



Planning Commission Staff Report

DATE: April 8, 2015

SUBJECT: FAR WEST INDUSTRIES FOR ARCHITECTURAL AND MINOR MODIFICATION APPROVAL TO CONSTRUCT 12 SINGLE-FAMILY RESIDENCES ON HILLSIDE LOTS WITHIN AN EXISTING GATED 15-LOT SUBDIVISION (TRACT 28495) LOCATED ALONG TUSCANY HEIGHTS DRIVE, SOUTH OF WEST RACQUET CLUB ROAD, ZONE R-1-B (CASE NOS. 3.3803 MAJ – 3.3814 MAJ AND 7.1456 AMM – 7.1467 AMM).

FROM: Department of Planning Services

SUMMARY

The Planning Commission will consider Architectural Review and Minor Modification applications for twelve single-family residences on vacant, hillside lots within a previously disturbed gated subdivision known as Tuscany Heights. The one-story residences will range from approximately 3,282-square feet to 3,542-square feet in size. This report provides an overview of the overall project and individual analysis of each residence is attached.

RECOMMENDATION:

That the Planning Commission approve the proposed Major Architectural Applications, subject to the attached conditions of approval, including roof deck removal or relocation further from the rear property lines on lots 10, 12 and 15.

ISSUES:

- Hillside developments may seek modification of building heights (up to 30 feet) and front setback (as low as 10 feet) for single-family residential structures when approved by Planning Commission with an Administrative Minor Modification (AMM). Project applicant has requested AMM's for all twelve lots to modify height and front setback standards.
- AMM for front setbacks of houses and garages ranging from 10 feet to 20 feet.
- AMM for building heights ranging from 12 feet to 21 feet.

BACKGROUND:

Planning Areas		
Specific Plan	None	
Design Plan	None	
Airport Overlay	None	
Indian Land	None	

Most Recent Ownership	
05/08/2013	Far West Industries

Related Relevant City Actions by Planning, Fire, Building, etc...	
05/01/2002	City Council approved TTM 28495 for 15-lot single-family residential subdivision.
07/07/2004	City Council approved a one-year time extension for TTM 28495.
08/25/2004	Planning Commission approved fifteen architectural applications for single-family residences.
07/06/2005	City Council approved the final map for Tract 28495.
07/27/2006	Building Department issued permits to construct three residences (Lots 1, 3 and 13).
03/23/2015	The Architectural Advisory Committee recommended approval of the project, subject to the following: <ol style="list-style-type: none"> 1. Redesign to lower the building height to 20'. 2. Redesign roof decks on lots 10, 12 and 15 prior to Planning Commission review. 3. No lawn in front yards. 4. Verify car maneuvering clearances on Plan 2AX. 5. Include the sizes of Washingtonia Palms on landscape plan.

Notification	
03/05/2015	In accordance with Section 93.13.00(B)(1)(b) of the Palm Springs Zoning Code (PSZC), the adjacent property owners of the subject subdivision were sent notice that applications for hillside development had been filed and that said applications and associated plans were available for public inspection at the Department of Planning Services.
3/26/2015	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 April 8, 2015.

Field Check	
March 2015	Staff visited the site to observe existing conditions.

General Plan, Zoning and Existing Land Uses of Subject Site and Surrounding Area			
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	Vacant	R-1-B
South	P/U (Public / Utilities)	Utilities / Water Tanks	R-1-B
East	ER	Vacant Lot and Single-Family Residences	R-1-B
West	SPA (Special Policy Area)	Vacant (Desert Palisades Residential under construction)	ESA-SP (Desert Palisades)



Subject Subdivison

PROJECT DESCRIPTION:

The applicant has submitted architectural approval for twelve homes within the fifteen lot gated subdivision known as Tuscany Heights. Three homes exist today (Lots 1, 3 and 13) and the request is to develop the twelve vacant lots that were graded previously.

There are two basic plans identified as Plans "1" and "2" with slightly modified layouts, labeled with "X" or "Alt." Two different color schemes are proposed for either of the two elevations options shown as "A" or "B." All plans include roof decks and casita options. A summary of the various floor plans is provided below:

- Plan 1 is 3,407-square feet in size including casita. Three-car garage.
- Plan 1X is 3,282-square feet in size including casita. Two-car garage.
- Plan 2 is 3,507-square feet in size including casita. Three-car garage.
- Plan 2ALT is 3,472-square feet in size including casita. Three-car garage.
- Plan 2X is 3,542-square feet in size including casita. Three-car garage.

A summary of lot numbers, case numbers, street addresses, assessor parcel numbers and proposed floor plans are shown below:

Lot No.	Case Nos.	Street Address	Assessor Parcel No.	Proposed Plan
2	3.3803 MAJ & 7.1456 AMM	2453 Tuscany Heights Dr.	504-161-016	2B
4	3.3804 MAJ & 7.1457 AMM	2381 Tuscany Heights Dr.	504-161-018	2A
5	3.3805 MAJ & 7.1458 AMM	2345 Tuscany Heights Dr.	504-161-019	2B
6	3.3806 MAJ & 7.1459 AMM	2309 Tuscany Heights Dr.	504-161-020	2A
7	3.3807 MAJ & 7.1460 AMM	2273 Tuscany Heights Dr.	504-161-021	2ALT
8	3.3808 MAJ & 7.1461 AMM	2237 Tuscany Heights Dr.	504-161-022	1AX
9	3.3809 MAJ & 7.1462 AMM	2201 Tuscany Heights Dr.	504-161-023	1BX
10	3.3810 MAJ & 7.1463 AMM	2230 Tuscany Heights Dr.	504-161-024	1AXR
11	3.3811 MAJ & 7.1464 AMM	2266 Tuscany Heights Dr.	504-161-025	1BX
12	3.3812 MAJ & 7.1465 AMM	2302 Tuscany Heights Dr.	504-161-026	2BR
14	3.3813 MAJ & 7.1466 AMM	2374 Tuscany Heights Dr.	504-161-028	1A
15	3.3814 MAJ & 7.1467 AMM	2410 Tuscany Heights Dr.	504-161-029	2X

ANALYSIS:

General Plan

Land Use Designation	Density	Request	Compliance
Estate Residential	Up to 2.0 dwellings / acre	SFR on 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: An analysis of the development standards is attached for each home for all twelve lots. In summary, all proposed residences conform to the development standards, except where an AMM is being requested as noted in the analysis.

Architectural Advisory Committee (AAC) Review: On March 23, 2015, the Architectural Advisory Committee (AAC) reviewed the project and recommended approval, subject to the following:

1. Redesign to lower the building height to 20'.
2. Redesign roof decks on lots 10, 12 and 15 prior to Planning Commission review.
3. No lawn in front yards.
4. Verify car maneuvering clearances on Plan 2AX.
5. Include the sizes of Washingtonia Palms on landscape plan.

The applicant has revised the elevations incorporating building height reductions and solid privacy walls on the proposed roof decks of lots 10, 12 and 15.

Ranging in overall heights of 19 – 21 feet, staff notes portions exceeding 20 feet are located mostly in the center of the site and will have minimal impact. As it relates to the roof decks on Lots Nos. 10, 12 and 15, staff believes these should be setback further from the rear or removed from the home. Staff has included this change to the Lots 10, 12 and 15 and AAC recommendations 3 through 5 above as conditions of approval.

REQUIRED FINDINGS:

Architectural Review: Since the homes maintain a consistent design layout and theme throughout, staff evaluated the overall 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. Outdoor living open space is provided in rear yards and on roof decks

2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Partial	Development is sensitive to existing topography of the site. One-story structures are proposed with open space. The residences are proposed at no higher than twenty-one feet, which is taller than existing homes in the subdivision but consistent with homes in the vicinity. Roof decks on Lots 10, 12 and 15 need further design modification.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The Tuscan-themed design includes a variety of elements and materials such sloped tile roofs, wrought iron, exterior shutters and stone and brick facades.
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 as homes include steps to adjust to 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	No	Project consists of single-family residences with landscape and outdoor usable space. The proposed homes on the east side of subdivision include roof decks which may infringe on privacy of adjacent residences, which is not in harmony with adjoining developments.
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	With the approval of the AMM, the project conforms to development standards of the R-1-B zone; mechanical equipment will be located in side yards and screened from the street.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Buildings are designed with a variety of neutral colors, such as beiges and browns that are sympathetic to existing colors found in the surrounding environment. Materials include clay roof tiles and stucco and rock / stone applications consistent with materials used to withstand the harsh conditions in the desert environment.

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 appropriate tree and desert planting 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 certain requirements for hillside developments in addition to the architectural review guidelines. Staff provided an individual analysis for each home in the attachments.

Administrative Minor Modification: The applicant has applied for an Administrative Minor Modification for all homes to reduce front yard setbacks to as low as 10 feet and to modify the building height standards of the R-1-B zone. These modifications may be approved pursuant to Sections 94.06.01(A)(5) and 94.06.01(A)(8) of the Zoning Code. Staff evaluated each home against the required findings for approval in the attachments.

CONCLUSION:

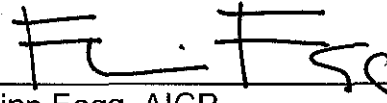
As demonstrated in the analysis in this report and attachments, the proposal includes designs that are compatible with existing homes in the subdivision, meets zoning code guidelines for architectural review, complies with standards of the zoning code with AMM approvals and integrates homes within the varying terrain that consider existing conditions. With the exception of Lots 10, 12 and 15 as currently design, staff recommends approval of the applications as conditioned in the draft resolutions attached to this report.

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).



David A. Newell
Associate Planner



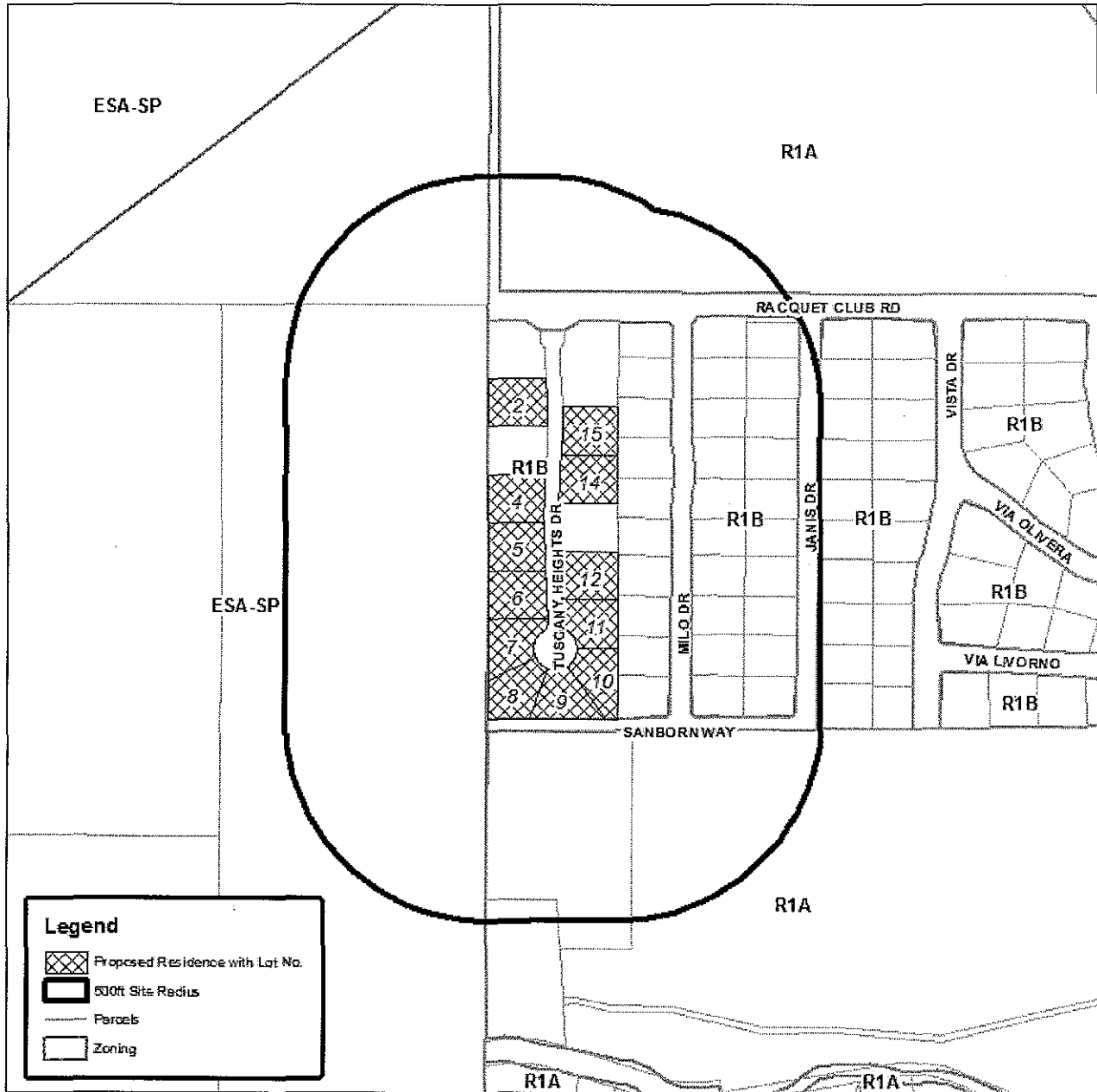
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Development Standard Analysis for Each Lot
3. Draft resolutions w/ conditions
4. Letter from Neighbors (3)
5. Letter from Applicant (Far West Industries)
6. Plans
7. Photograph exhibit provided by Applicant



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3803 – 3.3814 MAJ
7.1456 – 7.1467 AMM

APPLICANT: Far West Industries

DESCRIPTION:

Twelve proposed single-family residences on vacant hillside lots located along Tusany Heights Drive, south of West Racquet Club Road, Zone R1B, Section 3.

Case Nos. 3.3803 MAJ & 7.1456 AMM

Additional Analysis for Lot 2 of Tract 28495

Plan 2B



The subject site was rough graded with a total pad differential of about 5.5 feet, ranging from 832 to 837.5 above mean sea level. The proposed residence will include 2.5 feet of pad differential ranging from 834.67 to 837.17 above sea level.

Development Standards:

	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (17,424 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~120 feet)	Yes
Min. Depth	120 ft. minimum	No change (~145 feet)	Yes

Yard Setbacks			
Garages	25 ft. (can be reduced to ten feet with AMM)	15 ft. side entry garage	Yes, with approval of AMM
Front (E)	25 ft. (can be reduced to ten feet with AMM)	14 ft.	Yes, with approval of AMM
Interior Side (N)	10 ft.	12.5 ft.	Yes
Interior Side (S)	10 ft.	21.5 ft.	Yes
Rear (W)	15 ft.	43 ft.	Yes
Lot Coverage	35% maximum	25%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,507 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft.	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Three covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to garage at northeast corner of site	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of

cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The garages have been carefully sited such that the garage doors do not open onto the street, but rather face a side motor court, thereby effectively screening them from the road.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent to existing residences to the north and south, vacant land to the west and the street to the east. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is L-shaped in a consistent layout as the existing homes to the north and south.

vii. Sensitivity to existing view corridors;

The pad height is stepped with elevations dividing the difference of the adjacent homes. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity.

Administrative Minor Modification: 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>	<p>The front yard will be reduced to 14 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 14 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 rear to the front of the site. Site floor elevations will range from 837.17 at the rear to 834.67 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3804 MAJ & 7.1457 AMM

Additional Analysis for Lot 4 of Tract 28495

Plan 2A



The subject site was rough graded with a total pad differential of about 5.5 feet, ranging from 838 to 843.5 feet above mean sea level. The proposed residence will include 2.5 feet of pad differential ranging from 839.17 to 841.67 feet above sea level.

<u>Development Standards:</u>			
	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (16,552 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~120 feet)	Yes
Min. Depth	120 ft. minimum	No change (~136 feet)	Yes

Yard Setbacks			
Garages	25 ft. (can be reduced to ten feet with AMM)	18 ft. side entry garage	Yes, with approval of AMM
Front (E)	25 ft. (can be reduced to ten feet with AMM)	16.5 ft.	Yes, with approval of AMM
Interior Side (N)	10 ft.	12.5 ft.	Yes
Interior Side (S)	10 ft.	21.5 ft.	Yes
Rear (W)	15 ft.	31 ft.	Yes
Lot Coverage	35% maximum	26%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,507 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Three covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to garage at northeast corner of site	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of

cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The garages have been carefully sited such that the garage doors do not open onto the street, but rather face a side motor court, thereby effectively screening them from the road.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent to an existing residence to the north, vacant land to the west, a proposed residence to the south and the street to the east. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the existing home to the north, as well as the proposed home to the south.

vii. Sensitivity to existing view corridors;

The pad height is stepped with elevations dividing the difference of the adjacent proposed and existing homes. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity.

Administrative Minor Modification: 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>	<p>The front yard will be reduced to 16 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 16 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 rear to the front of the site. Site floor elevations will range from 841.67 at the rear to 839.17 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3805 MAJ & 7.1458 AMM

Additional Analysis for Lot 5 of Tract 28495

Plan 2B



The subject site was rough graded with approved pad differentials of about 6.5 feet, ranging from 838.5 to 845 feet above mean sea level. The proposed residence will include 2.5 feet of pad differential ranging from 839.17 to 841.67 feet above sea level.

Development Standards:

	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (16,552 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~120 feet)	Yes
Min. Depth	120 ft. minimum	No change (~136 feet)	Yes

Yard Setbacks			
Garages	25 ft. (can be reduced to ten feet with AMM)	16 ft. side entry garage	Yes, with approval of AMM
Front (E)	25 ft. (can be reduced to ten feet with AMM)	14 ft.	Yes, with approval of AMM
Interior Side (N)	10 ft.	14.5 ft.	Yes
Interior Side (S)	10 ft.	19.5 ft.	Yes
Rear (W)	15 ft.	35 ft.	Yes
Lot Coverage	35% maximum	26%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,507 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Three covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to garage at northeast corner of site	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of

cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The garages have been carefully sited such that the garage doors do not open onto the street, but rather face a side motor court, thereby effectively screening them from the road.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent vacant land to the west, the street to the east, and a proposed residence to the north and south. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes to the north and south.

vii. Sensitivity to existing view corridors;

The pad height is stepped with elevations dividing the difference of the adjacent proposed homes. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity.

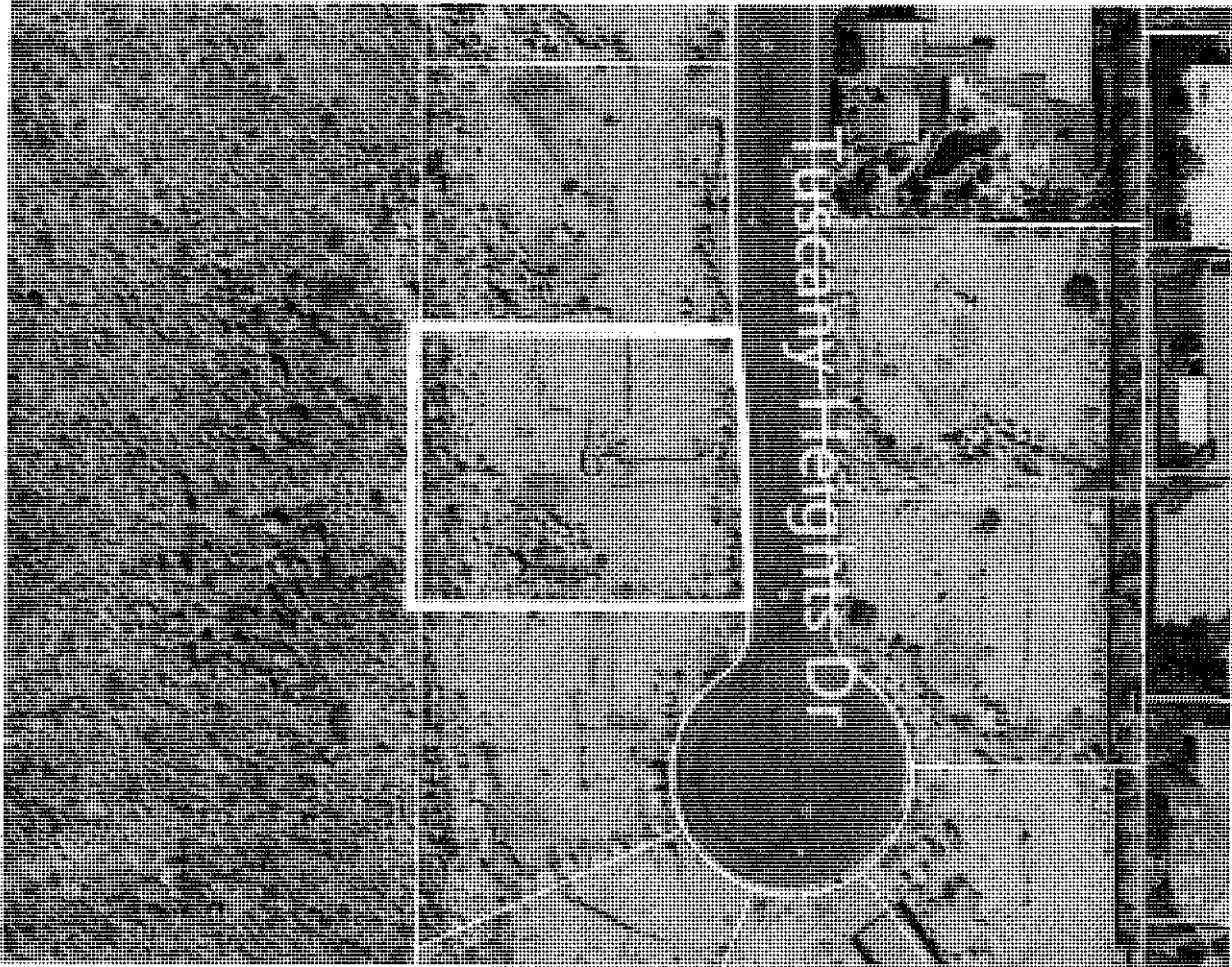
Administrative Minor Modification: Staff evaluated the proposal against the required findings for approval below:

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>	<p>The front yard will be reduced to 14 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 14 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 rear to the front of the site. Site floor elevations will range from 841.67 at the rear to 839.17 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3806 MAJ & 7.1459 AMM

Additional Analysis for Lot 6 of Tract 28495

Plan 2A



The subject site was approved to be graded with pad differentials of about one foot, ranging from 843 to 844 feet above mean sea level. The proposed residence will include 2.5 feet of pad differential ranging from 840.67 to 843.17 feet above sea level.

Development Standards:			
	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (16,988 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~120 feet)	Yes
Min. Depth	120 ft. minimum	No change (~136 feet)	Yes

Yard Setbacks			
Garages	25 ft. (can be reduced to ten feet with AMM)	13 ft. side entry garage	Yes, with approval of AMM
Front (E)	25 ft. (can be reduced to ten feet with AMM)	13 ft.	Yes, with approval of AMM
Interior Side (N)	10 ft.	14.5 ft.	Yes
Interior Side (S)	10 ft.	19.5 ft.	Yes
Rear (W)	15 ft.	41 ft.	Yes
Lot Coverage	35% maximum	25%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,507 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Three covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to garage at northeast corner of site	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of

cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The garages have been carefully sited such that the garage doors do not open onto the street, but rather face a side motor court, thereby effectively screening them from the road.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent vacant land to the west, the street to the east, and a proposed residence to the north and south. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes to the north and south.

vii. Sensitivity to existing view corridors;

The pad height is stepped with elevations dividing the difference of the adjacent proposed homes. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity.

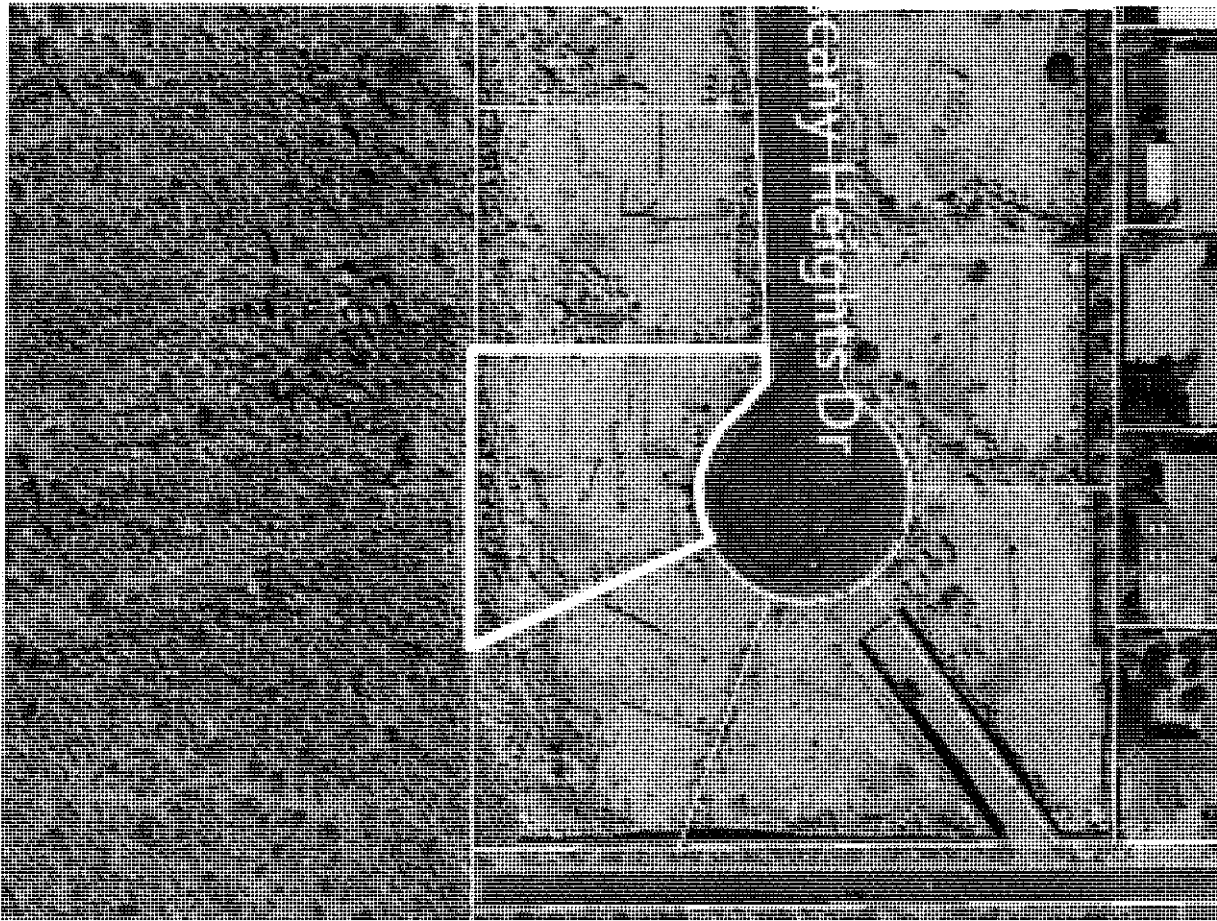
Administrative Minor Modification: Staff evaluated the proposal against the required findings for approval below:

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>	<p>The front yard will be reduced to 13 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 13 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 rear to the front of the site. Site floor elevations will range from 843.17 at the rear to 840.67 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3807 MAJ & 7.1460 AMM

Additional Analysis for Lot 7 of Tract 28495

Plan 2ALT



The subject site was approved to be graded with pad differentials of about four feet, ranging from 843 to 847 feet above mean sea level. The proposed residence will include 2.5 feet of pad differential ranging from 843.17 to 845.67 feet above sea level.

Development Standards:

	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (16,988 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~120 feet)	Yes
Min. Depth	120 ft. minimum	No change (~136 feet)	Yes

Yard Setbacks			
Garages	25 ft. (can be reduced to ten feet with AMM)	18 ft. side entry garage	Yes, with approval of AMM
Front (E)	20 ft. (can be reduced to ten feet with AMM)	10 ft.	Yes, with approval of AMM
Interior Side (N)	10 ft.	10 ft.	Yes
Interior Side (S)	10 ft.	10 ft.	Yes
Rear (W)	15 ft.	21 ft.	Yes
Lot Coverage	35% maximum	27%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,394 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Three covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to garage at northeast corner of site	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of

cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The garages have been carefully sited such that the garage doors do not open onto the street, but rather face a side motor court, thereby effectively screening them from the road.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent vacant land to the west, the street to the east, and a proposed residence to the north and south. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes to the north and south.

vii. Sensitivity to existing view corridors;

The building pad is stepped at elevations ranging between the pad elevations of the proposed homes to the north and south of the site. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity..

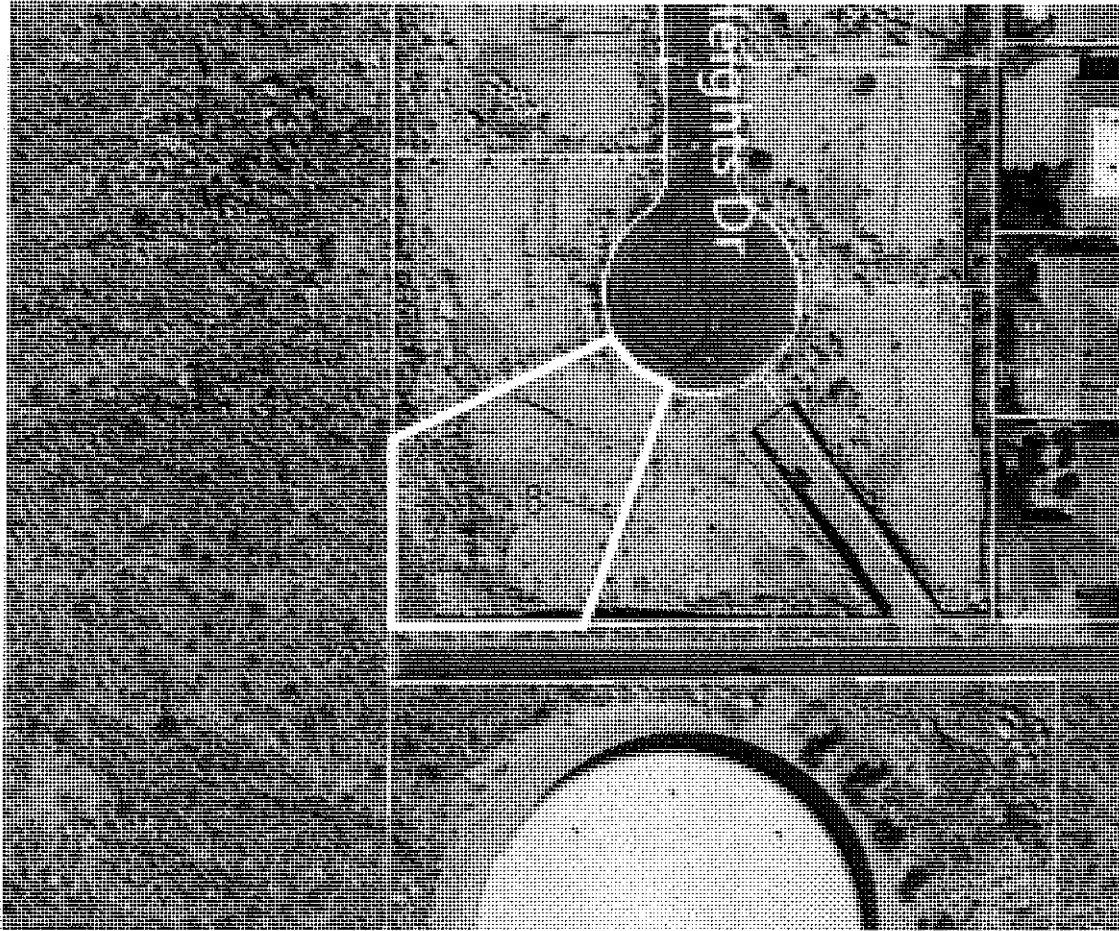
Administrative Minor Modification: Staff evaluated the proposal against the required findings for approval below:

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>	<p>The front yard will be reduced to 10 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 10 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 rear to the front of the site. Site floor elevations will range from 845.67 at the rear to 843.17 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3808 MAJ & 7.1461 AMM

Additional Analysis for Lot 8 of Tract 28495

Plan 1AX



The subject site was approved to be graded with pad differentials of about three feet, ranging from 844 to 847 feet above mean sea level. The proposed residence will include 2.5 feet of pad differential ranging from 844.47 to 846.97 feet above sea level.

