



PLANNING COMMISSION STAFF REPORT

DATE: August 27, 2014

PUBLIC HEARING

SUBJECT: A CONDITIONAL USE PERMIT APPLICATION BY ALFREDO ENRIQUEZ FOR A CASITA WITH KITCHEN FACILITIES THAT IS ALSO GREATER THAN 1/50TH OF THE LOT SIZE AT A SINGLE FAMILY RESIDENCE LOCATED AT 2923 CANDLELIGHT LANE (LUMINAIRE TRACT) ZONE R-1-B; PD 286 (CASE 5.1347 CUP)

FROM: Department of Planning Services

SUMMARY

The applicant owns an existing single family residence on a double lot (two merged lots: Lot 45 and Lot 28) on which he wishes to construct a guest house/casita. Guest houses great than 1/50th of the lot area and which contain kitchen facilities require approval of a Conditional Use Permit (CUP).

RECOMMENDATION:

Approve the project subject to conditions as attached in Exhibit "A".

ISSUES:

- PSZC Sections 92.01.01 and 93.23.14 regulate casitas and guest units.
- The original Luminaire development (Case 5.0972 PDD 286) proposed a single family residence on Lot 28 (the vacant lot owned by the applicant). Due to the economic downturn of the past few years, the original developer did not complete the project and the remaining unbuilt lots were sold. The applicant bought both lots (lot 45, on which the single family house is sited and lot 28 which is vacant) and merged them into one.

BACKGROUND:

<i>Most Recent Change of Ownership</i>	
2007	Current Owner
<i>Prior Actions:</i>	
March 2005	Planning Commission approval of the Final PDD for Luminaire (Case 5.0972 PDD 286.)
January 8, 2014	City Director of Engineering approved the parcel merger of lots 45 and 28.
August 11, 2014	AAC reviewed the project and recommended approval as submitted.



Neighborhood Review

February 21, 2013

The Luminaire Community Association (HOA) Board of Directors reviewed and approved the proposed guest unit and swimming pool.

ANALYSIS:

The proposed guest house is approximately 640 square feet, which conforms to the maximum allowable area for a guest unit pursuant to PSZC 93.23.14. It is approximately 4.3% of the total lot area. This area, combined with the area of the existing house at roughly 2,349 square feet, totals roughly 20% lot coverage; well below the 50% maximum allowable lot coverage that was approved for the Luminaire development.

The casita is proposed in a contemporary architectural style that is harmonious and complementary both in color and massing with the architecture of the other homes in the Luminaire development and it shares the same color palette with the existing single family residence on the lot.

	Guideline:	Conforms?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The proposed guest unit is ample in size and well-located relative to other site improvements and will make for a very desirable environment for the applicant/owner.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The casita is proposed in a harmonious and complementary architectural style and in a color palette that matches the existing primary residence on the site.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The proposed casita incorporates windows with views toward the mountains while providing privacy from adjacent neighbors and includes a covered patio for outdoor enjoyment.
4	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 lot areas	Yes	The casita is located in roughly the center of the vacant portion of the site with ample setbacks from all property lines that exceed the minimum setbacks established for the development. It is located such that views across the lot from the neighbor to the east toward the mountains is preserved. No additional parking is required for guest units or casitas.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The proposed guest unit is harmonious with the existing structures and homes in the Luminaire development both in terms of its contemporary architecture and in its color palette which matches that of the primary dwelling unit on the site.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	The proposed building conforms to the standards of the development including height, lot coverage, setbacks, and open space. Mechanical equipment (A/C condensing unit) is located at grade on the east side of the casita effectively screened to avoid visual or noise impacts by a masonry wall.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The proposed colors match that of the main dwelling and are consistent with those in the rest of the Luminaire development.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The building, including overhangs, trellis structures and details are harmonious and consistent with the architecture within the Luminaire development.
9	Consistency of composition and treatment	Yes	Proposed building elevations are fully developed architecturally and are consistent with one another and the existing dwelling on the site.
10	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	Yes	A drought tolerant desert landscape is proposed, essentially expanding and continuing the plant palette of the main dwelling.

FINDINGS FOR THE CONDITIONAL USE PERMIT:

Pursuant to PSZC Section 94.02.00 (Conditional Use Permit) The commission shall not approve or recommend approval of a conditional use permit unless it finds as follows:

a. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code;

Pursuant to Zoning Code Section 92.01.01.D.1 Accessory units and guest units are a permitted use in the R-1 zone subject to approval of a conditional use permit. The proposed use conforms to this finding.

b. That the use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located;

The site on which the development of a guest unit / casita is proposed is comprised of a merger of Lot 28 and 45 into one parcel, and is located within the Luminaire subdivision which was approved by the City in 2005. The original development proposed separate single family dwelling units on each parcel, but the developer did not complete the project and the lot was left vacant. The General Plan land use designation at that time was L4 and L6. Currently the general plan land use designation for the Luminaire development is Estate Residential (2du/ac). Development of the proposed guest unit is consistent with the General Plan. It is also desirable for the community because it proposes a compatible type of development on one of the last vacant parcels in the Luminaire subdivision and does so in an architecturally harmonious manner.

c. That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood;

The site on which the development of a guest unit / casita is proposed is a combination of Lot 28 and 45 within the Luminaire subdivision. The original development proposed separate single family dwelling units on each parcel. The current owner purchased both lots and a lot merger was processed and approved by the City Engineering Department. The parcel is therefore of sufficient size and shape to accommodate the proposed 640 square foot casita. The proposed development conforms to all development standards for the zone in which it is located.

d. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use;

The site is provided with all street and utility access and the proposed guest unit does not adversely impact any streets or utility systems in the vicinity. Guest units do not require additional parking and the project site is already provided with the code required two covered parking spaces.

e. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

Conditions of Approval are proposed in the attached Exhibit "A".

ENVIRONMENTAL ANALYSIS

The proposed guest unit is deemed a project under the guidelines of the California Environmental Quality Act (CEQA). Staff has evaluated the project against the provision of CEQA and has proposed a Class 3 Categorical Exemption (*New Construction of Small Structures*).



