



PLANNING COMMISSION STAFF REPORT

DATE: September 24, 2014

SUBJECT: CAROLYN FELDSINE OWNER, REQUESTING A CONDITIONAL USE PERMIT TO CONSTRUCT AN 803-SQUARE FOOT CASITA WITH KITCHEN FACILITIES THAT IS GREATER THAN 1/50TH OF THE LOT SIZE LOCATED AT 1150 N. VIA MONTE VISTA, ZONE R-1-A, SECTION 10. (CASE 5.1349 CUP)

FROM: Department of Planning Services

SUMMARY

The applicant proposes to construct an 803-square foot casita with kitchen facilities greater than 1/50th of the lot size on a single-family residential lot. Guest houses greater than 1/50th of the lot area which contain kitchen facilities require approval of a Conditional Use Permit (CUP).

RECOMMENDATION:

Recommend approval with conditions.

ISSUES:

- PSZC Sections 92.01.01 and 93.23.14 regulate casitas and guest units.
- The Planning Commission reviewed Zone Text Amendment Case #5.1341 to permit accessory and conditionally permitted units at their June 11, 2014 meeting and voted 7-0 to recommend approval to the City Council.
- City Council to consider amending Section 93.23.14 of the Palm Springs Zoning Code relating to the establishment of accessory second units. Public Hearing scheduled for September 3, 2014 was continued to a date uncertain.

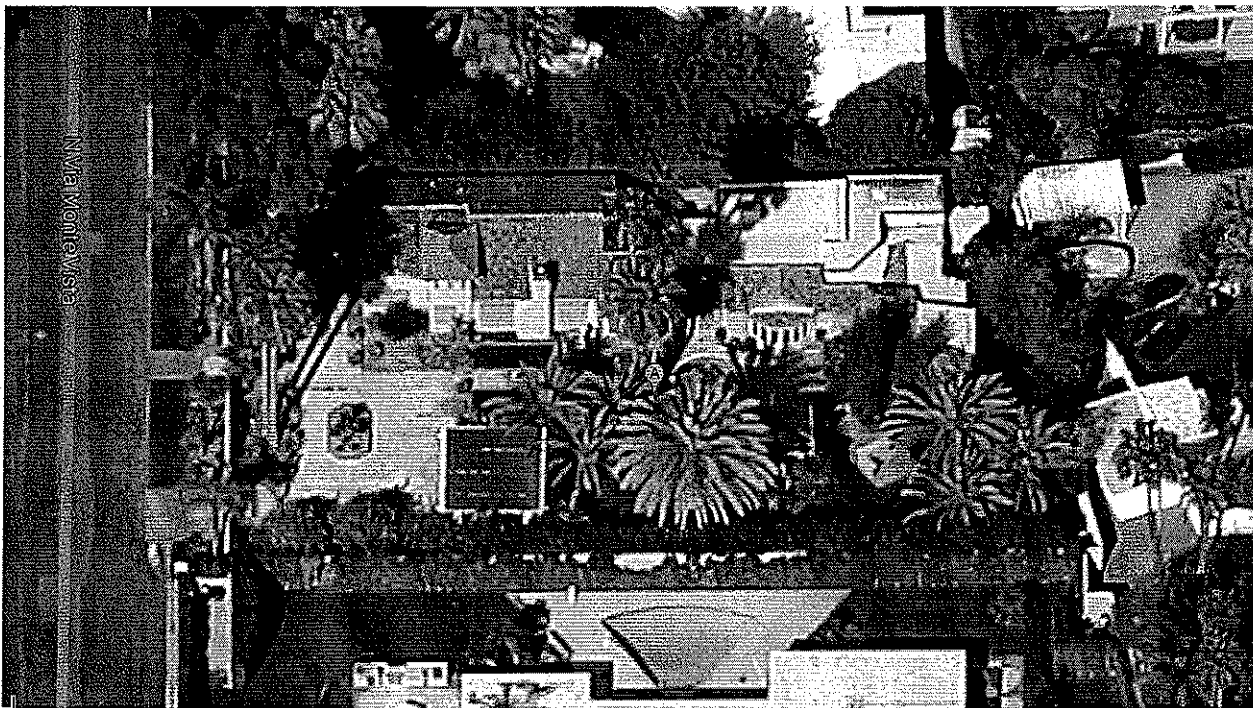
BACKGROUND:

Notification	
9/11/2014	Public hearing notice sent to all property owners and registered occupants within 500 feet of the site. As of the writing of this report, staff has not received any letters from the public.

Field Check	
August 2014	Staff visited site to observe existing conditions

Site Area	
Existing Site	16,489 - square feet
Existing House	Approx. 4,484 - square feet
Proposed Casita	803 - square feet

Most Recent Change of Ownership	
11/24/2010	Carolyn Feldsine



Subject Site: 1150 N. via Monte Vista

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	Estate Residential (ER)	Single-Family Residential	Single-Family Residential (R-1-A)
North	Estate Residential (ER)	Single-Family Residential	Single-Family Residential (R-1-A)
South	Estate Residential (ER)	Single-Family Residential	Single-Family Residential (R-1-A)
East	Estate Residential (ER)	Single-Family Residential	Single-Family Residential (R-1-A)
West	Very Low Density Residential (VLDR)	Single-Family Residential	Single-Family Residential (R-1-C)

Development Standards

	R-1-A	Proposed Project
Lot Area	20,000 – sq. ft.	16,489-sq. ft. (lot of record)
Lot Width	130 feet	100 feet (lot of record)
Lot Depth	120 feet	146 feet (conforms)
Front Yard	25 feet	25 feet (conforms)
Side Front Yard	10 feet	10 feet (conforms)
Rear Yard	15 feet	15 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	9 feet (conforms)
Bldg. Coverage	35% lot coverage	32% (conforms)
House	1,500 – sq ft	4,484 - sq. ft. (conforms)
Casita	1/50 th = 330 – sq. ft. max	803 – sq. ft. (CUP required)
Off-street parking	2 covered spaces	2 covered provided (conforms)

PROJECT DESCRIPTION:

The proposed casita is approximately 830-square feet, which is larger than 1/50th of the lot. A Conditional Use Permit is required per Section 92.01.01(D)(3) of the Palm Springs Zoning Code (PSZC) permitting guest houses with kitchen facilities larger than 1/50th of the lot if the parcel has a minimum lot area of 15,000-square feet. The existing house is 4,484-square feet in size placed along the north property line. The new casita will be constructed in a turf and landscaped area at the southeast corner of the property facing west for clear mountain views.

The casita will consist primarily of an open-air wood deck covered by a flat roof supported by composite steel and wood columns. The steel portions of the columns and roof fascia will be painted a soft taupe color. Custom louvered sliding doors hung from a steel plate track will enable the occupants to close the building for security and additional solar shading. Support walls will be clad in white stucco. The height of the casita will not exceed 9.8 feet tall, and the highest point of the chimney will be 14 feet.

The construction of the casita will result in the displacement of several mature trees and the removal of an existing pergola. The applicant has agreed to replant vegetation on the property.