Development Standards:

	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (16,117 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~118 feet)	Yes
Min. Depth	120 ft. minimum	No change (~188 feet)	Yes

Yard Setbacks			
Garages	25 ft.	26 ft. side entry garage	Yes
Front (E)	20 ft.	26 ft.	Yes
Interior Side (N)	10 ft.	10 ft.	Yes
Interior Side (S)	10 ft.	10 ft.	Yes
Rear (W)	15 ft.	50 ft.	Yes
Lot Coverage	35% maximum	24%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,282 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Two covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to house	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The two-car garage provides screening of vehicle parking.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent vacant land to the west, a street to the northeast and south and a proposed residence to the north and east. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes to the north and east.

vii. Sensitivity to existing view corridors;

The building pad is stepped from a high point in the subdivision. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity..

Administrative Minor Modification: Staff evaluated the proposal against the required findings for approval below:

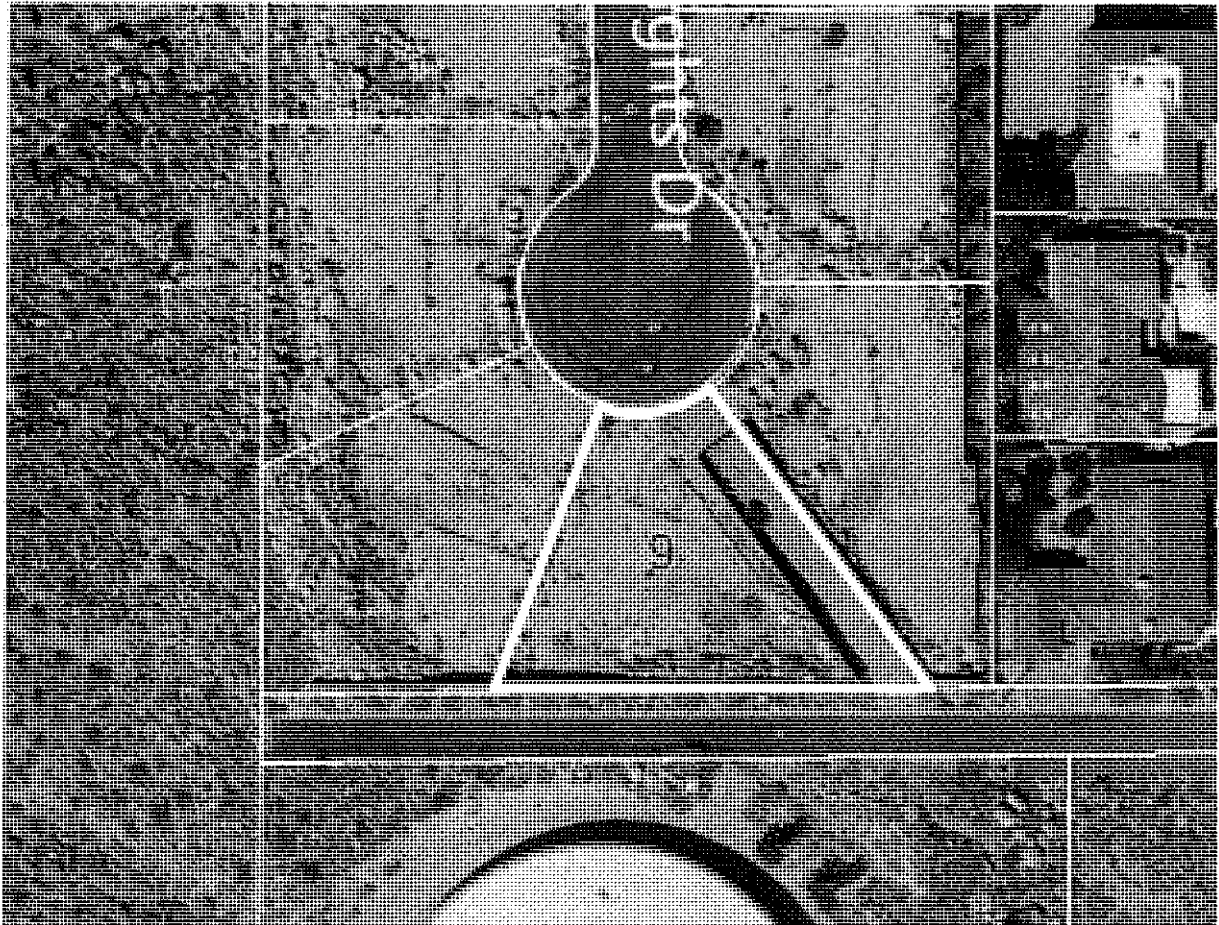
Item	Finding:	Staff Evaluation:
a.	<i>The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning</i>	There is no General Plan Policy that would be adversely affected by this modification, nor are there any specific plans associated with this property. The Palm Springs Zoning Code, Section 94.06.01(A), specifically allows for modification of building height for hillside lots with the approval of an

	<i>ordinance;</i>	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 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 21 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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 rear to the front of the site. Site floor elevations will range from 846.97 at the rear to 844.47 at the front. Other homes in the hillside area vary in height. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3809 MAJ & 7.1462 AMM

Additional Analysis for Lot 9 of Tract 28495

Plan 1BX



The subject site was approved to be graded with pad differentials of about three feet, ranging from 841 to 844 feet above mean sea level. The proposed residence will include two feet of pad differential ranging from 841.47 to 843.47 feet above sea level.

Development Standards:			
	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (14,810 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~124 feet)	Yes
Min. Depth	120 ft. minimum	No change (~121 feet)	Yes

Yard Setbacks			
Garages	25 ft.	20 ft. angled entry garage	Yes
Front (E)	20 ft.	35 ft.	Yes
Interior Side (N)	10 ft.	10 ft.	Yes
Interior Side (S)	10 ft.	30 ft.	Yes
Rear (W)	15 ft.	15 ft.	Yes
Lot Coverage	35% maximum	26%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,282 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Two covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to house	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The two-car garage provides screening of vehicle parking.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent proposed residences to the east and west, the cul-de-sac to then north and a street and water tank to the south. An existing 25-foot wide access easement is part of the easterly portion of the site, which creates a greater setback from the east property line to the building. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes to the west and east.

vii. Sensitivity to existing view corridors;

The building pad steps from a point lower than the property to the west to a point higher than the property to the east, which is consistent with the terrain of the area. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity.

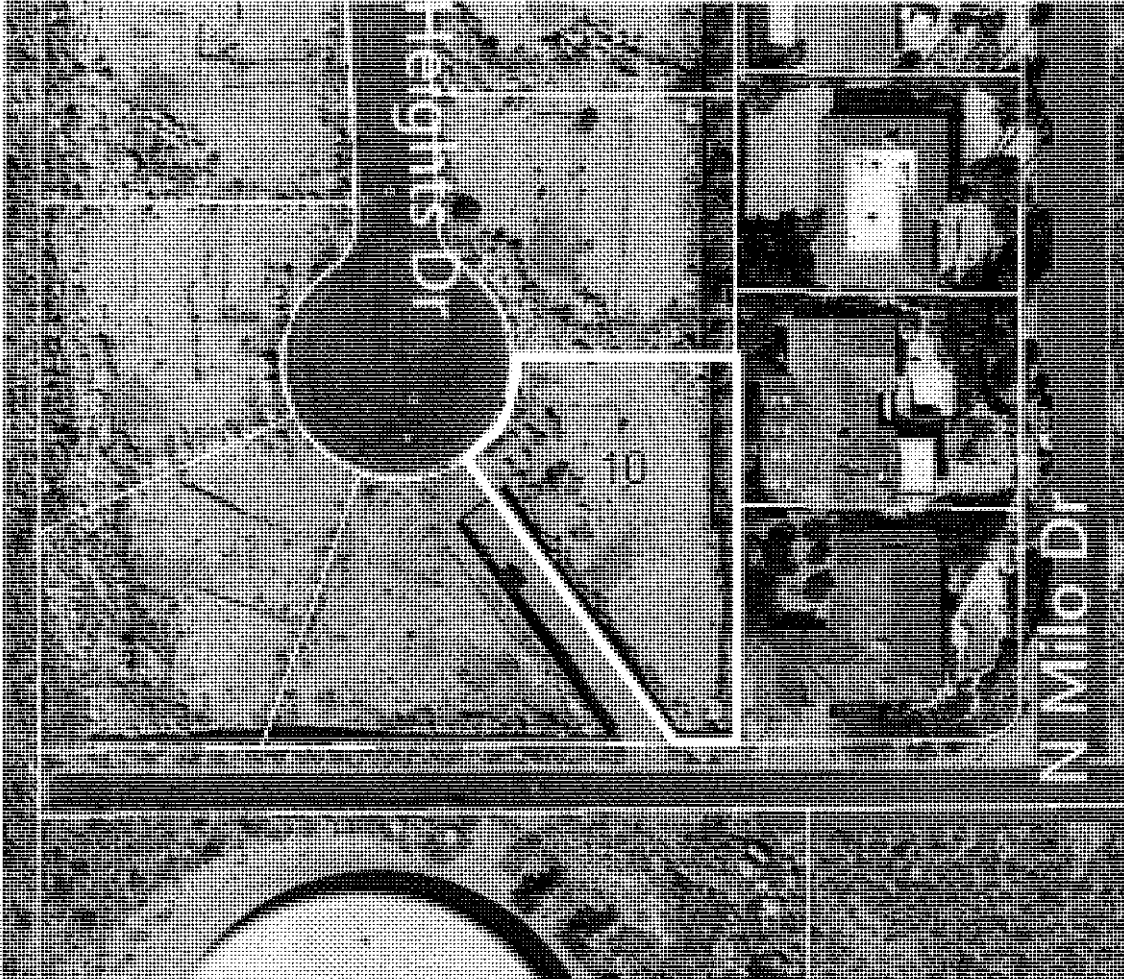
Administrative Minor Modification: Staff evaluated the proposal against the required findings for approval below:

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>	<p>The front yard will be reduced to 20 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 20 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 rear to the front of the site. Site floor elevations will range from 841.47 at the rear to 843.47 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3810 MAJ & 7.1463 AMM

Additional Analysis for Lot 10 of Tract 28495

Plan 1AXR



The subject site was approved to be graded with pad differentials of about two feet, ranging from 837.5 to 839.5 feet above mean sea level. The proposed residence will include two feet of pad differential ranging from 838.67 to 840.67 feet above sea level.

Development Standards:			
	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (14,810 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~127 feet)	Yes
Min. Depth	120 ft. minimum	No change (~125 feet)	Yes

Yard Setbacks			
Garages	25 ft.	20 ft. front entry garage	Yes, with approval of AMM
Front (NW)	20 ft.	20 ft.	Yes
Interior Side (N)	10 ft.	10 ft.	Yes
Interior Side (S)	10 ft.	19 ft.	Yes
Rear (SE)	15 ft.	19 ft.	Yes
Lot Coverage	35% maximum	26%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,282 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Two covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to house	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The two-car garage provides screening of vehicle parking.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent existing residences to the east, the cul-de-sac to the northeast, a water tank and street to the south and proposed residences to the north and west. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes in the subdivision.

Due to its close proximity to the rear of the property line, the proposed roof deck may impose on the privacy of adjacent properties to the east. Staff recommends redesign or elimination of the roof deck on Lot 10, which is included in the draft conditions.

vii. Sensitivity to existing view corridors;

The building pad steps downward from the street curb to the east and southeast, which is consistent with the terrain of the area. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity.

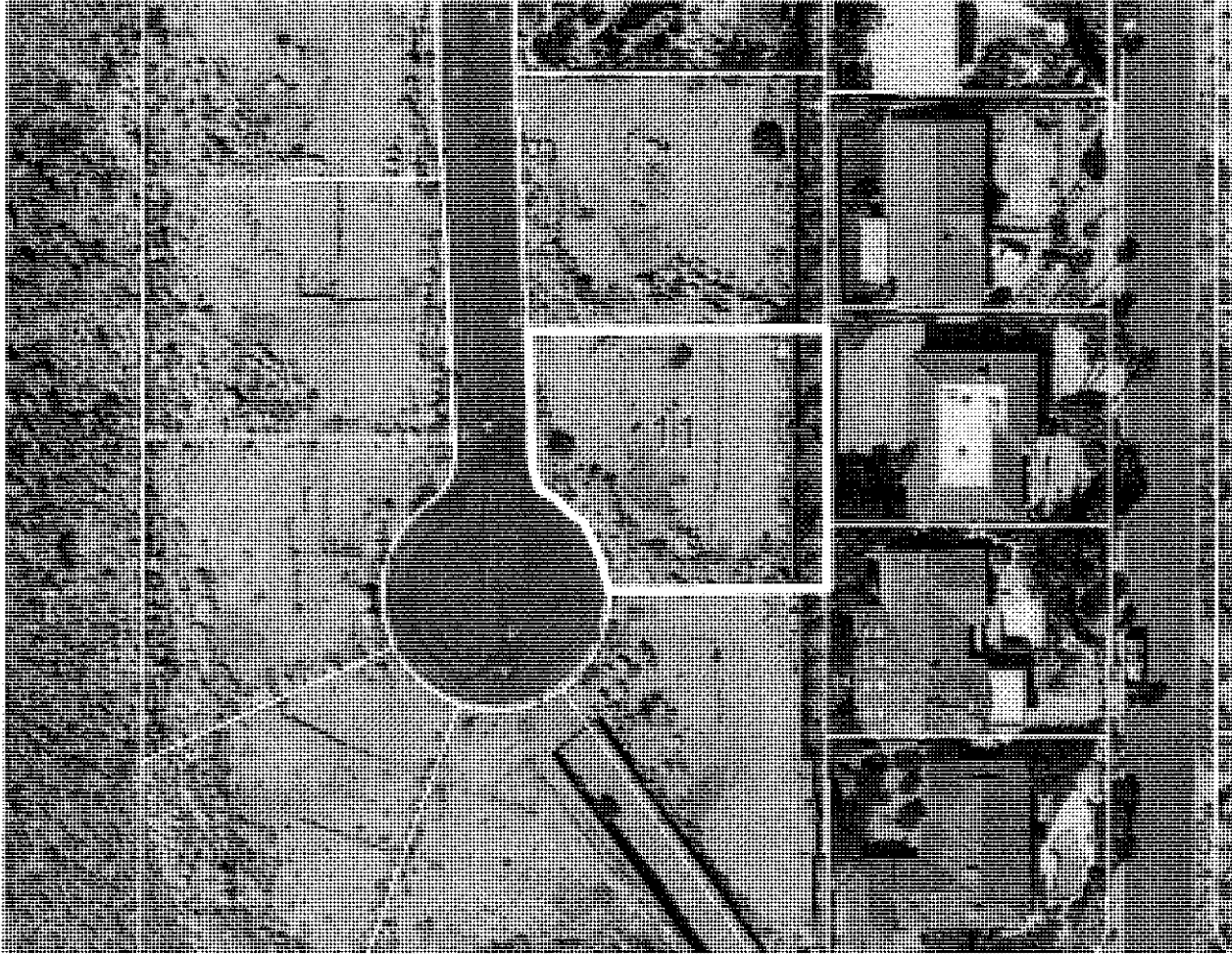
Administrative Minor Modification: Staff evaluated the proposal against the required findings for approval below:

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>	<p>The front yard will be reduced to 20 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 20 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 rear to the front of the site. Site floor elevations will range from 838.67 at the rear to 840.67 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3811 MAJ & 7.1464 AMM

Additional Analysis for Lot 11 of Tract 28495

Plan 1BX



The subject site was approved to be graded with pad differentials of about two feet, ranging from 836 to 838 feet above mean sea level. The proposed residence will include two feet of pad differential ranging from 837.67 to 839.67 feet above sea level.

<u>Development Standards:</u>			
	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (15,681 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~120 feet)	Yes
Min. Depth	120 ft. minimum	No change (~137 feet)	Yes

Yard Setbacks			
Garages	25 ft.	20 ft. front entry garage	Yes
Front (W)	20 ft.	11 ft.	Yes, with approval of AMM
Interior Side (N)	10 ft.	10 ft.	Yes
Interior Side (S)	10 ft.	44 ft.	Yes
Rear (E)	15 ft.	33 ft.	Yes
Lot Coverage	35% maximum	26%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,407 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Two covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to house	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The two-car garage provides screening of vehicle parking.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent existing two-story residences to the east, the cul-de-sac to the west and proposed residences to the north and south. The proposed structure is harmonious with existing residential development in the vicinity as a one-story home. The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes in the subdivision.

The proposed roof deck is setback towards the center of the property and is not anticipated to impede on the privacy of adjacent properties to the east.

vii. Sensitivity to existing view corridors;

The building pad steps downward from the street curb to the east, which is consistent with the terrain of the area. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity.

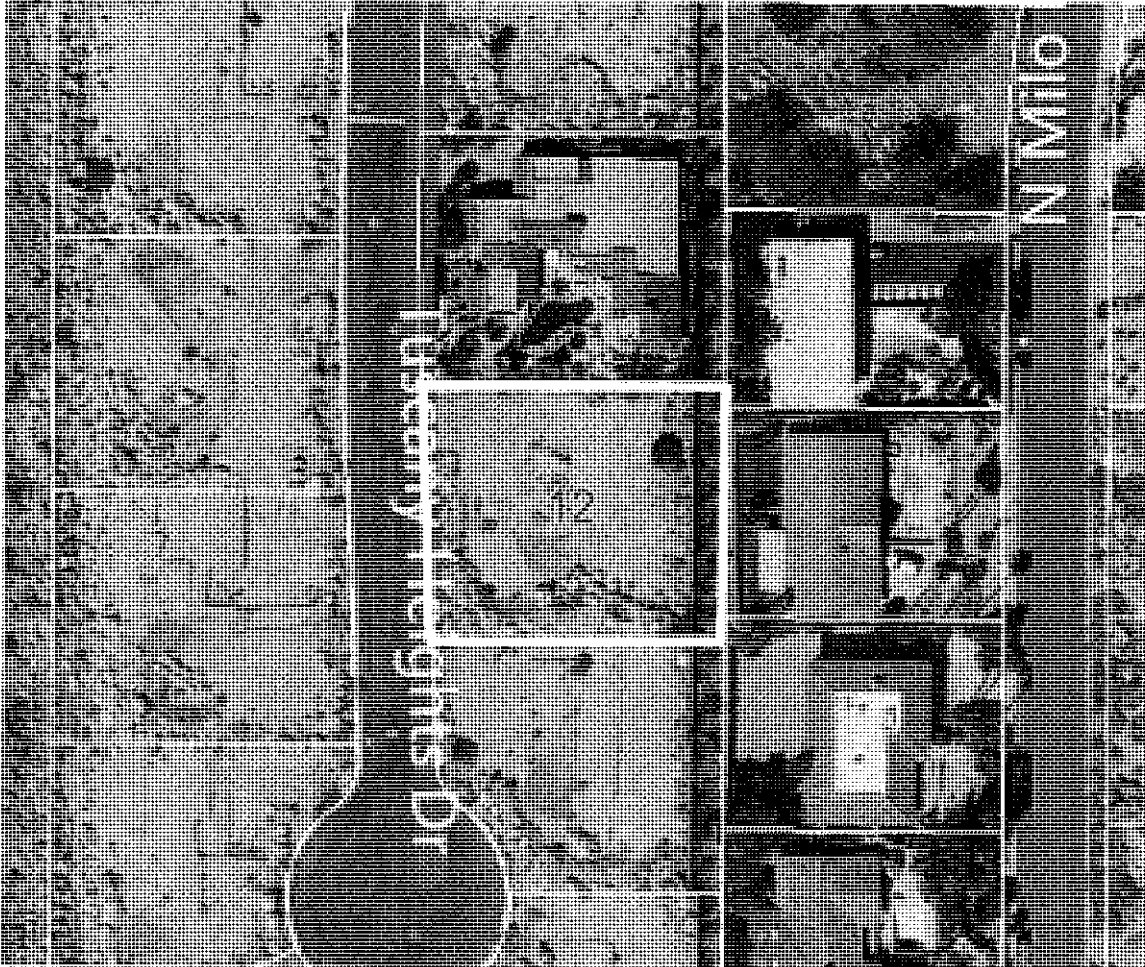
Administrative Minor Modification: Staff evaluated the proposal against the required findings for approval below:

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>	<p>The front yard will be reduced to 11 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 11 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 front to the rear of the site. Site floor elevations will range from 837.67 at the rear to 839.17 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3812 MAJ & 7.1465 AMM

Additional Analysis for Lot 12 of Tract 28495

Plan 1BR



The subject site was approved to be graded with pad differentials of about one foot, ranging from 835 to 836 feet above mean sea level. The proposed residence will include two feet of pad differential ranging from 833.67 to 835.67 feet above sea level.

Development Standards:			
	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (17,424 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~120 feet)	Yes
Min. Depth	120 ft. minimum	No change (~143 feet)	Yes

Yard Setbacks			
Garages	25 ft.	30 ft. side entry garage	Yes
Front (W)	25 ft.	25 ft.	Yes
Interior Side (N)	10 ft.	10 ft.	Yes
Interior Side (S)	10 ft.	24 ft.	Yes
Rear (E)	15 ft.	31 ft.	Yes
Lot Coverage	35% maximum	25%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,507 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Three covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to house	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The two-car garage provides screening of vehicle parking.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent to an existing residence to the north, the street to the west, a proposed residence to the south and an existing one-story residence to the east. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes in the subdivision.

Due to its close proximity to the rear of the property line, the proposed roof deck may impose on the privacy of adjacent properties to the east. Staff recommends redesign or elimination of the roof deck on Lot 12, which is included in the draft conditions.

vii. Sensitivity to existing view corridors;

The building pad steps downward from the street curb to the east, which is consistent with the terrain of the area. View corridors will be minimally affected with the one-story home with roof slopes up to twenty-one feet in height, which is consistent with homes in the vicinity.

Administrative Minor Modification: 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 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 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 21 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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 front to the rear of the site. Site floor elevations will range from 833.67 at the rear to 835.67 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3813 MAJ & 7.1466 AMM

Additional Analysis for Lot 14 of Tract 28495

Plan 1A



The subject site was approved to be graded with pad differentials of about four feet, ranging from 832 to 836 feet above mean sea level. The proposed residence will include two feet of pad differential ranging from 834.37 to 836.37 feet above sea level.

Development Standards:			
	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (17,424 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~120 feet)	Yes
Min. Depth	120 ft. minimum	No change (~144 feet)	Yes

Yard Setbacks			
Garages	25 ft.	22 ft. front entry garage	Yes, with approval of AMM
Front (W)	25 ft.	13 ft.	Yes, with approval of AMM
Interior Side (N)	10 ft.	10 ft.	Yes
Interior Side (S)	10 ft.	43 ft.	Yes
Rear (E)	15 ft.	31 ft.	Yes
Lot Coverage	35% maximum	23%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,407 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Three covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to house	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The three-car garage provides screening of vehicle parking.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent to an existing residence to the south, the street to the west, a proposed residence to the north and an existing vacant lot and one-story residence to the east. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes in the subdivision.

The proposed roof deck is setback towards the center of the property and is not anticipated to impede on the privacy of adjacent properties to the east.

vii. Sensitivity to existing view corridors;

The building pad steps downward from the street curb to the east, which is consistent with the terrain of the area. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which would be consistent with homes in the vicinity. Due to the location of the proposed residence, an existing view corridor will be retained on the southerly portion of the site.

Administrative Minor Modification: 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>	<p>The front yard will be reduced to 13 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 13 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 front to the rear of the site. Site floor elevations will range from 834.37 at the rear to 836.37 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

Case Nos. 3.3814 MAJ & 7.1467 AMM

Additional Analysis for Lot 15 of Tract 28495

Plan 2X



The subject site was approved to be graded with pad differentials of about two feet, ranging from 829.5 to 831.5 feet above mean sea level. The proposed residence will include two feet of pad differential ranging from 834.07 to 836.07 feet above sea level.

Development Standards:			
	R-1-B Zone	Proposed	Compliance
Lot Standards			
Min. Area	15,000 sq. ft. minimum	No change (16,552 sq. ft.)	Yes
Min. Width	120 ft. minimum	No change (~120 feet)	Yes
Min. Depth	120 ft. minimum	No change (~140 feet)	Yes

Yard Setbacks			
Garages	25 ft.	15 ft. side entry garage	Yes, with approval of AMM
Front (W)	25 ft.	10 ft. to courtyard wall 21 ft. to residence	Yes, with approval of AMM
Interior Side (N)	10 ft.	12 ft.	Yes
Interior Side (S)	10 ft.	10 ft.	Yes
Rear (E)	15 ft.	29 ft.	Yes
Lot Coverage	35% maximum	28%	Yes
Dwelling Size	Minimum 1,500 sq. ft. (excl. garage)	3,542 sq. ft. excluding garages	Yes
Height	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), allowing heights of up to 30 ft..	Majority of home within building envelope, but portions extend above and reach heights of up to 21 ft. to the highest point in center of the property	Yes, with approval of AMM
Off-street Parking	2 covered parking spaces (each 10ft. by 20 ft.)	Three covered parking spaces	Yes
Trash Enclosure	Within 50 ft. of street and concealed from street view	Concealed behind block wall adjacent to house	Yes

Hillside Analysis. When reviewing applications for hillside development, the Planning Commission shall consider the following guidelines from PSZC Section 93.13.00.B.4. (*Hillside Development*):

In approving final plans, the planning commission may require conditions which in their opinion are necessary to protect the public health, safety and general welfare, and may include the following:

- a. *Architectural approval as governed by Section 94.04.00 of the Zoning Code. Such architectural approval shall consider, but shall not be limited to, the following:*
 - i. *Rock and soil exposure,*

The site is generally very rocky with large boulders throughout. The proposed project minimally disturbs the existing site conditions by equalizing the amount of

cut and fill. Boulders needing relocation will remain on site and used as a part of the landscape where possible.

ii. Size of building pads,

Building pad is minimal in area in order to accommodate the home and modest back yard pool area, with a balance of cut and fill. The filled area will be retained using boulders relocated from elsewhere on the site.

iii. Design considerations, such as supporting stilts, colors and building arrangement,

The building is generally an L-shaped plan designed to minimally impact the natural conditions on the site and surrounding properties.

iv. Screening of parking areas,

The three-car garage provides screening of vehicle parking.

v. Landscaping plans,

Turf is not proposed in front yards and the landscape proposed is trees and plantings appropriate for the desert environment.

vi. Continuity with surrounding development,

The subject lot is adjacent to a proposed residence to the south, the street to the west, the existing drainage basin to the north and an existing one-story residence with rear yard pool to the east. The proposed structure is harmonious with existing residential development in the vicinity; however, the proposed residence exceeds heights of existing residences within the subdivision (Lots 1, 3 and 13). The proposed residence is configured in an L-shaped layout, which is consistent with the proposed homes in the subdivision.

Due to its close proximity to the rear of the property line, the proposed roof deck may impose on the privacy of adjacent properties to the east. Staff recommends redesign or elimination of the roof deck on Lot 12, which is included in the draft conditions.

vii. Sensitivity to existing view corridors;

The building pad steps downward from the high-point at street curb to the lower points east, which is consistent with the terrain of the area. View corridors will be minimally affected with the one-story home with sloped roofs up to twenty-one feet in height, which is consistent with homes in the vicinity.

Administrative Minor Modification: 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>	<p>The front yard will be reduced to 20 feet, which is anticipated to be a minimal impact on neighboring properties since other homes on the street have setbacks as low as ten feet.</p> <p>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 21 feet and reduce the front yard to 10 feet. The structure is a smaller footprint than other homes in the subdivision and comparable to homes in the vicinity. 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.</p>
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 front to the rear of the site. Site floor elevations will range from 834.07 at the rear to 836.07 at the front. Other homes in the hillside area vary in height and include reduced front setbacks. Therefore, the requested AMM is justified by hillside features and historic development patterns in the neighborhood.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE _____ MAJ AND CASE _____ AMM; AN APPLICATION FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE SPACE ON A HILLSIDE LOT LOCATED AT _____ TUSCANY HEIGHTS DRIVE.

WHEREAS, Far West Industries ("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 _____ Tuscany Heights Drive, Zone R-1-B, APN _____; 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 front yard setback and modify the R-1-B building height requirements for the proposed single-family residence on the hillside lot located at _____ Tuscany Heights Drive; and

WHEREAS, on March 23, 2015, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted unanimously to recommend conditional approval of the project to the Planning Commission; and

WHEREAS, on April 8, 2015, a public meeting on the applications for architectural review 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 Categorically Exempt as a Class III exemption (single-family residence) pursuant to Section 15303(a) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including but not limited to the staff report and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the 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:

(See applicable analysis in staff report and attachments)

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:

(See applicable analysis in staff report and attachments)

Section 2: Pursuant to Section 94.06.01 (Administrative Minor Modifications) of the Palm Springs Zoning Code, the Planning Commission finds that:

(See applicable analysis in staff report)

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case Nos. ____ MAJ & ____ AMM; Major Architectural Application and Administrative Minor Modifications for the construction of a single family residence on a hillside lot located at ____ Tuscany Heights Drive, subject to those conditions set forth in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 8th day of April, 2015.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case Nos. ____ MAJ & ____ AMM

____ Tuscany Heights Drive / Lot ____

April 8, 2015

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 ____ MAJ & Case ____ 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 April 2, 2015, 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 ____ MAJ and ____ 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:
1. No lawn in front yards.
 2. Verify car maneuvering clearances on Plan 2AX.
 3. Include the sizes of Washingtonia Palms on landscape plan.
- 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. Roof Decks. The proposed roof decks shown on Lots 10, 12 and 15 are not permitted in the current design. These shall be either removed or redesigned and resubmitted for approval by the Planning Department.
- PLN 11. (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 Department 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

1. Any improvements within the street right-of-way require a City of Palm Springs Encroachment Permit. Work shall be allowed according to Resolution 17950 - Restricting Street Work on Major and Secondary Thoroughfares.
2. Dedicate an easement for sewer and public utility purposes with right-of-way of ingress and egress over private street. The easement shall be the width of the traveled way from face of curb to face of curb. The City shall be provided with a key and/or card for access to the development for sewer maintenance purposes.

3. Submit street improvement plans prepared by a Registered Civil Engineer to the Engineering Department. The plan(s) shall be approved by the City Engineer prior to issuance of any grading or building permits.

Minimum submittal shall include the following, If applicable:

- A. Copy of signed Conditions of Approval from Planning Department.
- B. All agreements and improvement plans approved by City Engineer, IF applicable.
- C. Proof of processing dedications of right-of-way, easements, encroachment agreements/licenses, covenants, reimbursement agreements, etc. required by these conditions.

