



## PLANNING COMMISSION STAFF REPORT

DATE: August 27, 2014

SUBJECT: THOMAS JAKWAY, OWNER, REQUESTING APPROVAL FOR A MAJOR ARCHITECTURAL APPLICATION OF A 2,792-SQUARE FOOT SINGLE-FAMILY RESIDENCE AND ATTACHED GARAGE ON A HILLSIDE LOT LOCATED AT 320 CAMINO ALTURAS, ZONE R-1-B (CASE 3.3683 MAJ / 7.1400 AMM).

FROM: Department of Planning Services

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### SUMMARY

The Planning Commission will consider an architectural review application to construct a single-family residence on a vacant hillside lot. The one-story residence will be approximately 2,792-square feet in size and include an attached, two-car garage. The development site is roughly 20,220-square feet in area.

### RECOMMENDATION:

Approve, subject to Conditions of Approval.

### ISSUES:

- Site topography ranges significantly. Existing site elevations range from 469 at rear to 486 at front (a seventeen foot range).
- Planning Commission tabled item on December 11, 2013 with direction to applicant to meet with neighbor expressing concern of privacy views. Applicant has responded by redesigning entire project as described in this report.
- Hillside ordinance allows modification of single-family residential building height to as much as 30 feet when approved by Planning Commission with an Administrative Minor Modification (AMM).

### BACKGROUND:

<b>Planning Areas</b>		
Specific Plan	None	
Design Plan	None	
Airport Overlay	None	
Indian Land	None	

<b>Most Recent Ownership</b>	
11/06/2009	Thomas Jakway purchased property.

<b>Field Check</b>	
September 2013	Staff visited the site to observe existing conditions.

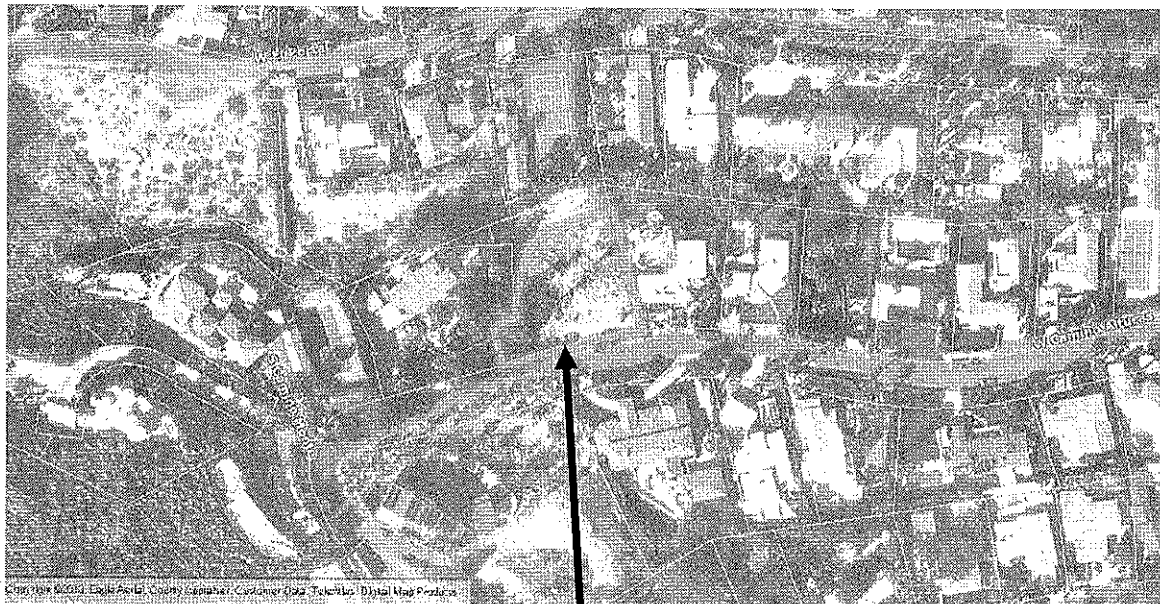
<b>Notification</b>	
6/24/2014	In accordance with Section 93.13.00(B)(1)(b) of the Palm Springs Zoning Code (PSZC), the adjacent property owners of the subject site were sent notice that a revised application for hillside development had been filed and that said application and associated plans were available for public inspection at the Department of Planning Services.
8/13/2014	In accordance with Section 93.13.00(B)(1)(c) of the PSZC, the adjacent property owners were sent notice that the proposed project would be reviewed by the Planning Commission on August 27, 2014.