Ken Lyon, RA
Associate Planner



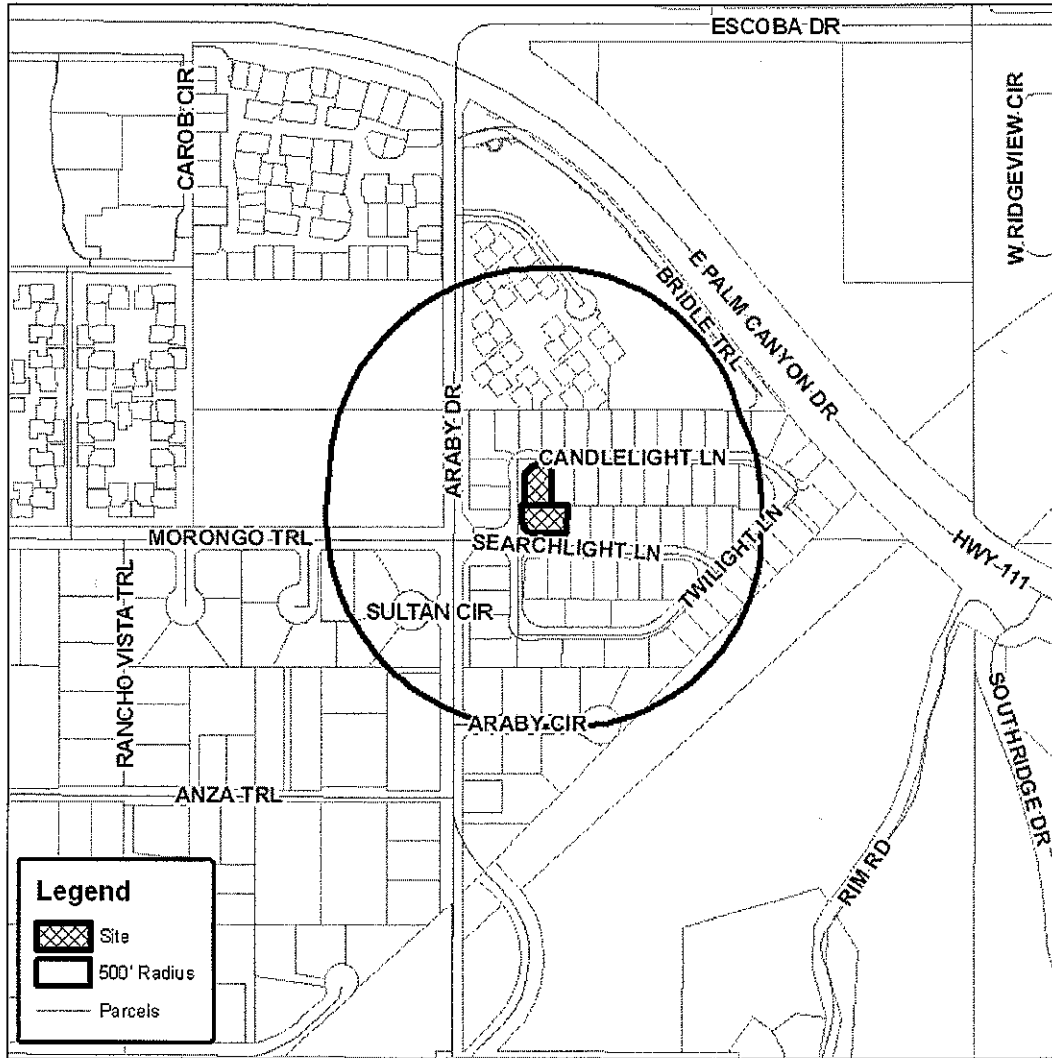
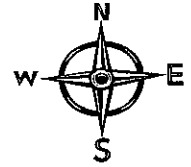
For Douglas R. Evans,
Interim Director of Planning Services

Attachments:




1. 500' Vicinity Map
2. Applicant Justification Letter
3. Site Plan and Architectural Plans
4. HOA letter dated February 21, 2013



Department of Planning Services Vicinity Map



Legend

-  Site
-  500' Radius
-  Parcels

CITY OF PALM SPRINGS

CASE NO: 5.1347 CUP

APPLICANT: Alfredo Enriquez

DESCRIPTION: A Conditional Use Permit for a guest house larger than 1/50th of the lot area provided with kitchen facilities at a single family residence located at 2923 Candlelight Lane, Zone R-1-B PDD 283.

RESOLUTION NO. _____

EXHIBIT A

Case 5.1347 CUP
2923 Candlelight Lane

August 27, 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 (5.1347 CUP); except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (June 25, 2014), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and 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 5.1347 CUP. 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 constructed, the Conditional Use Permit, provided the project has remained in compliance with all conditions of approval, does not have a time limit.
- 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. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

- ADM 10. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).
- ADM 22. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers (conditional use permits only)

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).
- ENV 3. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project

may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.

- ENV 4. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 5. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)
- ENV 6. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.
- b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. 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 3. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 4. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 5. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 6. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 7. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 8. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 9. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 10. (add any additional conditions imposed by the Planning Commission or City Council here)

POLICE DEPARTMENT CONDITIONS

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

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

ENGINEERING DEPARTMENT CONDITIONS

NONE.

FIRE DEPARTMENT CONDITIONS

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 dated June 25, 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 as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. 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.

FID 3 PLANS AND PERMITS

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 one set.

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. Inspection fees are charged at the fully burdened hourly rate of the fire inspector. 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 4 Buildings and Facilities (CFC 503.1.1): Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Fire Personnel Access Requirements: Provide fire personnel 4 ft. access gates and minimum 4 ft. clearance around entire house.

- Knox box required for fire department access to gate on Candlelight Lane

FID 5 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 13R, 2010 Edition, as modified by local ordinance.

FID 6 Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers - R-3 & Household Fire Alarm System (CFC 907.2.11.2, CRC R314 & R315 and California Health & Safety Code 17926): Provide and Install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm or the fire sprinkler flow switch will cause all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.

FID 7 Audible Residential Water Flow Alarms - NFPA 13D Fire Sprinklers & Household Fire Alarm System (CFC 903.4.2): An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. It shall be powered by the household fire alarm system. The horn/strobe shall be outdoor rated.

END OF CONDITIONS



February 21, 2013

Mr. Alfredo Enriquez
2923 Candlelight Lane
Palm Springs, CA 92264

Re: Luminaire Architectural Approval – 2923 Candlelight Lane

Dear Mr. Enriquez:

This letter is to inform you that the Architectural application has been reviewed and approved you have been granted permission from the Board of Directors to add a swimming pool and a pool house on lot 28.

Regards,


For the Luminaire Board of Directors

The Lyttleton Company
69846 Highway 111, Suite B
Rancho Mirage, CA 92270
760.328.3211
grace@tlcstaff.net

5.1347

RECEIVED

FEB 21 2013

PLM

RECEIVED
CITY OF PALM SPRINGS

2014 AUG 20 AM 8:04

August 16, 2014

JAMES THOMPSON
CITY CLERK

James Thompson, City Clerk
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Subject: Conditional Use Permit 5.1347 CUP
Casita 2923 Candlelight Lane
Alfredo Enriquez, owner

Dear Mr. Thompson:

I would like to take this opportunity to voice my objection to the proposed project. The proposed casita would not be compatible with the existing residences of this cohesive and uniquely designed community. Mr Enriquez purchased the adjoining lot from the original developer with the intent of constructing a swimming pool which would not be visible to residents driving into the community.

A free standing casita structure is not compatible because it is not connected to the main house, it would have a separate street entrance, and there would be no additional off street parking. Because of these features, a future owner could purchase the casita, as

a vacation rental or short-term rental
with tenants parking on the street.