RACQUET CLUB ROAD WEST

4. Dedicate right-of-way of 44 feet to provide the ultimate half street width of 44 feet along the entire frontage of the subject property including corner cutback dedications on both sides of Michael Drive in accordance with City of Palm Springs Standard Drawing No. 105.
5. Construct an interim 8 inch curb and gutter, 20 feet SOUTH of centerline along the entire frontage, with a 35 foot radius curb return and spandrels at BOTH SIDES of the intersection with Michael Drive (Private Street) per City of Palm Springs Standard Drawing No. 200 and 206. New curb and gutter shall transition top match the existing roll curb at the easterly tract boundary
6. Construct an interim 6 foot wide cross gutter at the intersection of Racquet Club Road West and Michael Drive with a flow line parallel with and 20 feet south of the centerline of Racquet Club Road West in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
7. Construct an interim catch basin drop inlet structure to accept street drainage into the detention basin.
8. Construct minimum interim 24 foot wide driveway approaches for access to the detention basin (Lot B) and drainage easement access road in accordance with City of Palm Springs Standard Drawing No. 201. The driveway approach for access to the detention basin (Lot B) shall be modified as necessary to accommodate the required weir outlet structure as detailed in the final drainage study.
9. Construct an interim Type A curb ramps meeting current California State Accessibility standards at the SOUTHEAST AND SOUTHWEST corners of

the intersection of Racquet Club Road/ Michael Drive per City of Palm Springs Std. Dwg. Nos. 212 and 212A.

10. Remove, and replace existing pavement with a minimum pavement section of 3 inch asphalt concrete pavement over 6 inch aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, OR equal, from edge of proposed gutter to centerline along the entire frontage and tapering to meet existing street improvements at the east side of the tract in accordance with City of Palm Springs Standard Drawing No. 110 and 330. The pavement section shall be designed, using "R" values, by a licensed Soils Engineer and submitted to the City Engineer for approval.
11. Construct a dead end with barricades and 'end of road' signage at the northwest corner of the tract.
12. Developer shall agree to construct, pursuant to provisions of a subdivision improvement agreement and shall secure costs as required therein, ultimate Racquet Club Road West improvements necessary to widen and construct full half-street improvements to be in compliance with the General Plan designation of Racquet Club Road West as a Secondary Thoroughfare. Improvements required to be constructed shall include all necessary removals and relocations of interim improvements allowed herein (curb and gutter, sidewalks, driveway approaches, curb returns, spandrels, and cross-gutter, and access ramps) and construction of ultimate improvements. This action shall become null and void at such time as by City Council action the General Plan designation for Racquet Club Road West adjacent to this project is reclassified from a Secondary Thoroughfare to a Collector.

MICHAEL DRIVE (Private Street)

13. The right-of-way width shall be a minimum of 37 feet wide (back of curb to back of curb).
14. Construct a 6 inch curb 18 feet west of centerline and 6 inch curb and gutter 18 feet east of centerline along the entire frontage, with a 35 foot radius curb return and spandrel at both sides of the intersection with Racquet Club Road West per City of Palm Springs Standard Drawing No. 200.

Construct a turn around area between the card reader and the gates per gated entry requirements (see condition no. 40).

15. Construct pavement with a minimum pavement section of 2-1/2 inch asphalt concrete pavement over 4 inch aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, OR equal, from face of curb to edge of proposed gutter along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110 as modified to allow cantilevered cross-

slope. The pavement section shall be designed, using "R" values, by a licensed Soils Engineer and submitted to the City Engineer for approval.

SANBORN WAY

16. Dedicate an additional right-of-way of 30 feet to provide the ultimate half street width of 30 feet along the entire frontage of the subject property.
17. Construct 6 inch curb and gutter, 18 feet north of centerline along the entire frontage of the subject property per City of Palm Springs Standard Drawing No. 200.
18. Construct a dead end with barricades and 'end of road' signage at the southwest corner of the tract.
19. Construct a 20 foot wide driveway approach and 6 inch thick, 20 foot wide concrete driveway for emergency access to the cul-de-sac at the south end of Michael Drive.
20. Construct pavement with a minimum pavement section of 2-1/2 inch asphalt concrete pavement over 4 inch aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, OR equal, from edge of proposed gutter to centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 305. The pavement section shall be designed, using "R" values, by a licensed Soils Engineer and submitted to the City Engineer for approval.

SANITARY SEWER

21. Connect all sanitary facilities to the City sewer system. Laterals shall not be connected at manholes.
22. Construct sewer laterals from the proposed sewer main to a location in the proximity of future plumbing outlets for each Lot. Cap all sewer laterals at the right-of-way line for future connection to developed Lots.
23. Developer shall construct an 8 inch sewer main across the entire Michael Drive frontage.

Developer shall also construct an 8 inch sewer main across the east sides of Lots 10 through 15 and the common area, extending across the easterly tract boundary and connecting into the proposed sewer main extension in Racquet Club Road West, to allow for a gravity collection system. Sewage pumping for individual lots shall not be permitted. The developer may submit alternative plans for a gravity flow sewer system for this tract for review and approval of the City Engineer.

24. Developer shall construct an 8 inch sewer main within Racquet Club Road West, extending to the west boundary of the property, in accordance with the Master Plan of Sewers, connecting from the existing sewer system at the manhole located 238 feet west of the street centerline intersection of Girasol Avenue and Racquet Club Road West.

The developer may enter into a reimbursement agreement with the City of Palm Springs for reimbursement of construction costs for the sewer main extension, not including the project frontage, as properties connect to the extended sewer main in the future. Developer should contact the City Engineer for details relating to a sewer reimbursement agreement.

25. All sewer mains constructed by the developer and to become part of the City sewer system shall be televised by the developer prior to acceptance of the system.
26. Submit sewer improvement plans prepared by a Registered Civil Engineer to the Engineering Department. The plan(s) shall be approved by the City Engineer prior to issuance of any grading or building permits.

Minimum submittal shall include the following:

- A. Copy of signed Conditions of Approval from Planning Department.
- B. Proof of processing dedications of right-of-way, easements, encroachment agreements/licenses, covenants, reimbursement agreements, etc. required by these conditions.
- C. Sewer Study/Report, IF required by these conditions.

GRADING

27. A copy of a Title Report prepared/updated within the past 3 months and copies of record documents shall be submitted to the City Engineer with the first submittal of the Grading Plan.
28. Submit a Grading Plan prepared by a Registered Civil Engineer to the Engineering Department for review and approval. Grading plan shall be submitted to the Planning Department for comments prior to submittal to the Engineering Department. A PM 10 (dust control) Plan shall be submitted to and approved by the Building Division prior to approval of the grading plan. The Grading Plan shall be approved by the City Engineer prior to issuance of any grading or building permits.

Minimum submittal includes the following:

- A. Copy of Planning Department comments regarding the grading plan.
 - B. Copy of signed Conditions of Approval from Planning Department.
 - C. Copy of Site Plan stamped approved and signed by the Planning Department.
 - D. Copy of Title Report prepared/updated within past 3 months.
 - E. Copy of Soils Report, IF required by these conditions.
 - F. Copy of Hydrology Study/Report, IF required by these conditions.
 - G. Copy of the General Construction Activity Storm Water Permit from the State Water Resources Control Board (Phone No. 916 657-0687) to the City Engineer prior to issuance of the grading permit.
29. Drainage swales shall be provided adjacent to all curbs and sidewalks - 3' wide and 6" deep - to keep nuisance water from entering the public streets, roadways, or gutters.
30. Developer shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board (Phone No. (916)-657-0687) and provide a copy of same, when executed, to the City Engineer prior to issuance of the grading permit.
31. In accordance with City of Palm Springs Municipal Code, Section 8.50.00, the developer shall post with the City a cash bond of two thousand dollars (\$2,000.00) per acre for mitigation measures of erosion/blows and relating to his property and development.
32. A soils report prepared by a licensed Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed site. A copy of the soils report shall be submitted to the Building Department and to the Engineering Department along with plans, calculations and other information subject to approval by the City Engineer prior to the issuance of the grading permit.
33. Contact the Building Department to get information regarding the preparation of the PM10 (dust control) Plan requirements.
34. 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 import or 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) or a verbal release from that office prior to the issuance of the City grading permit. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert. (Phone: 760-776-8208)

DRAINAGE

35. The developer shall accept all stormwater runoff falling onto and crossing the project site, and convey the runoff to Racquet Club Road West through storm drain channels, improvements, and a detention basin, as outlined in the approved preliminary drainage study for this tract dated December 2001, prepared by Warner Engineering.

The developer shall provide a final drainage study for this tract that shall be used to control the design and construction of storm drainage improvements and the detention basin, and shall provide the study to the Engineering Department with the first submittal of the grading plan for review and approval by the City Engineer. The grading plan will not be accepted for review and approval without submittal of a final drainage study.

The developer shall construct all required storm drainage improvements and the detention basin, as required by a final drainage study as approved by the City Engineer, concurrent with and as a part of the grading for this tract.

36. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$6,511.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

ON-SITE

37. All on-site cul-de-sacs shall be constructed in accordance with City of Palm Springs Standard Drawing No. 103, curb portion only. The proposed center island within the cul-de-sac shall not exceed twenty feet (20') in diameter, with a minimum clear turning radius of forty-three feet (43') provided throughout the cul-de-sac.
38. The following requirements for a gated entry shall be met to provide adequate setbacks and turning movements for vehicles entering the primary parking facilities of this project:
- A. For driveway entrances, the entry shall have a minimum width of 60 feet.

- B. The entry shall provide a minimum 50 foot setback from the face of curb to the access gate control mechanism.
- C. Provide a turnaround of sufficient width (for delivery trucks to turn around) after the mechanism for vehicles unable to enter the project. Provide plan showing vehicle turning radius movements to support proposed width.
- D. Security gates shall provide a minimum of 15 feet clear access in each direction.

GENERAL

39. Any utility cuts in the existing off-site pavement made by this development shall receive trench replacement pavement to match existing pavement plus one additional inch. See City of Palm Springs Standard Drawing No. 115. Pavement shall be restored to a smooth rideable surface.

40. All existing and proposed utility lines that are less than 35kV on or adjacent to this project shall be undergrounded. The location and size of the existing overhead facilities shall be provided to the Engineering Department along with written confirmation from the involved utility company(s) that the required deposit to underground the facility(s) has been paid, prior to issuance of a grading permit.

If it can be demonstrated that overhead service drops to existing residential properties adjacent to the project are part of existing utility lines subject to undergrounding, the owner shall enter into a covenant agreeing to underground all existing overhead facilities on or adjacent to the project that are less than 35kV in the future upon request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the owner and submitted to the City Engineer prior to issuance of a grading permit.

41. All proposed utility lines on/or adjacent to this project shall be undergrounded prior to issuance of a Certificate of Occupancy.

42. All existing utilities shall be shown on the grading/street plans. The existing and proposed service laterals shall be shown from the main line to the property line. The approved original grading/street plans shall be as-built and returned to the City of Palm Springs Engineering Department prior to issuance of the certificate of occupancy.

43. The developer is advised to contact all utility purveyors for detailed requirements for this project at the earliest possible date.

44. The developer shall take every precaution needed to "Protect -in-Place" any existing Whitewater Mutual Water Company water line(s) that may traverse his project.
45. 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.
46. 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 per City of Palm Springs Engineering specifications.

MAP

47. The Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Department.
48. The Final Map shall be prepared by a licensed Land Surveyor or qualified Civil Engineer and submitted to the Engineering Department for review. Submittal shall be made prior to issuance of grading or building permits.

TRAFFIC

49. The developer shall provide a minimum of 48 inches of sidewalk clearance around all street furniture, fire hydrants and other above-ground facilities for handicap accessibility. The developer shall provide same through dedication of additional right-of-way and widening of the sidewalk or shall be responsible for the relocation of all existing traffic signal/safety light poles, conduit, pull boxes and all appurtenances located on the Racquet Club Road West and Sanborn Way frontages of the subject property.
50. A 30 inch "STOP" sign with street name signs, standard "STOP BAR" and "STOP LEGEND" shall be installed per City of Palm Springs Standard Drawing Nos. 620-625 at the southeast corner of Racquet Club Road West and Michael Drive.
51. Construction signing, lighting and barricading shall be provided for on all projects 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 State of California, Department of Transportation, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" dated 1996, or subsequent additions in force at the time of construction.

FIRE DEPARTMENT CONDITIONS

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

FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan received and dated February 26, 2015. Additional requirements may be required based on revisions to site plans.

FID 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards. Four (4) complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

FID 3 PLANS AND PERMITS

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. Inspection fees are charged at the fully burdened hourly rate of the fire inspector. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall indicate all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supportive data (calculations and manufacturer's technical data sheets) shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations

shall be provided on the plans.

FID 4 Street Widths (CFC Appendix L; PSMC § 8.04.500; Palm Springs 2007 General Plan): Private streets in any residential or mixed use land use designation may be reduced to a minimum of 28 feet (curb face to curb face) provided that (1) additional off street parking is provided as determined by the City Engineer, the Fire Chief and Director of Planning, (2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and (3) pedestrian pathways or sidewalks, if located along the street, separated from the curb by a minimum five-foot parkway are provided.

- Any street not designated by the fire department as a “fire lane” shall comply with the above requirements.

FID 5 Fire Apparatus Access Roads (CFC 503.1.1): Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- **Fire Apparatus Access Road (CFC 202 Definitions)** – A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.
- **Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (*for designated fire lanes*) except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

FID 6 Fire Lanes (CFC 202 Definitions): A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. A “fire lane” is a component of a “fire apparatus access road”.

- **Designation of Fire Lanes (CVC 22500.1):** Only the fire department with jurisdiction over the area in which the place is located can designate a fire lane.
- **Designated Fire Lanes** in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side.

Wedge, or rolled curbing contained within a 24 foot fire lane shall be capable of supporting 73,000 pound GVW fire apparatus.

- **Fire Lane Marking (CFC 503.3):** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

FID 7 **Dead Ends (503.2.5 CFC):** 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 43 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9/4/2002.

FID 8 **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 9 **Traffic Calming Devices (CFC 503.4.1):** Traffic calming devices shall be prohibited unless approved by the fire code official.

FID 10 **Security Gates (CFC 503.6):** 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. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch. 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. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch). Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting,

a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

- FID 11 **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 12 **Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings
- FID 13 **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, 2013 Edition, as modified by local ordinance.
- FID 14 **Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers - R-3 & Household Fire Alarm System (CFC 907.2.11.2, CRC R314 & R315 and California Health & Safety Code 17926):** Provide and Install Residential Smoke and Carbon Monoxide Alarms. Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alterations, repairs and additions, smoke and carbon monoxide alarms shall be interconnected. The operation of any smoke alarm or the fire sprinkler flow switch will cause all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The operation of any carbon monoxide alarm will cause all carbon monoxide alarms within the dwelling to sound.
- FID 15 **Audible Residential Water Flow Alarms - NFPA 13D Fire Sprinklers & Household Fire Alarm System (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. It shall be powered by the household fire alarm system. The horn/strobe shall be outdoor rated.
- FID 16 **FIRE HAZARD SEVERITY ZONES (CFC 4901):** Geographical areas designated pursuant to California Public Resources Codes, Sections 4201

through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. The California Code of Regulations, Title 14, Section 1280 entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE. An area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code, Sections 51177(c), 51178 and 5118, that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.

- **Construction methods and requirements within established limits (CFC 4905.2):** Within the limits established by law, construction methods intended to mitigate wildfire exposure shall comply with the wildfire protection building construction requirements contained in the California Building Standards Code, including the following:
 1. California Building Code, Chapter 7A,
 2. California Residential Code, Section R327,
 3. California Referenced Standards Code, Chapter 12-7A and this chapter.

END OF CONDITIONS

David Newell

From: Dennis Woods <dennis.l.woods@gmail.com>
Sent: Wednesday, March 18, 2015 11:00 PM
To: Bradley Kain
Cc: David Newell; Flinn Fagg; Cindy Cairns; Tabitha Richards; Marcus Fuller; Nickie McLaughlin; Andy Hirsch; Bill Erickson; Christina Mineruini; Maurice Wilson; Julia Ricci; Maureen & James Lenny; Michael Birnberg; Tim O'Bayley; Joel Starkman; Scott Bridgeman; Robert Rotman; Barb Kaplan
Subject: Re: Tuscany Heights Project | Architectural Review Scheduled March 23

Dear David and City Staff,

I would echo Brad's comments. There is a proven and real need to develop and insert "conditions of approval" into any approval for the homes thereby allowing the City to regulate and monitor the construction activities so they do not create negative impacts to the adjacent neighborhood. Remember this is not just a single home but 12 of them. This is especially important from a cumulative impacts standpoint as there are several other projects that have been approved for the area. Once the developer pulls the first permit, I assume build out can be years for all the properties to be constructed or it could be quick depending on a variety of factors. Noise, traffic, dust, parking, grading, equipment, etc. are all concerns to be mitigated. This was so sorely proven during the grading of Tuscany Heights as well as the Desert Palisades Project. Construction activities can be just as impactful.

Is there a mitigated negative declaration, a supplemental EIR, or an EIR in place that will also provide mitigation and monitoring?. If so, the conditions and mitigations in those documents should be reviewed for effectiveness and "conditions of approval" should be drafted and added to any architectural approval for Tuscany Heights to reinforce the conditions or fill in where the conditions and mitigations fall short. It is the purpose of Conditions of Approval.

Jay,

Please enter this e-mail and Brad's email into the public record for consideration during the hearing.

Cordially,
Dennis Woods

On Wed, Mar 18, 2015 at 1:48 PM, Bradley Kain <tinyhopep@yahoo.com> wrote:
Hi David,

In regard to the Tuscany Heights development please include a list of Conditions of Approval.

Please have the Builder include a traffic mitigation plan regarding the size and number of trucks and haul route of the trucks.

Please let me know If construction parking will be allowed on W Racquet Club or if they will need to park on Tuscany Height?

Please have the builder have a noise abatement plan. I have a concern for the construction currently going on at Desert Palisades. I can hear the constant beeping of the trucks backing up all day long now. With the addition of the Tuscany Heights construction project I'm sure it will get a lot noisier at my home.

Please let me know when the 11 Tuscany Heights houses will start construction. I am unable to attend Monday's 3:00pm meeting. If you have any additional meetings on the project please let me know. If someone can write up a summary of what is discussed and worked out at Monday's 3:00pm meeting please email it out to the group.

I stopped by the planning department yesterday to review the plans for the Tuscany Heights houses to and noticed they have second floor roof decks. This is a concern for the privacy and views of the homes on Milo that back on to Tuscany Heights. Is there a height restriction to the house being built on Tuscany Heights?

All the best,
Brad

Bradley Kain
TinyHopeP@yahoo.com
[305-807-1510](tel:305-807-1510)

1011 W Racquet Club Rd.
Palm Springs, CA 92262

From: Marcus Fuller <Marcus.Fuller@palmsprings-ca.gov>
To: Dennis Woods <dennis.l.woods@gmail.com>; Nickie McLaughlin <nixmac1@icloud.com>; Andy Hirsch <AndrewCharlesHirsch@gmail.com>; Bill Erickson <billericksonpsp@gmail.com>; Brad Kain <tinyhopep@yahoo.com>; Christina Mineruini <Christina_Minervini@yahoo.com>; Julia Ricci <JRICC1@dc.rr.com>; Maureen & James Lenny <jpatricklenny@aol.com>; Maurice Wilson <MOR48art@aol.com>; Michael Birnberg <mdbirnberg@gmail.com>; Tim O'Bayley <tim@obayley.net>; Robert Rotman <robertrotman@gmail.com>; Joel Starkman <joelmstarkman@icloud.com>
Cc: Flinn Fagg <Flinn.Fagg@palmsprings-ca.gov>; Cindy Cairns <Cindy.Cairns@palmsprings-ca.gov>; Tabitha Richards <Tabitha.Richards@palmsprings-ca.gov>; David Newell <David.Newell@palmsprings-ca.gov>
Sent: Monday, March 16, 2015 9:04 AM
Subject: Tuscany Heights Project | Architectural Review Scheduled March 23

Neighbors and Colleagues,

Revised architectural plans for the Tuscany Heights project have been received and are scheduled for presentation to the City's Architectural Advisory Committee for next Monday, March 23, at 3PM. Please see attached notice and opportunity to review the plans at the Department of Planning Services. Any questions should be directed to the case planner, David Newell.

Thank you,



Like no place else.™

Marcus L. Fuller, MPA, PE, PLS
Assistant City Manager/City Engineer
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
(760) 322-8380
Marcus.Fuller@palmspringsca.gov

David Newell

From: ecgerke@juno.com
Sent: Sunday, March 29, 2015 6:17 PM
To: David Newell
Subject: Tscany Heights Drive proposed development

Mr. Newell,

I am a resident of a home on Milo Drive, the street just below the Tuscany Heights development. As such my neighbors and I on Milo Drive wish to express a few concerns we have with regard to the proposed buildout of the remaining 12 lots in that development.

The lots on the east side of Tuscany Heights Drive (Lots 10, 11, 12, 14, and 15) are set rather close to the existing homes on the west side of Milo Drive. As you are probably aware these homes sit above the Milo Drive residences and will greatly impact both the views of the mountains and the privacy of these Milo Drive residents. As such we would ask that in your consideration of each of the proposed home site plans, you take into account the height of these homes and the location on the lots each home sits in order to minimize the obstruction of our mountain views. Building these homes as close to Tuscany Heights Drive as possible will help minimize the obstruction of views and loss of privacy. In addition, we ask you to consider where the rear windows of these homes are located as they look down onto our backyards impacting our privacy.

I have noticed that some of these east side home plans include rooftop or garage top decks for viewing. These decks would have an extremely negative impact on the Milo Drive residents' privacy. We ask that you please do not allow any rooftop/garage top decks on the east side Tuscany Drive homesites.

One other suggestion that has been raised is the possibility of having the developer put in solid fences along the back of these homesites in order mitigate some of the loss of privacy of the Milo Drive residences. On Lot 15, a solid fence could be required along the north side of this lot also, because this lot includes a north side that also impacts the privacy of the Milo Drive residences below it.

Thank you for your consideration of these concerns. If you would like a first hand view of how these proposed homes will impact the Milo Drive residents, I would be happy to have you visit my home. I can show you my backyard so you can see the serious impacts these homes will create. Please contact me at 760 898-2073.

Respectfully submitted,
Ernest Gerke
2425 N. Milo Drive
Palm Springs



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APR 02 2015

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Real Estate Development
www.farwestindustries.com

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April 1, 2015

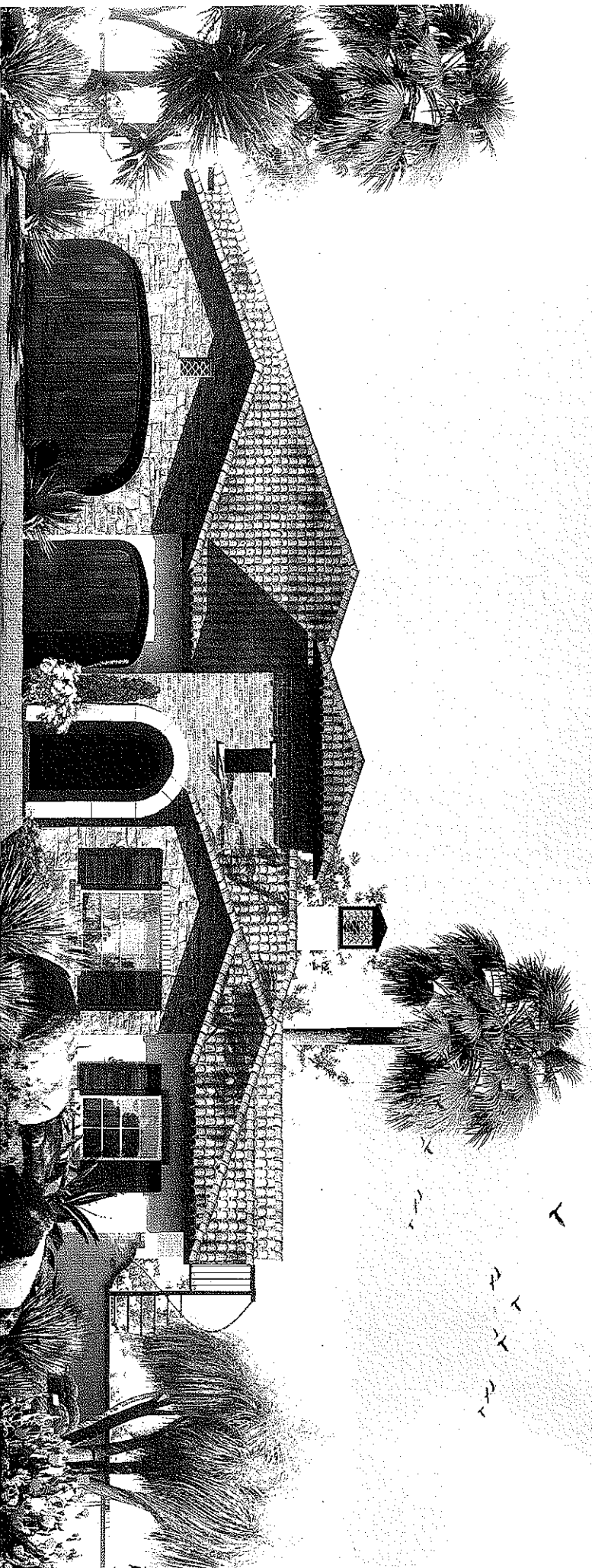
David, attached please find our changes for Tuscany Heights. Because of the steps in the homes, we now have quite a few different elevations, for example, we have a Plan 2, elev A DH (Downhill) and a Plan 2, elev A UH (Uphill)

On the Plan 1 we lowered the entry towers to a maximum of 20'. Not all of them needed to be lowered; we only lowered the ones that were greater than 20'. On the main roof we lowered the pitch from 4:12 to 3-1/2:12. This gets us maximum roof heights ranging from 20'-2" to 20'-4 3/4". I know that this is slightly higher (by a 4 3/4" max) than the 20' suggested by the Architectural Review Board, however, lowering the pitch further would create some significant visual incompatibility with the other 4:12 roofs in the house and would also cause some problems in the attic with fitting the FAU equipment. Also, it would have given the houses too much of a "flat" look. We believe that 20'-4 3/4" meets the spirit of the Architectural Review Board's request and still gives us a very attractive house.

On Plan 2 we ran into some problems getting down to 20'. Yes, we can lower them as you can see by the attached elevations and we can get them down to as low as 20'-3 1/2" on one elevation to a maximum of 20'-9" on two other elevations. However, we do not believe that these elevations are really representative of what a seven-figure house should look like and we would respectfully like to ask the Planning Commission to reconsider the 20' height limitation on the Plan 2's. After all, the 20', to our knowledge, is not a code-imposed limit, but rather, it is based on the 3 homes that have been built on Tuscany Heights Drive. We have contacted all 3 homeowners and showed them our plans and we did not get any negative feedback. Also, there are a number of 2 story homes in the neighborhood, all of them in excess of 20'. To our knowledge, there have been no complaints about the heights of our homes.

Regarding the roof decks, we have modified lots 10; 12 & 15 on the East side of the street as per Architectural Review Board's request and have provided a solid stucco railing in lieu of the open railing at the rear of the decks on lots 12 & 15. On lot 10 because of the angle of the house, we will have the solid railing on both sides of the deck (the other two sides are shielded by the roofs in all the plans).

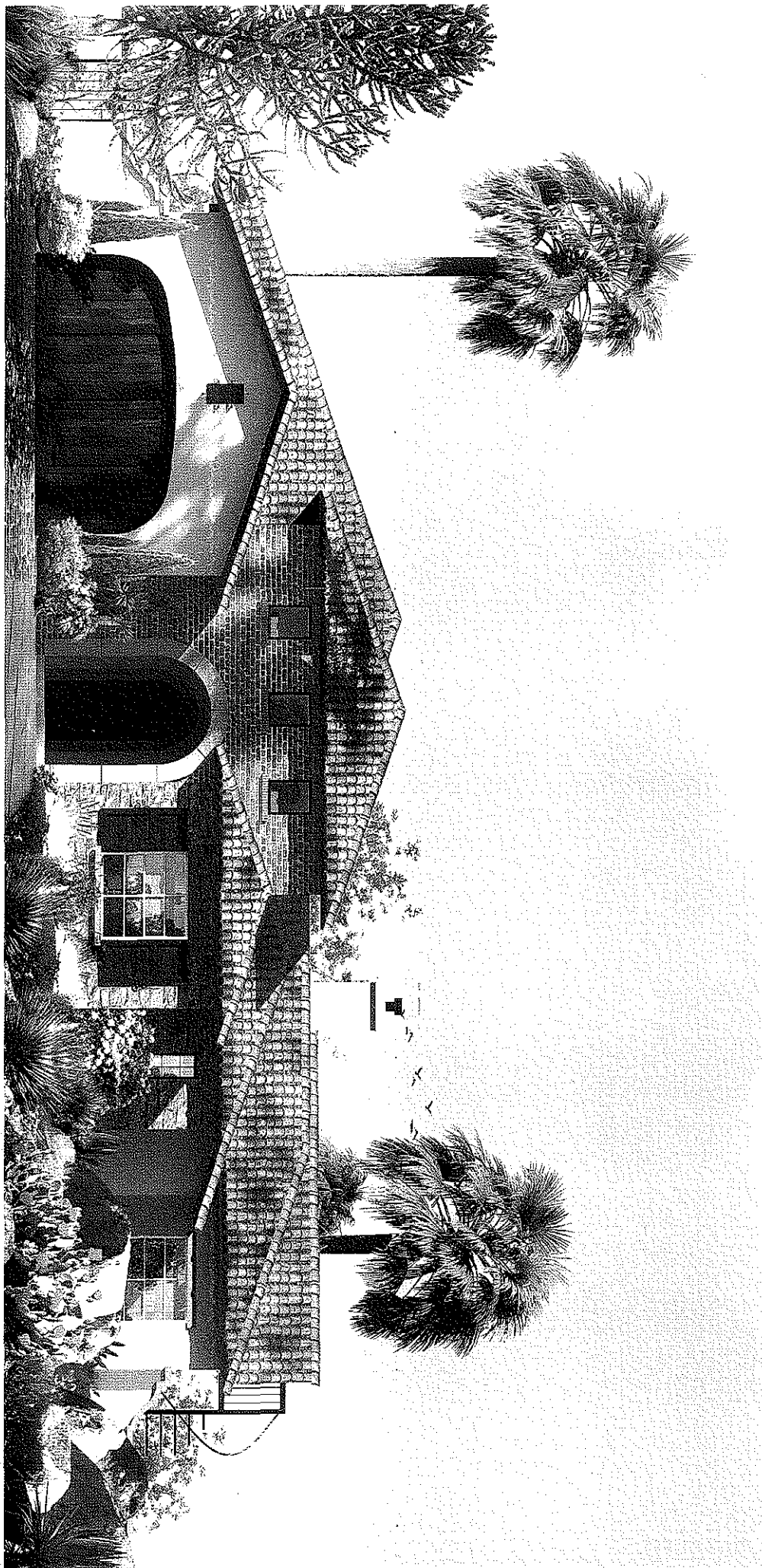
We really believe that these homes will enhance not only Tuscany Heights, but the entire neighborhood and we hope that the Planning Department would support this proposal for the 20'-4 3/4" maximum height for the Plan 1's and use the Plan 2 elevations as originally presented and trust that the Planning Commission will agree with our suggestions; however, if that is not the case, we are prepared to build Plan 2 as per the attached revised elevations.