ANALYSIS

The Planning Commission and Architectural Advisory Committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be 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 will be evaluated, based on consideration of the following:

	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 provides 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 southeast portion of the site meeting the required setbacks from all property lines.
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 guesthouse is harmonious with the existing structures in the Old Las Palmas development both in terms of its architecture and in its color palette.
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.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The proposed colors will complement the main dwelling consistent with the surrounding community.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The new casita including building materials are harmonious and consistent with the architecture within the Old Las Palmas neighborhood.
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	Existing mature plants to be relocated on site when deemed necessary.

CITY COUNCIL ACTION:

The City Council is considering amending Section 93.23.14 of the Palm Springs Zoning Code (Accessory Apartment Housing) relating to the establishment of an accessory second unit. The Planning Commission reviewed Zone Text Amendment Case #5.1341 at their June 11, 2014 meeting and voted 7-0 to recommend approval to the City Council. The City Council continued a public hearing from their September 3, 2014 meeting to a date uncertain. No action was taken.

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;

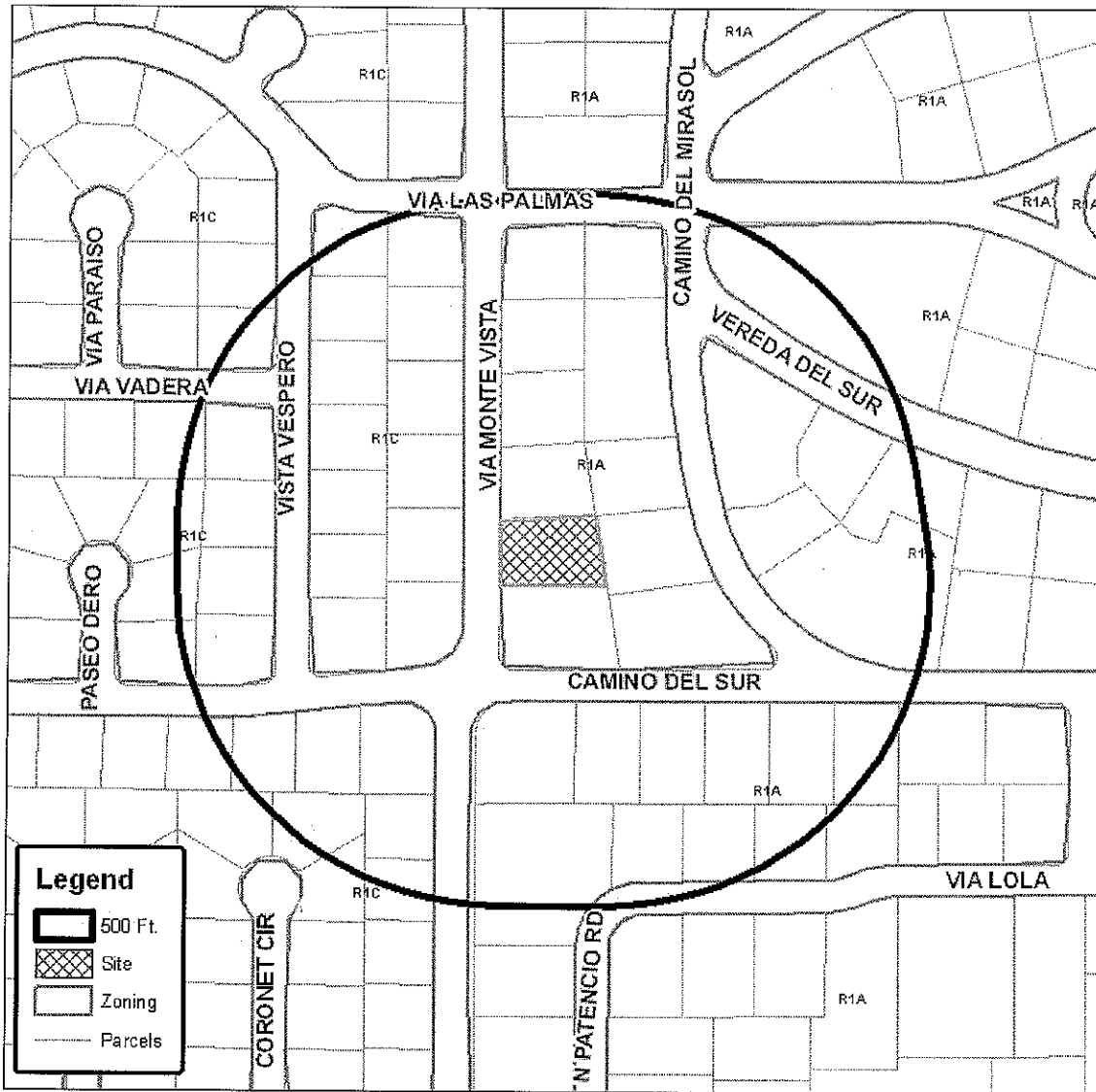
The proposed casita will be located on a large lot within the Old Las Palmas neighborhood consisting of homes surrounded by tall walls and mature landscaping. The General Plan land use designation is Estate Residential providing for large lot single-family residences that are custom in design. Development of the propose casita is consistent with the General Plan. The casita addition is desirable for the community and is a compatible type of development consistent with neighboring properties.

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 proposed casita will be 803-square feet in size and will be located in the southeast corner of the parcel in a turf and landscaped area. The existing house and proposed casita will occupy 32% of the lot and will meet all required setbacks and other zone requirements. The existing parcel is 16,489-square feet and is adequately sized to accommodate the new structure. The proposed development conforms to all development standards for the zone in which it is located.



Department of Planning Services Vicinity Map



Legend

- 500 Ft.
- Site
- Zoning
- Parcels

CITY OF PALM SPRINGS

CASE NO: 5.1349 CUP

APPLICANT: Carolyn Feldsine

DESCRIPTION: An application by Carolyn Feldsine, Owner for a Conditional Use Permit to construct an 803-square foot casita with kitchen facilities that is greater than 1/50th of the lot located at 1150via Monte Vista, Zone R-1-A.

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*).



Glenn Mlaker, AICP
Assistant Planner



Douglas R. Evans
Interim Director of Planning Services

Attachments:

1. 500' Vicinity Map
2. Resolution
3. Conditions of Approval
4. Meeting minutes of June 11, 2014 Planning Commission meeting discussion on ZTA Case # 5.1341 – Accessory Units
5. Applicant Justification Letter
6. Site Photos
7. Site Plan and Building Elevations

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT, CASE NO. 5.1349, TO CONSTRUCT A 803-SQUARE FOOT CASITA WITH KITCHEN FACILITIES LOCATED AT 1150 N. VIA MONTE VISTA, ZONE R-1-A.

WHEREAS, Carolyn Feldsine, ("Owner") has filed an application with the City pursuant to Sections 94.02.00 of the Palm Springs Zoning Code (PSZC) to construct an 803-square foot casita with kitchen facilities at 1150 N. Via Monte Vista, R-1-A Zone, Section 10; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider the application for Conditional Use Permit, Case No. 5.1349 was given in accordance with applicable law; and

WHEREAS, on September 24, 2014, a public hearing on the application for Conditional Use Permit, Case No. 5.1349 was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed Conditional Use Permit is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3 – New Construction of Small Structures) 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: The Planning Commission finds that this Conditional Use Permit is Categorically Exempt from environmental review pursuant to Section 15303 (Class 3 – New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

Section 2: Pursuant to Section 92.01.01 and 93.23.14 of the Palm Springs Zoning Code (PSZC) a CUP is required for approval of accessory units greater than 1/50th of the lot size and when such units are proposed to have kitchen facilities.