Yours truly,

F. Daniel Davis
2931 Twilight Lane
Palm Springs, CA 92264

2950 Candlelight Lane
Palm Springs CA 92264

RECEIVED
CITY OF PALM SPRINGS

2014 AUG 20 AM 8:05

August 17, 2014

JAMES THOMPSON
CITY CLERK

James Thompson, City Clerk
City of Palm Springs
3200 Tahquitz Canyon Way
Palm Springs CA 92262

RE: Case No: 5.1347 CUP
Applicant: Alfredo Enriquez
2923 Candlelight Lane Palm Springs

Dear Planning Commission Members:

Please accept this letter as strong objection to the planned change in zoning variance for above case for the addition of a casita on this lot in the planned community, Luminaire. The applicant has been a home-owner for numerous years in Luminaire. They purchased several years ago from the Builder an empty lot behind their existing unit, to make a 'double sized lot'. My understanding is the HOA has since rejected several attempts by the lot owners to redesign their property.

The applicant must be aware this complex is a planned community, with a density and design ethic established in 2006 during the initial construction phase. Lot specifics and HOA Rules were presented to each Homeowner at sale of the property by the Builder.

This would be the only lot in the 50+ units with an exceptionally deviant design plan, irrevocably changing the community structure. Equally disturbing, this lot is at the only entrance to Luminaire, with an immediate design impact on anyone entering the Community. The Community has been completed for several years – this would now re-open an unwelcome construction nature to our Community during this project, as well.

Should the lot owners wish to occupy a more substantial sized lot area, with structures not Keeping with the planned design of Luminaire and the other 50+ units, they might consider to find an empty lot within greater Palm Springs, not residing in a planned community to build upon.

To recap, this application should be rejected due:

- out of nature compatibility with the planned design ethic of the Community
- HOA Board rejection of the request, evidencing Homeowner displeasure with the plan
- significant impact for the entrance ethic due the location at the only entrance to our Community
- substantial construction disruption to the Community's peaceful nature

Thank you for your consideration, and rejection of this application by the application.

Regards,

Robert Jones & Michael Keaton

RECEIVED
CITY OF PALM SPRINGS

2014 AUG 20 AM 8:06

JAMES THOMPSON
CITY CLERK

James Thompson, City Clerk
City of Palm Springs
3200 Tahquitz Canyon Way
Palm Springs CA 92260
August 17, 2014

RE: Case No: 5-1347 CUP
Applicant: Alfredo Enriquez
2923 Candlelight Lane
Palm Springs Ca

Dear Planning Commission Members:

Please accept this letter as **strong objection** to the planned change in zoning variance for above case for the addition of a casita on this lot in the planned community, Luminaire. My understanding is the **HOA has also rejected** several attempts to redesign their property.

The applicant is a home-owner in Luminaire. He purchased from the Builder during a period of financial distress, an empty lot behind his existing unit, to make a 'double sized lot'.

The applicant must be aware this complex is a planned community, with a density and design ethic established in 2006 during the initial construction phase. **Lot specifics and HOA Rules were presented to each Homeowner at sale of the property by the Builder, which he agreed to abide.**

This would be the **only** lot in the 50+ units with an exceptionally deviant design plan, irrevocably changing the community structure. Equally disturbing, this lot **is at the only entrance** to Luminaire, with an immediate design impact on anyone entering the Community. The Community has been completed for several years – this would now re-open an **unwelcome construction** nature to our Community during this project, as well.

Should the lot owners wish to occupy a more substantial sized lot area, with structures not keeping with the planned design of Luminaire and the other 50+ units, they might consider to find an empty lot within greater Palm Springs, not residing in a planned community to build upon.

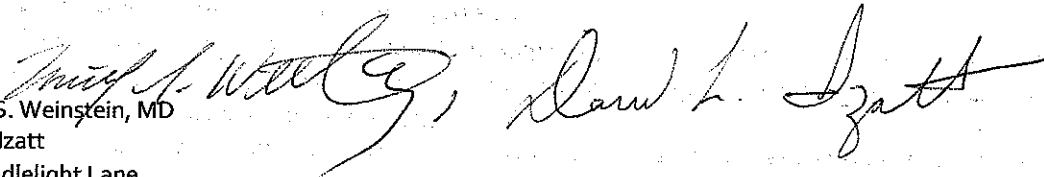
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- **significant impact for the entrance ethic due the location at the only entrance to our Community**
- **substantial construction disruption to the Community's peaceful nature**

Thank you for your consideration, and rejection of this application by the application.

Regards,

Michael S. Weinstein, MD
David L. Izatt
2953 Candlelight Lane
Palm Springs, CA 92264



June 24, 2014

Attn:
Planning Commission
City of Palm Springs California

Re:
2923 Candlelight Lane APN 510 360 028, 510 360 045
Request to build a pool house and swimming pool

To whom it may concern,

As required by the Palm Springs Municipal Code, I am hereby requesting a Conditional Use Permit to build a 640 square feet area pool house and a swimming pool within a 14,810.4 square area parcel.

This property is located within the planned community known as Luminaire designed in the contemporary desert architectural style.

The first two Phases of Luminaire's homes were built by Ashbrook Communities in 2006 and the rest were built by Far West Industries in 2011.

My home, which I purchased from Ashbrook Communities in 2007 sits on parcel #510 360 045. The home - the existing structure- has an area of 2,316 sq.ft. and the parcel APN 510 360 028 which I purchased from Far West, has an area of 6,969.6 sq.ft The total area would meet the Palm Springs code requirements for this project.

As you may be able to appreciate by the accompanying architectural drawings, the pool house has been designed in similar style, colors, texture and materials as the other houses within Luminaire.

I have spent a great deal of time and resources to make sure that the entire project is harmonious with the rest of the community and feel that Luminaire will have a more complete look and feel when this project is done.