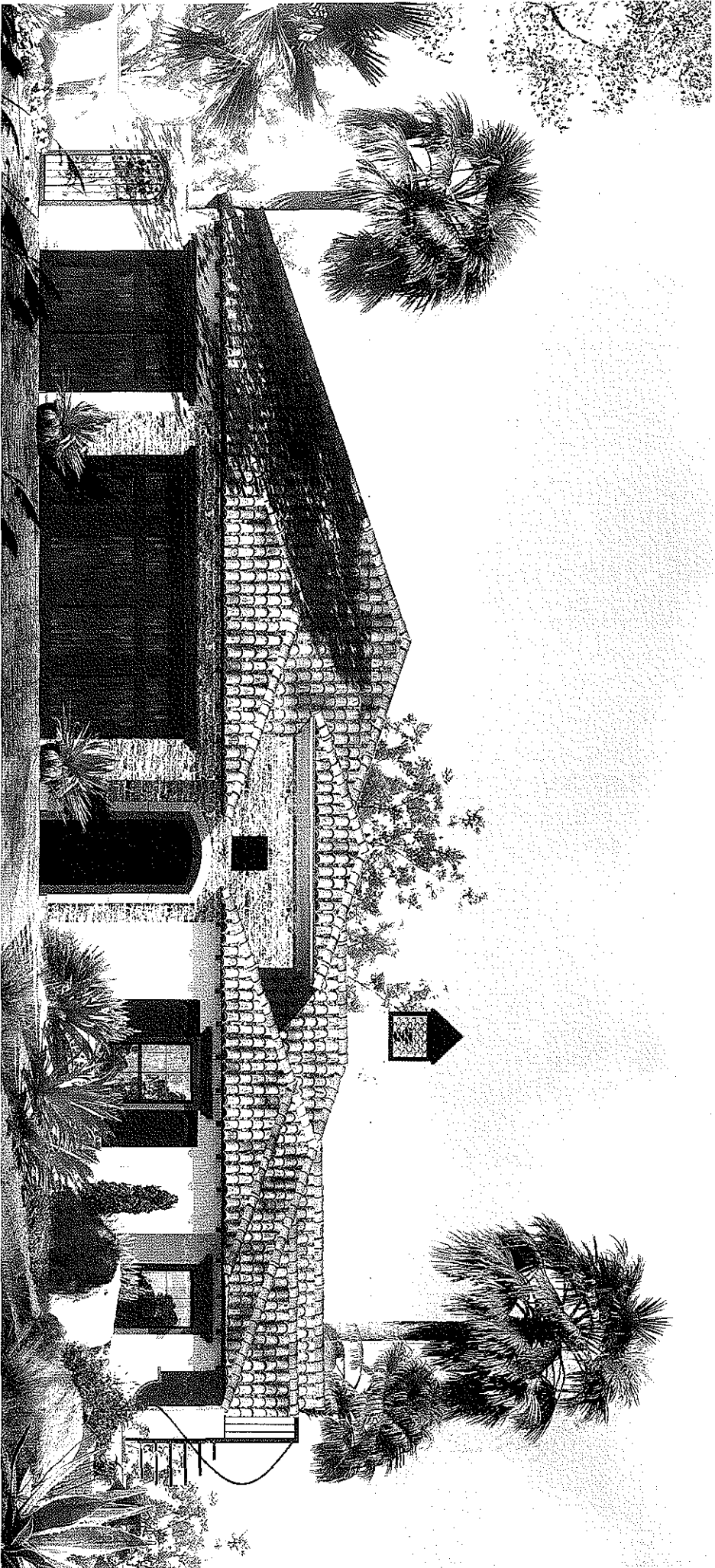
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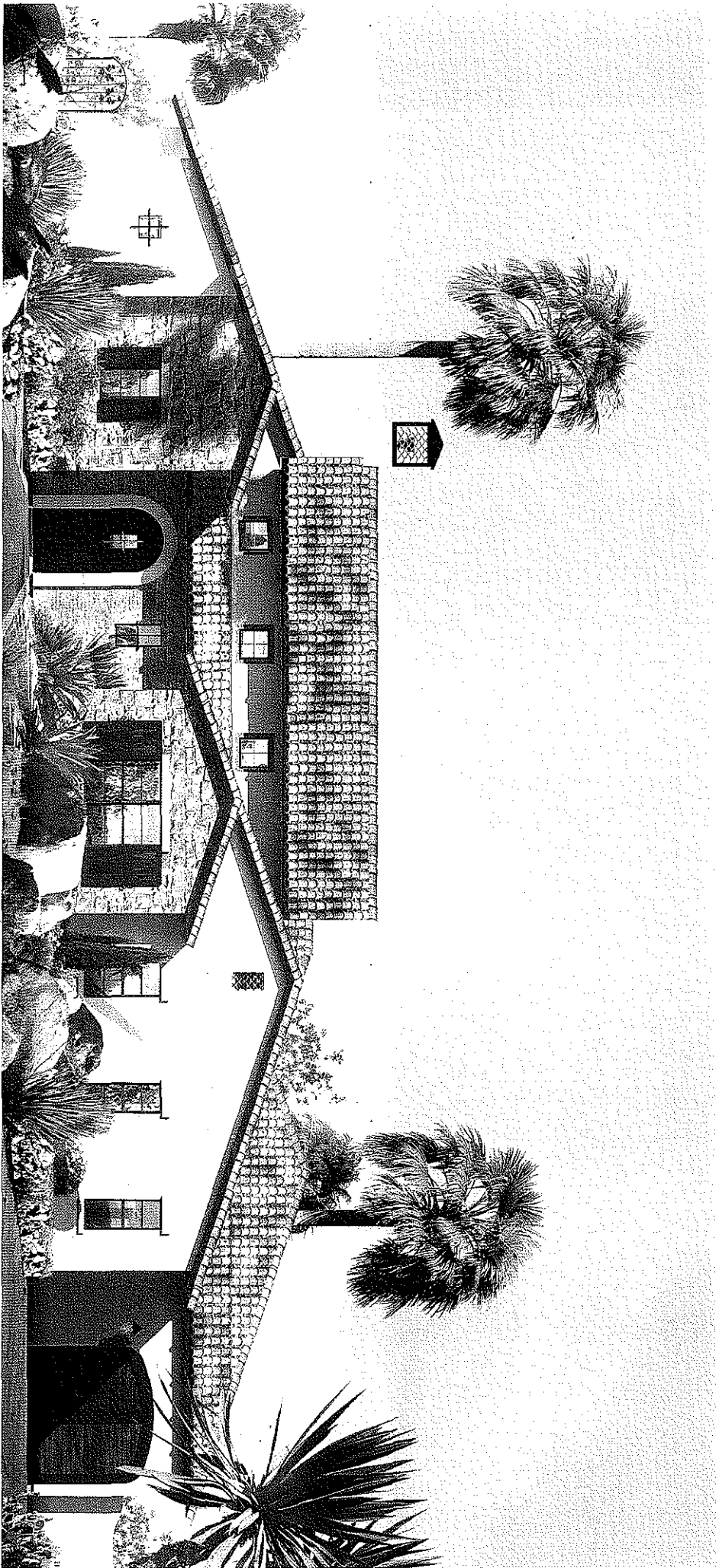
17X



1B

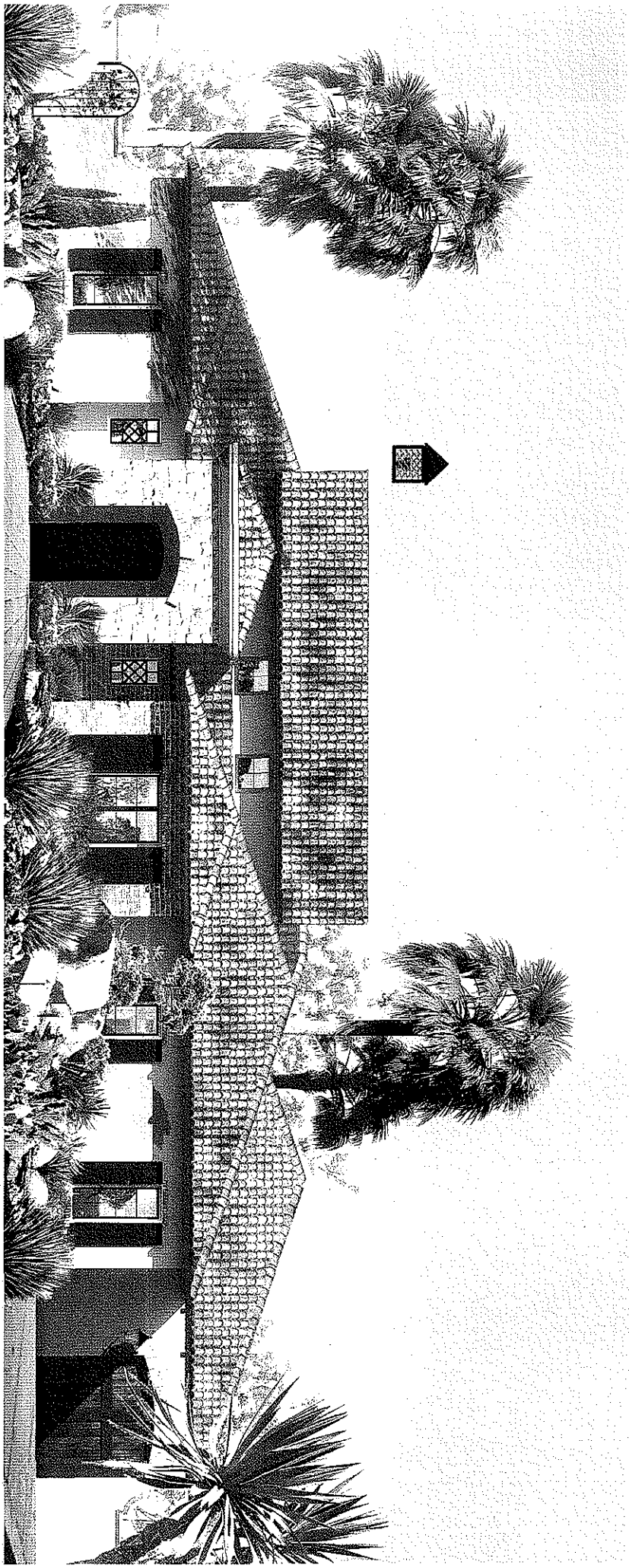


1BX



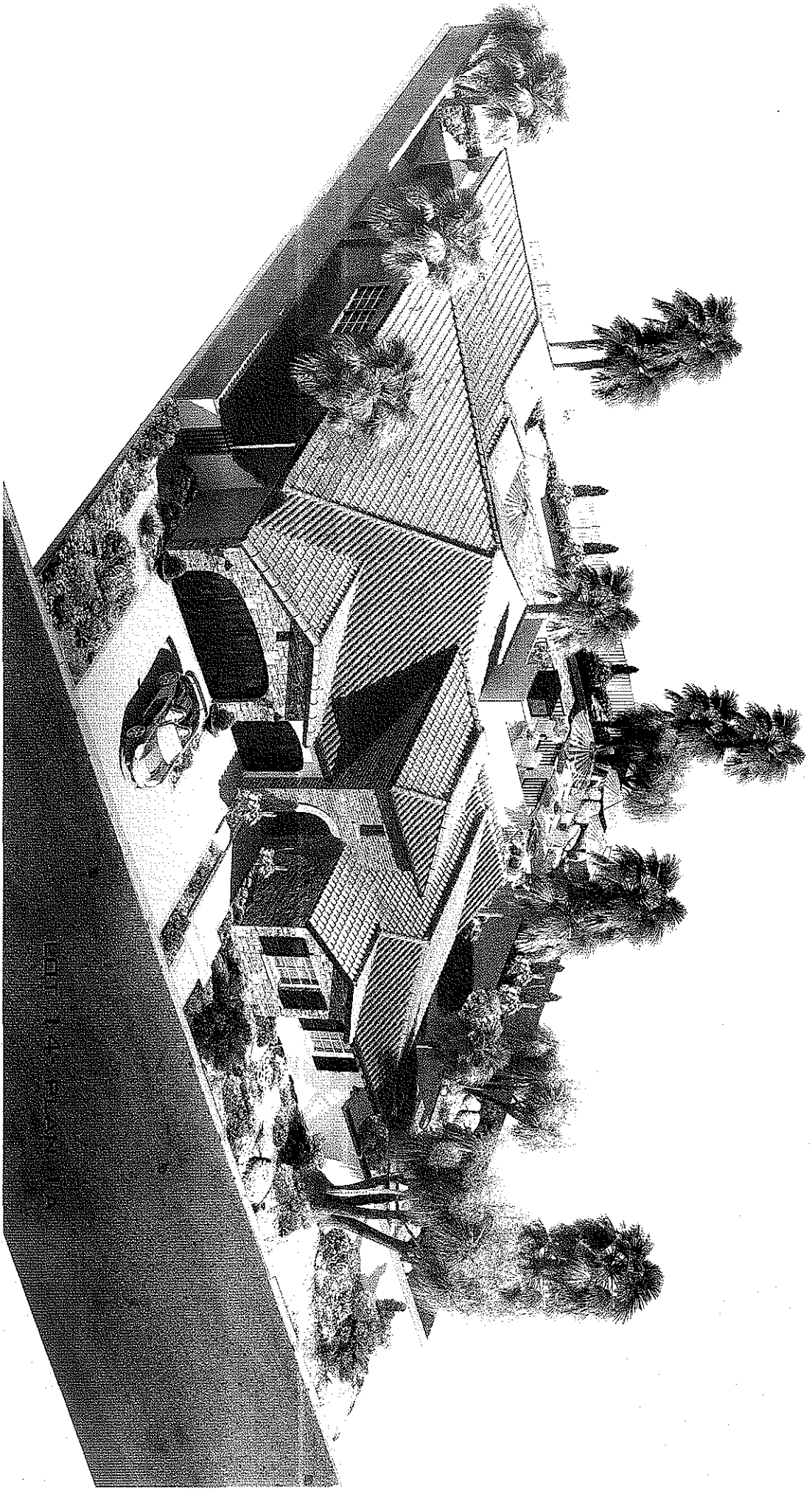


ZAX



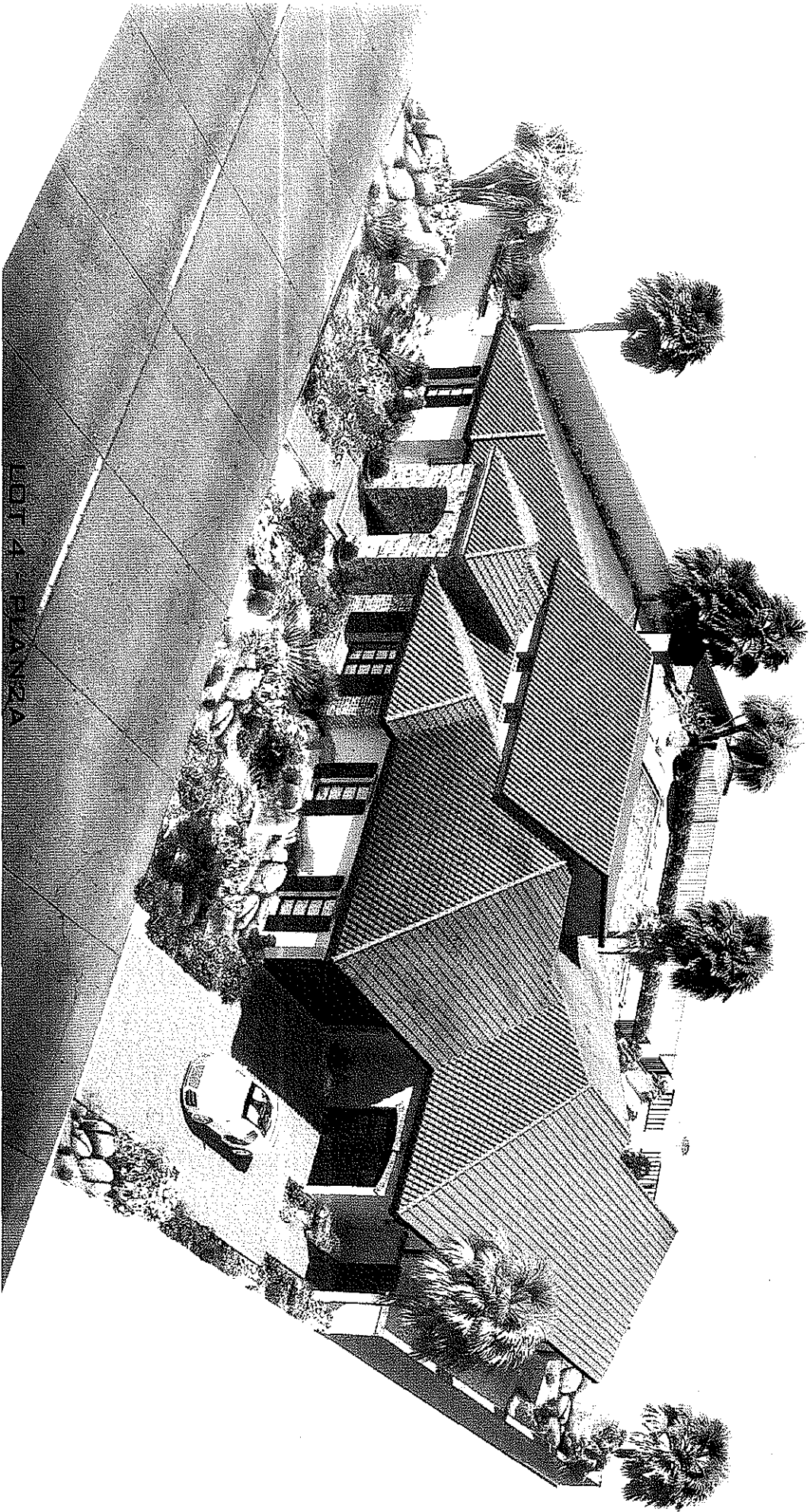
ZB

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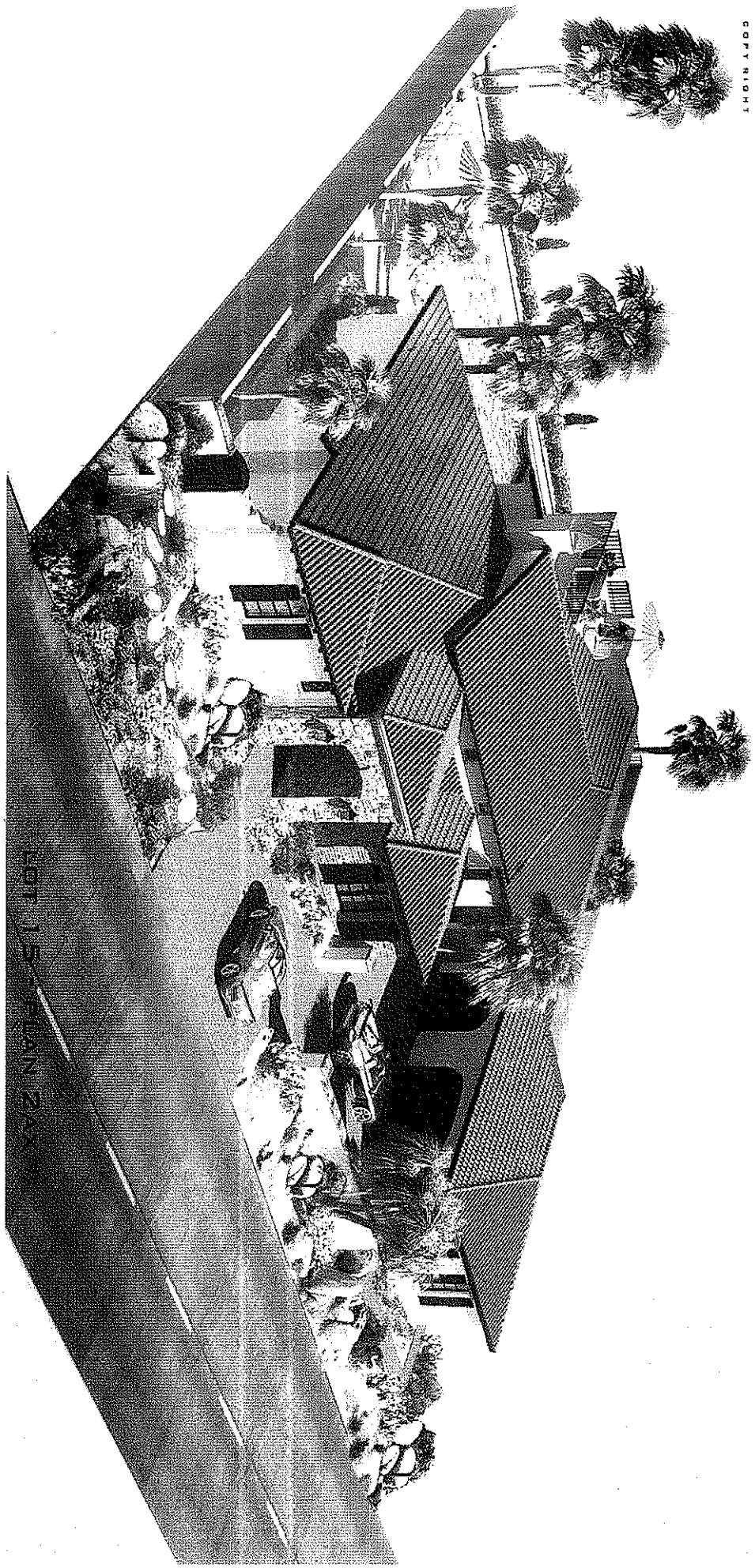
LEONARD B. SEARS

NORTH PALM SPRINGS - FAR WEST
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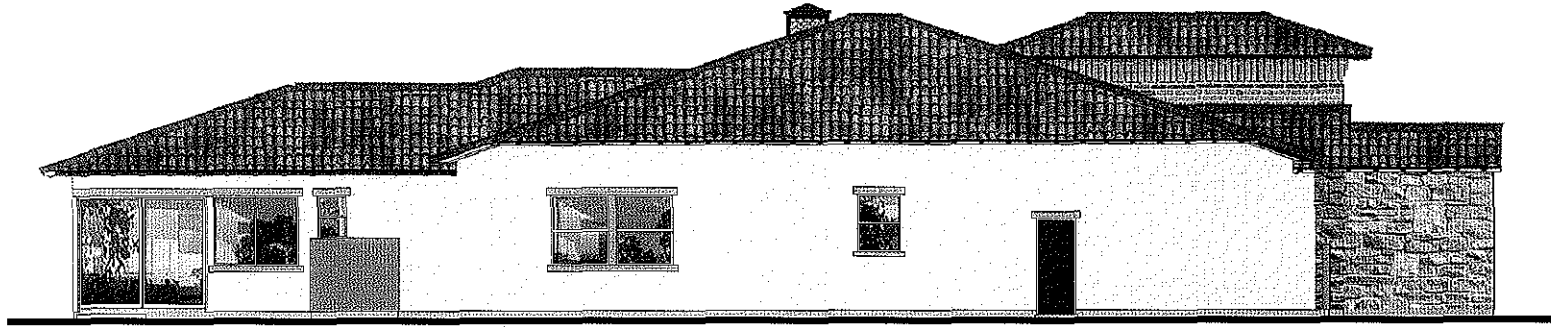


LOT 4 - PANZA

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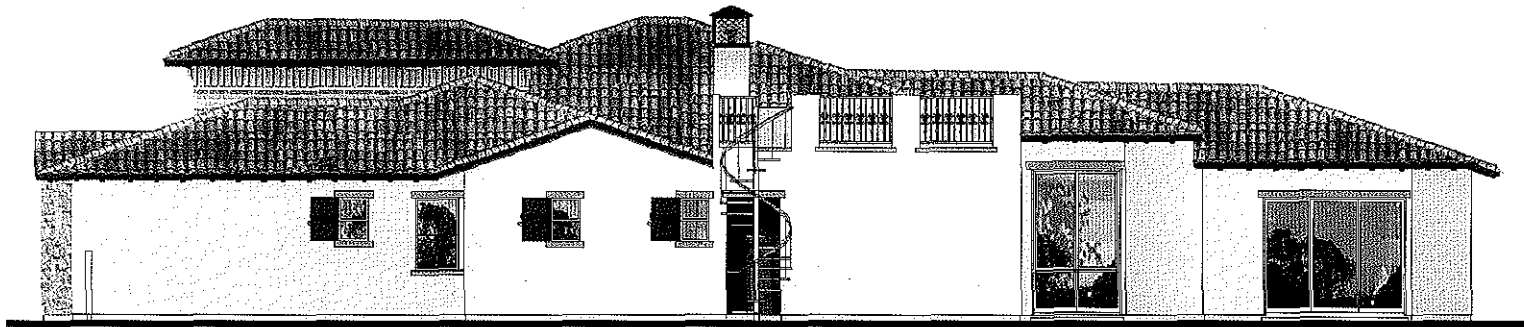
LOT 15, PHASE 2A



Left



Rear



Right

Tuscany Heights

PALM SPRINGS, CA

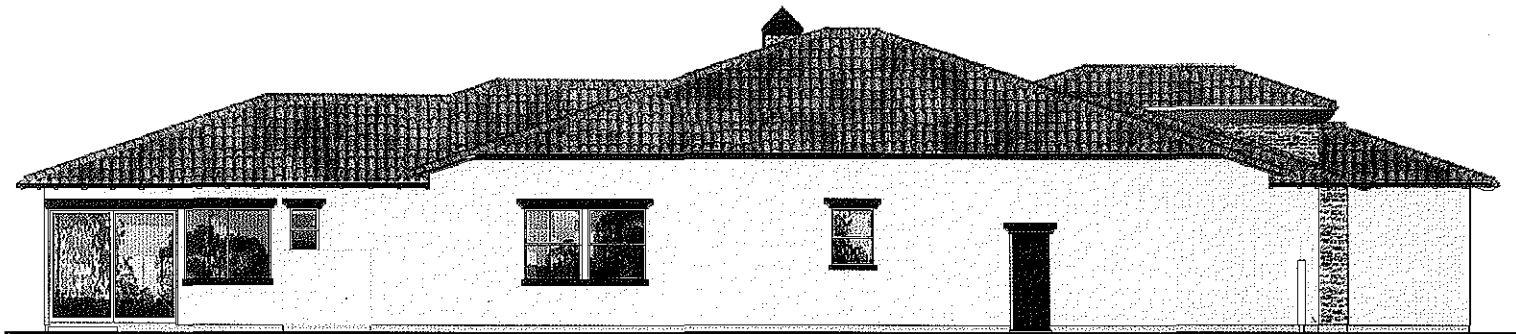
PLAN 1A
Elevations



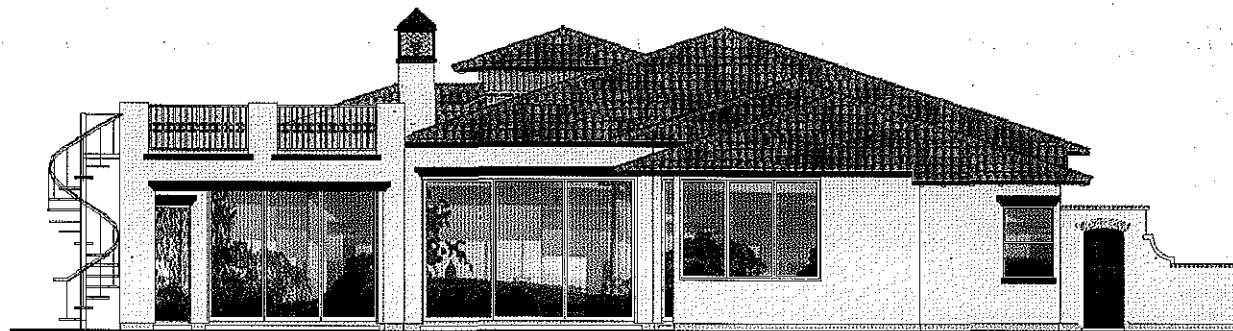
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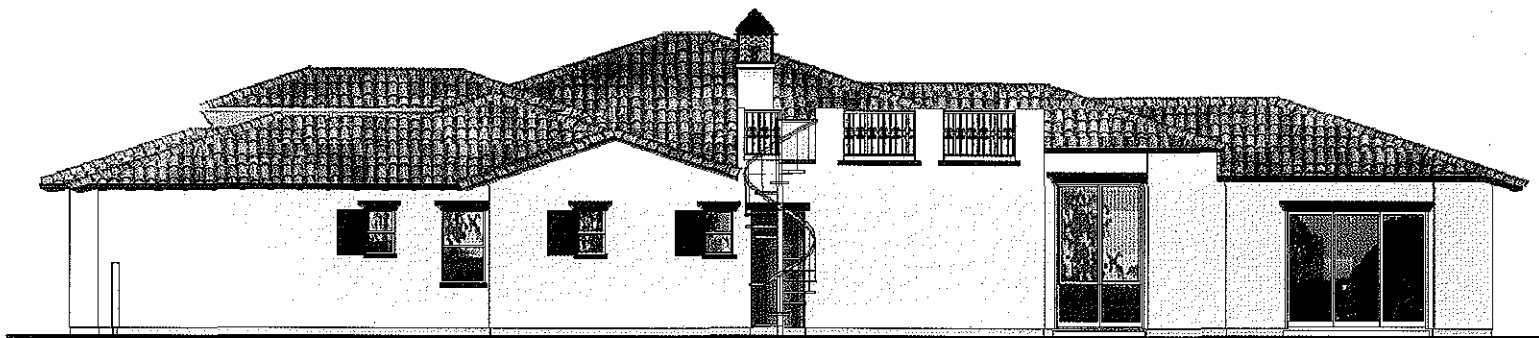
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20380 DWYER AVENUE, SUITE #140, PALM SPRINGS, CA 92260
PROJECT # 2011037 DATE: 11/21/11



Left



Rear



Right

Tuscany Heights

PALM SPRINGS, CA

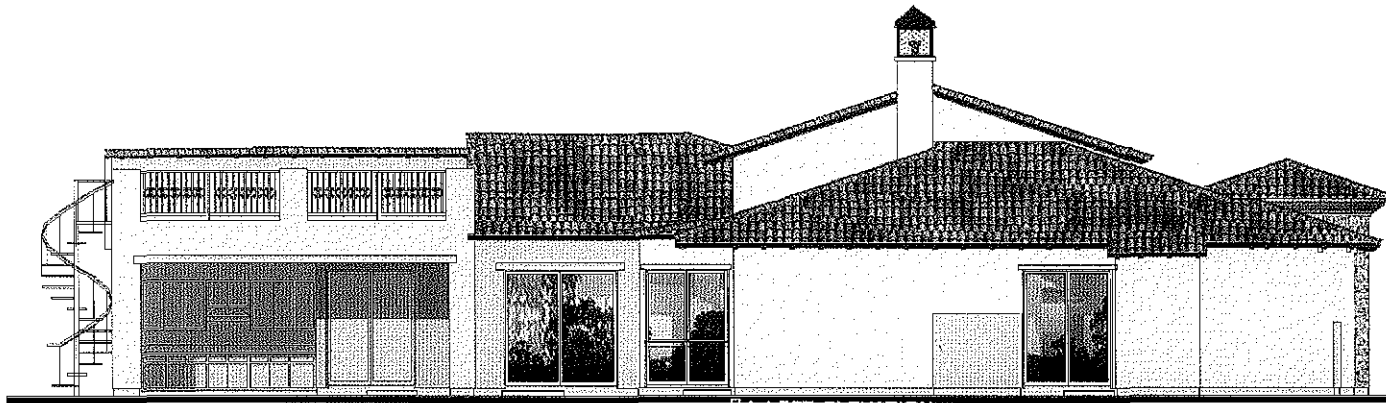


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649.261.2070
PROJECT # 2014-027
DATE 11/6/14