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 proposed casita will be located on a large lot within the Old Las Palmas neighborhood consisting of homes surrounded by tall walls and mature landscaping. The General Plan land use designation is Estate Residential providing for large lot single-family residences that are custom in design. Development of the proposed casita is consistent with the General Plan. The casita addition is desirable for the community and is a compatible type of development consistent with neighboring properties.

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 proposed casita will be 803-square feet in size and will be located in the southeast corner of the parcel in a turf and landscaped area. The existing house and proposed casita will occupy 32% of the lot and will meet all required setbacks and other zone requirements. The existing parcel is 16,489-square feet and is adequately sized to accommodate the new structure. 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".

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 5.1349 CUP, a conditional use permit for construction of a 803-square foot casita with kitchen facilities at 1150 N. Via Monte Vista; subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 24th day of September 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.1349 CUP

1150 N. Via Monte Vista

September 24, 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 5.1349 CUP, except as modified the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans on file, date stamped July 16, 2014, 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 5.1349 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 Commencement of Use. The time limit for commencement of the use authorized by this conditional use permit shall be two (2) years from the effective date of approval. A conditional use permit shall become effective after an elapsed period of fifteen (15) days from the date of the decision by the commission authorizing the permit.
- 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. Permits will not be issued until the appeal period has concluded.
- ADM 9. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The owner and operator shall ensure that at closing time, all customers leave the property promptly and that the property is clean and secure before the owner/operator leaves the premises. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.
- ADM 10. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen

complaints or policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Police or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with the law.

- ADM 11. Comply with City Noise Ordinance. This use and property shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 12. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Casita may not be rented for less than 30-day periods at any time.
- PLN 2. Property must be owner occupied and rental of casita may not be for less than 30 day duration.
- PLN 3. There shall be no separate utility meter allowed for casita.
- PLN 4. There may not be an additional accessory unit allowed on the site.
- PLN 5. 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.

BUILDING DEPARTMENT CONDITIONS

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

FIRE DEPARTMENT CONDITIONS

- FID1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan received and dated July 16, 2014. Additional requirements may be required at that time based on revisions to site plans.
- FID2 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.
- FID3 **Residential Smoke and Carbon Monoxide Alarms - 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.

END OF CONDITIONS

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner ~~Lowe~~,
Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Hudson and
Chair Donenfeld

A recess was taken at 4:23 pm.

The meeting reconvened at 4:33 pm.

2G. CITY OF PALM SPRINGS TO AMEND THE PALM SPRINGS ZONING CODE SECTION 91.00.10 - DEFINITIONS AND SECTIONS 92.00, 92.01, 92.02, 92.03 AND 92.04 -PERMITTED, ACCESSORY AND CONDITIONALLY PERMITTED USES AND TO REPLACE 93.23.14 - ACCESSORY APARTMENT HOUSING IN ITS ENTIRETY (CASE 5.1341 ZTA).

DIRECTOR WHEELER introduced the item and asked for input on specific issues.

COMMISSIONER WEREMIUK offered that rental should be allowed for 30 day periods or more to serve as housing not vacation rentals.

DIRECTOR WHEELER discussed that the proposal is for only one accessory second unit on any lot. State law requires up to 1200 square feet and 30% of primary unit size allowed ministerially. She indicated that staff's proposal was to allow up to 50% of primary unit with Conditional Use Permit.

CHAIR DONENFELD opened the public hearing and with no appearances coming forward the public hearing was closed.

COMMISSIONERS discussed the matter and recommended up to 99% of primary unit be allowed to be considered with Conditional Use Permit.

ENGINEERING ASSOCIATE MINJARES advised the Commission about this type of approval would trigger certain requirements.

ACTION: Recommend approval to City Council, as amended.

MOTION: Commissioner Weremiuk, seconded by Commissioner Lowe and unanimously carried on a 7-0 roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Lowe,
Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Hudson and
Chair Donenfeld

3. NEW BUSINESS:

Stuart Silk Architects | Limited PS

July 10, 2014

City of Palm Springs
Department of Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

RE: *Justification for Conditional Use Permit
1150 Via Monte Vista*

Ladies and Gentlemen:

On behalf of the property owner, we are seeking approval to construct a cabana at 1150 Via Monte Vista (assessor's property no. 505-231-002-6). Because the proposed cabana will exceed 1/50th of the lot area, a Conditional Use Permit is required as stipulated by section 92.01.01(D)(3) of the Palm Springs Zoning Code (PSZC).

PROJECT DESCRIPTION

The proposed 803 sq. ft. cabana will be constructed near the southeast corner of the property, to the south of an existing house which will be retained. Although the property has views of the San Jacinto Mountains to the west, the existing house is oriented entirely to the south. The proposed cabana will face west and will provide a shaded area for the property owner to appreciate the view of the mountains.

The cabana will consist primarily of an open-air wood deck covered by a flat roof supported by composite steel and wood columns. The steel portions of the columns and the roof fascia will be painted with soft taupe paint. A gas fireplace and a chimney will be located at the north side of the deck, and an enclosed bar and a bathroom will be located to the east of the deck. The chimney and the walls of the bar and bathroom will be clad in white stucco. Sliding doors, constructed of wood louvers inset into steel frames painted soft taupe, will enable the occupants to close the building for security and additional solar shading.

The height of the cabana will be measured from an elevation 18" above the average adjacent curb. From this elevation, the highest point of the roof will be 9.8 feet tall, and the highest point of the chimney will be 14.0 feet tall.

The existing house is a Mission Revival style building with stucco finish, which will be painted white. A covered, colonnaded loggia is proposed for its south façade. The cabana will share the predominant building material of the house (stucco). The slender columns and thin roof plane are intended to reduce the cabana's visual mass, improve the view, and reference Palm Springs' iconic mid-century modern architectural vocabulary, providing a complementary counterpoint to the existing house rather than being stylistically imitative. The restrained material palette

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PLANNING SERVICES
DEPARTMENT

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(white stucco, soft taupe colored metal, and oiled wood) references the material palette of the existing house, with low visual contrast to the surrounding landscape.

As part of the cabana project, native palms (*Washingtonia filifera*) existing on the property will be transplanted and reused on the property to further mask the stucco volume at the eastern side of the cabana. All new shrubs and ground cover will be drought-tolerant species native to California.