<b>Related Relevant City Actions by Planning, Fire, Building, etc...</b>	
11/12/2013	The Architectural Advisory Committee recommended approval of the project as presented.
12/11/2013	The Planning Commission tabled the item and directed applicant to meet with neighbor to address privacy concerns.
7/7/2014	The Architectural Advisory Committee recommended approval of the revised project as submitted.

<b>Neighborhood Meeting</b>	
None	Not Required; however, the applicant met with the neighbor who expressed concerns when a previous project went to Planning Commission. Based on these meetings, the applicant states the revised project addresses the neighbor's concerns.

<b>Site Area</b>	
Net Area	20,220-square feet

<b>General Plan, Zoning and Existing Land Uses of Subject Site and Surrounding Area</b>			
Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	ER (Estate Residential), Up to 2 Units per acre	Vacant	R-1-B Single-Family Residential
North	ER	Single-Family Residential	R-1-B
South	ER	Single-Family Residential	R-1-B
East	ER	Single-Family Residential	R-1-B
West	ER	Single-Family Residential	R-1-B



**Subject Site**

**PROJECT DESCRIPTION:**

The subject site is located within the Mesa Neighborhood, which primarily includes single-family residences near the mountain in hillside areas west of South Palm Canyon Drive. The surrounding properties include a mix of single- and two-story residences. The proposed structure will be a one-story residence with an attached two-car garage. The residence is proposed at the rear of the property where terrain is lower than the street grade.

The residence will be a custom home utilizing modern design with flat roofs and simple square and rectangular shapes. Building materials will include taupe plaster, anodized doors & windows and stone tile wall cladding. The proposal includes a front yard pool and entry gate feature.

**ANALYSIS:**

**General Plan**

Land Use Designation	F.A.R. / Density	Request	Compliance
Estate Residential	0 – 2.0 dwellings / acre	SFR with no change to existing lot of record	Yes

**Zoning**

**Permitted Uses:** Single-family residences are permitted within the R-1-B Zone, pursuant to Section 92.01.01(A)(1) of the Palm Spring Zoning Code.

**Development Standards:**

	<b>R-1-B Zone</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Lot Standards</b>			
Min. Area	15,000 sq. ft. minimum	No change (20,220 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~132 feet)	Yes
Min. Depth	120 ft. minimum	No change (~160 feet)	Yes
<b>Yard Setbacks</b>			
Garages	25 ft.	92 ft.	Yes
Front (S)	25 ft.	84 ft.	Yes
Interior Side (W)	10 ft. (can be reduced to 8 ft. with AMM process)	8 ft.	Yes, with approval of AMM
Interior Side (E)	10 ft.	10 ft.	Yes
Rear (N)	15 ft.	15 ft.	Yes
<b>Lot Coverage</b>	35% maximum	17%.	Yes
<b>Dwelling Size</b>	Minimum 1,500 sq. ft. (excl. garage)	2,792 sq. ft. excluding garage	Yes
<b>Height</b>	Building Envelope. Buildings shall not exceed one (1) story and twelve (12) feet in height at the minimum setback. From the minimum setback, the height may be allowed to increase along a plane which has a slope of 4:12, until a building height of eighteen (18) feet is attained. Gable ends, dormers and front entrance treatments, not exceeding fifteen (15) feet in height, may encroach past the building envelope limits. These regulations may be modified by the planning commission for hillside lots pursuant to Section 94.06.01(A)(8).	21 ft. to highest point in center	Yes, with approval of AMM
<b>Off-street Parking</b>	2 covered parking spaces (each 10ft. by 20 ft.)	2 covered parking spaces	Yes
<b>Trash Enclosure</b>	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to garage at southeast corner of site	Yes

The total height of the proposed house is twenty-one (21) feet above the point of measurement and requires an Administrative Minor Modification to allow modification of the building envelope and increase the maximum building height above eighteen feet, pursuant to Sections 92.01.03(B)(6) and 94.06.01(A)(8) of the PSZC.