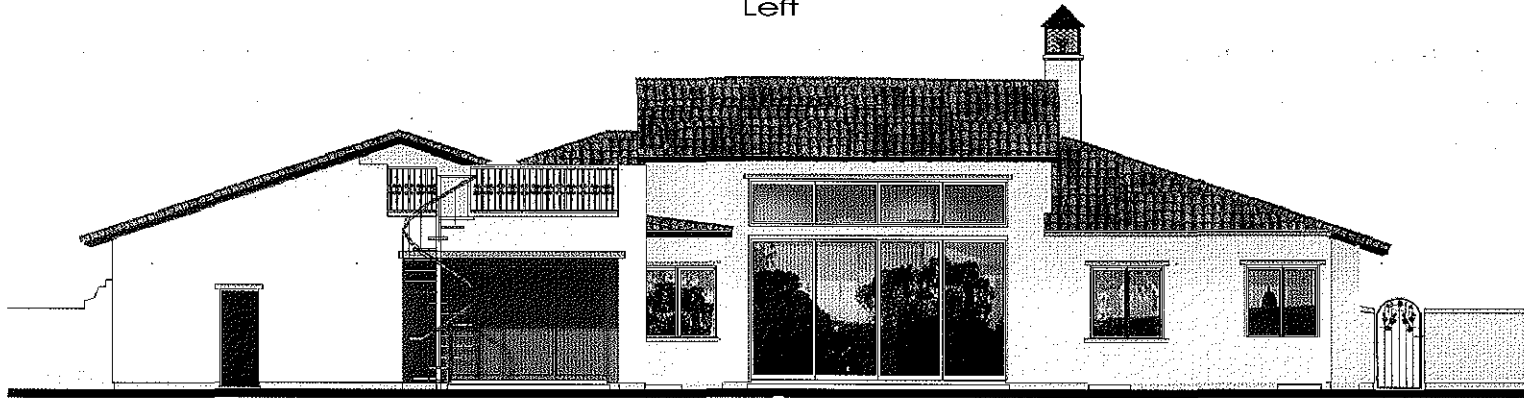


PLAN 1B
Elevations

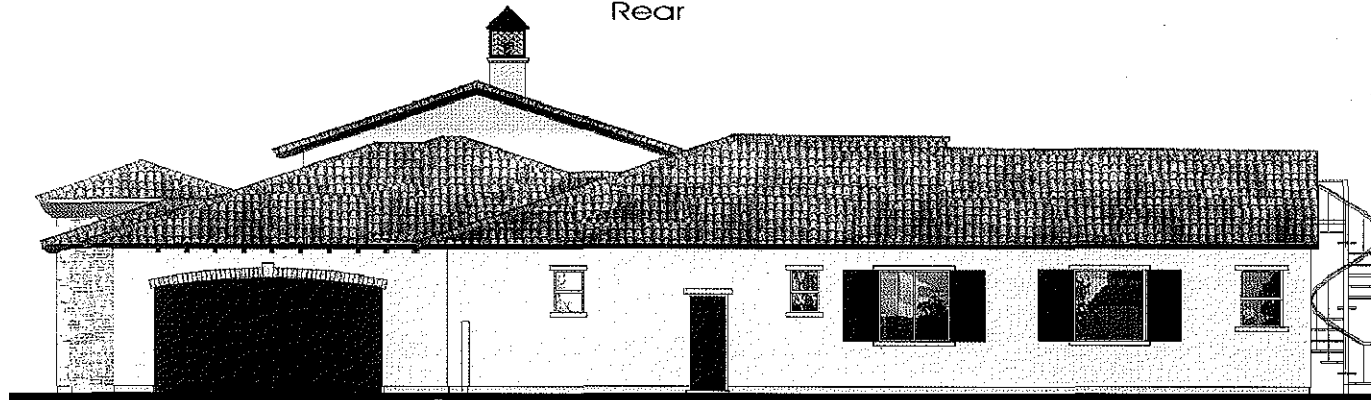
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Left



Rear



Right

Tuscany Heights

PALM SPRINGS, CA

PLAN 2A
Elevations

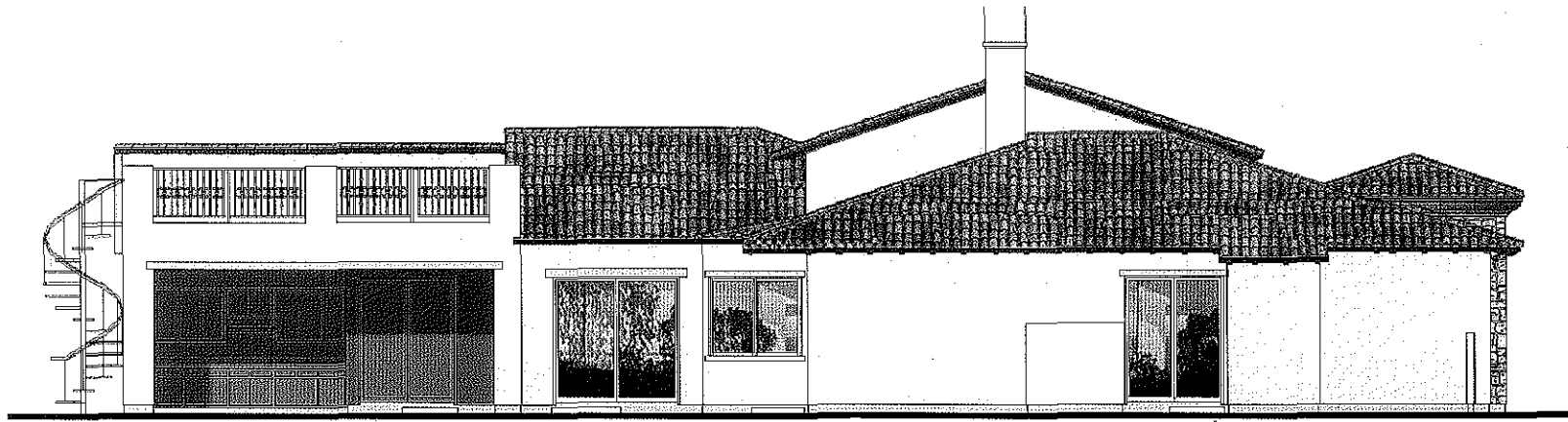


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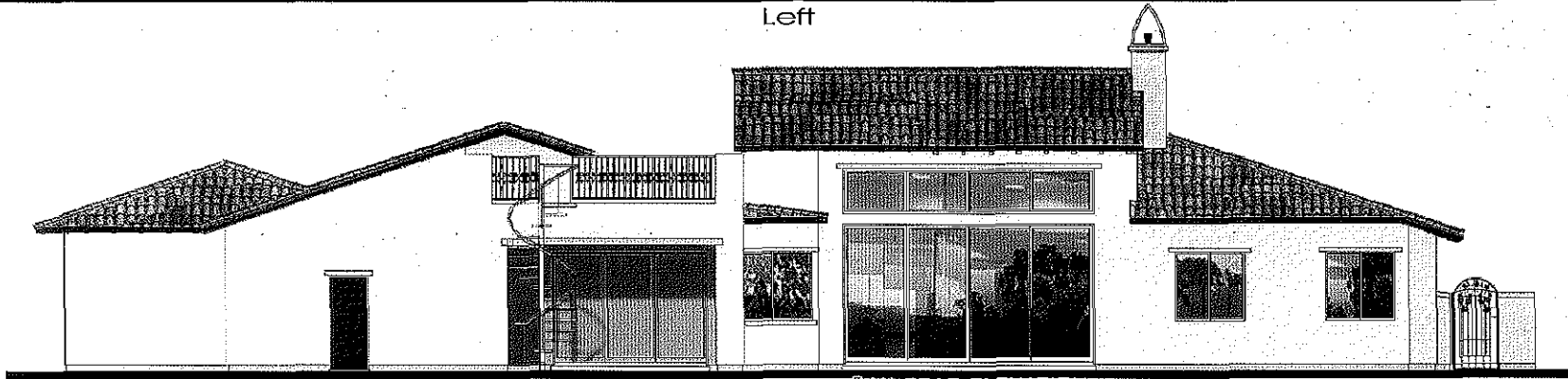


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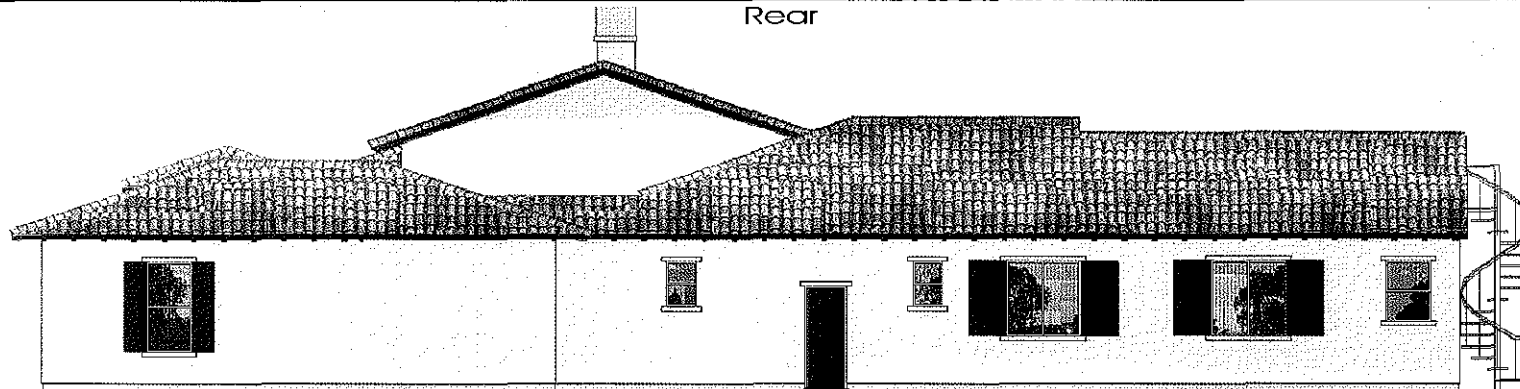
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PROFESSOR ARCHITECTURE, 21425 HAZARD RD, SANTA ANA, CA 92705
PROJECT # 201-037 DATE: 11/04/14



Left



Rear



Right

Tuscany Heights

PALM SPRINGS, CA

PLAN 2AX
Elevations

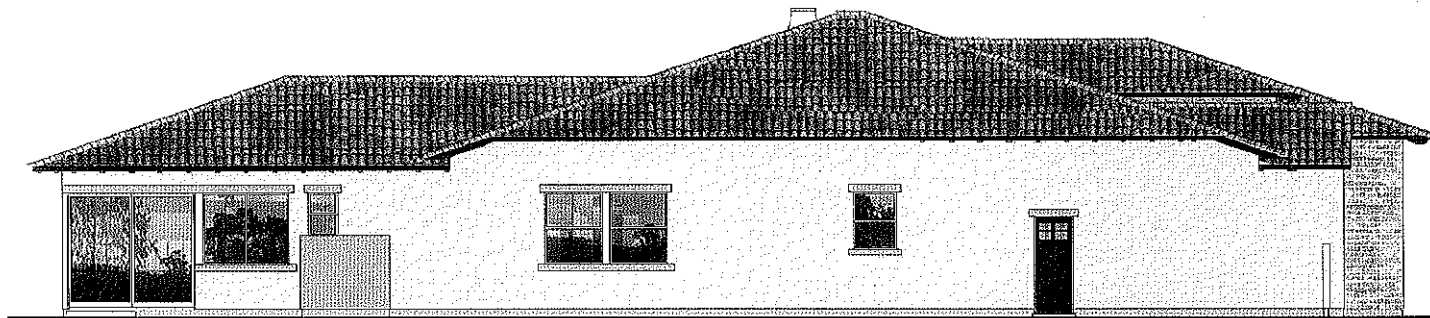


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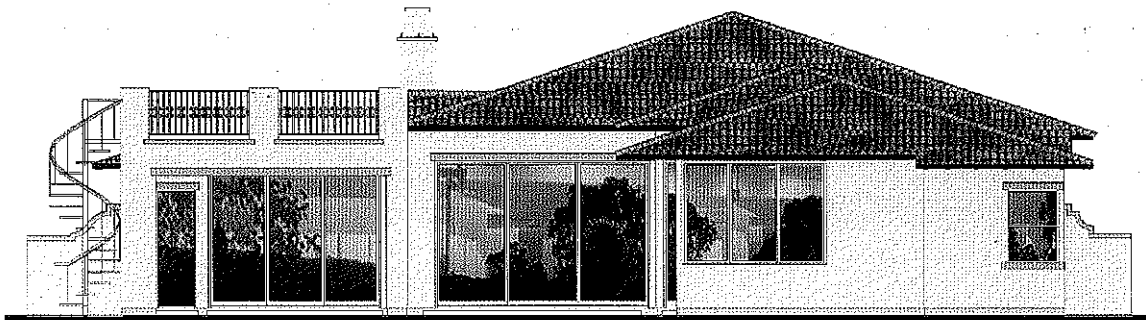
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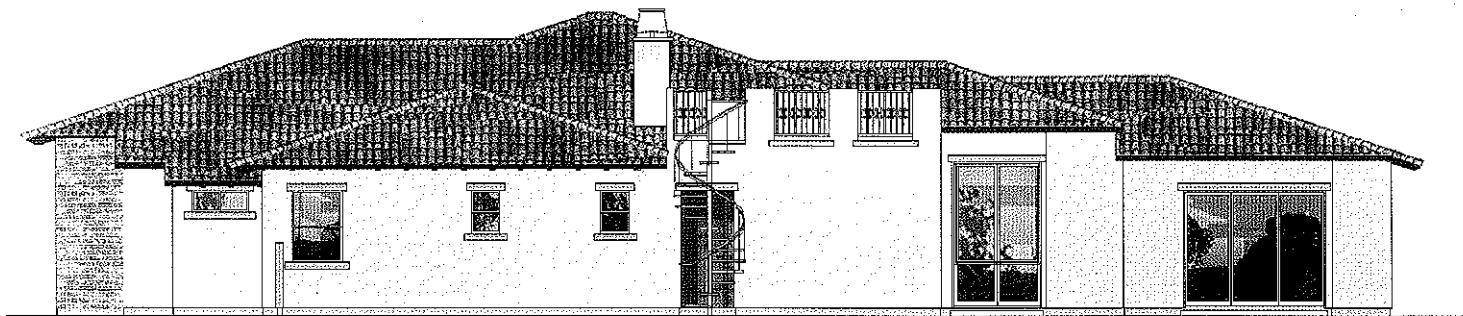
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PROJECT # 2014007 DATE: 11/10/14



Left



Rear



Right

Tuscany Heights

PALM SPRINGS, CA

PLAN 1BX
Elevations

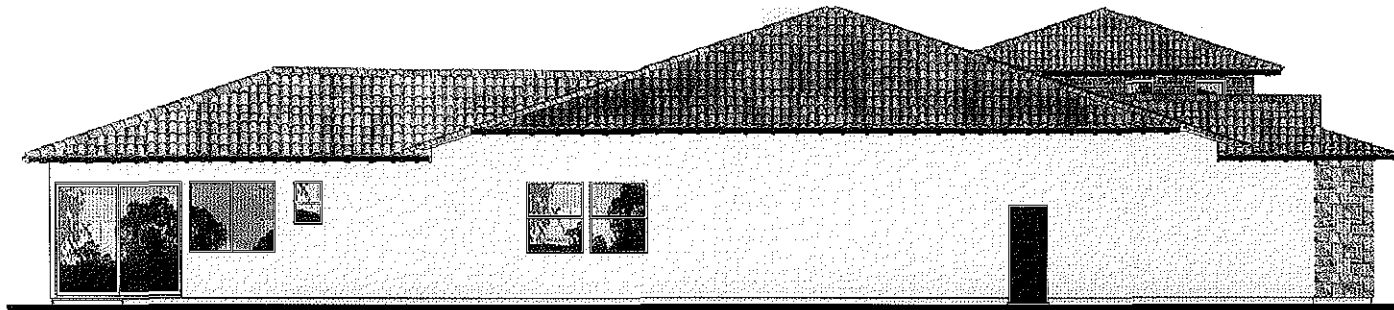


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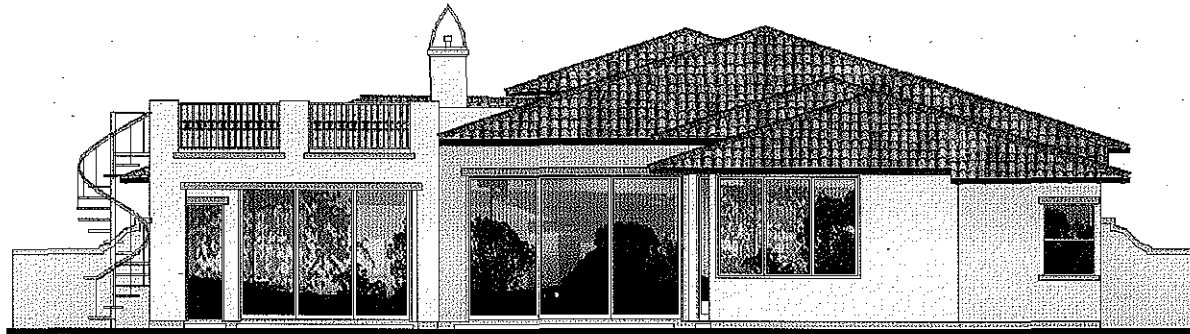


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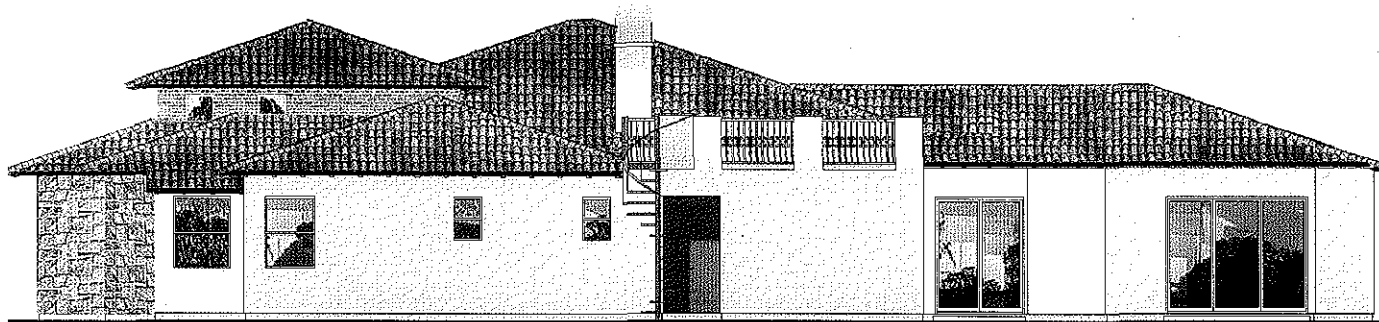
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Left



Rear



Right

Tuscany Heights

PALM SPRINGS, CA



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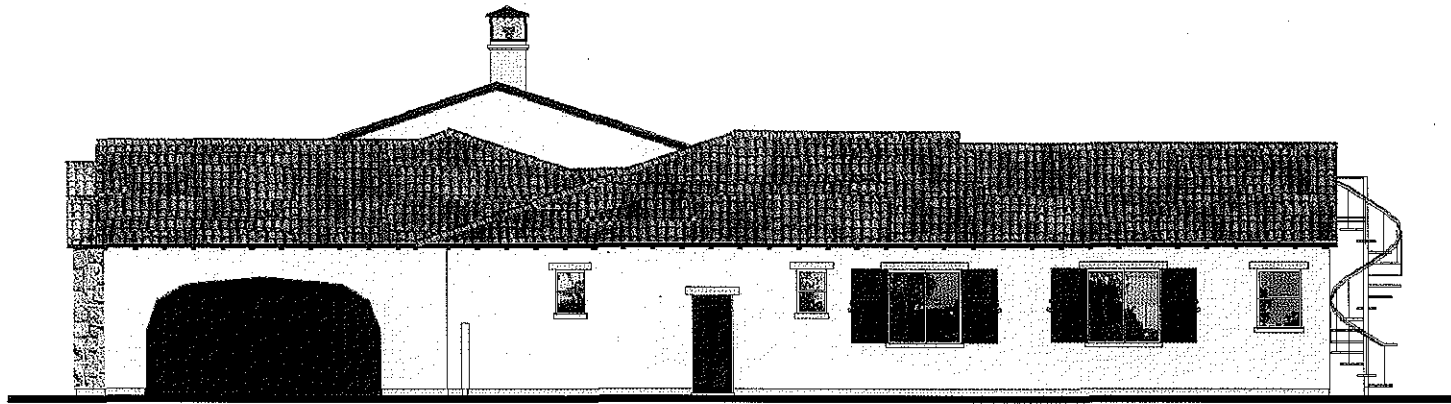
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PROJECT # 2014107 DATE: 11/26/14

PLAN 1 AX
Elevations

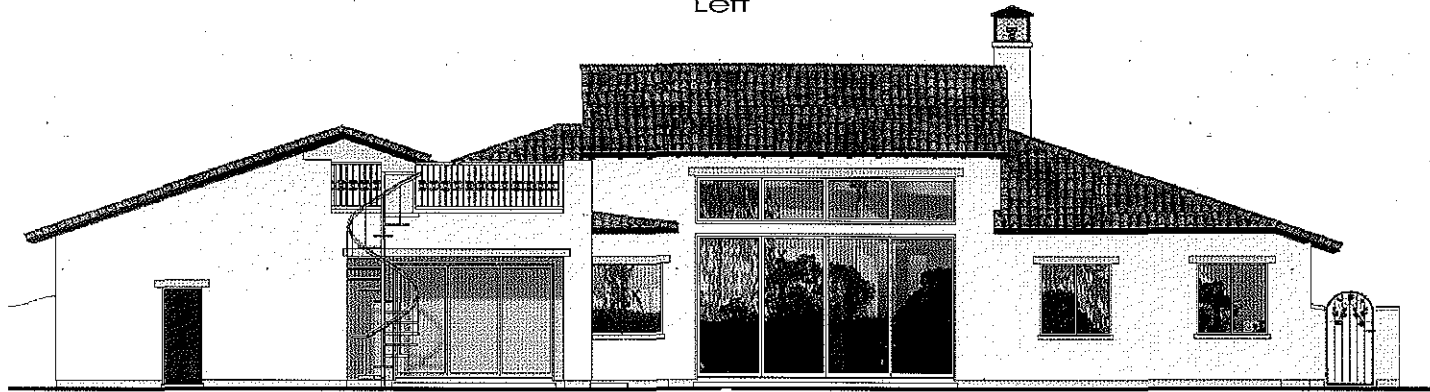


Far West Industries

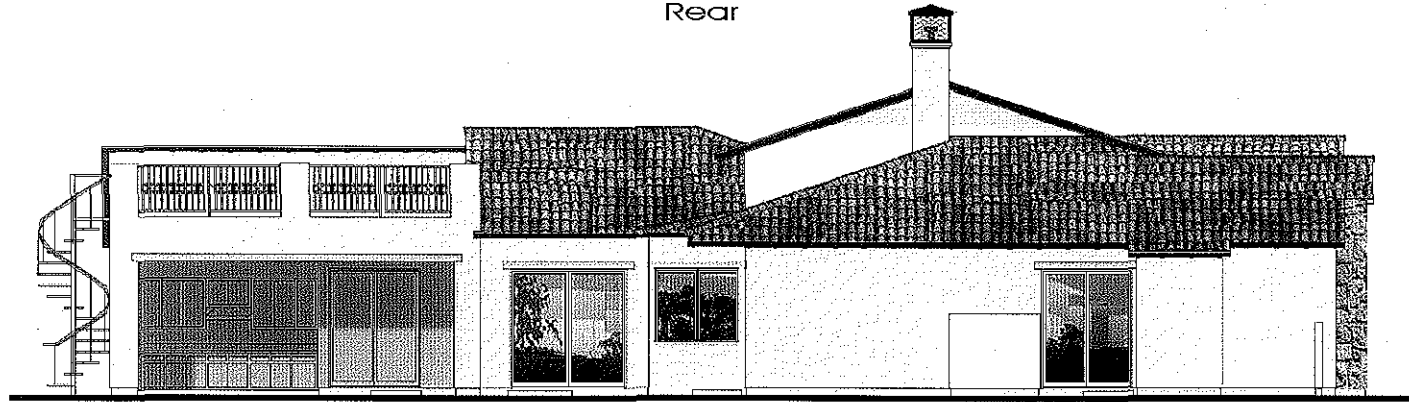
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Left



Rear



Right

Tuscany Heights

PALM SPRINGS, CA

PLAN 2B
Elevations

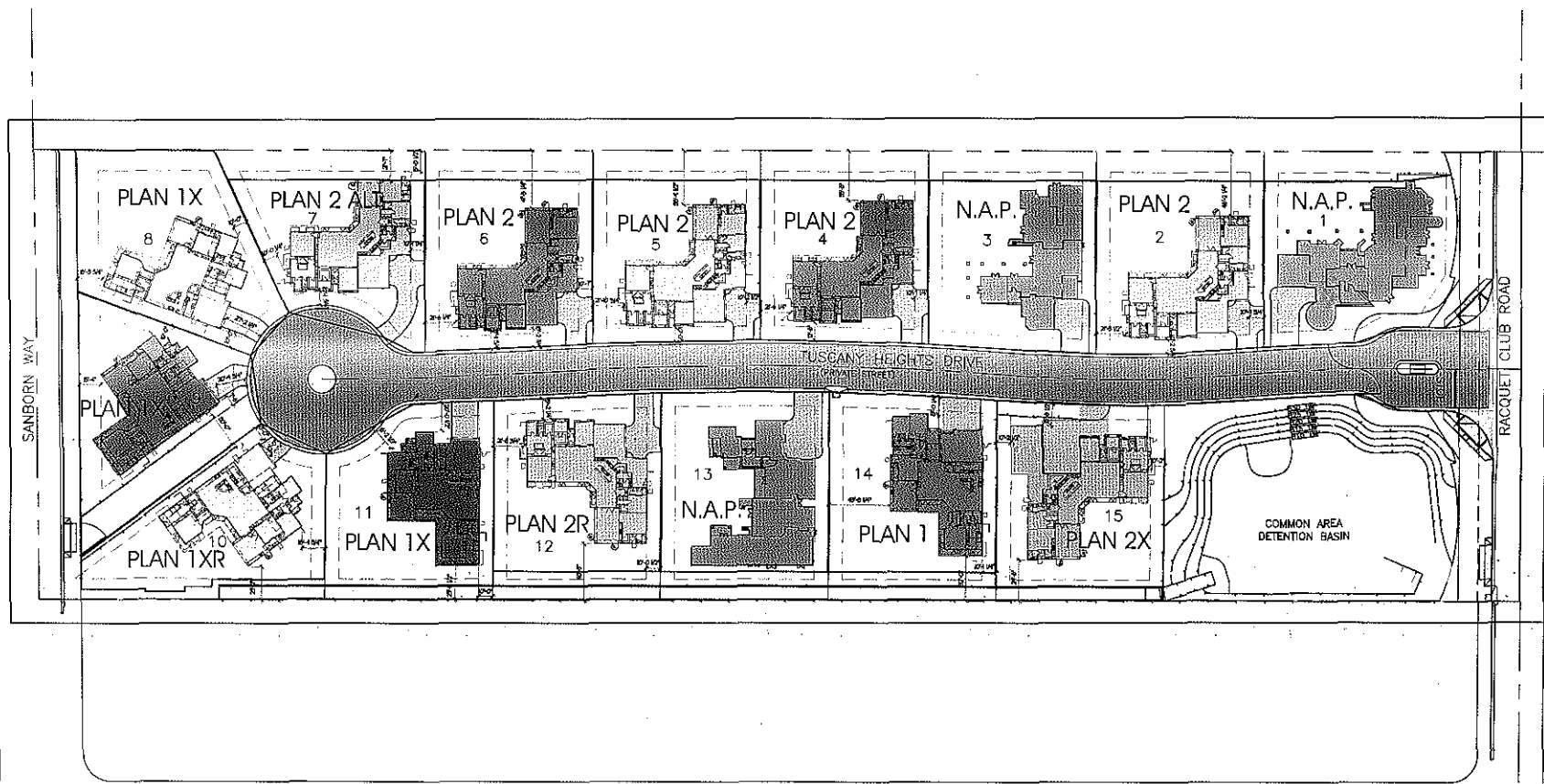


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30280 SW ANACAPULSI BLVD. NEWPORT BEACH, CA 92660
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PROJECT # 20110037 DATE 11/10/14



	PLAN 1A		PLAN 1AX		PLAN 2A		PLAN 2X		Not a Part
	PLAN 1BX		PLAN 2B		PLAN 2Alt				

Tuscany Heights

Palm Springs, CA

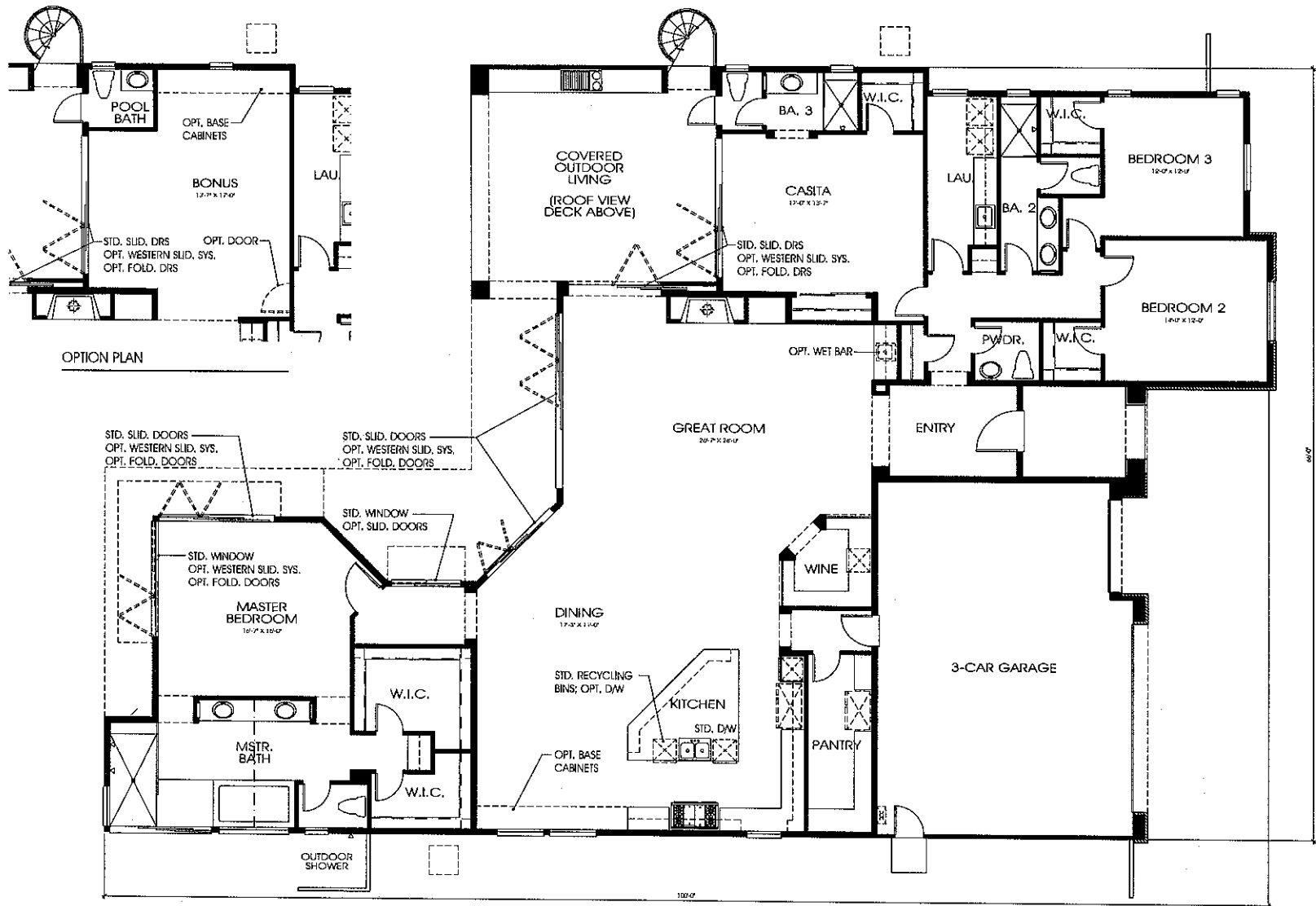
HANNOUCHE
 ARCHITECTS
 10274 SW FLORENCE ST. - 1405 NE WYOMING ST. PALM SPRINGS, CA 92262
 (949) 261-2070
 PROJECT # 2011037 DATE: 12/02/14



Architectural
 Site Plan



Far West Industries
 2922 Daimler St.
 Santa Ana, CA 92705
 (949) 224-1970



OPTION PLAN

FLOOR PLAN

3,407 S.F.