CONDITIONAL USE REQUIREMENTS

Section 94.02.00 of the PSZC outlines certain requirements which must be met in order for a conditional use permit to be issued. The proposed cabana meets these requirements, as follows:

1. *The use applied for must be authorized by the PSZC.* The proposed cabana measures 803 sq. ft. and will be built on a lot measuring 16,489 sq. ft. As the size of the proposed structure is larger than 1/50th of the lot, a Conditional Use Permit is required as stipulated by section 92.01.01(D)(3) of the PSZC. An existing house, measuring 3,953 sq. ft. and originally constructed in 1937, is located on the north side of the property.
2. *The use must be in harmony with the General Plan and is not detrimental to other uses.* The proposed cabana will serve as an ancillary building to the existing single family house located on the property. The cabana will be located near the southeast corner of the lot. As illustrated by the attached photographs, existing plantings and an existing wall completely screen this area of the property from the street (i.e., from the west). The cabana will also be screened from the south and east by existing walls and hedges. The existing house at the north side of the property will conceal the cabana from the north.
3. *The site must be adequate for the proposed use.* The lot measures 16,489 sq. ft., which is larger than the 15,000 sq. ft. minimum required for the Conditional Use Permit. The lot was legally established but is smaller than the current standard for R-1-A zoning; its smaller size contributes to the fact that the cabana exceeds 1/50th of the lot area. Including the proposed cabana, buildings and other roofed areas will cover 32.6% of lot, which is below the 35.0% allowed for R-1-A zoning. The proposed cabana does not encroach on required setbacks. Proposed building materials and colors will not adversely affect surrounding neighborhood lots.
4. *The adjacent streets must be suitable for the traffic generated.* The project site is located on Via Monte Vista between Via Las Palmas and Camino Del Sur. The General Plan designates Via Monte Vista as a collector street. The proposed cabana will be occupied and used by the owner of the subject property and will not generate any additional increase in traffic on nearby streets.

Stuart Silk Architects | Limited PS

We appreciate the opportunity to present our application and look forward to the conditional use permit process. Please do not hesitate to contact us if you have any questions or comments.