**REQUIRED FINDINGS:**

**Architectural Review:** Staff evaluated the proposal against the architectural review guidelines, pursuant to Section 94.04.00 of the Zoning Code, and prepared the following response:

Item	Guideline:	Conforms?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	Residence provides shaded parking, open living / kitchen layout and private bedroom space
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	Development is sensitive to existing topography of the site. A combination of one and two-story structures have been approved in surrounding properties.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The modern design includes a variety of materials such as white plaster, anodized doors & windows and limestone veneer. The proposal includes a front yard pool and entry feature.
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	Site layout sensitive with existing topography; vehicular driveway and pedestrian walkway provide access to the street.
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	Project consists of single-family residence with landscape and outdoor usable space (pool area), which is consistent with surrounding developments; neighborhood includes variety of architectural styles;
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	Project conforms to development standards of the R-1-B zone;

7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	White plaster is proposed as main color with grey tinted glazing and aluminum anodized windows;
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	(See item 3 above)
9	Consistency of composition and treatment	Yes	(See item 3 above)
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	Enhanced landscape includes Citrus, Desert Willow, Texas Ebony, Ocotillo, Agave, Desert Spoon, etc., which are known to withstand harsh desert climate conditions.

**Hillside Developments:** Pursuant to Section 93.13.00(B)(4) of the Zoning Code, the Planning Commission is to consider the following in addition to the architectural review guidelines:

Item	Architectural Guideline:	Staff Evaluation:
i.	<i>Rock and soil exposure</i>	The site was previously developed with a residential structure, which has been demolished and removed. The disturbed site has little rock exposure on-site.
ii.	<i>Size of building pads</i>	In order to adjust the driveway, site landscaping and building to the existing topography, earth cut and fill will take place with a net increase of 150 cubic yards. The proposed building pad will be located towards the rear of the site at a lower elevation than the street. It will accommodate a typical single-family residence and two-car garage.
iii.	<i>Design considerations, such as supporting stilts, colors and building arrangement</i>	The modern design of the proposed home includes simple rectangular shapes and flat roofs. Colors will be tans and beiges which will blend with the fabric of the area.
iv.	<i>Screening of parking areas</i>	Two parking spaces are provided in the proposed garage. Additional parking can be accommodated on-site behind the entry gate.
v.	<i>Landscaping plans</i>	The landscaping is proposed in plant palette that is desert-appropriate drought-tolerant.
vi.	<i>Continuity with surrounding development</i>	As shown in the site cross-sections, the development will be consistent with surrounding development.
vii.	<i>Sensitivity to existing view corridors</i>	The proposed roof lines are lower than permitted by the zoning code when approved through the AMM process. Due to separation from surrounding structures and location of proposed residence, the structure is not anticipated to affect any existing view corridors.

**Administrative Minor Modification:** The applicant has applied for an Administrative Minor Modification to reduce the side yard setback from 10 to 8 feet and to modify the building height standards of the R-1-B zone. These modifications are may be approved pursuant to Sections 94.06.01(A)(5) and 94.06.01(A)(8) of the Zoning Code.

Staff evaluated the proposal against the required findings for approval below:

Item	Finding:	Staff Evaluation:
a.	<i>The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;</i>	There is no General Plan Policy that would be adversely affected by this modification, nor are there any specific plans associated with this property. The Palm Springs Zoning Code, Section 94.06.01(A), specifically allows for reduction of setbacks and modification of building height for hillside lots with the approval of an AMM application.
b.	<i>The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;</i>	The side yard will be reduced to eight feet for the corner of a square building, which is anticipated to be a minimal impact on neighboring properties since there is adequate separation between residences. The R-1-B zone limits buildings to one (1) story and twelve (12) feet in height at the minimum setback; from the minimum setback, the height may be allowed to increase along a plane which has a slope of 4:12, until a building height of eighteen (18) feet is attained; these requirements may be modified for residences for hillside lots. The proposed request is to increase overall building height to twenty-one feet and reduce the west side yard to eight feet. The structure is similar in size and bulk to other residential structures in the Mesa neighborhood. The location of the structure on the site will reduce potentially adverse impacts to neighboring properties. Therefore, it is anticipated that the requested minor modifications will have minimal impact on neighboring properties.
c.	<i>The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity;</i>	All construction will be built to the Uniform Building Code, Palm Springs Zoning Code as modified by this Administrative Minor Modification, and Fire Code.
d.	<i>The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.</i>	The subject property is a hillside lot that slopes downward from the street grade to the rear of the site. Existing site elevations range from 469 at rear to 486 at front (a seventeen foot range). Therefore, an environmental feature, that is significant topographical undulation, justifies the approval of the minor modification.