Sincerely,

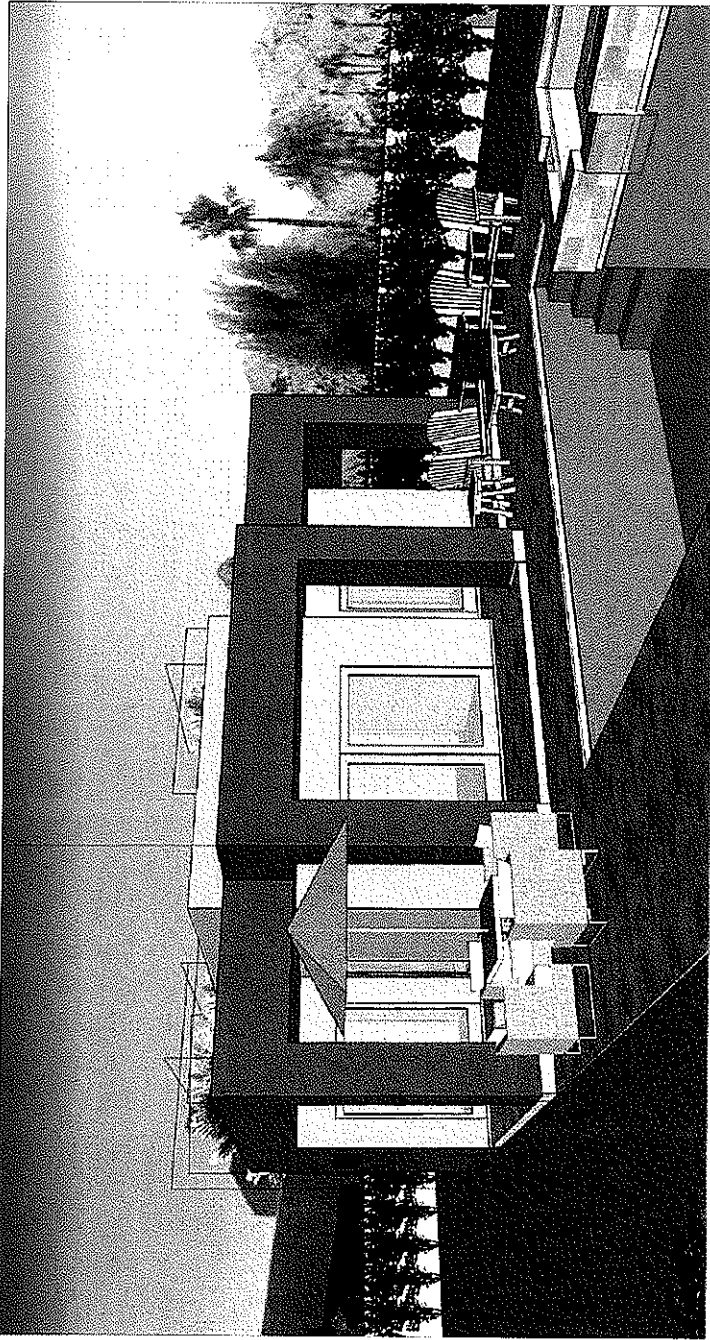

Alfredo Enriquez

W.5.1347

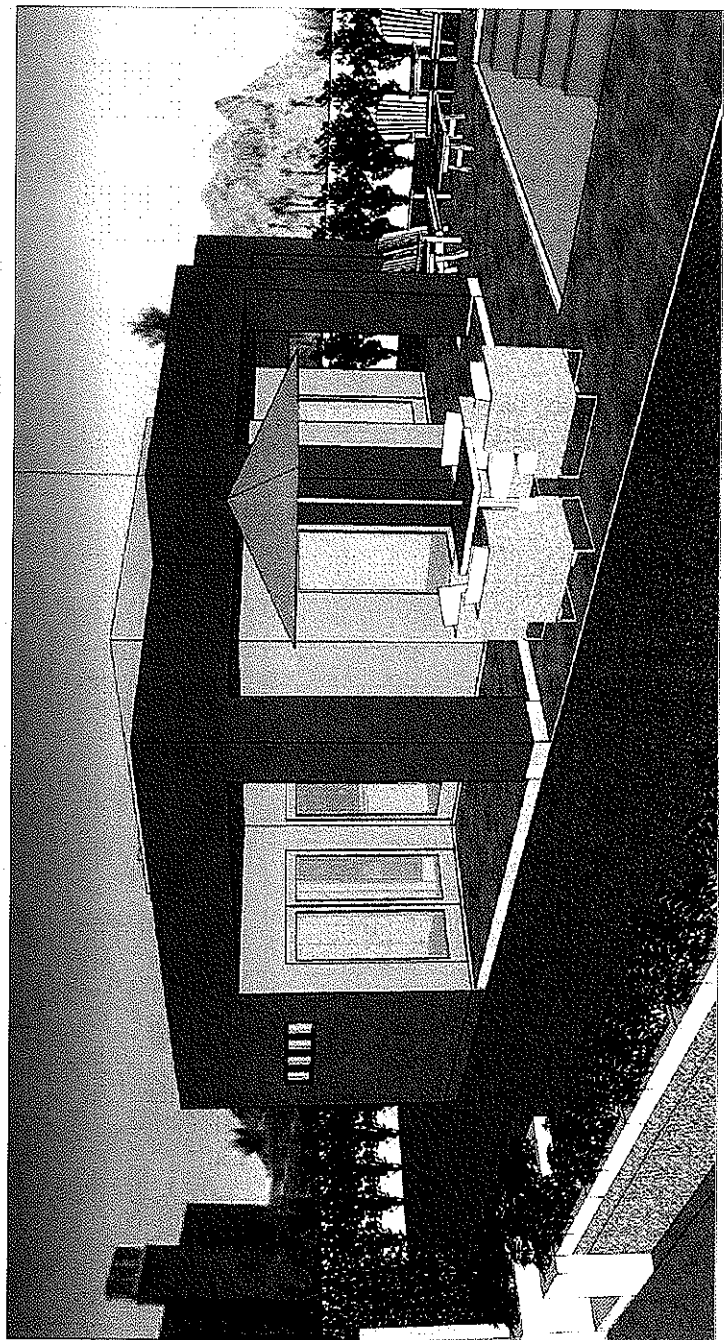
RECEIVED

JUN 25 2014

REVISIONS	BY	RADONI DESIGN 76-527 CALIFORNIA DR. PALM DESERT, CA 92211 (760) 966-2541 E-MAIL: agimr@radoni.com	ENRIQUEZ PLAN	3D RENDERINGS
				ALFREDO ENRIQUEZ POOL & CASITA FOR 2929 CANDLELIGHT LN. PALM SPRINGS, CA 92264
				DRAWN A. RADONI CHECKED A.R. DATE 06-24-2014 SCALE AS NOTED JOB NO. 2014001 SHEET
				R-1 PLANS PREPARED BY: RADONI DESIGN 76-527 CALIFORNIA DR. PALM DESERT, CA 92211 (760) 966-2541 E-MAIL: agimr@radoni.com