Very truly yours,

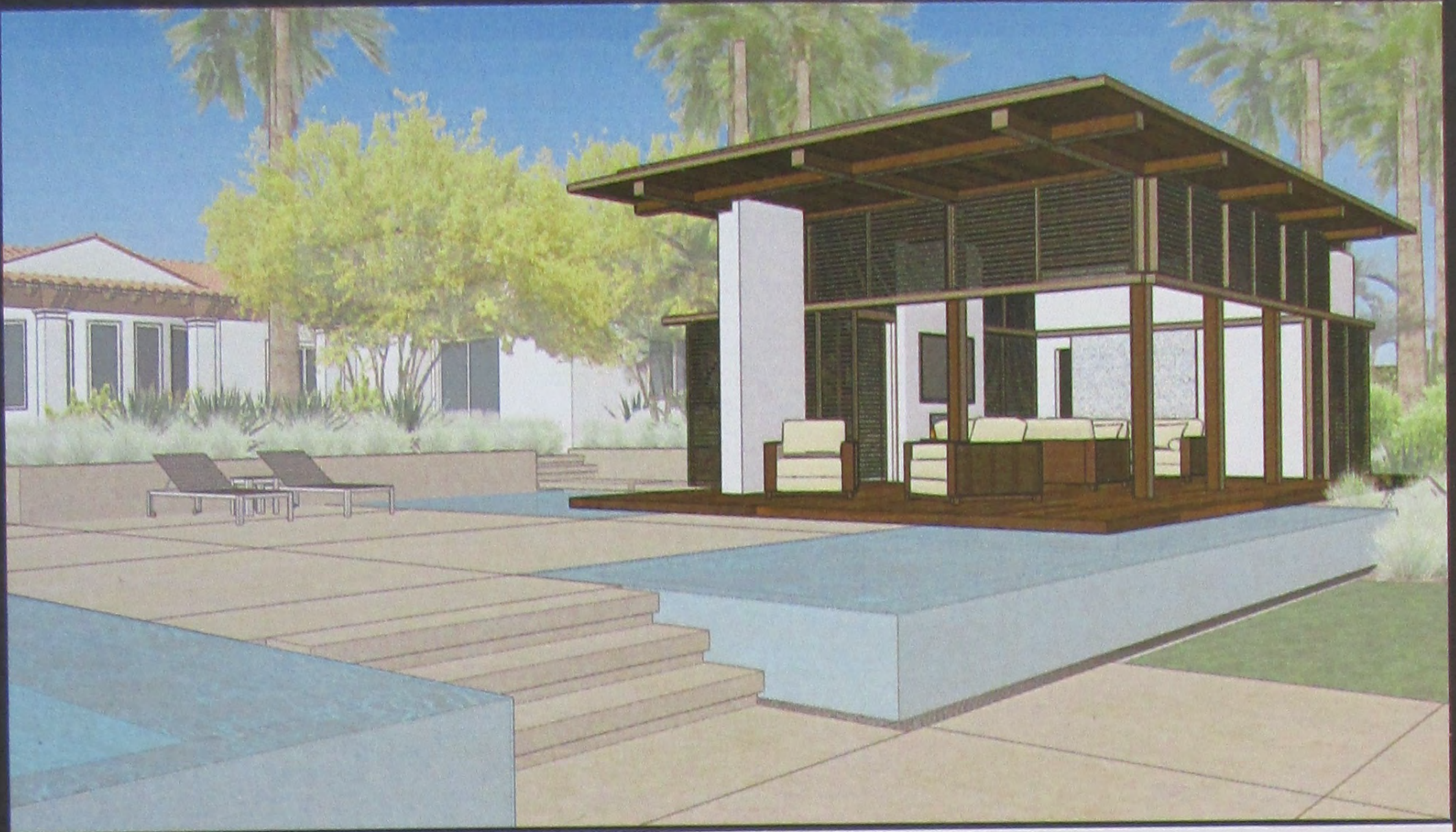
STUART SILK ARCHITECTS



Aaron Mollick
Principal



Eric Henyey
Project Assistant



PROPOSED CABANA, 1150 VIA MONTE VISTA



STUCCO WALLS



DECK & LOUVERS



METAL FINISH

Stuart Silk
Architects

architecture | interiors
206.728.9500 www.stuartsilk.com

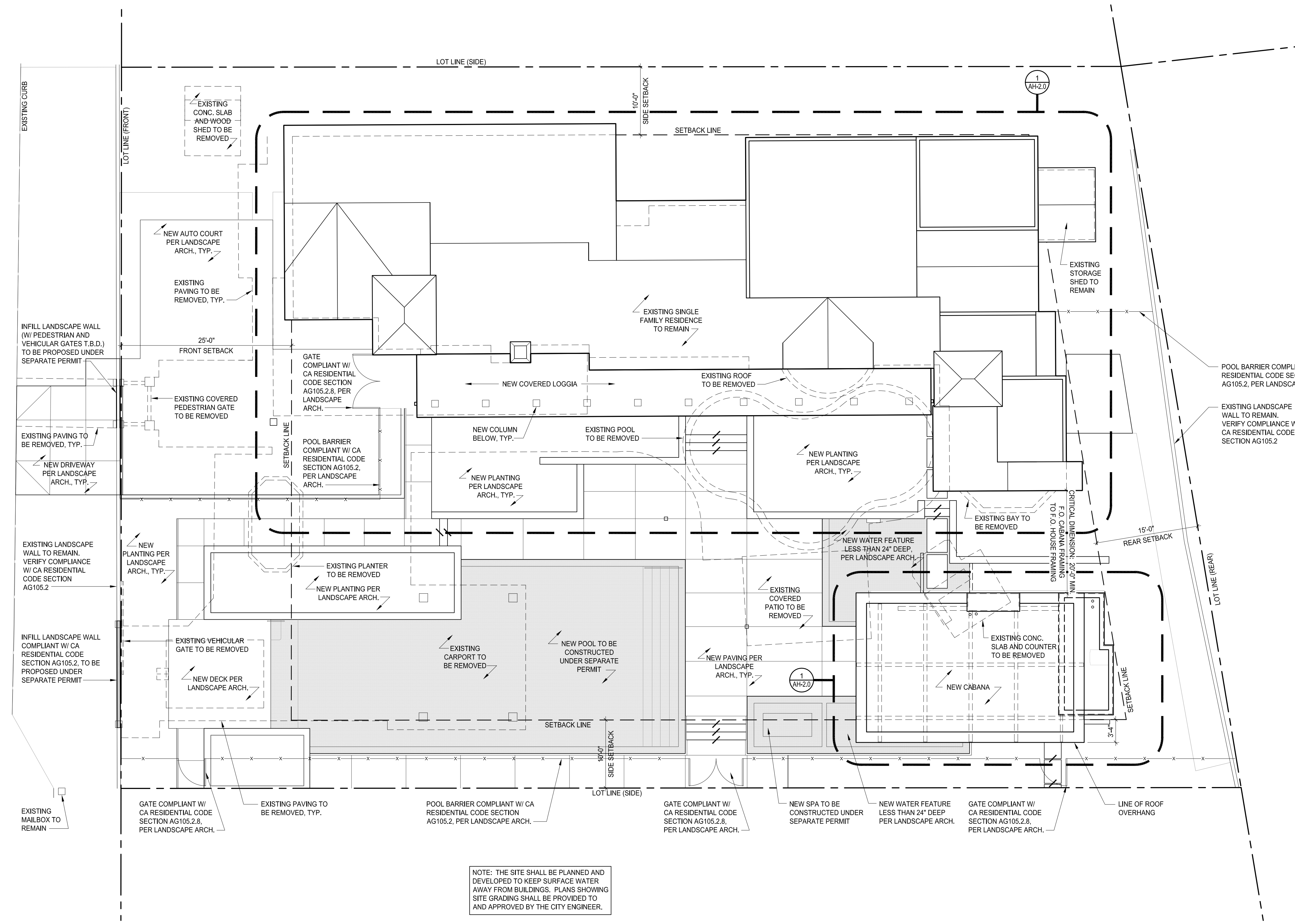


**View from center of property, looking southeast towards location of proposed cabana.
Cabana will be screened by new and existing vegetation and landscape walls.**

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STUART SILK ARCHITECTS

9871 REGISTERED ARCHITECT
AARON DAVID MOLLIK
STATE OF WASHINGTON



NOTE: THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHOWING SITE GRADING SHALL BE PROVIDED TO AND APPROVED BY THE CITY ENGINEER.

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

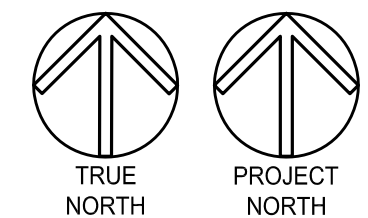
DESIGN	ADM
DRAWN	ESH
CHECKED	MT, ADM
DATE	PRICING SET 11-22-2013
	PERMIT SET 6-20-2014

REVISIONS

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FELDSINE RESIDENCE
1150 VIA MONTE VISTA
PALM SPRINGS, CA 92262

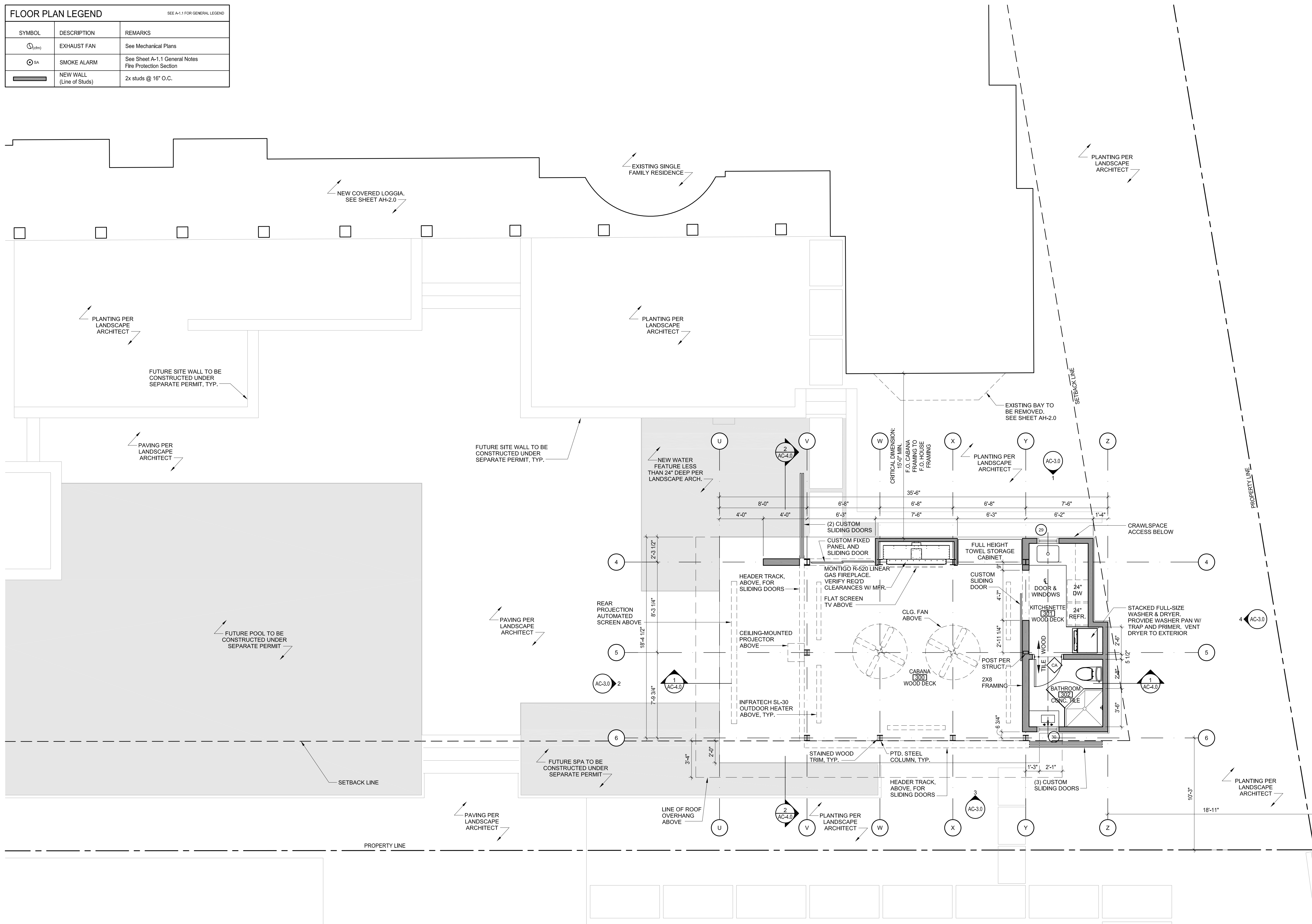
SITE PLAN



AH-1.0

FLOOR PLAN LEGEND		
SYMBOL	DESCRIPTION	REMARKS
	EXHAUST FAN	See Mechanical Plans
	SMOKE ALARM	See Sheet A-1.1 General Notes Fire Protection Section
	NEW WALL (Line of Studs)	2x studs @ 16" O.C.