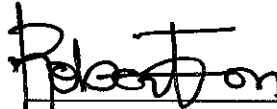
**ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class III exemption per Section 15303 (Class 3 – single family residence in residential zone).



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David A. Newell  
Associate Planner



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Edward O. Robertson  
Principal Planner

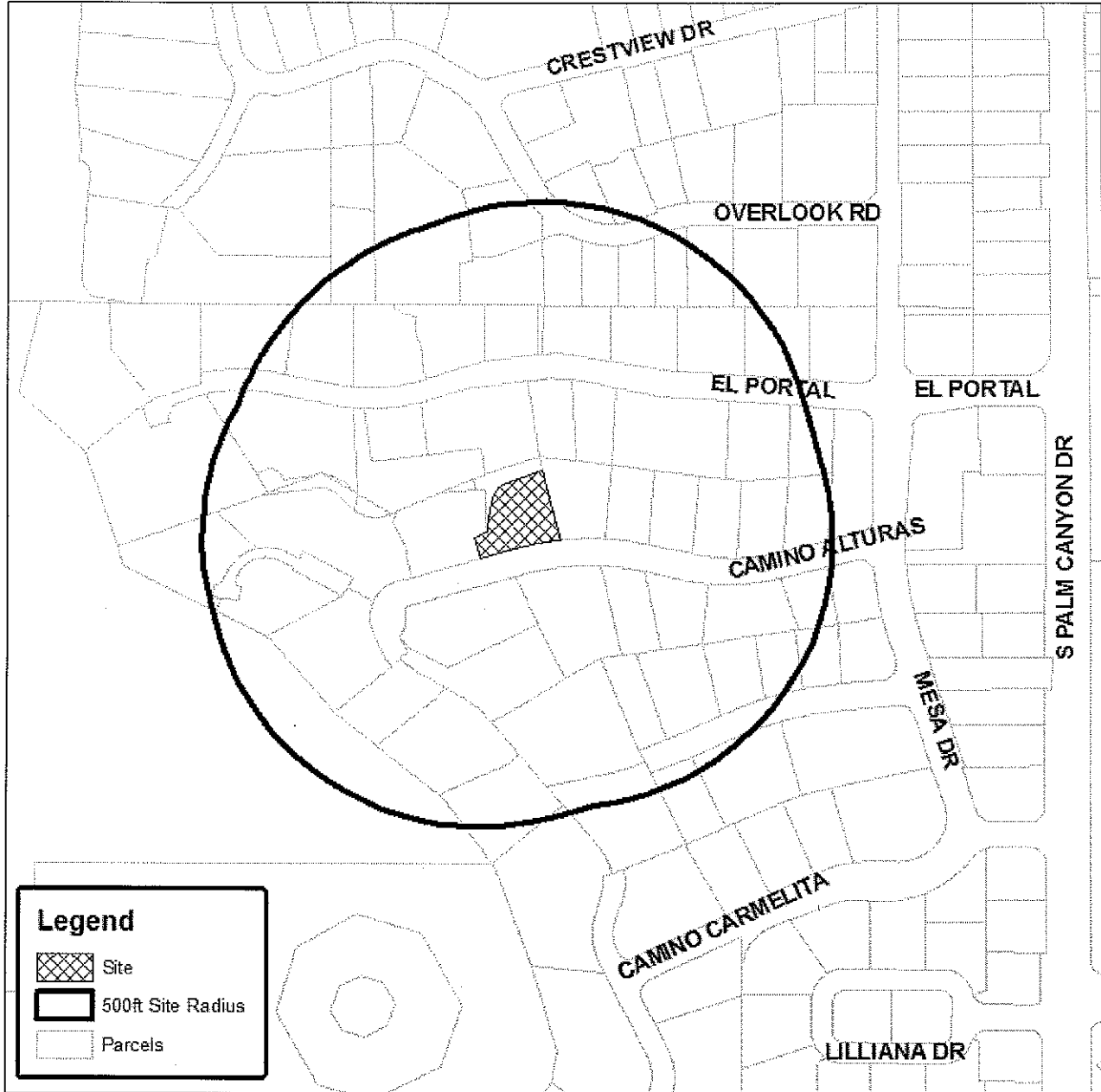
Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. 07/07/2014 AAC Minutes (excerpt)
4. Reduced Plans





# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

CASE NO: 3.3683 MAJ /  
7.1400 AMM

APPLICANT: Jakway Residence

DESCRIPTION:

A proposed single-family residence on a vacant hillside lot located at 320 Camino Alturas, Zone R1B Section 27.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3683 MAJ AND CASE 7.1400 AMM; AN APPLICATION FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A ROUGHLY 2,792-SQUARE FOOT SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE ON A APPROXIMATELY 20,220-SQUARE FOOT HILLSIDE LOT LOCATED AT 320 CAMINO ALTURAS.

WHEREAS, Thomas Jakway ("Applicant") filed an application with the City pursuant to Section 94.04.00 of the Palm Springs Zoning Code (PSZC) for architectural approval to allow the construction of a single-family residence on a hillside lot located at 320 Camino Alturas, Zone R-1-B, APN 513-380-021; and

WHEREAS, the Applicant filed an application with the City pursuant to Section 94.06.01 of the PSZC for Administrative Minor Modifications to reduce the side yard setback from ten to eight feet and modify the R-1-B building height requirements for the proposed single-family residence on the hillside lot located at 320 Camino Alturas; and

WHEREAS, on December 11, 2013, the Planning Commission reviewed and tabled an application for two-story residence by the Applicant at the subject site and provided direction to meet with neighbor(s) to address privacy concerns; and

WHEREAS, on May 29, 2014, the Applicant submitted a redesigned one-story residence; and

WHEREAS, on July 7, 2014, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted unanimously to recommend approval of the project as submitted to the Planning Commission; and

WHEREAS, on August 27, 2014, a public meeting on the applications for architectural and administrative minor modification approval were 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 Categorical 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 project is a Class III exemption and is categorically exempt per Section 15303(a) (New single-family residence).

Section 2: Architectural Review is required for hillside development pursuant to Zoning Code Section 94.04.00 (Architectural Review) and 93.13.00 (hillside development). Specific aspects of design have been examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated based on consideration of the following:

Item	Guideline:	Project Evaluation:
1	<i>Does the proposed development provide a desirable environment for its occupants?</i>	Residence provides shaded parking, open living / kitchen layout and private bedroom space
2	<i>Is the proposed development compatible with the character of adjacent and surrounding developments?</i>	Development is sensitive to existing topography of the site. A combination of one and two-story structures have been approved in surrounding properties.
3	<i>Is the proposed development of good composition, materials, textures, and colors?</i>	The modern design includes a variety of materials such as white plaster, anodized doors & windows and limestone veneer. The proposal includes a front yard pool and entry feature.
4	<i>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</i>	Site layout sensitive with existing topography; vehicular driveway and pedestrian walkway provide access to the street.
5	<i>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</i>	Project consists of single-family residence with landscape and outdoor usable space (pool area), which is consistent with surrounding developments; neighborhood includes variety of architectural styles;

6	<i>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</i>	Project conforms to development standards of the R-1-B zone;
7	<i>Building design, materials and colors to be sympathetic with desert surroundings</i>	White plaster is proposed as main color with grey tinted glazing and aluminum anodized windows;
8	<i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously</i>	(See item 3 above)
9	<i>Consistency of composition and treatment</i>	(See item 3 above)
10	<i>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</i>	Enhanced landscape includes Citrus, Desert Willow, Texas Ebony, Ocotillo, Agave, Desert Spoon, etc., which are known to withstand harsh desert climate conditions.

