met with neighbors and has revised his plan.

BOARD MEMBER FREDRICKS had a question on the fence on the east side and wanted to know what the plans were for it.

MR. JAKWAY is going to build a 6ft high concrete wall 4ft away from the existing wall with the same length and put dirt in-between to plant hedges.

BOARD MEMBER SONG commented on the increase of privacy with the new plan.

MR. JAKWAY said yes, you will only see a small wall and some landscape were the driveway is and there will not be hedges along the street. The neighbors are very happy with the design.

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

3. DAVID SALYER FOR A NEW 502-SQUARE FOOT GARAGE ADDITION ON A HILLSIDE LOT AT 925 PANORAMA ROAD, ZONE R-1-A, SECTION 3. (CASE 3.3740 MAJ). (GM)

BOARD MEMBER FREDRICKS recused himself due to conflict and left the chambers.

ASSISTANT PLANNER MLAKER explained the proposal and said the adjacent neighbors were notified and there were some questions to explain the project and there was no opposition.

CHRIS NEAL, contractor and representative of the applicant, said that the garage will not be seen from the street.

BOARD MEMBER SONG questioned the roof style on the new addition.

MR. NEAL said the air-conditioning system sits in the garage to be able to duct the house from the garage. The design is to pick up the pitch roof and to bring in the flat roof and keep it low enough so it doesn't stick above the roof line.

VICE-CHAIR FAUBER wanted to know if the material of roofing will be the same as the rest of the house.

MR. NEAL said that the main house roof which is a foam roof will be changed to a metal roof and the garage will be a foam roof.

BOARD MEMBER HIRSCHBEIN questioned if the stone work will be stuccoed over.

MR. NEAL said they will not be stuccoing over the stone work.

VICE-CHAIR FAUBER asked if the metal roof will go over the existing foam roof.

MR. NEAL said no, it will go plywood, foam, then metal.

BOARD MEMBER SONG suggested a condition for the breeze-way roof slope and material to follow that of the main house and garage roof may be flat.

M/S/C (Fauber/Secoy-Jensen, 5-0-1-1, abstain Fredricks absent Cassady) Approve with one condition as proposed by Board Member Song.

4. JON NELSON, OWNER OF CODY INN FOR A RENOVATION OF AN EXISTING HOTEL TO INCLUDE REPAINT, NEW GARDEN WALLS, LANDSCAPING, AND ROOF PARAPET LOCATED AT 1586 E. PALM CANYON DRIVE, ZONE R-3, SECTION 23 (CASE 3.3504 MAA). (GM)

CHAIR SECOY-JENSEN questioned the design concept and asked if it was a western theme.

JOHN WARD, applicant representative, stated that the design concept was a western theme and that the parapet is to disguise equipment on the roof.

CHAIR SECOY-JENSEN asked the applicant if he will be keeping the existing roof profile.

MR. WARD said yes.

VICE-CHAIR FAUBER asked if the applicant will be removing the wood siding.

MR. WARD said yes, with stucco and new windows will be going in.

VICE-CHAIR FAUBER asked if they're only replacing the front windows.

MR. WARD said yes, that only the front windows will be replaced.

BOARD MEMBER HIRSCHBEIN asked if the view from the adjacent property will be blocked with equipment.

MR. WARD said no.