SEE A-1.1 FOR GENERAL LEGEND



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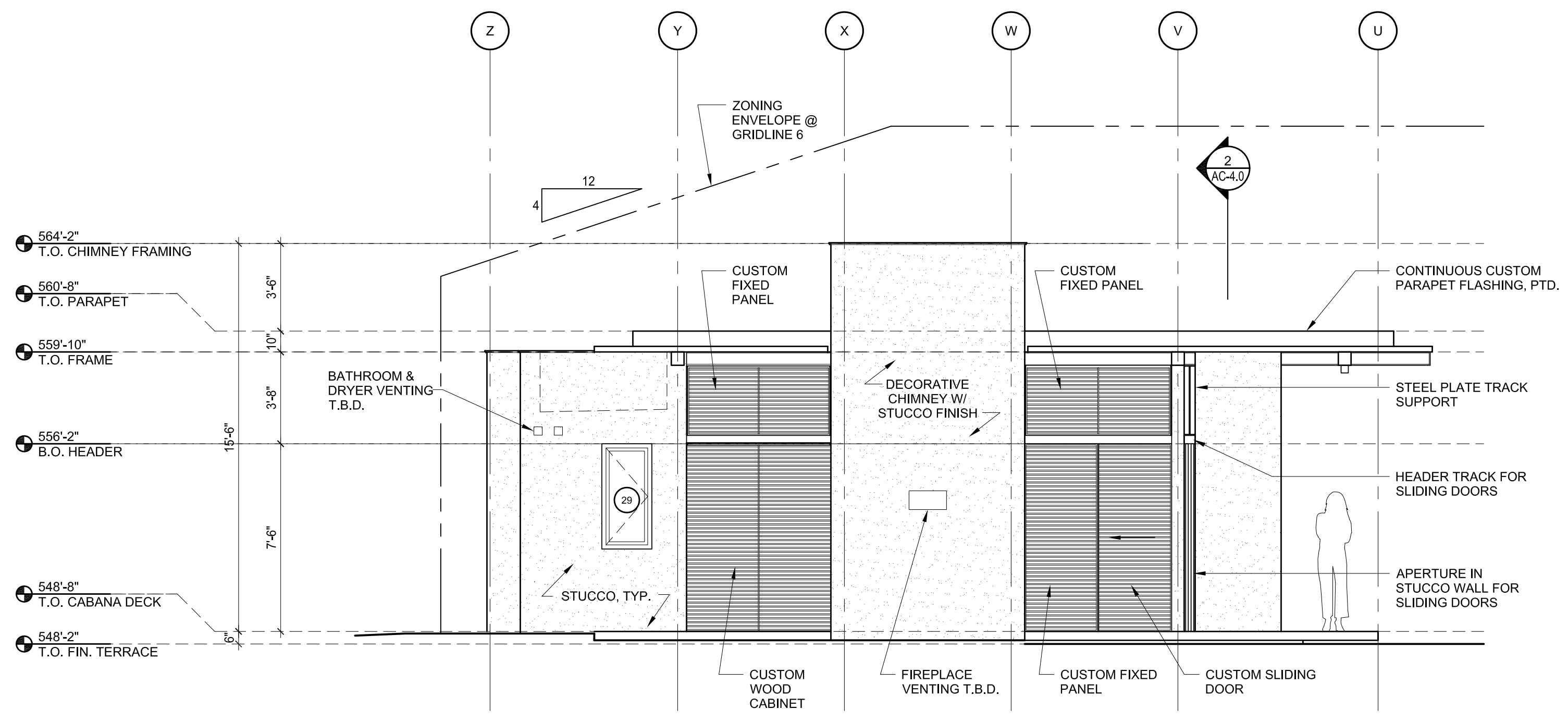
CABANA FLOOR PLAN