Furthermore, pursuant to Zoning Code Section 93.13.00 (B)(4a), in review of hillside development for architectural approval, the Planning Commission shall consider the following:

<b>Item</b>	<b>Architectural Guideline:</b>	<b>Staff Evaluation:</b>
i.	<i>Rock and soil exposure</i>	The site was previously developed with a residential structure, which has been demolished and removed. The disturbed site has little rock exposure on-site.
ii.	<i>Size of building pads</i>	In order to adjust the driveway, site landscaping and building to the existing topography, earth cut and fill will take place with a net increase of 150 cubic yards. The proposed building pad will be located towards the rear of the site at a lower elevation than the street. It will accommodate a typical single-family residence and two-car garage.
iii.	<i>Design considerations, such as supporting stilts, colors and building arrangement</i>	The modern design of the proposed home includes simple rectangular shapes and flat roofs. Colors will be tans and beiges which will blend with the fabric of the area.
iv.	<i>Screening of parking areas</i>	Two parking spaces are provided in the proposed garage. Additional parking can be accommodated on-site behind the entry gate.
v.	<i>Landscaping plans</i>	The landscaping is proposed in plant palette that is desert-appropriate drought-tolerant.
vi.	<i>Continuity with surrounding development</i>	As shown in the site cross-sections, the development will be consistent with surrounding development.
vii.	<i>Sensitivity to existing view corridors</i>	The proposed roof lines are lower than permitted by the zoning code when approved through the AMM process. Due to

		separation from surrounding structures and location of proposed residence, the structure is not anticipated to affect any existing view corridors.
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Section 2: Pursuant to Section 94.06.01 (Administrative Minor Modifications) of the Palm Springs Zoning Code, the Planning Commission finds that:

Item	Finding:	Staff Evaluation:
a.	<i>The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;</i>	There is no General Plan Policy that would be adversely affected by this modification, nor are there any specific plans associated with this property. The Palm Springs Zoning Code, Section 94.06.01(A), specifically allows for reduction of setbacks and modification of building height for hillside lots with the approval of an AMM application.
b.	<i>The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;</i>	The side yard will be reduced to eight feet for the corner of a square building, which is anticipated to be a minimal impact on neighboring properties since there is adequate separation between residences. The R-1-B zone limits buildings to one (1) story and twelve (12) feet in height at the minimum setback; from the minimum setback, the height may be allowed to increase along a plane which has a slope of 4:12, until a building height of eighteen (18) feet is attained; these requirements may be modified for residences for hillside lots. The proposed request is to increase overall building height to twenty-one feet and reduce the west side yard to eight feet. The structure is similar in size and bulk to other residential structures in the Mesa neighborhood. The location of the structure on the site will reduce potentially adverse impacts to neighboring properties. Therefore, it is anticipated that the requested minor modifications will have minimal impact on neighboring properties.
c.	<i>The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity;</i>	All construction will be built to the Uniform Building Code, Palm Springs Zoning Code as modified by this Administrative Minor Modification, and Fire Code.
d.	<i>The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.</i>	The subject property is a hillside lot that slopes downward from the street grade to the rear of the site. Existing site elevations range from 469 at rear to 486 at front (a seventeen foot range). Therefore, an environmental feature, that is significant topographical undulation, justifies the approval of the minor modification.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case Nos. 3.3683 MAJ & 7.1400 AMM; Major Architectural Application and Administrative Minor Modifications for the construction of a 2,792-square foot single family residence on a roughly 20,220-square foot lot located at 320 Camino Alturas, subject to those conditions set forth in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 27<sup>th</sup> day of August, 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Douglas R Evans  
Interim Director of Planning Services

RESOLUTION NO.

**EXHIBIT A**

Case Nos. 3.3683 MAJ & 7.1400 AMM

320 Camino Alturas

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 3.3683 MAJ & Case 7.1400 AMM; except as modified with the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped May 29, 2014, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading 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 3.3683 MAJ and 7.1400 AMM. 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, 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. 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 8. 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.

## **ENVIRONMENTAL ASSESSMENT CONDITIONS**

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) is required.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$50 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.