PLAN #1



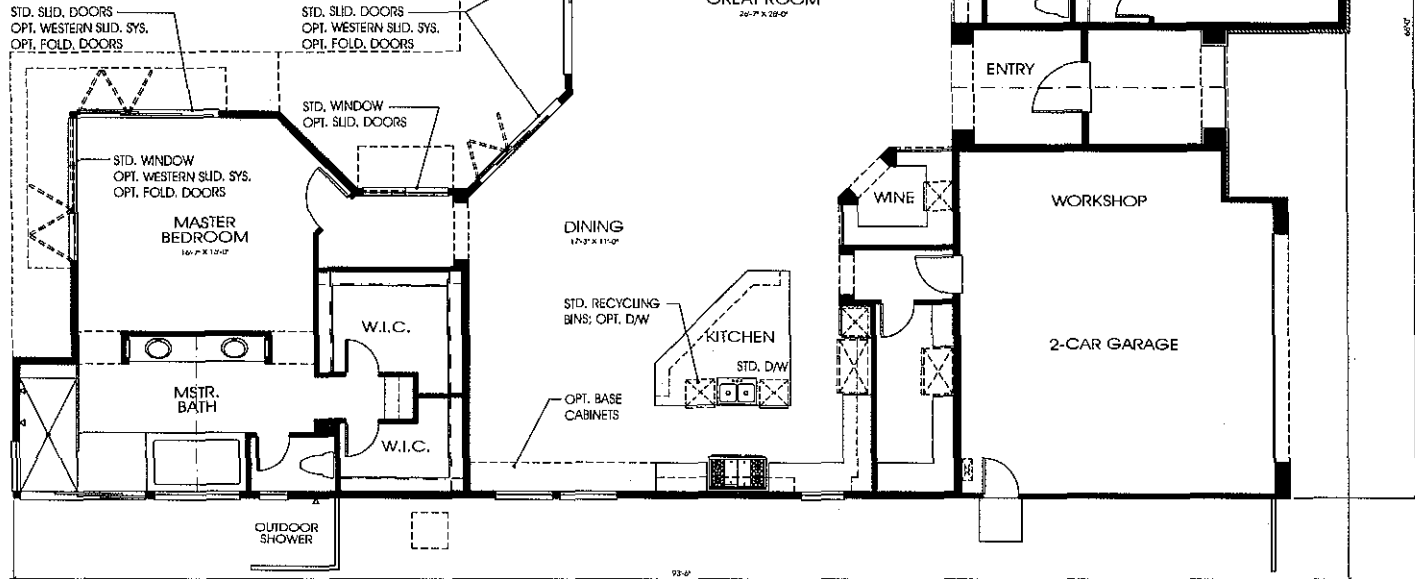
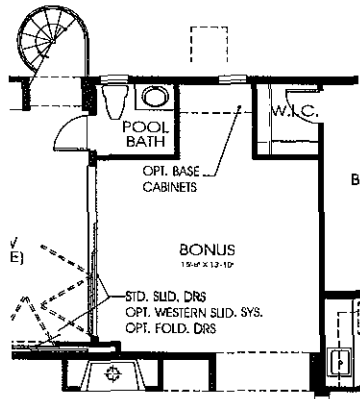
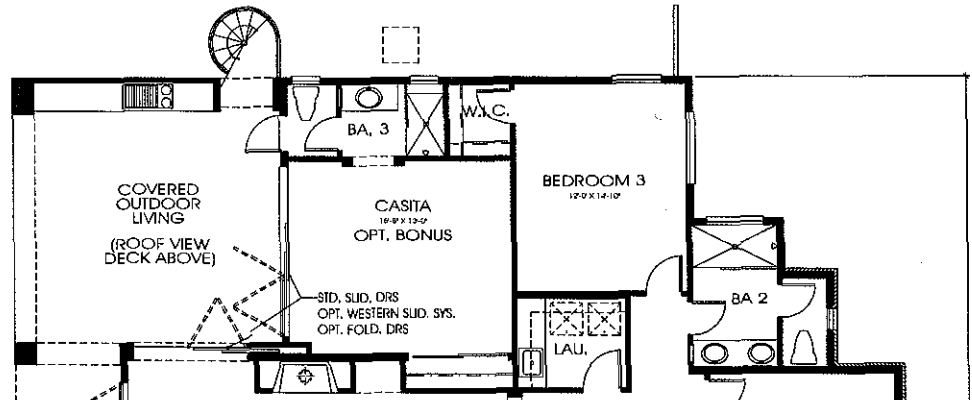
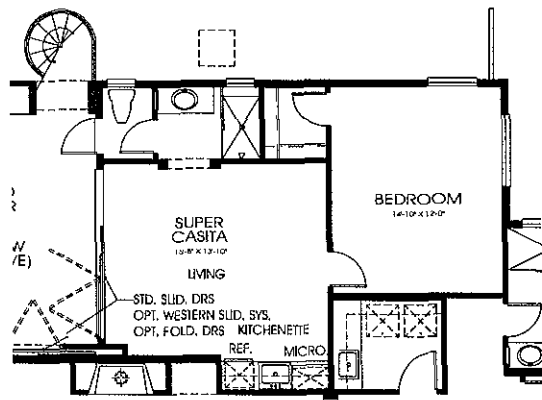
HANNOUCHE
ARCHITECTS
2201 N. CALIFORNIA ST.
SANTA ANA, CA 92705
PROJECT # 201-1027 DATE: 10/27/14

Tuscany Heights

Palm Springs, CA

Far West Industries

2922 Daimler St.
Santa Ana, CA 92705
(949) 224-1970



Tuscany Heights

Palm Springs, CA

3,282 S.F.

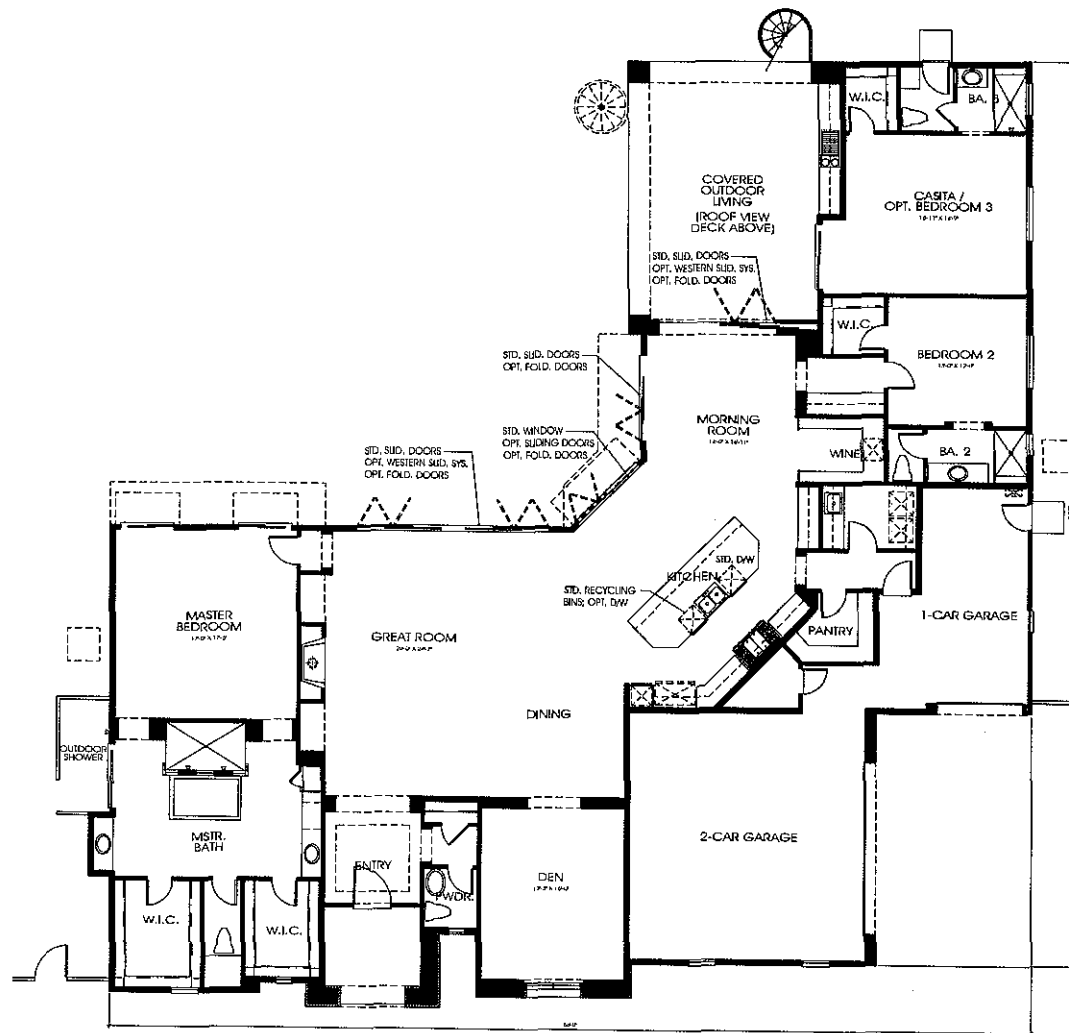
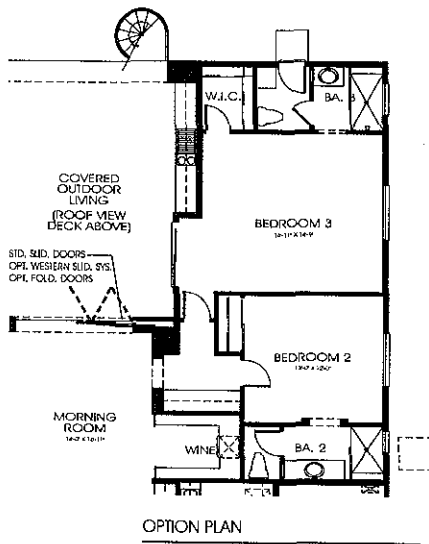
PLAN #1X



HANNOUCHE ARCHITECTS

20080 SW ACACIA ST. #145 ANNAPOLIS BEACH, CA 92560
 (949) 261-2070
 PROJECT #2014027 DATE: 10/27/14

Far West Industries
 2922 Daimler St.
 Santa Ana, CA 92705
 (949) 224-1970

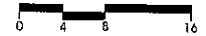


3,507 S.F.

Tuscany Heights

Palm Springs, CA

PLAN #2

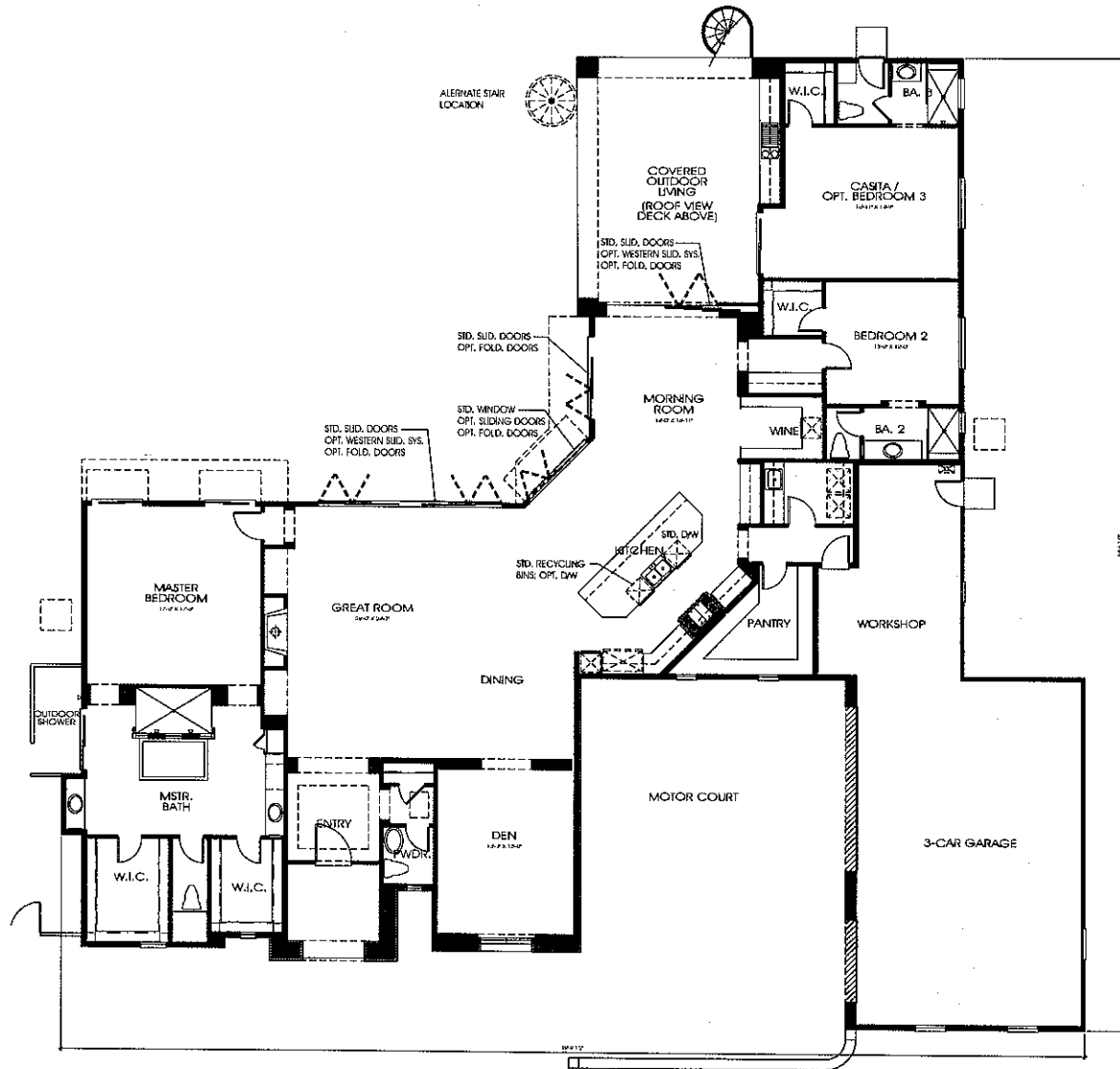
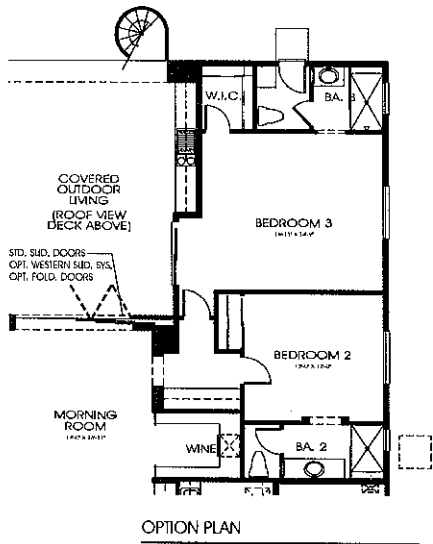


Far West Industries
 2922 Dolner, St.
 Santa Ana, CA 92705
 (949) 224-1970



HANNOUCHE
 ARCHITECTS

30280 HWY ACACIA ST. #1400 INDEPENDENCE BEACH, CA 92649
 714.221.2070
 PROJECT #2014037 DATE: 10/22/14



FLOOR PLAN

3,542 S.F.

Tuscany Heights

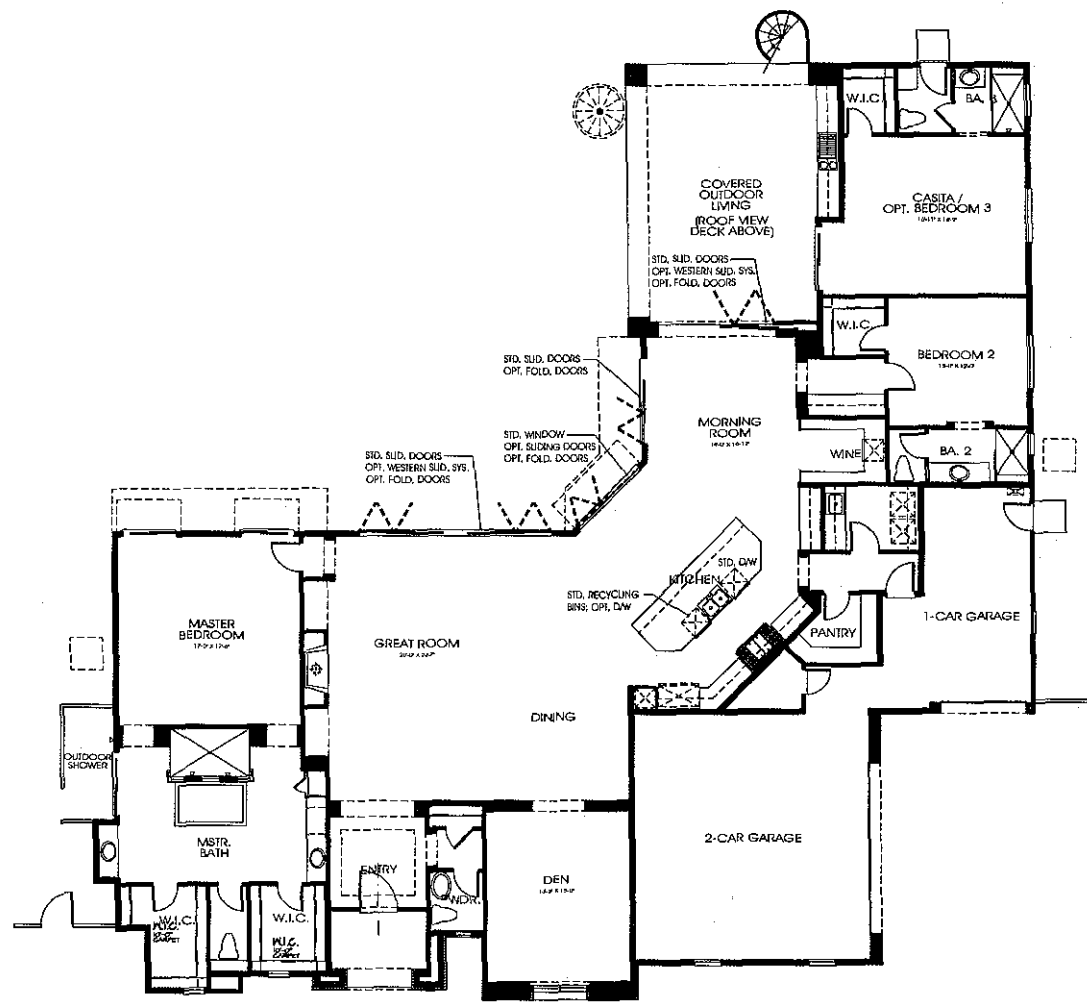
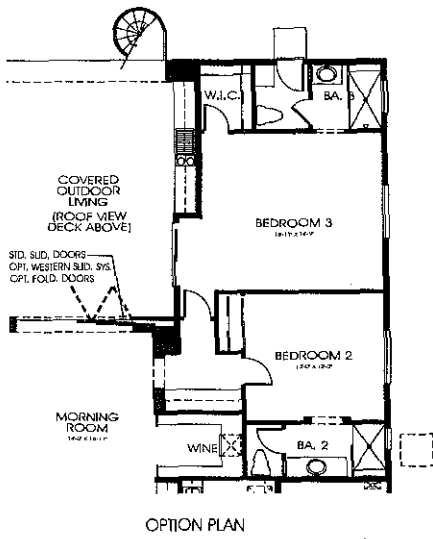
Palm Springs, CA

PLAN #2X



HANNOUCHE
 ARCHITECTS
 949 261 2370
 30280 SW AGACIA ST. #148 NEWPORT BEACH, CA 92660
 PROJECT #201007 DATE 10/27/14

Far West Industries
 2922 Dalmier St.
 Santa Ana, CA 92705
 (949) 224-1970



FLOOR PLAN 3,472 SF.

Tuscany Heights

Palm Springs, CA

PLAN # 2ALT



HANNOCHE
ARCHITECTS
20220 BLY ADAMS ST., #140, PALMS PRINGS, CA 92260
949.261.2070
PROJECT #2014037 DATE: 10/22/14

Far West Industries
2922 Daimler St.
Santa Ana, CA 92705
(949) 224-1970

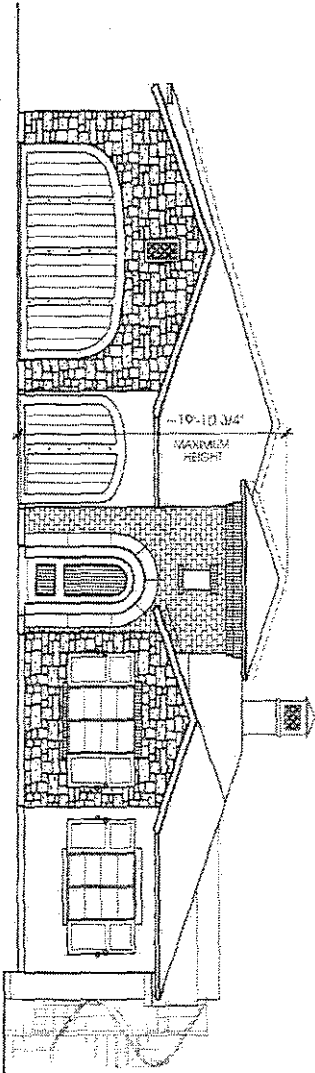


HANNOUCHE
 ARCHITECTURE
 2500 W. 10TH AVE.
 SUITE 200
 DENVER, CO 80202
 (303) 733-1111

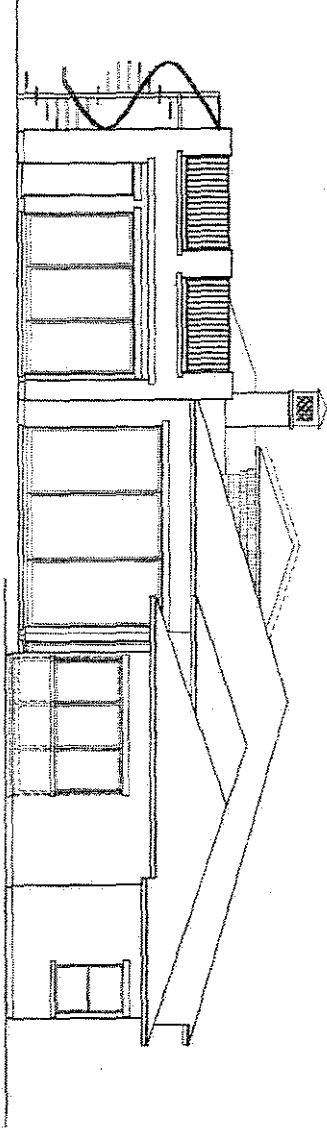
Palin Springs, CA

Tuscany Heights

Front



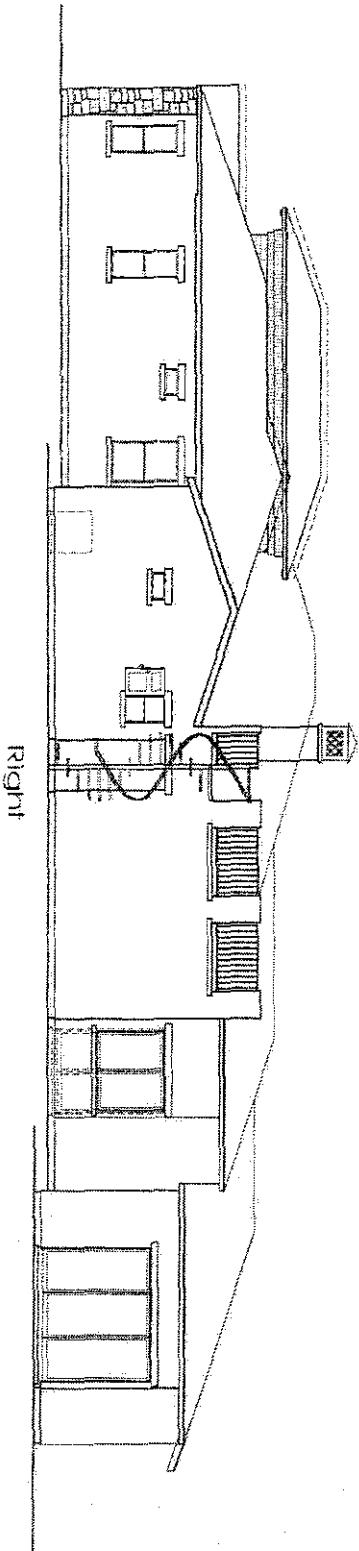
Rear



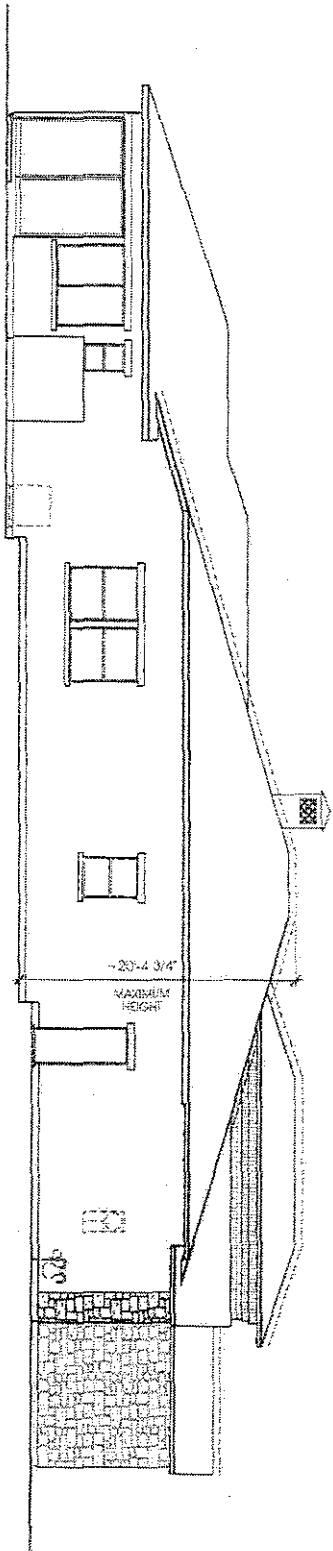
For West Industries
 9922 LARKIN ST.
 SUITE 100
 DENVER, CO 80231
 (303) 754-1570



PLAN #1
DOWN HILL
Elevation "A"
Front & Rear



Right



Left

Tuscany Heights

Palm Springs, CA



HANNOUCHE
ARCHITECTS
15001 VAN DYKE
VAN DYKE AVENUE, SUITE 200
PALM SPRINGS, CA 92262
(951) 485-1100

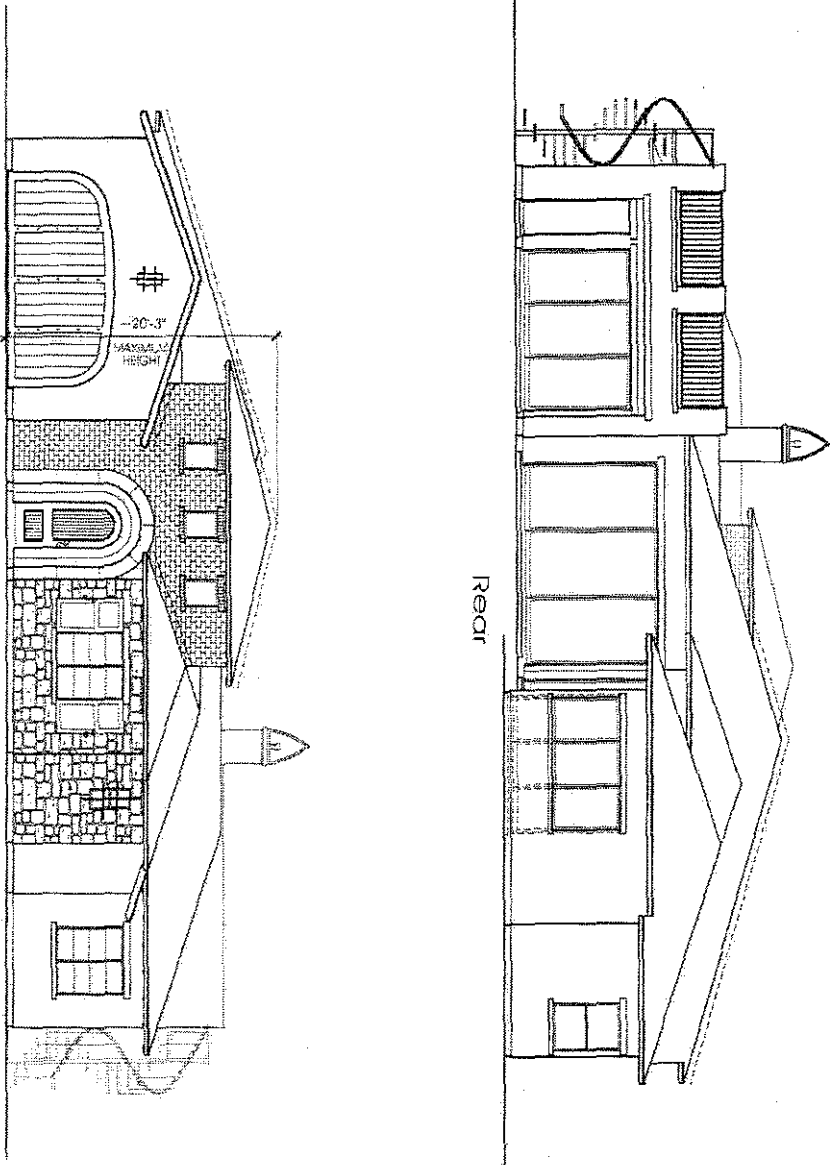


For West Industries
21522 SHERIDAN BL.
SHERIDAN AVE., CA 92705
(951) 224-1224

PLAN #1
DOWN HILL
Elevation "A"
Sides



HANNOUCHE
 ARCHITECTS
 2200 S. PALM BLVD.
 SUITE 200
 PALM SPRINGS, CA 92262
 (951) 326-1070



Front

Rear

Tuscany Heights

Palm Springs, CA

PLAN # 1X
DOWN HILL
Elevation "A"
Front & Rear



Far West Industries
 1000 N. GARDEN ST.
 SUITE 200
 PALM SPRINGS, CA 92262
 (951) 326-1070