1 CABANA FLOOR PLAN
SCALE: 1/4" = 1'-0"

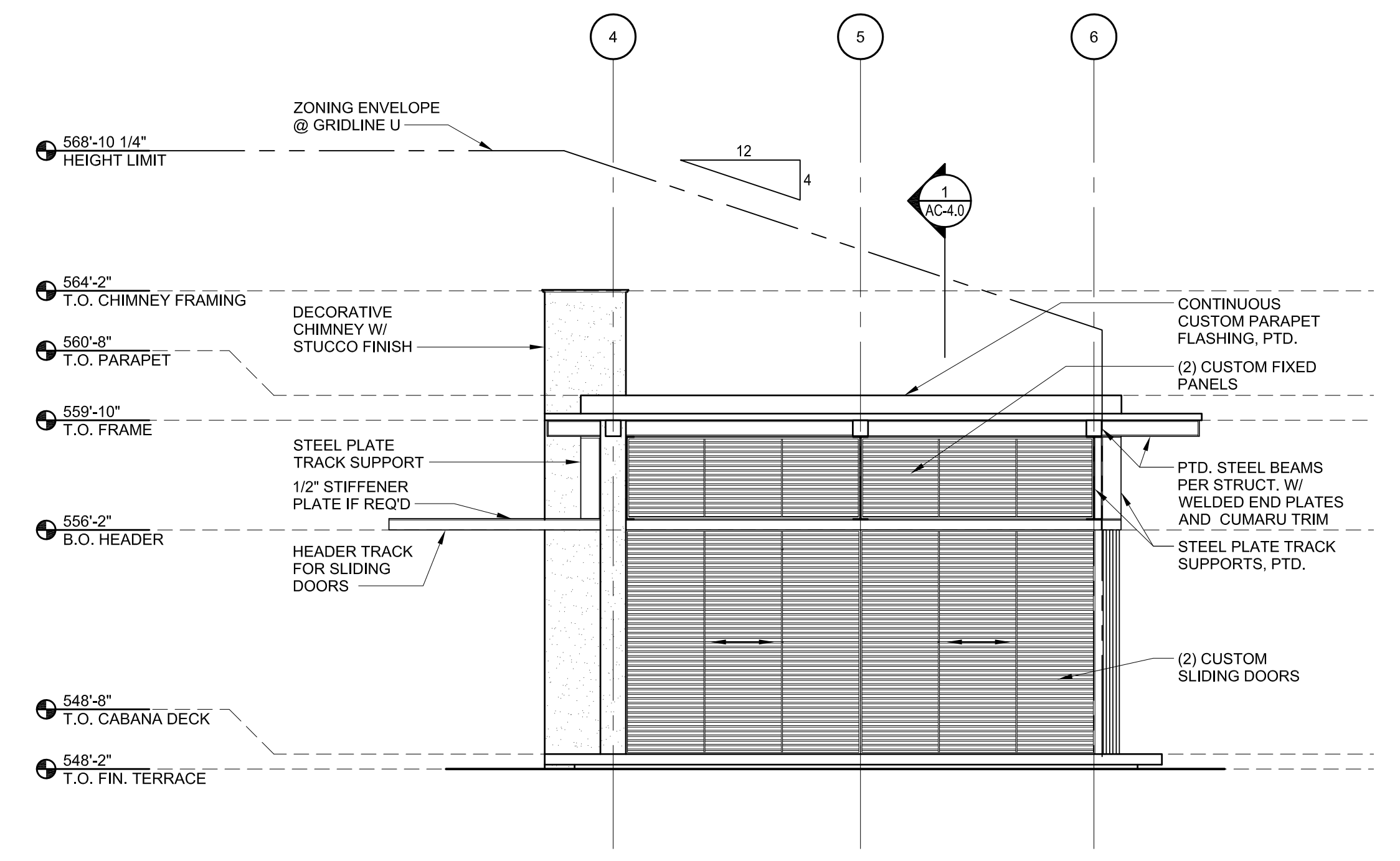
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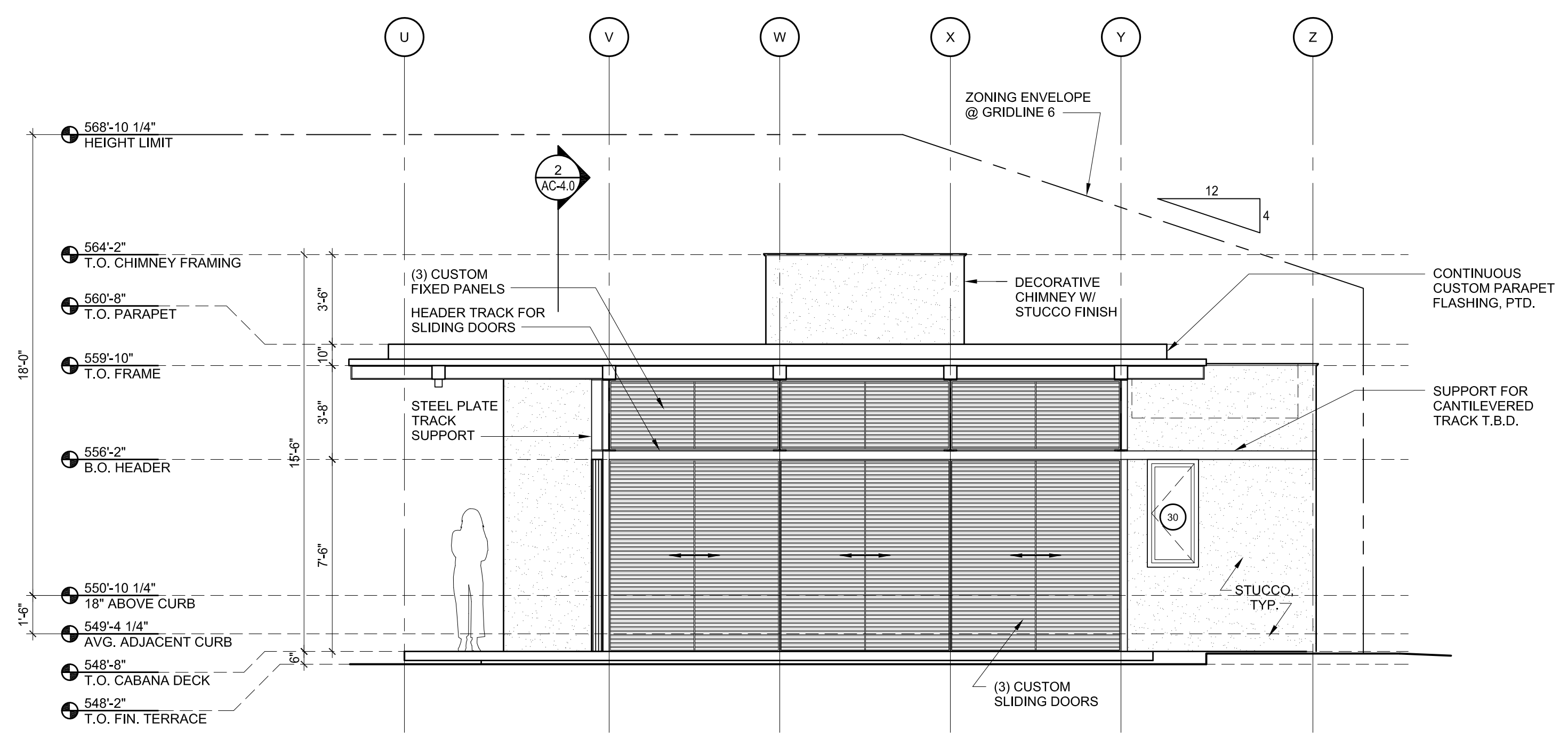
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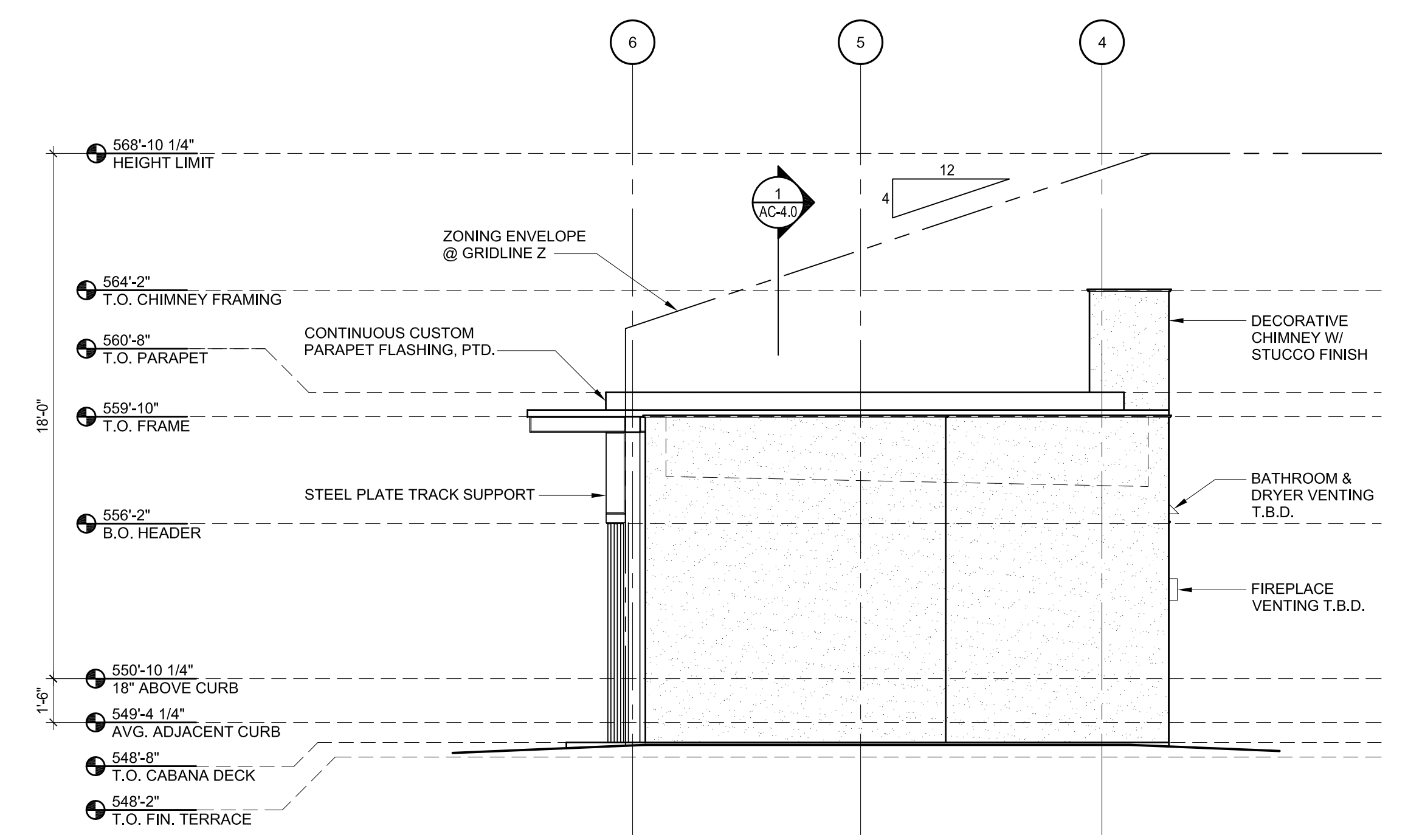
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