## **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. 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:  
a. (None).
- PLN 4. Flat Roof Requirements. Roof materials on flat roofs must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 and minimum initial solar reflectance of 0.70. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 5. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 6. 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 7. 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 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**

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

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

#### **STREETS**

- ENG 1. The Engineering Division recommends deferral of off-site improvement items (identified as "**Deferred**") at this time due to lack of full improvements in the immediate area. The owner shall execute a street improvement covenant agreeing to construct all required street improvements upon the request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner(s) prior to approval of the Grading Plan or issuance of grading or building permits. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the covenant is submitted shall be paid by the applicant prior to issuance of any grading or building permits.
- ENG 2. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

- ENG 3. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits. **Deferred**

#### CAMINO ALTURAS

- ENG 4. Dedicate an easement 2 feet wide along the back of the proposed driveway approach for sidewalk purposes. **Deferred**
- ENG 5. An application for an Encroachment Agreement shall be submitted to the Engineering Division to allow construction and/or installation of landscaping, boulders and wall adjacent to driveway within the public right-of-way of Camino Alturas. The application for the Encroachment Agreement shall be approved prior to issuance of a grading or building permit.
- ENG 6. Construct a 6 inch curb and gutter, 18 feet north of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200. **Deferred**
- ENG 7. Construct a 6 inch concrete driveway, unless otherwise approved by the City Engineer, from the property line to a cleanout sawcut edge of pavement.
- ENG 8. Remove existing street improvements as necessary to construct a driveway approach in accordance with City of Palm Springs Standard Drawing No. 201. **Deferred**
- ENG 9. Construct a 5 foot wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210. **Deferred**
- ENG 10. Construct pavement with a minimum pavement section of 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire Camino Alturas frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 300. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval. **Deferred**
- ENG 11. Construct 2 inch asphalt concrete pavement over compacted native subgrade or install appropriate landscaping and ground cover to provide adequate dust control measures, meeting the approval of the Director of Planning Services and City Engineer, from edge of pavement to property line along the entire frontage, excluding approved driveway location.

ENG 12. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

#### SANITARY SEWER

ENG 13. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities. New laterals shall not be connected at manholes.

#### GRADING

ENG 14. 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; and a copy of Soils Report.

- ENG 15. 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 16. 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 17. 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 18. 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 19. Drainage swales shall be provided adjacent to or within Public Right of Way to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 20. 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/blow sand relating to this property and development.
- ENG 21. 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).
- ENG 22. 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 23. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan (if required), to the Engineering Division prior to construction of any building foundation.
- ENG 24. 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 25. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).
- ENG 26. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$7,271.00 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

#### GENERAL

- ENG 27. 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 28. All proposed utility lines shall be installed underground.
- ENG 29. 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 30. 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 31. 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 32. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 33. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904. **Deferred**
- ENG 34. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

#### TRAFFIC

- ENG 35. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development. Minimum clearance on public sidewalks (or pedestrian paths of travel) shall be provided by either an additional dedication of a sidewalk easement (if necessary) and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the Camino Alturas frontage of the subject property. **Deferred**

- ENG 36. 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 37. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

### **FIRE DEPARTMENT CONDITIONS**

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review prior to permit issuance.

### **GENERAL CONDITIONS**

- FID 1        These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated **May 29, 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.

**END OF CONDITIONS**

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

**Minutes of July 07, 2014**

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

**ROLL CALL:**

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

**Committee Members Absent:** Cassady

**Planning Commissioner Present:** Lowe

**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 23, 2014**

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

**NEW BUSINESS:**

2. **THOMAS JAKWAY FOR ARCHITECTURAL REVIEW OF A HILLSIDE DEVELOPMENT CONSISTING OF A SINGLE STORY 2,792-SQUARE FOOT RESIDENCE LOCATED AT 320 CAMINO ALTURAS, ZONE R-1-B (CASE**

**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 where 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.

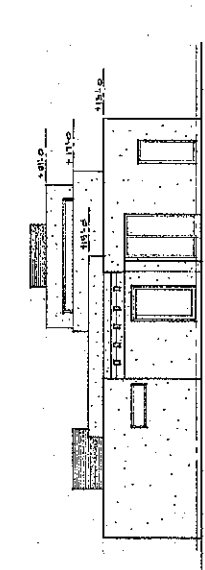


REVISIONS BY	

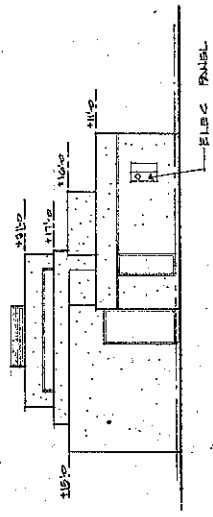
THOMAS JAKWAY  
ARCHITECT  
(760) 322-0340  
2012 Sycamore Drive Palm Springs, California 92264