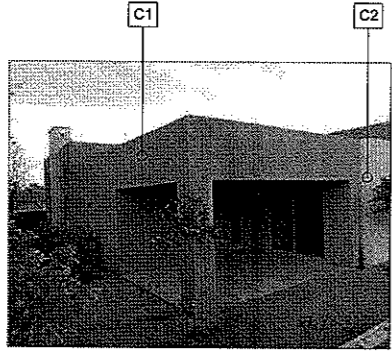
WEST SIDE



NORTH -
WEST SIDE

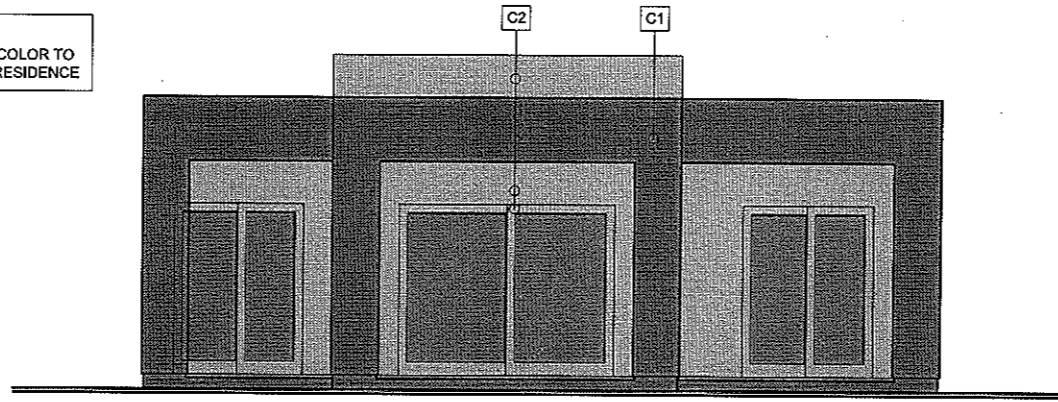
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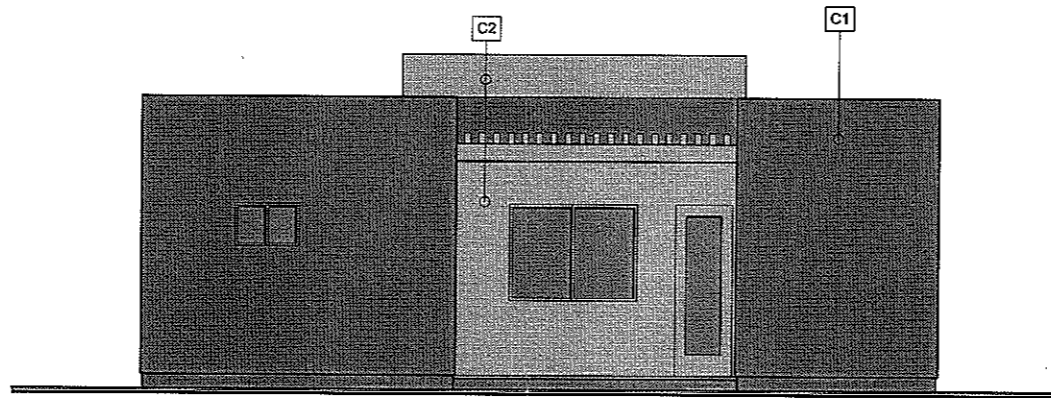
EXISTING HOUSE

NOTE:
STUCCO FINISH & COLOR TO
MATCH EXISTING RESIDENCE



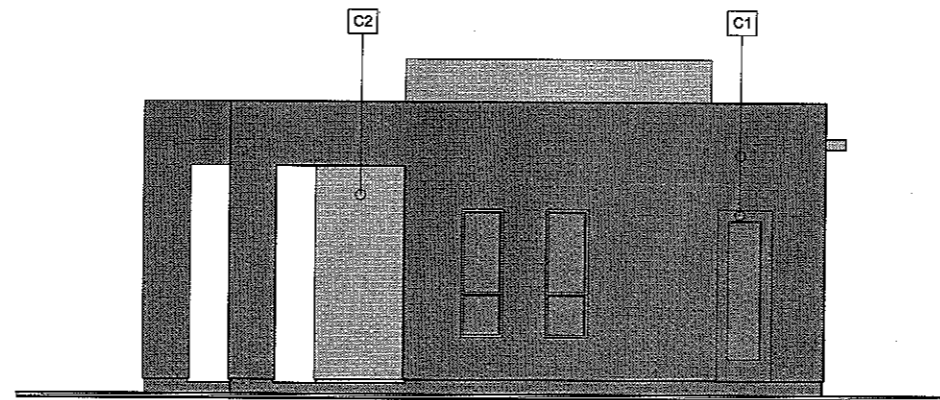
FRONT ELEVATION (WEST SIDE)

SCALE:
1/4"=1'-0"



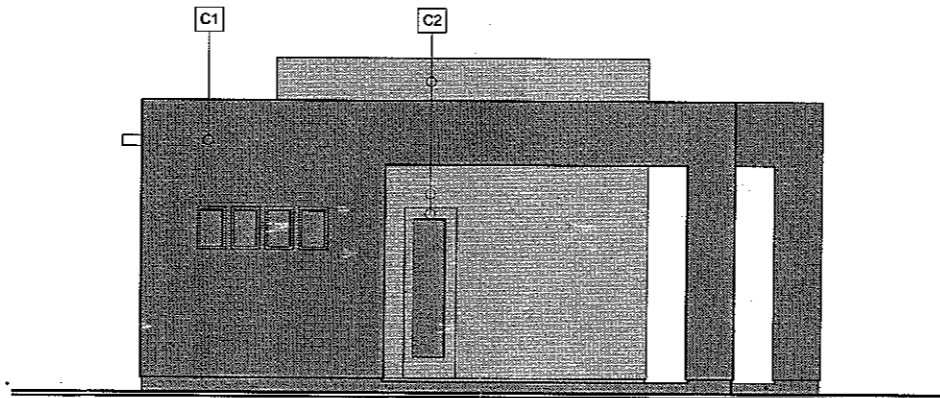
REAR ELEVATION (EAST SIDE)

SCALE:
1/4"=1'-0"



RIGHT ELEVATION (SOUTH SIDE)

SCALE:
1/4"=1'-0"



LEFT ELEVATION (NORTH SIDE)

SCALE:
1/4"=1'-0"

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PLAN
ENRIQUEZ

CASITA FOR
ALFREDO ENRIQUEZ
2823 CANDLELIGHT LN.
PALM SPRINGS, CA 92264

ELEVATIONS

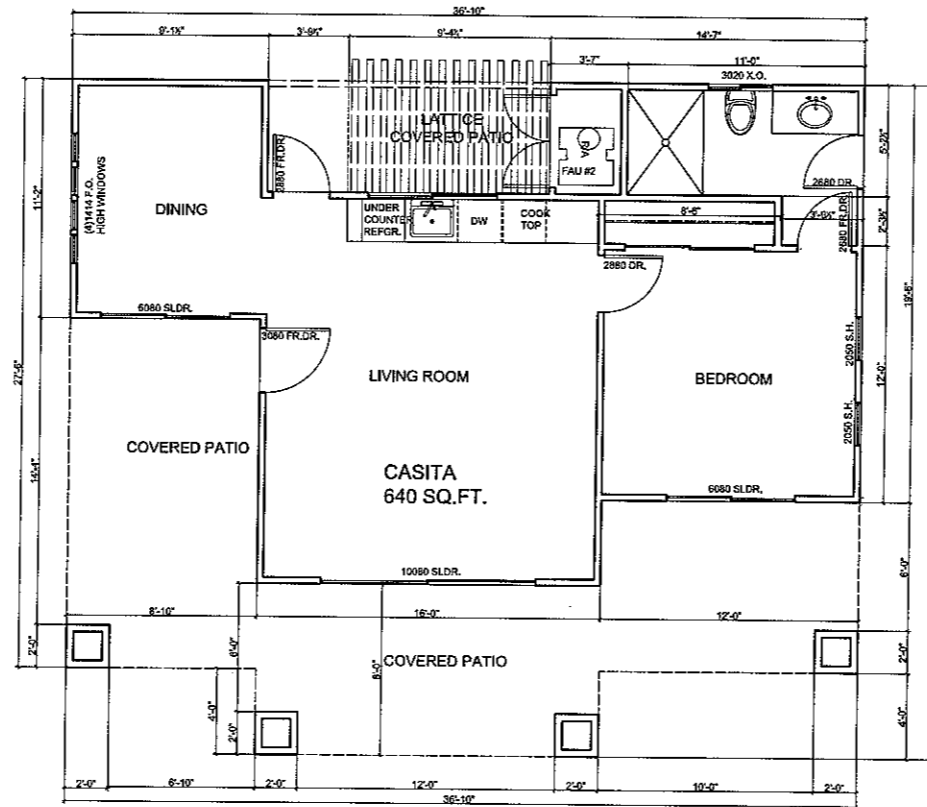
DRAWN
A. RADONI
CHECKED
A.R.
DATE
06-24-2014
SCALE
1/4"=1'-0"
JOB NO.
2014-001
SHEET