EXTERIOR ELEVATIONS SHOW ALL SLIDING DOORS FULLY CLOSED. CONTRACTOR TO CONFIRM FINISHES TO BE MOCKED UP WITH ARCHITECT.

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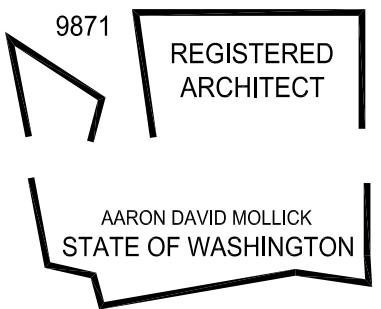
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CABANA
EXTERIOR ELEVATIONS

AC-3.0

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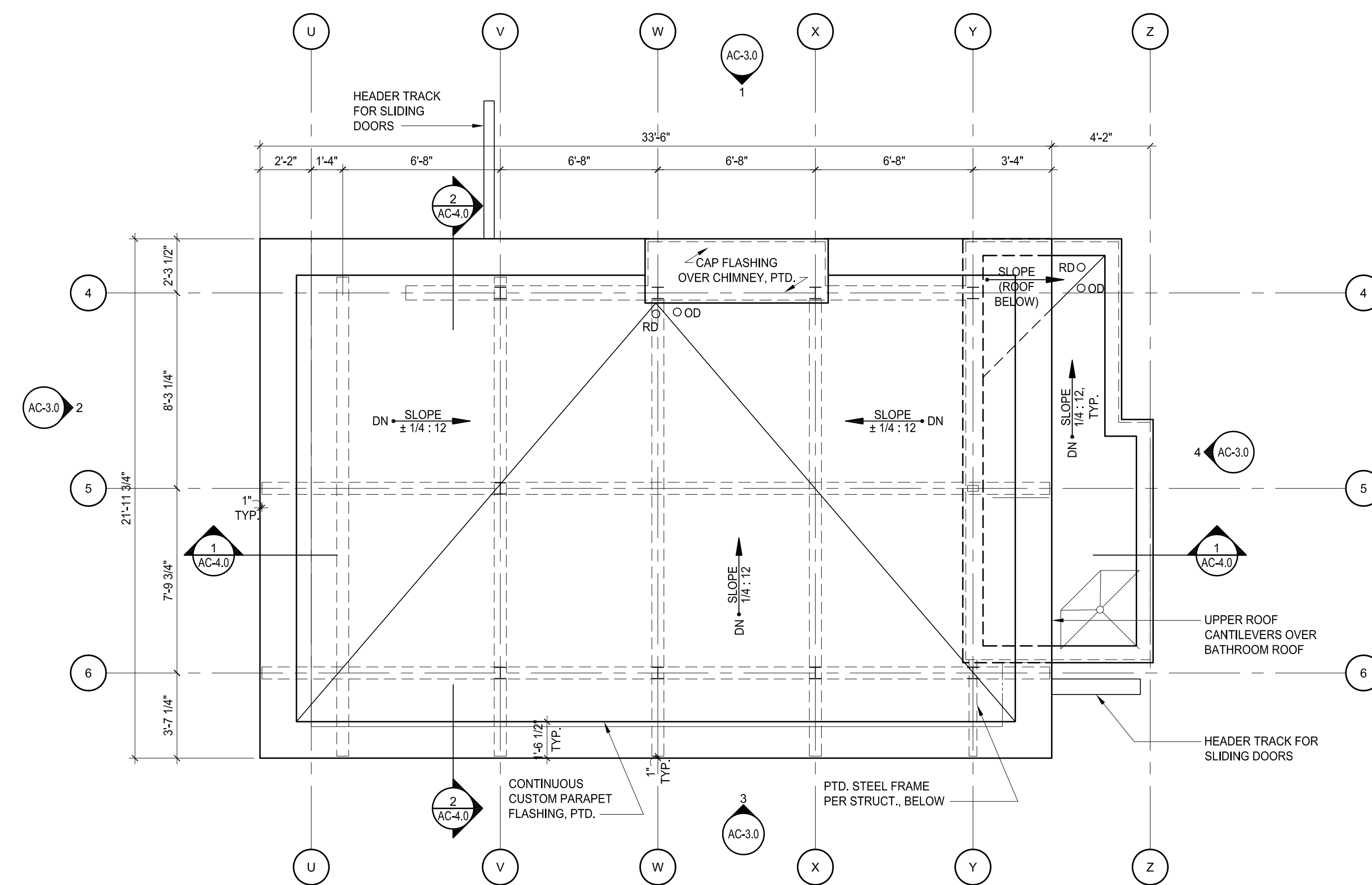
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CABANA ROOF PLAN

AC-2.2

ROOF PLAN LEGEND		
SYMBOL	DESCRIPTION	REMARKS
RD	ROOF DRAIN	AT LOW POINT OF ROOF, MIN. 3" Ø. CONCEAL LEADER WITHIN WALL ASSEMBLY
OD	OVERFLOW DRAIN	FLOW LINE 2" ABOVE LOW POINT, PIPE SEPARATE, MIN. 3" Ø. CONCEAL LEADER WITHIN WALL ASSEMBLY

ROOF PLAN NOTES		
1.	FLOOD TEST ALL LOW SLOPE ROOFS FOR 24 HOURS PRIOR TO INSULATING.	
2.	ROOFING CONTRACTOR TO GUARANTEE MATERIALS AND WORKMANSHIP FOR 10 YEARS.	
3.	ALL ROOF PENETRATION LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO ROUGH IN. MINIMIZE QUANTITIES OF ROOF PENETRATIONS AS MUCH AS POSSIBLE. COMBINE VENT STACKS.	



1 CABANA ROOF PLAN
SCALE: 1/4" = 1'-0"