HANNICHICHE
ARCHITECTURE
10000 S. PALM AVENUE
SUITE 200
PALM SPRINGS, CA 92262

Palm Springs, CA

Tuscany Heights

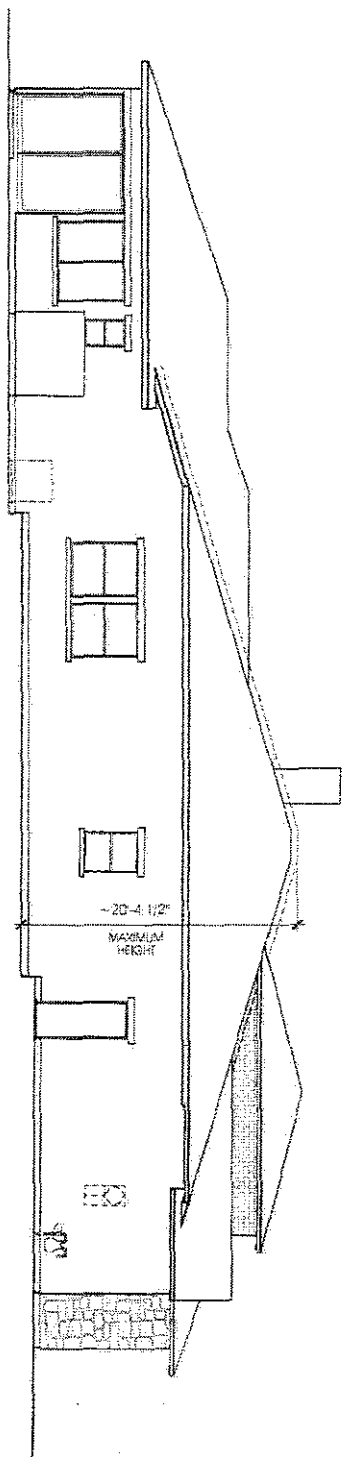
For West Industries

17722 EASTRIDGE ST.
SHERMAN AVENUE, CA 92506
(951) 244-1772

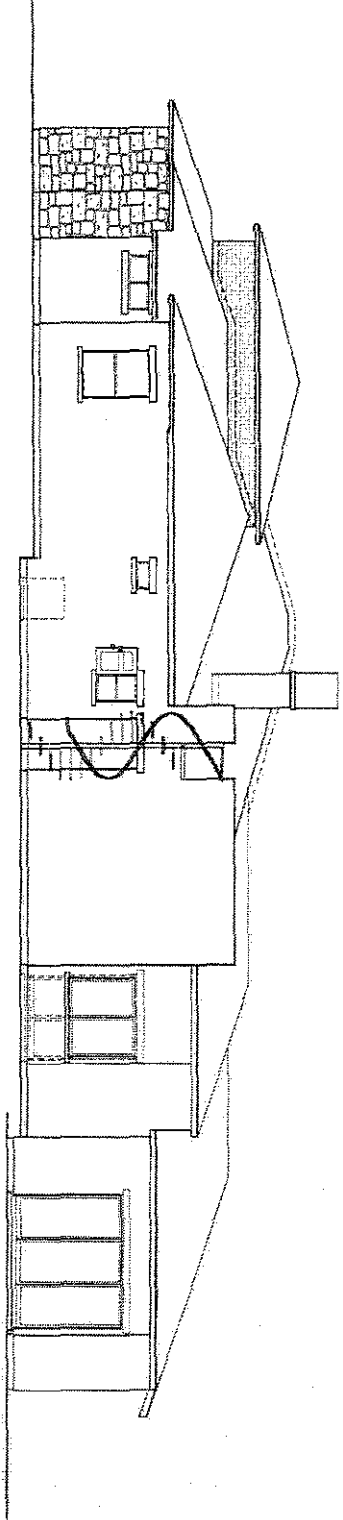


PLAN #1X
DOWN HILL
Elevation "A"
Sides

Left



Right





HANNOUCHE
 ARCHITECTS
 1000 S. GARDEN ST.
 SUITE 200
 PALM SPRINGS, CA 92262
 (951) 244-1111

Tuscany Heights

Palm Springs, CA

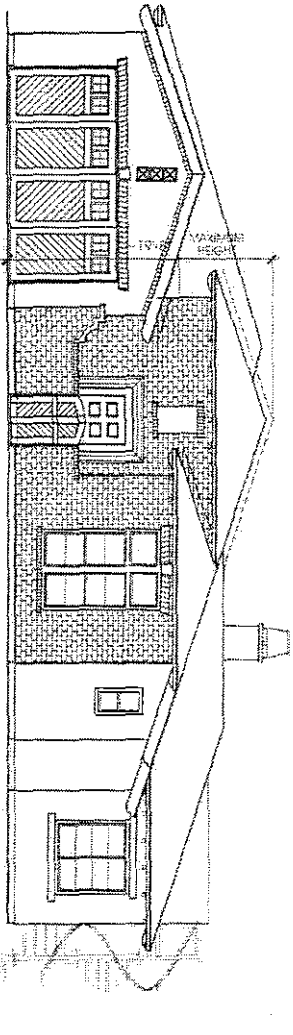
For West Industries

2222 DORTCH ST.
 SUITE 100
 PALM SPRINGS, CA 92262
 (951) 244-1111

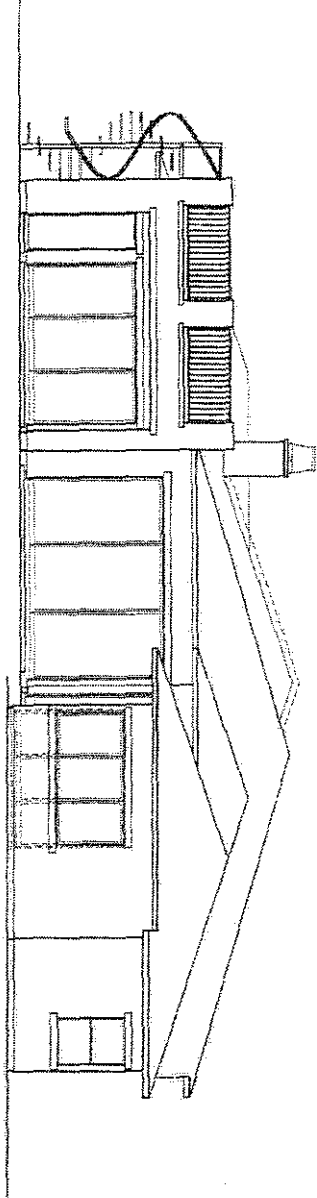


PLAN #1X
DOWN HILL
Elevation "B"
Front & Rear

Front

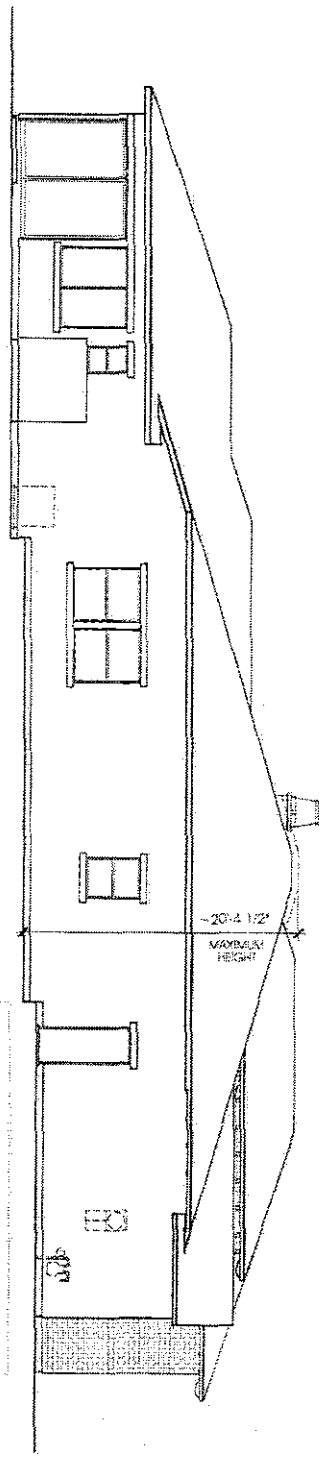


Rear





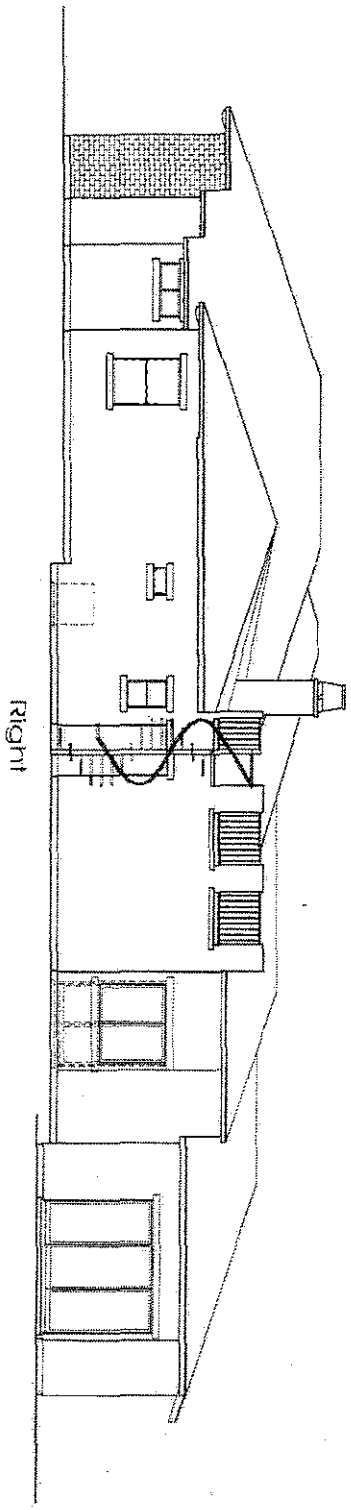
IANINGOUCHE
 ARCHITECTS
 2150 24th Street
 San Francisco, CA 94114
 (415) 775-1100



Left

Tuscany Heights

Palm Springs, CA

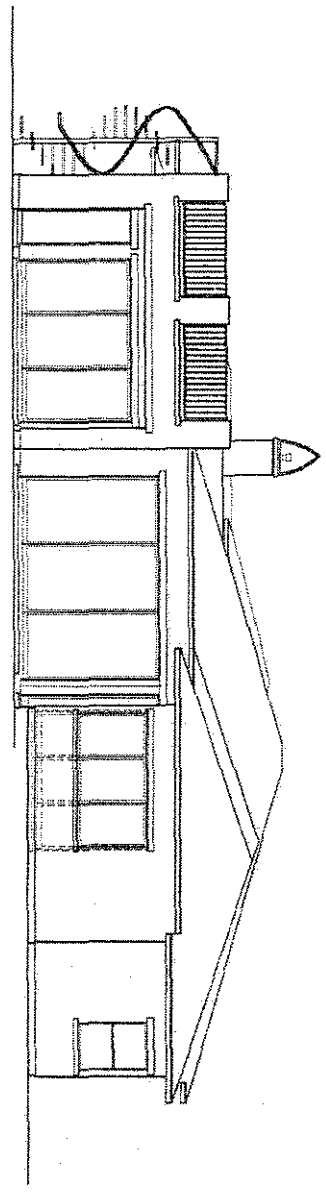


Right

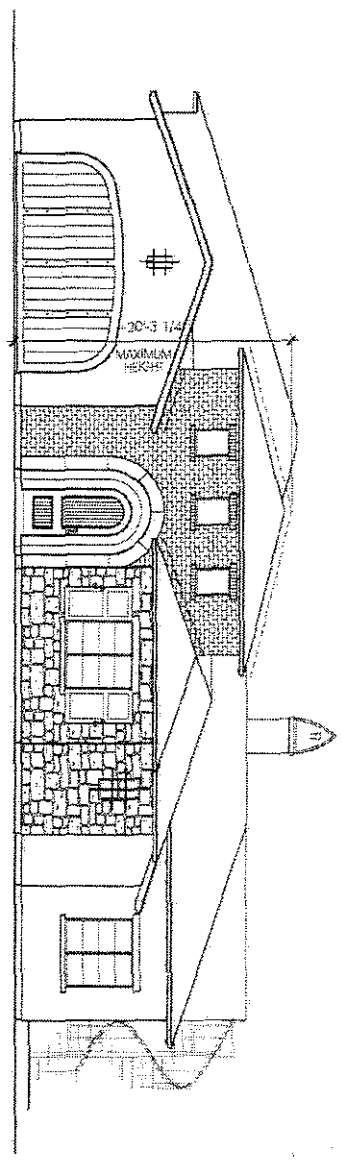
Fair West Industries
 2722 Hamilton St.
 San Jose, CA 95128
 (408) 251-1920