A1.0

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PLAN
ENRIQUEZ

CASITA FOR
ALFREDO ENRIQUEZ
 2923 CANDLELIGHT LN.
 PALM SPRINGS, CA 92264

FLOOR PLAN

DRAWN
 A. RADONI
 CHECKED
 A.R.
 DATE
 06-24-2014
 SCALE
 1/4"=1'-0"
 JOB NO.
 2014-001
 SHEET

A2.0

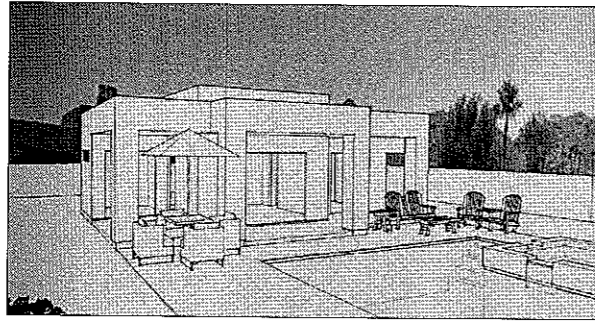
PLANS PREPARED BY:
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 760.969.2541

A. RADONI

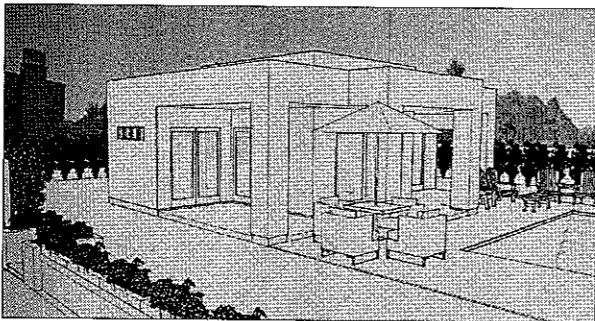
FLOOR PLAN

SCALE:
 1/4"=1'-0"

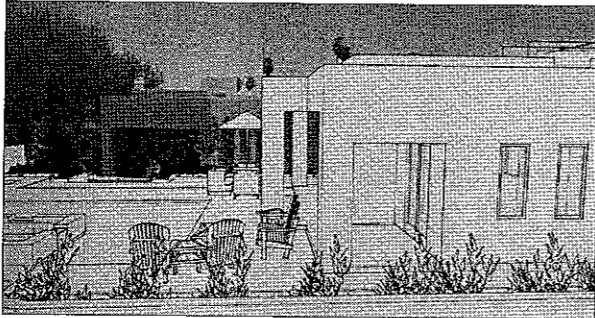
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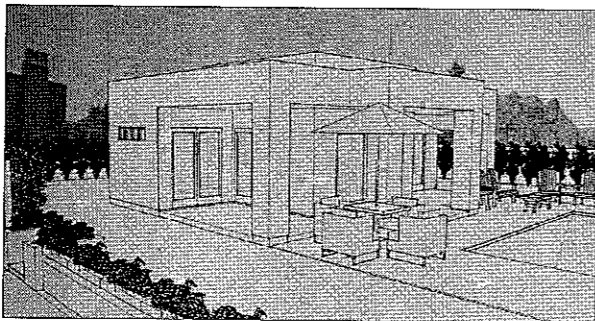
WEST SIDE



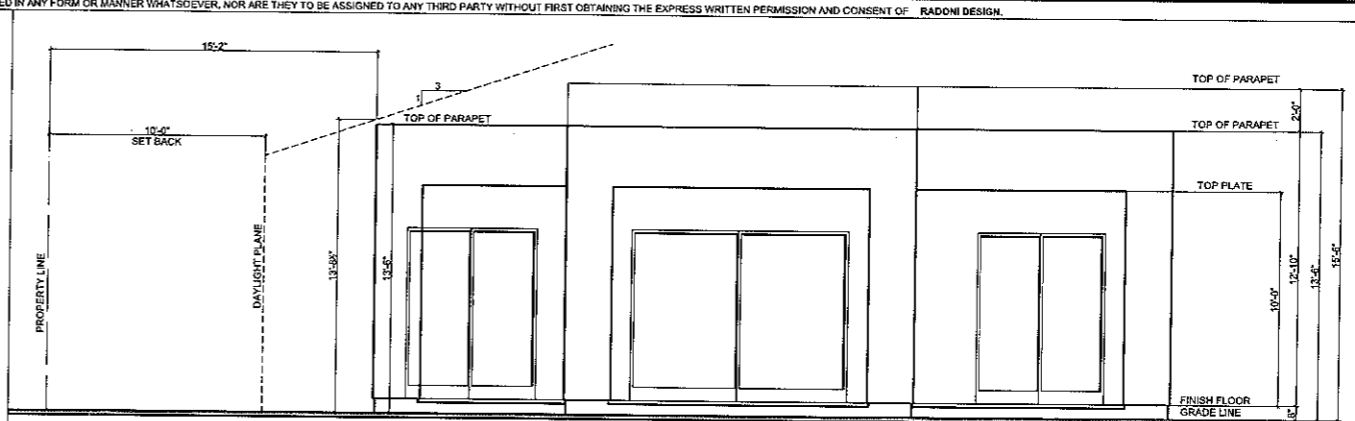
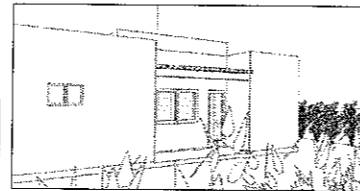
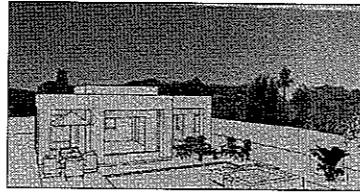
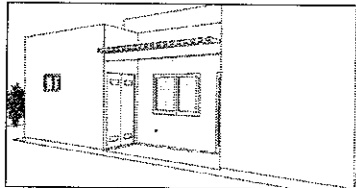
NORTH - WEST SIDE