JAKWAY RESIDENCE  
3200 CAMINO ALTISSIMO  
PALM SPRINGS, CALIFORNIA

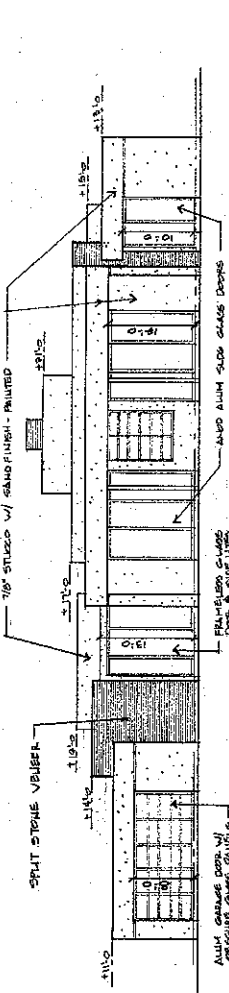
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SCALE	1/8" = 1'-0"
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NO.	208
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OF	SHEETS



EAST ELEVATION

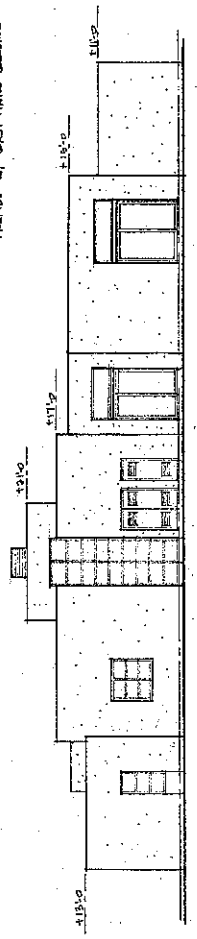


WEST ELEVATION

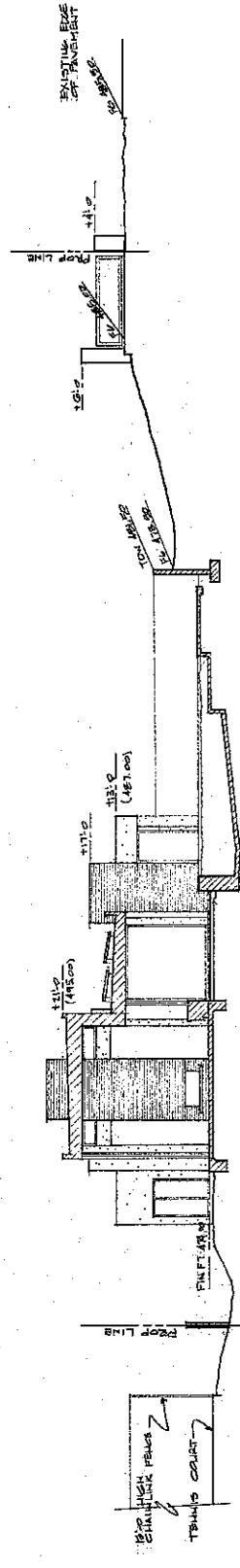


SOUTH ELEVATION

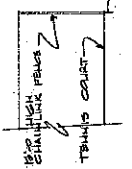
**BUILDING MATERIALS**  
SAND FINISH STUCCO - RAINCO  
CEILING FINISH - HI-VI WHITE STUCCO  
STONE VENEER - SPLIT FACE  
GREY INDIANA LIMESTONE  
FLUORIDED WINDOWS - CLEAR ANODIZED  
FRAMES w/ RESTRICTED GLASSING



NORTH ELEVATION



(A) SITE SECTION



RECEIVED

MAY 29 2014

PLANNING SERVICES  
THOMAS JAKWAY