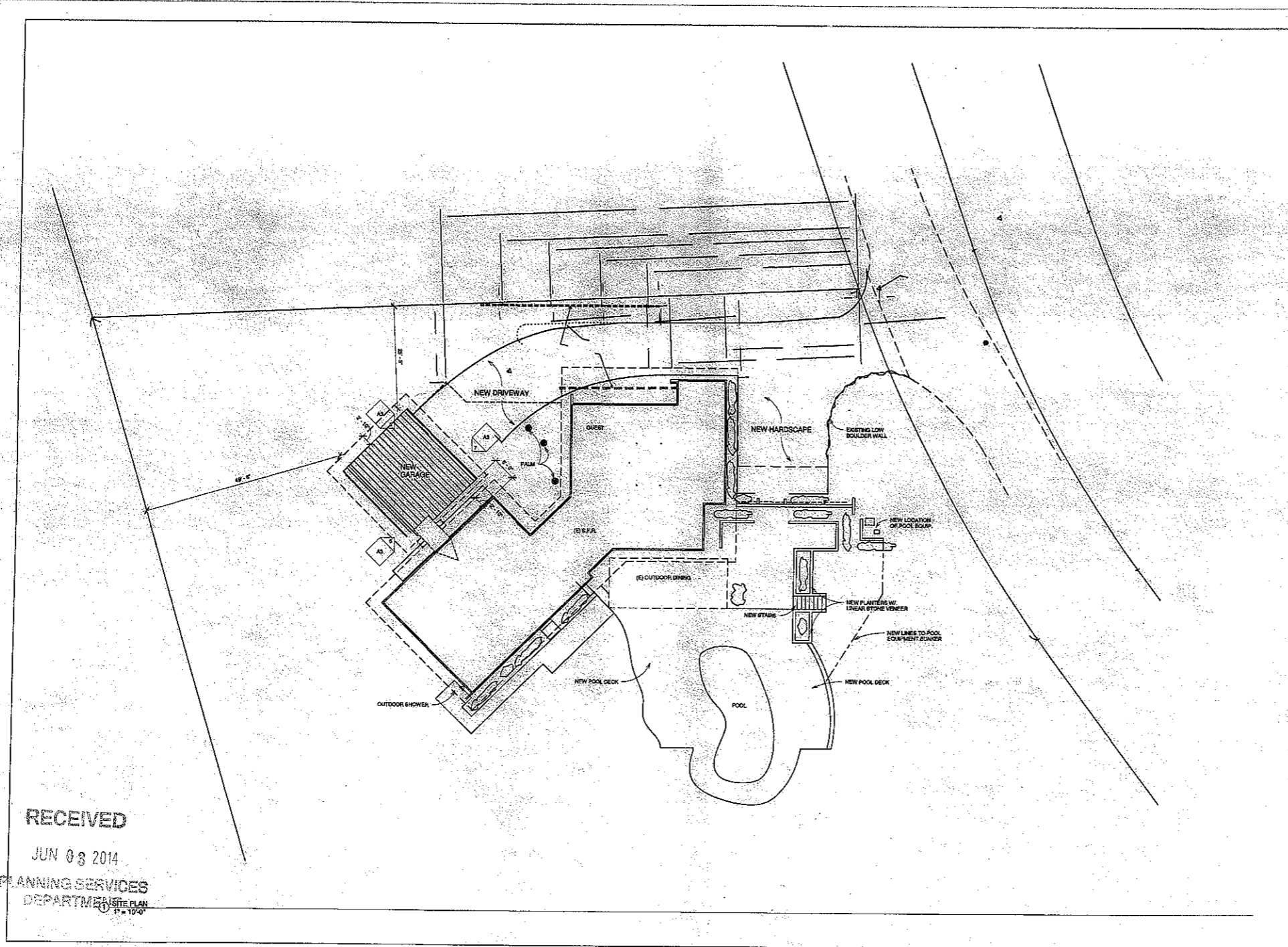


Secured by
ADT
800 ADT Alarm
www.adt.com

01/07/2014



01/07/2014



Salter-Solel Residence
 925 W. Panoroma Rd
 Palm Springs, CA 92262

Residential Designer:
 Daniel Spencer Studio
 611 S. Palm Canyon #7050
 Palm Springs CA 92264
 760.902.2444


Contractor:
 PSI - Chris Nell
 142 Ouse Road
 Palm Springs CA 92262
 Lic. # 890816
 (760) 322-1236

W-T Engineering
 151 So. Palm Canyon #217
 Palm Springs CA 92262
 PH # (760) 285-0033

General Notes:

Revisions:

6/2/2014 9:07:30 AM

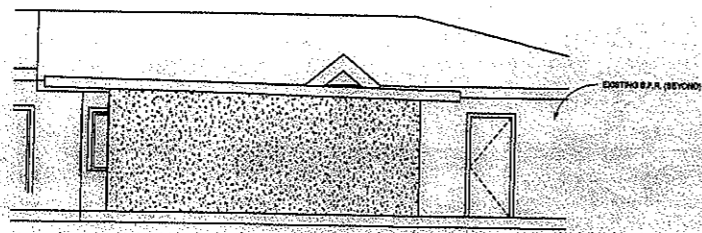
Sheets A1-A9 prepared
 under the supervision of
 Daniel Spencer:

 Daniel Spencer

Scale:
 Date:
 Drawn/checked by:
 Sheet #

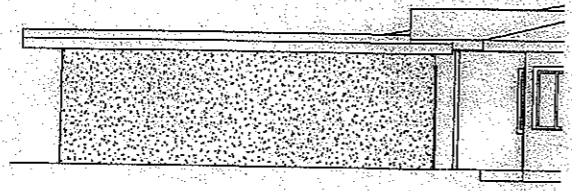
A2

RECEIVED
 JUN 03 2014
 PLANNING SERVICES
 DEPARTMENT

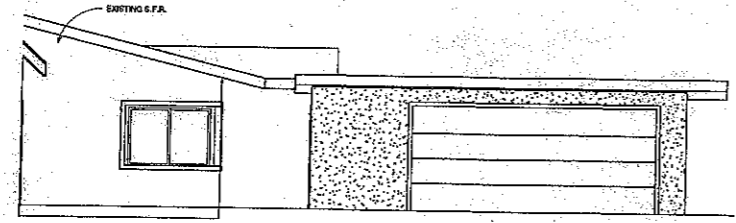
3.3740



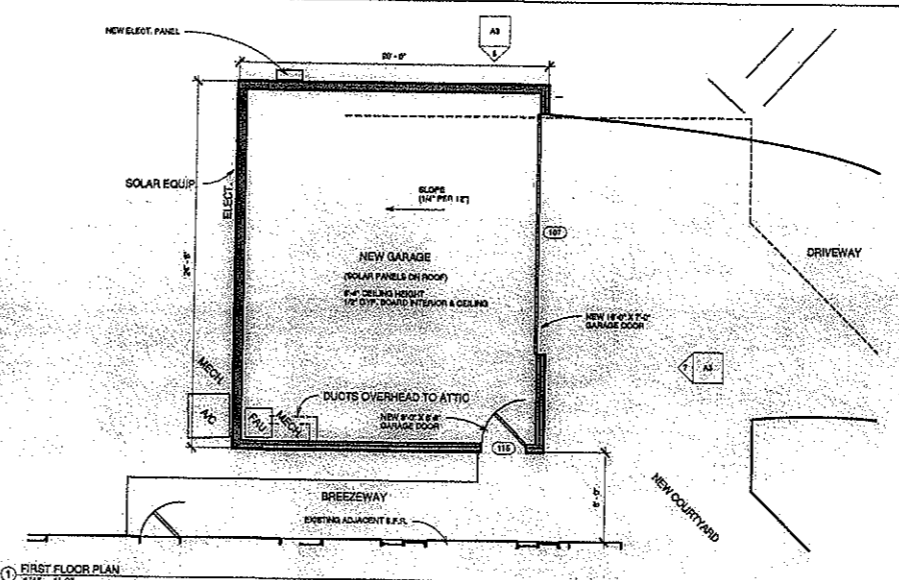
6 Elevation 1 - a
1/4" = 1'-0"



6 Elevation 2 - a
1/4" = 1'-0"

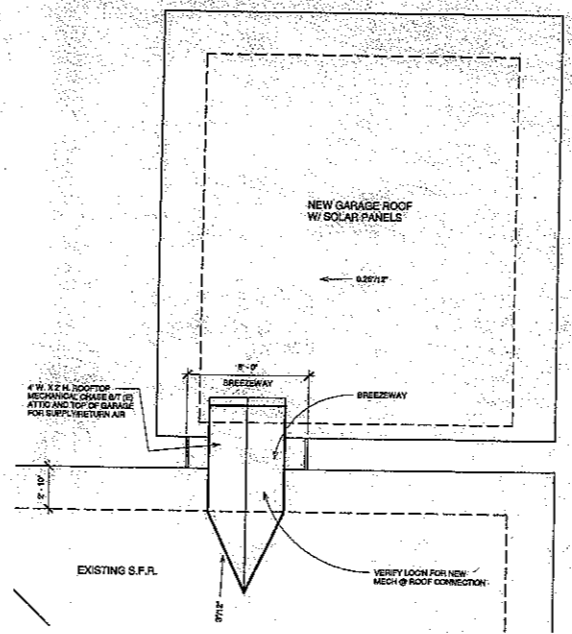


7 Elevation 3 - a
1/4" = 1'-0"



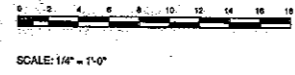
1 FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE:
- GRANULAR FINISH ENTIRE ROOF FOR FINISH COAT
- VERIFY LOCATION OF ALL ROOF PENETRATIONS,
VENTS, & PIPERS; SHOULD NOT BE VISIBLE FROM
ENTRY, DRIVE & POOL AREA



2 ROOF PLAN
1/4" = 1'-0"

WALL SCHEDULE	
EXISTING PARTITION	---
NEW PARTITION	---
DEMOLISHED PARTITION	---



Salvo-Sokol Residence
825 W. Panorama Rd
Palm Springs, CA 92262

Residential Designer:
Daniel Spencer Studio
811 S. Palm Canyon #7050
Palm Springs CA 92264
760.822.2444

Contractor:
PSI - Chris Noll
142 Oake Road
Palm Springs CA 92262
Lic. # 890518
(760) 822-1238

W.T. Engineering
121 E. Palm Canyon #217
Palm Springs CA 92262
PH # (760) 255-3037

General Notes:

Revisions:

6/2/2014 8:07:31 AM

Sheets A1-A3 prepared
under the supervision of
Daniel Spencer.

Daniel Spencer

Scale:
Date:
Drawn/checked by:
Sheet #

A3

RECEIVED

JUN 03 2014

PLANNING SERVICES
DEPARTMENT

3 3740



(S31°24'30"
1493.63