SOUTH SIDE

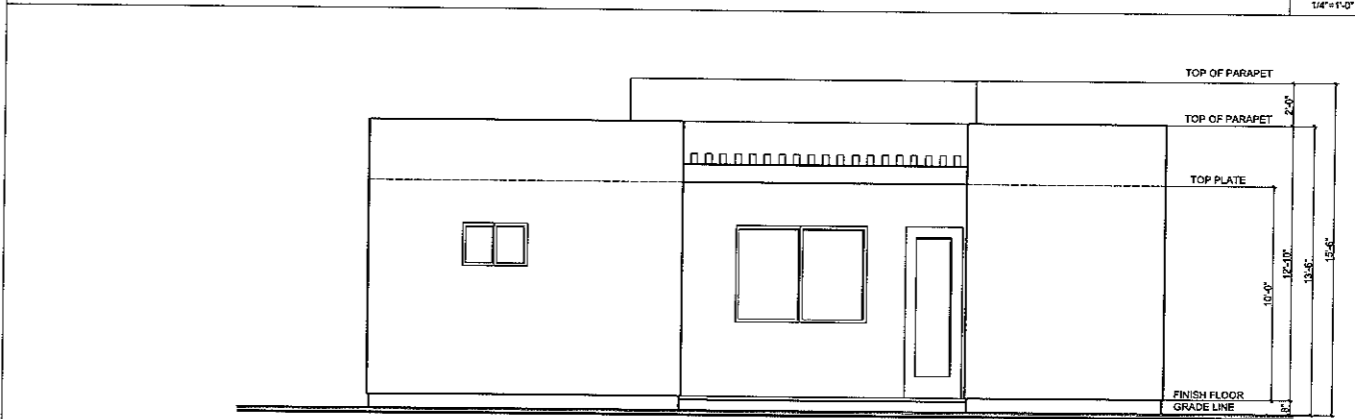


EAST - NORTH SIDE



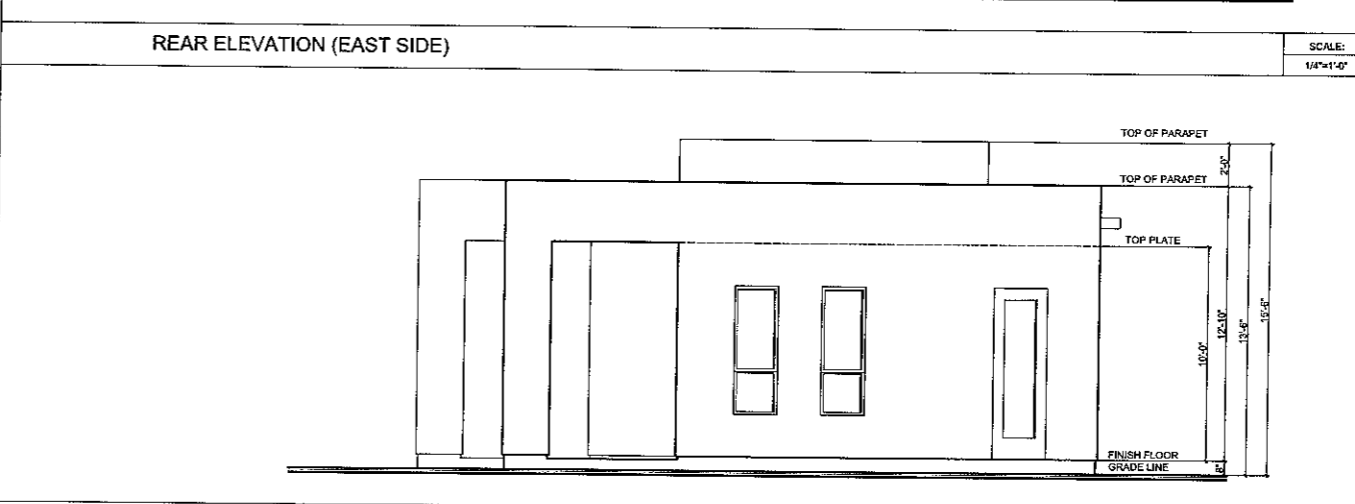
FRONT ELEVATION (WEST SIDE)

SCALE:
1/4"=1'-0"



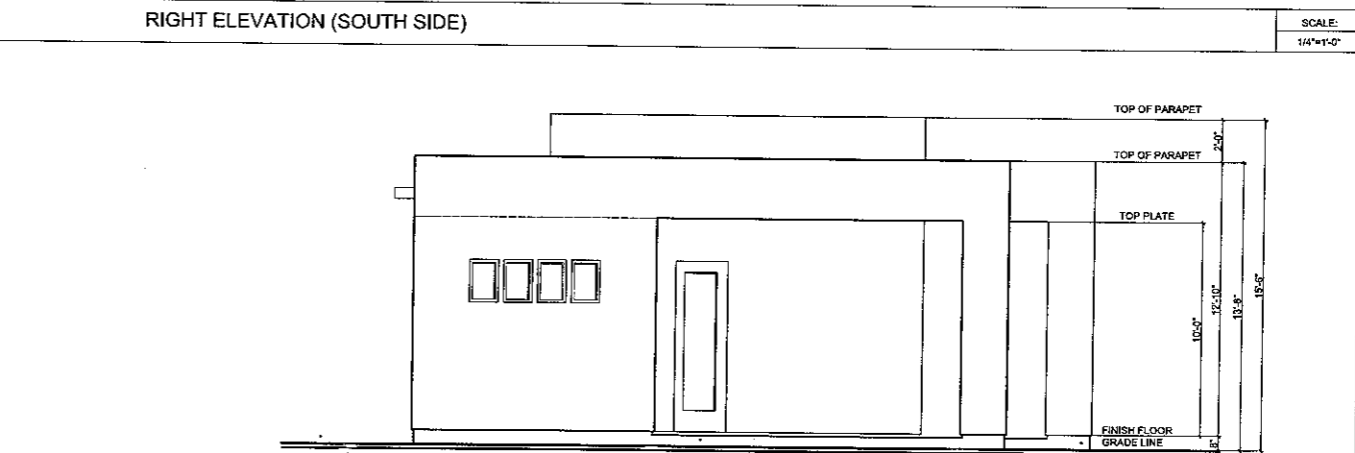
REAR ELEVATION (EAST SIDE)

SCALE:
1/4"=1'-0"



RIGHT ELEVATION (SOUTH SIDE)

SCALE:
1/4"=1'-0"



LEFT ELEVATION (NORTH SIDE)

SCALE:
1/4"=1'-0"

REVISIONS	BY

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PLAN
ENRIQUEZ

CASITA FOR
ALFREDO ENRIQUEZ
2923 CANDLELIGHT LN.
PALM SPRINGS, CA 92264
ELEVATIONS & RENDERINGS

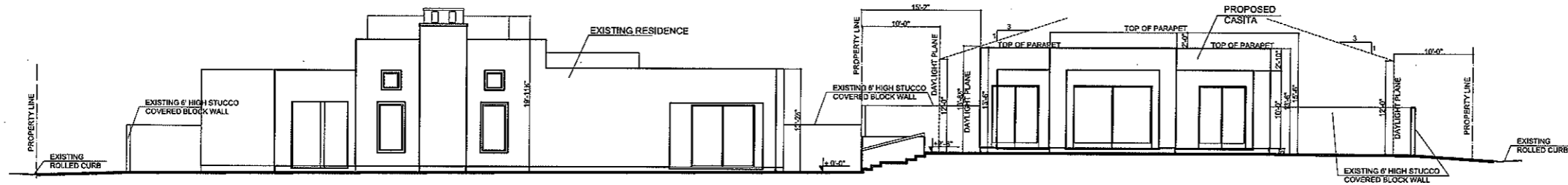
DRAWN
A. RADONI
CHECKED
A.P.
DATE
06-24-2014
SCALE
1/4"=1'-0"
JOB NO.
2014-001
SHEET

A1.0

PLANS PREPARED BY:
RADONI DESIGN
760.969.2541

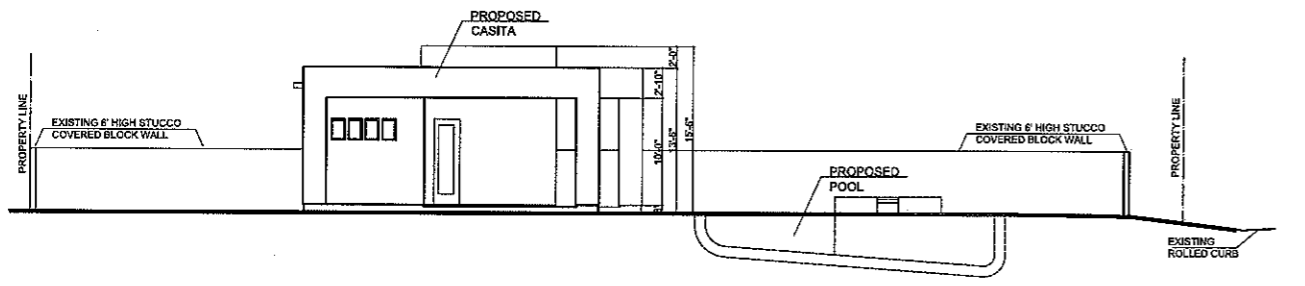
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SITE SECTION "A-A"

SCALE:
1/8"=1'-0"



SITE SECTION "B-B"

SCALE:
1/8"=1'-0"

VACINITY MAP

CITY OF PALM SPRINGS

PROJECT DATA

A.P.N.:	510-360-028 & 510-360-045
ADDRESS:	2923 CANDLELIGHT LN, PALM SPRINGS, CA 92264
LEGAL:	LOT #, M.B. 390/042, TR. 31514

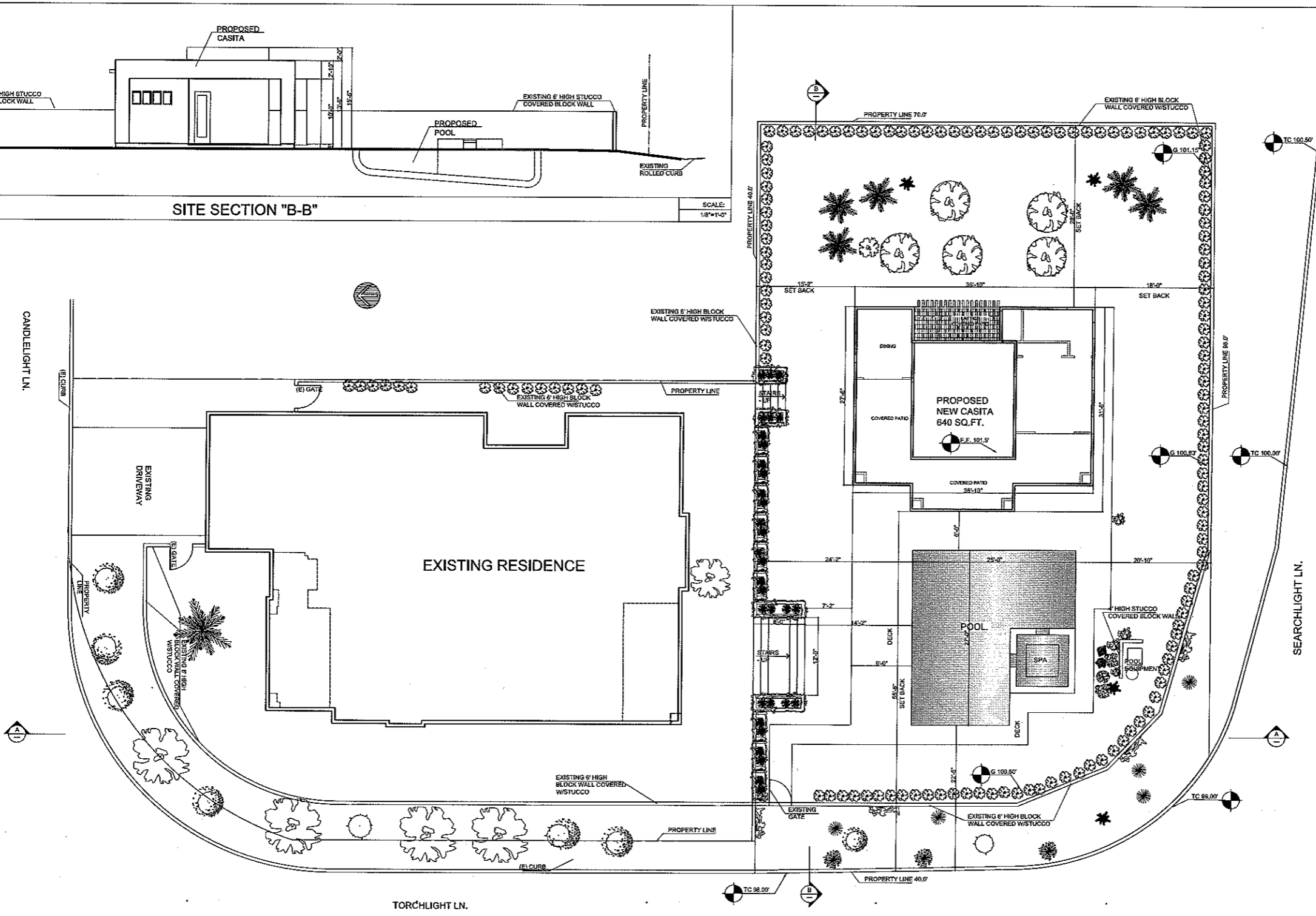
LAND AREA TABULATIONS:

TOTAL LOT AREA	14,810.00 SQ. FT.
EXISTING LIVING AREA	2,349.00 SQ. FT.
NEW CASITA	640.00 SQ. FT.
TOTAL LIVING AREA	2,989.00 SQ. FT.
EXISTING GARAGE AREA	459.00 SQ. FT.
TOTAL FOOTPRINT AREA	3,448.00 SQ. FT.
LOT COVERAGE	23.28 %

CONSTRUCTION TYPE: V-B
OCCUPANCY: R-1-C

SHEET INDEX

SITE PLAN	SP1.0
SITE PLAN W/ CROSS-SECTIONS	SP1.1
LANDSCAPE PLAN	L1.0
ELEVATIONS	A1.0
FLOOR PLAN	A2.0



SITE PLAN W/ CROSS-SECTIONS

REVISIONS	BY
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PLAN	ENRIQUEZ
<p>POOL & CASITA FOR ALFREDO ENRIQUEZ 2923 CANDLELIGHT LN., PALM SPRINGS, CA 92264</p>	
<p>SITE PLAN W/ CROSS-SECTIONS</p>	
<p>DRAWN A. RADONI CHECKED A.R. DATE 06-24-2014 SCALE 1/8"=1'-0" JOB NO. 2014-001 SHEET</p>	
<p>SP1.0</p>	
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<p>A. RADONI</p>	