PLAN # 1X
 DOWN HILL
 Elevation "B"
 Sides



Rear



Front

Tuscany Heights

Palm Springs, CA



HANFICUCHE
ARCHITECTURE
2022 1304100100 31
Spring Ave, 152-922110
(949) 224-1170

PLAN #1X
UP HILL
Elevation "A"
Front & Rear

For West Industries

2022 1304100100 31
Spring Ave, 152-922110
(949) 224-1170



HANNOUCHE
ARCHITECTURE
1000 S. RIVER ST. SUITE 100
PALM SPRINGS, CA 92262

Palm Springs, CA

Tuscany Heights

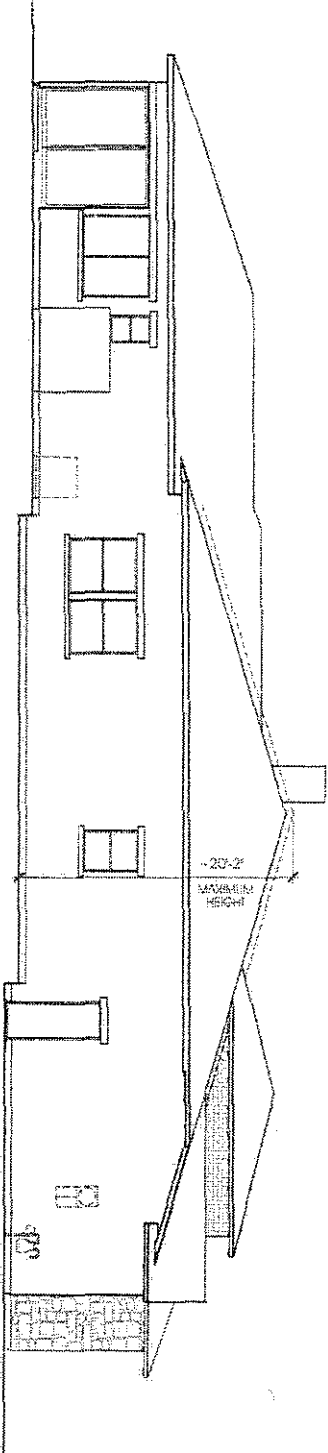
For West Industries

2022 DORNING ST
SANTA ANA, CA 92705
PHONE 714-244-1130

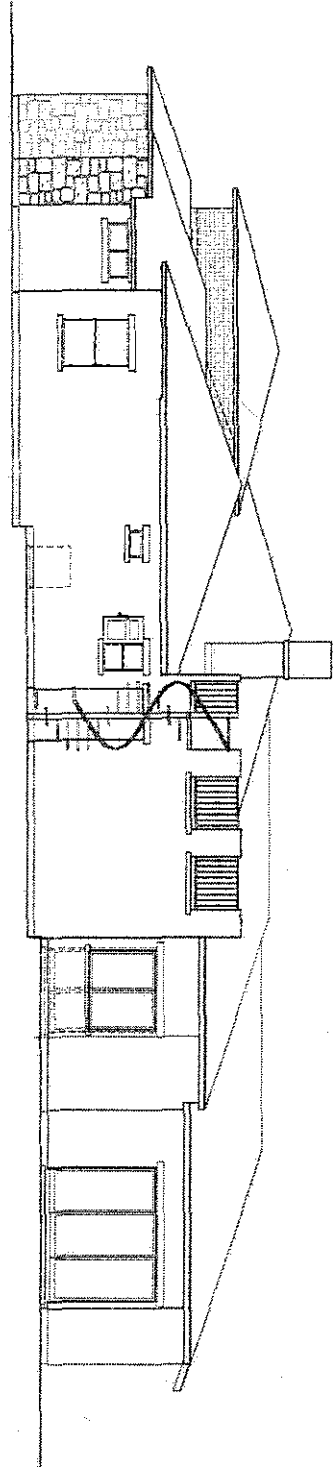


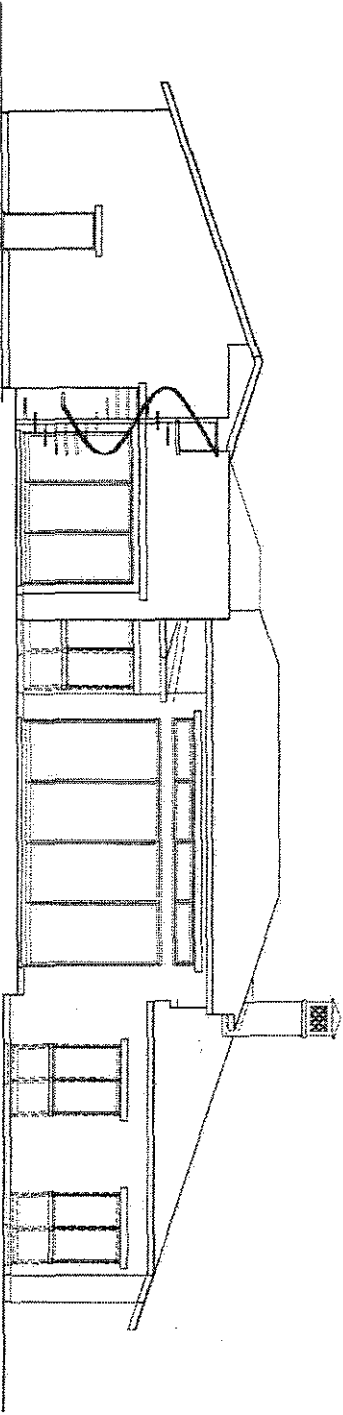
PLAN # 1X
UP HILL
Elevation "A"
Sides

Left

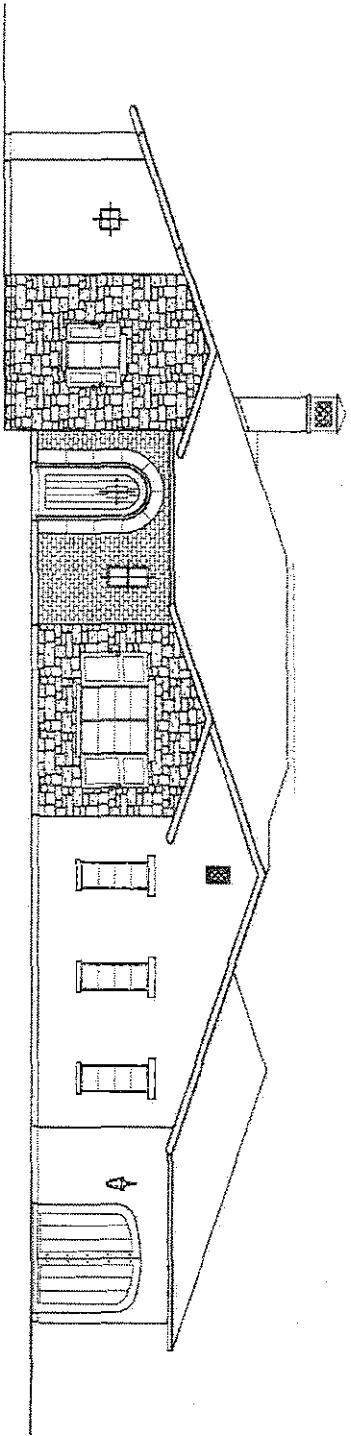


Right





Rear



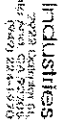
Front

Tuscany Heights

Palm Springs, CA



PLAN #2
DOWN HILL
Elevation "B"
Front & Rear



25024 Oakview Dr.
Suite 100
Palm Springs, CA 92262

KL
HANNOUCHIE
ARCHITECTS
1000 N. GARDEN ST.
PALM SPRINGS, CA 92260
TEL: 760.325.1111 FAX: 760.325.1112

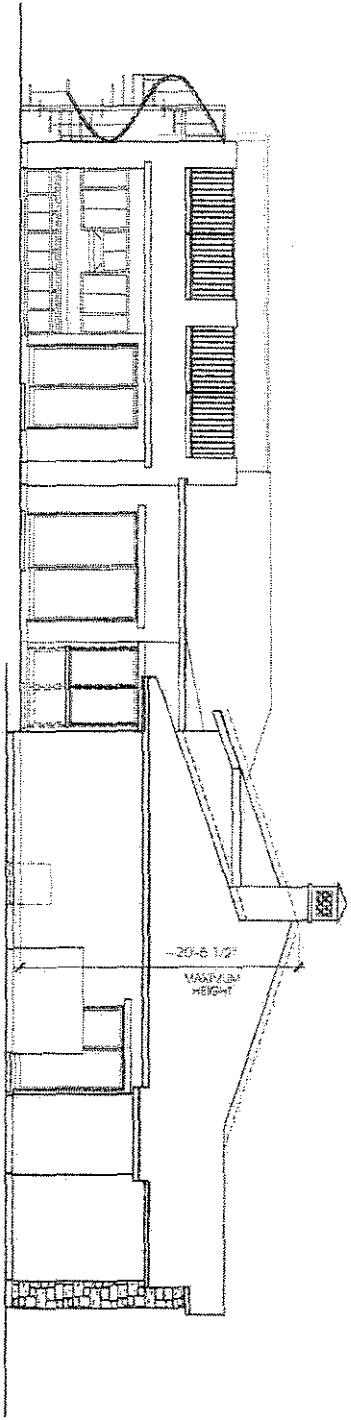
Tuscany Heights
Palm Springs, CA

Far West Industries
7922 Equitrek Dr.
San Jose, CA 95128
(408) 254-1500

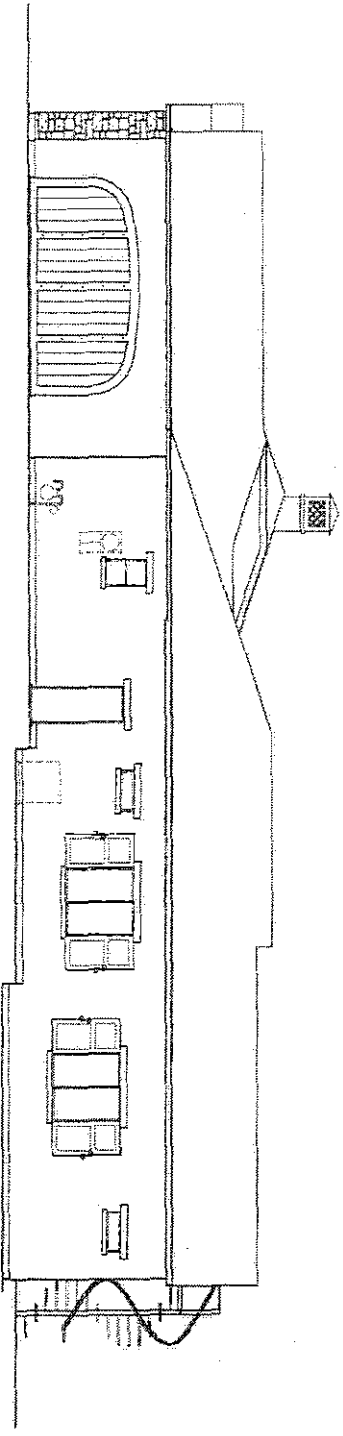


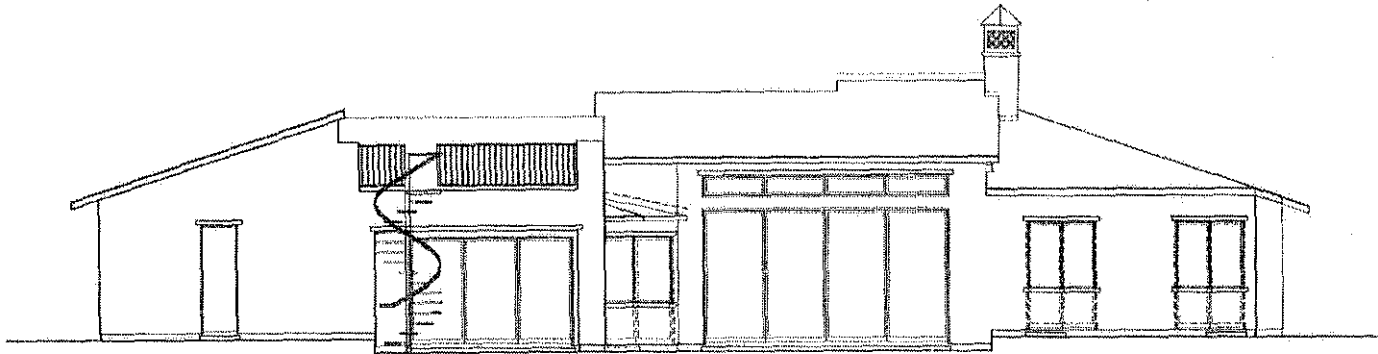
PLAN #2
DOWN HILL
Elevation "B"
Sides

Left



Right





Rear



Front

Tuscany Heights

Palm Springs, CA

PLAN #2
UP HILL
Elevation "A"
Front & Rear



Far West Industries

7925 Decker St.
Corteo Ranch, CA 92705
(415) 224-1970

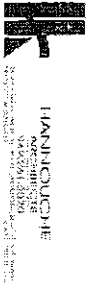


HANNOUCHE

ARCHITECTS

949.261.2025

2000 W. HANNOUCHE BLVD. SUITE 1000 PALM SPRINGS, CA 92262



HANNOUCHE
ARCHITECTS
1000 N. GARDEN ST.
PALM SPRINGS, CA 92260
(760) 325-1234

Palm Springs, CA

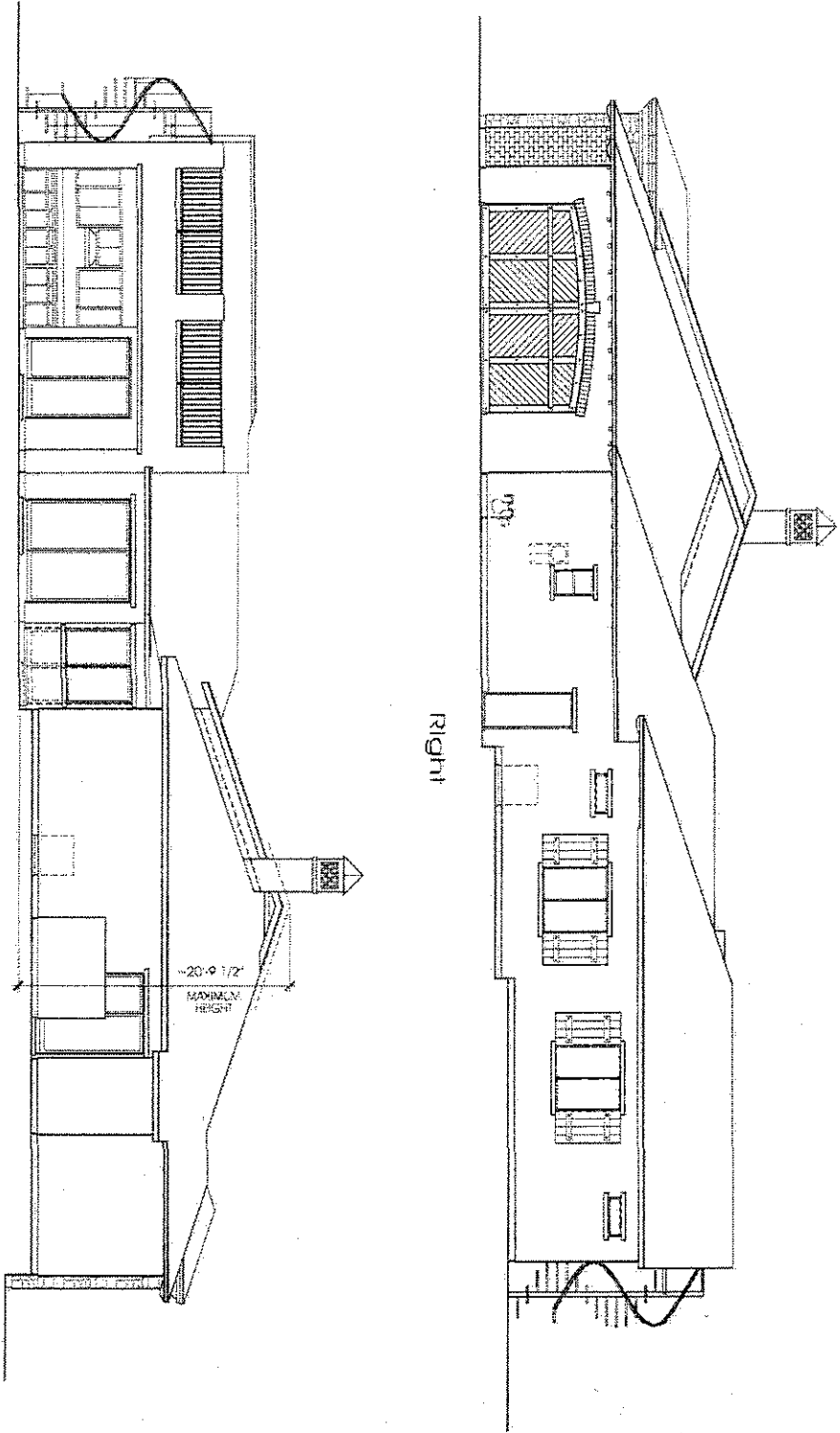
Tuscany Heights

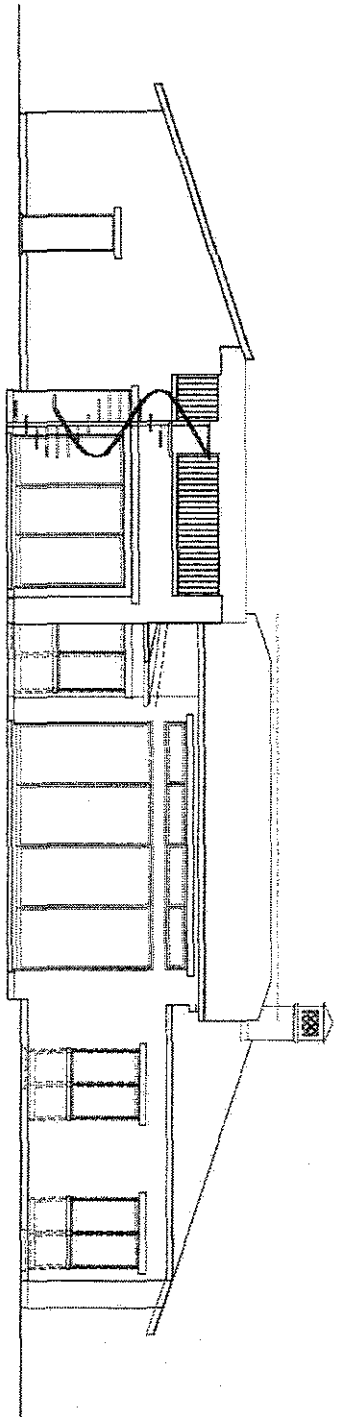
For West Industries

2922 DORRIS ST.
GARDEN AVENUE, CA 92705
(708) 224-1250

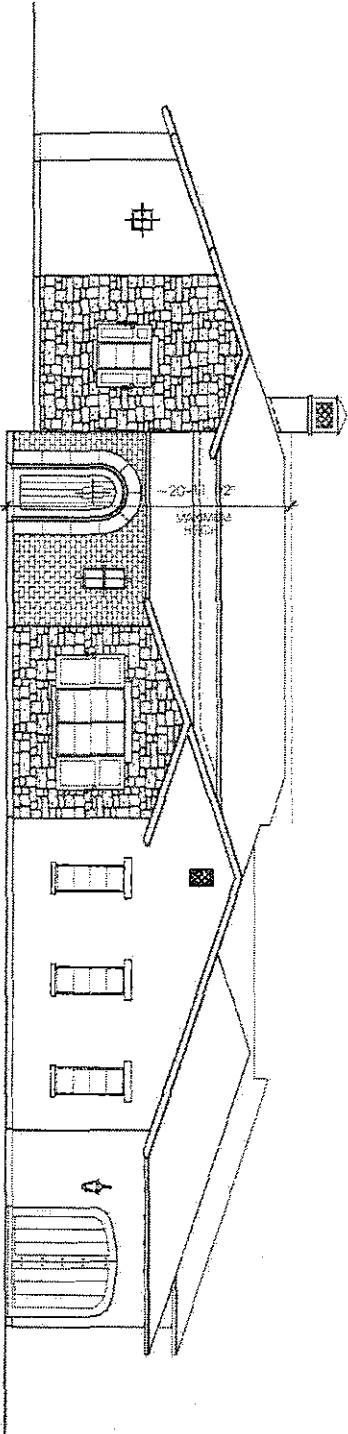


PLAN #2
UP HILL
Elevation 'A'
Sides





Rear



Front

Tuscany Heights

Point Springs, CA

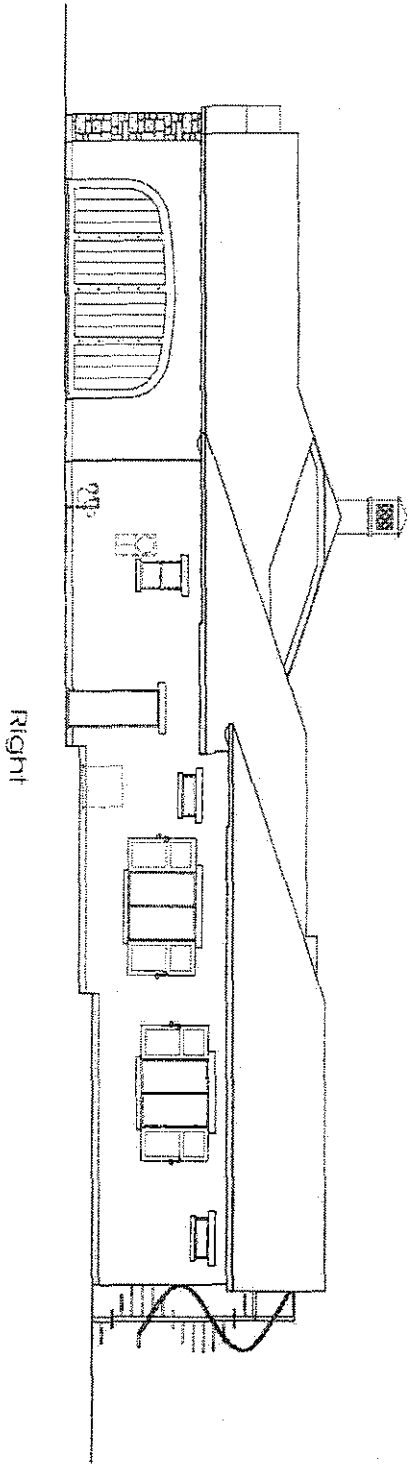


HANBLOCH
& ASSOCIATES
ARCHITECTS
1025 S. 10TH ST.
SANTA ANA, CA 92705
(714) 271-1111

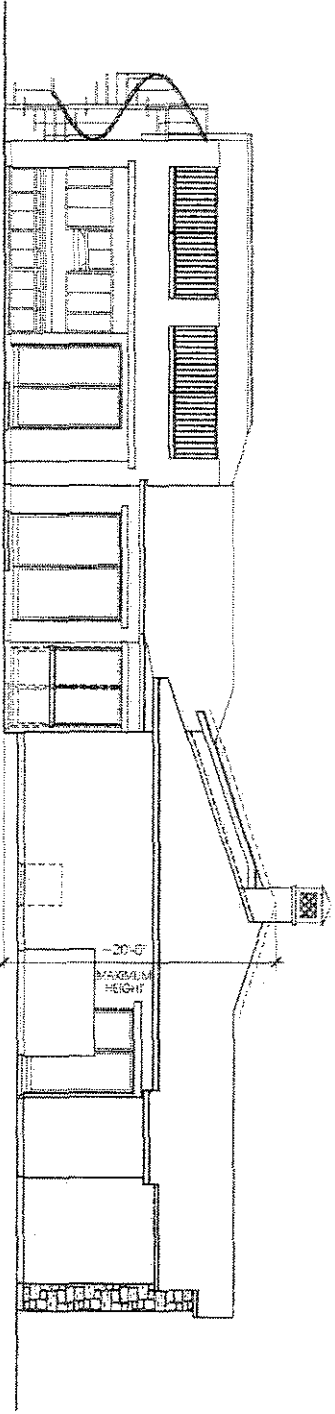


PLAN #2
UP HILL
Elevation "B"
Front & Rear

FAR WEST INDUSTRIES
34272 COASTWAY BL.
SANTA ANA, CA 92705
(714) 254-1720



Right



Left

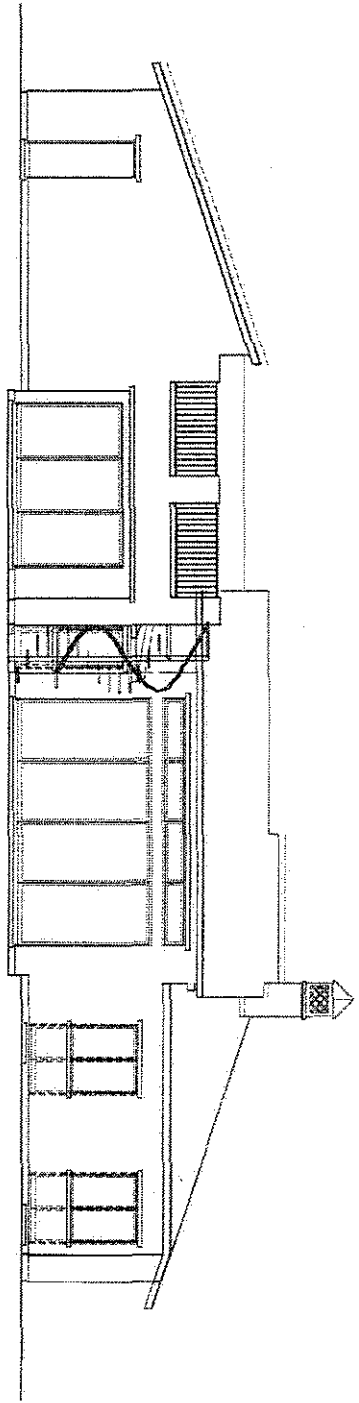
Tuscany Heights

Palm Springs, CA

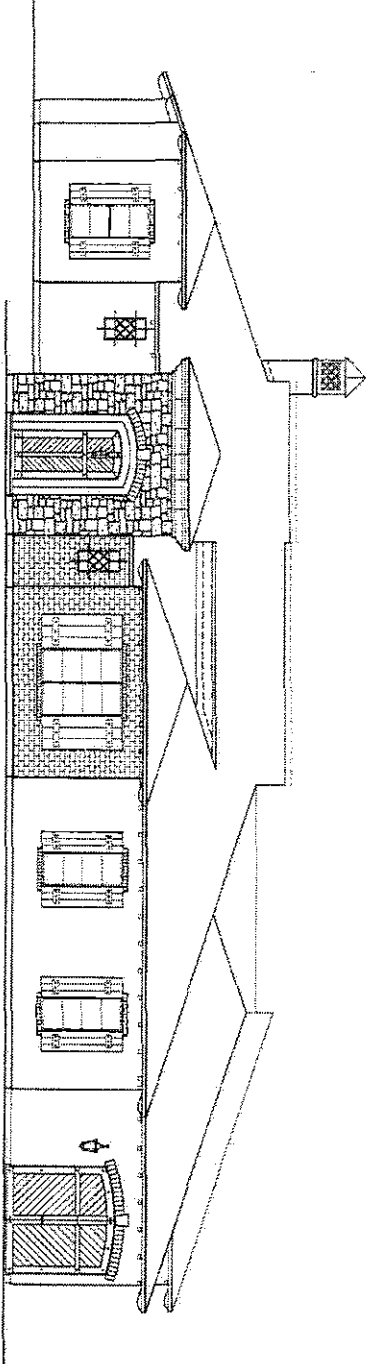
HANCOCK
 ARCHITECTS
 1000 N. LINCOLN
 SUITE 100
 PALM SPRINGS, CA 92262
 (951) 321-1234

PLAN #2
 UP HILL
 Elevation "B"
 Sides

Far West Industries
 2922 Klamath St.
 Blythe, CA 92225
 (951) 224-1234



Rear



Front

Tuscany Heights

Palm Springs, CA



HANNOUCHE
ARCHITECTS
1000 N. AVENUE
PALM SPRINGS, CA 92262



Far West Industries
2722 DORRIS ST.
SUNNYVALE, CA 92220
(408) 264-1970

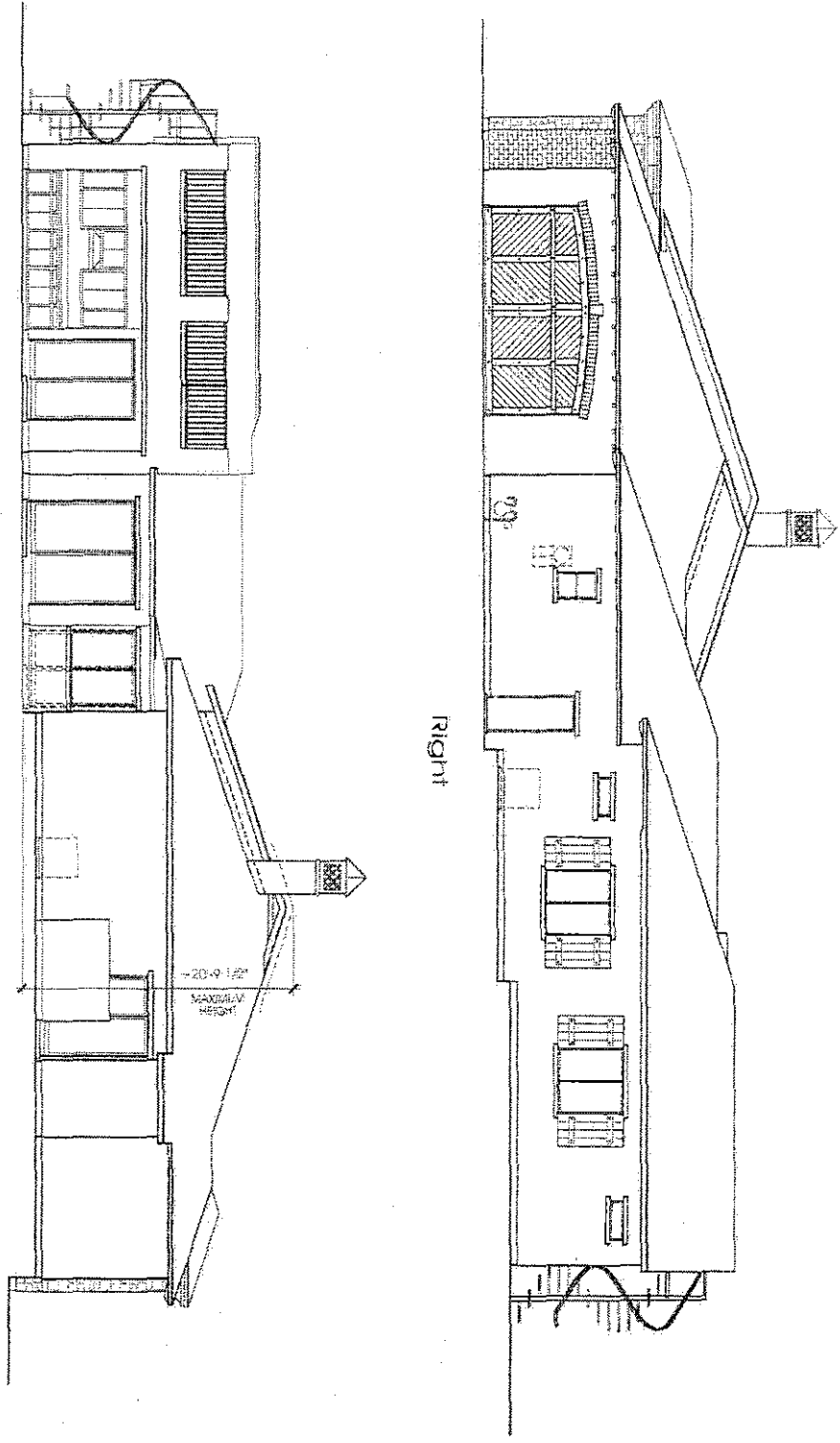
PLAN # 2A1T
UP HILL
Elevation "A"
Front & Rear

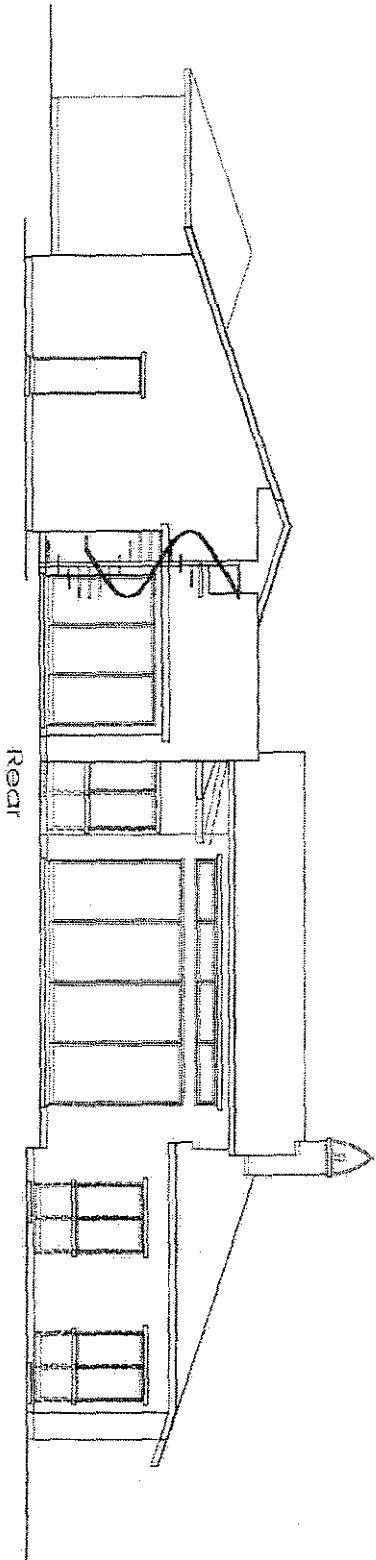
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 ARCHITECTS
 1000 S. GARDEN ST.
 PALM SPRINGS, CA 92260
 (760) 326-1234

Tuscan Heights
 Palm Springs, CA

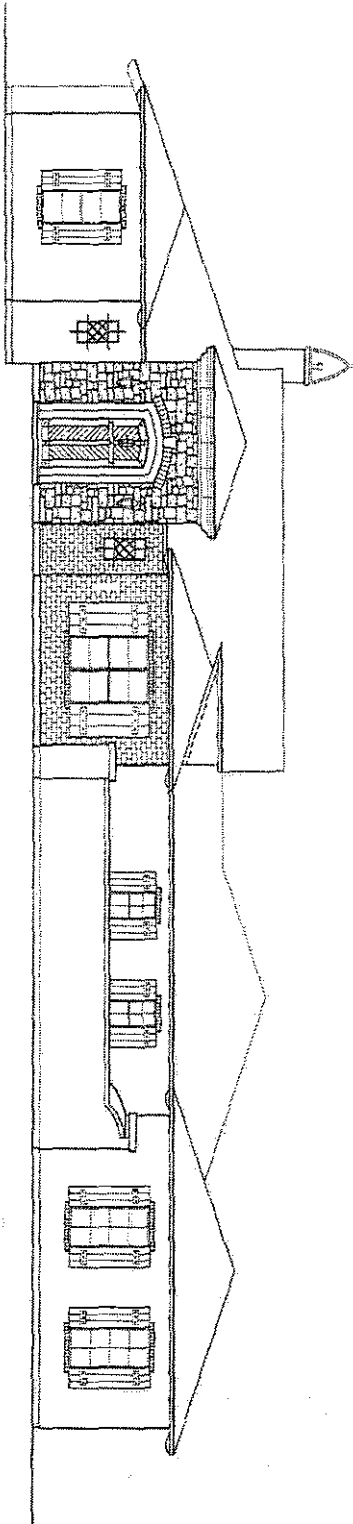
PLAN #2
 UP HILL
 Elevation 'A'
 Sides

For West Industries
 2877 TORRENO BL.
 SERRA MAR, CA 92270
 (760) 225-1570





Rear



Front

Tuscany Heights

Palm Springs, CA



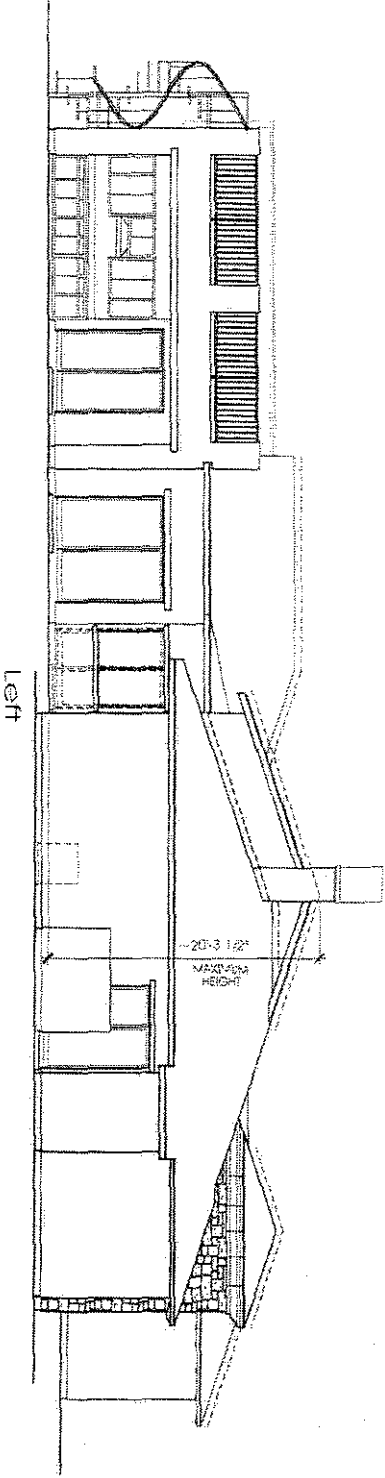
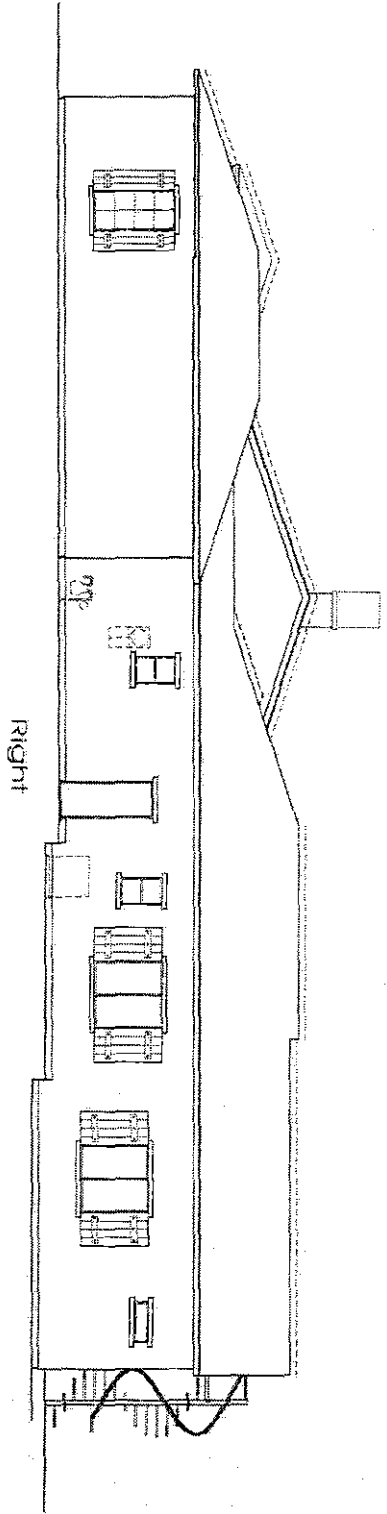
HANNOUCHE
ARCHITECTS
2200 N. LINCOLN
SUITE 100
PALM SPRINGS, CA 92262
760.325.1100

For West Industries

3522 CANTON RD
SANTA ANA, CA 92705
(714) 964-1979



PLAN #2X
DOWN HILL
Elevation "A"
Front & Rear



Tuscany Heights

Palm Springs, CA



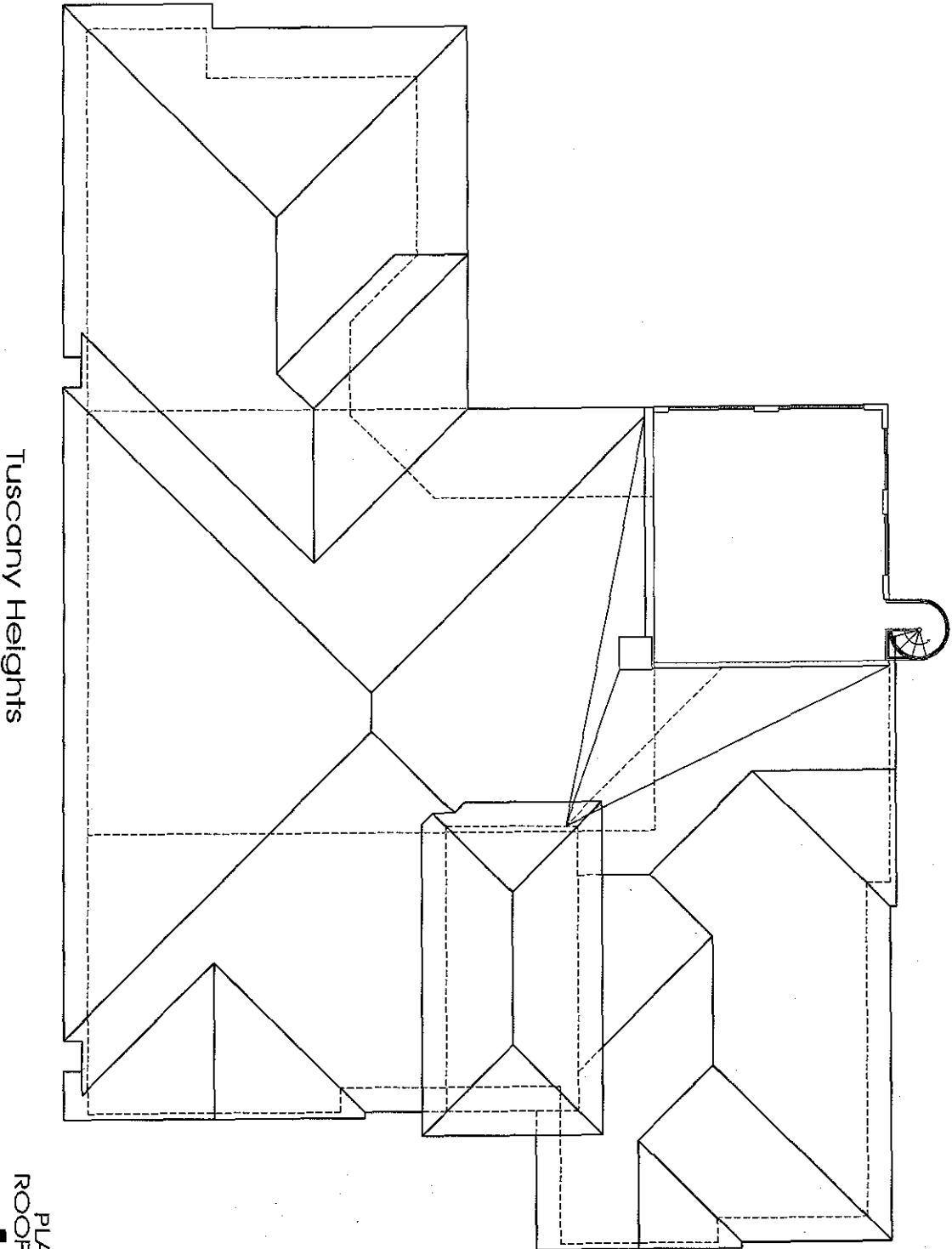
Far West Industries
 13201
 San Luis Obispo, CA 93270
 (805) 220-1530



PLAN #2X
 DOWN HILL
 Elevation "A"
 Sides



HANNOUCHE
 ARCHITECTS
 2222 CENTRAL
 AVENUE
 PALM SPRINGS, CA 92262
 (951) 254-1970



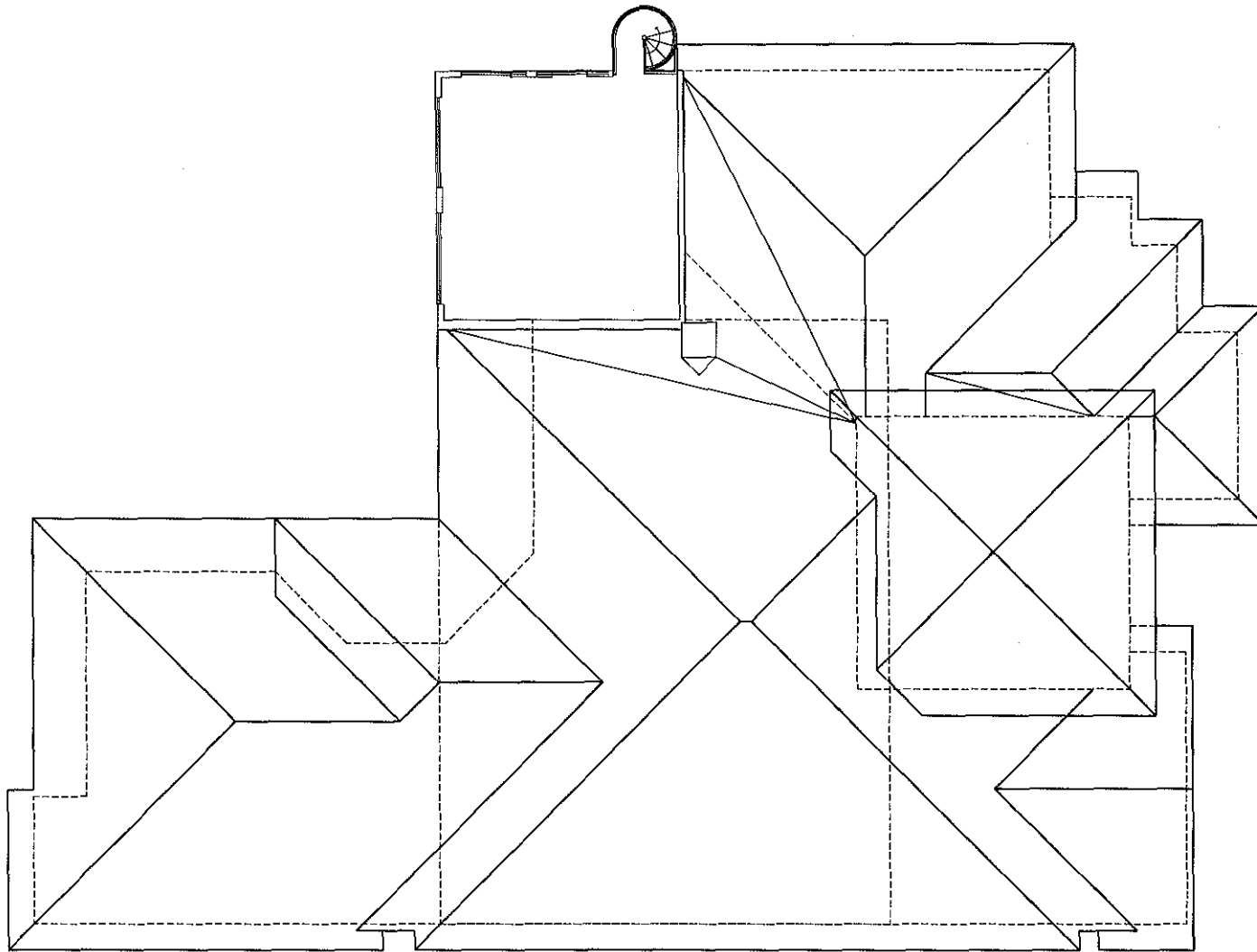
Tuscany Heights

Palm Springs, CA

PLAN #1
 ROOF PLAN

Far West Industries
 2222 CENTRAL
 AVENUE
 PALM SPRINGS, CA 92262
 (951) 254-1970





Tuscany Heights

Palm Springs, CA

PLAN #1X
ROOF PLAN



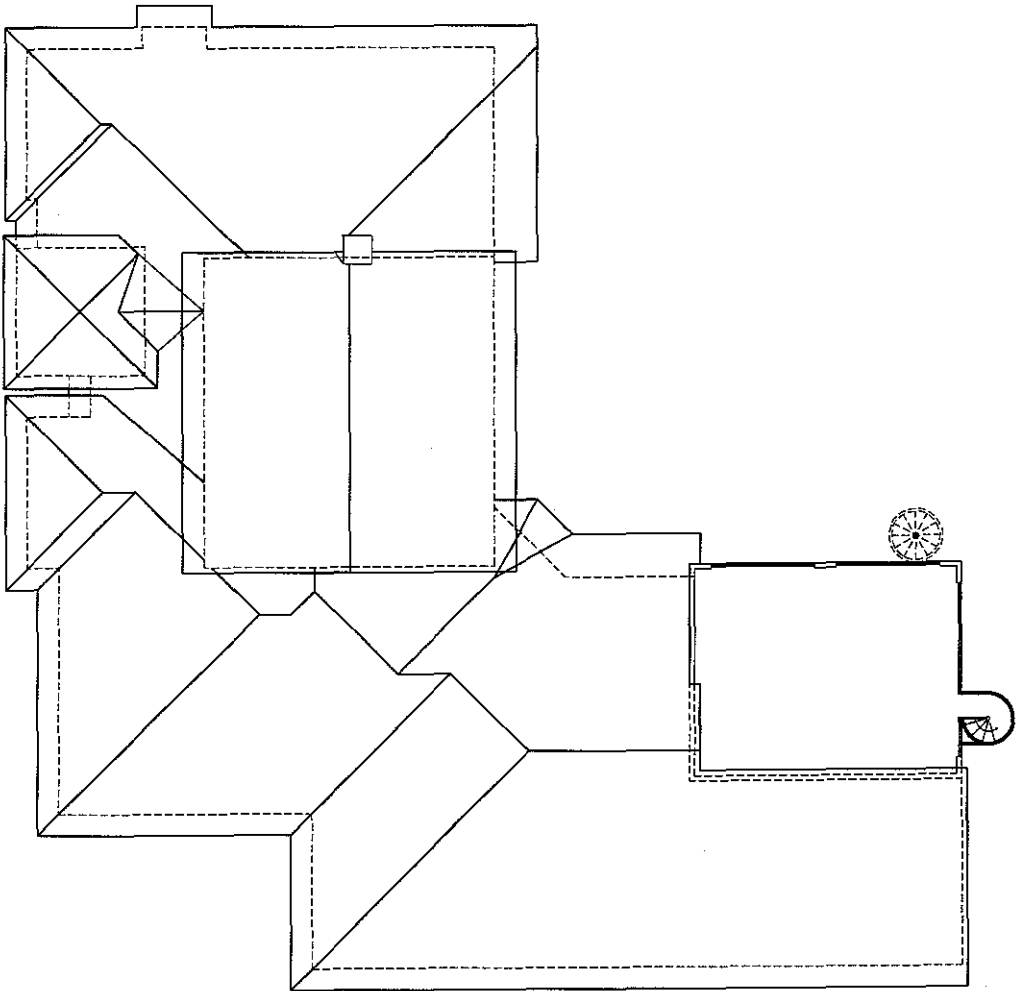
Far West Industries
2922 Daimler St.
Santa Ana, CA 92705
(949) 224-1970



HANNOUCHE
ARCHITECTS
2451 221, 2210
SHERBOURNE AVENUE #1148 PALMSPRINGS, CA 92260
PROJECT #2010037 DATE: 11/03/14



HANNOUCHE
ARCHITECTS
2492501.12070
2492501.12070
2492501.12070



Tuscany Heights

Palm Springs, CA

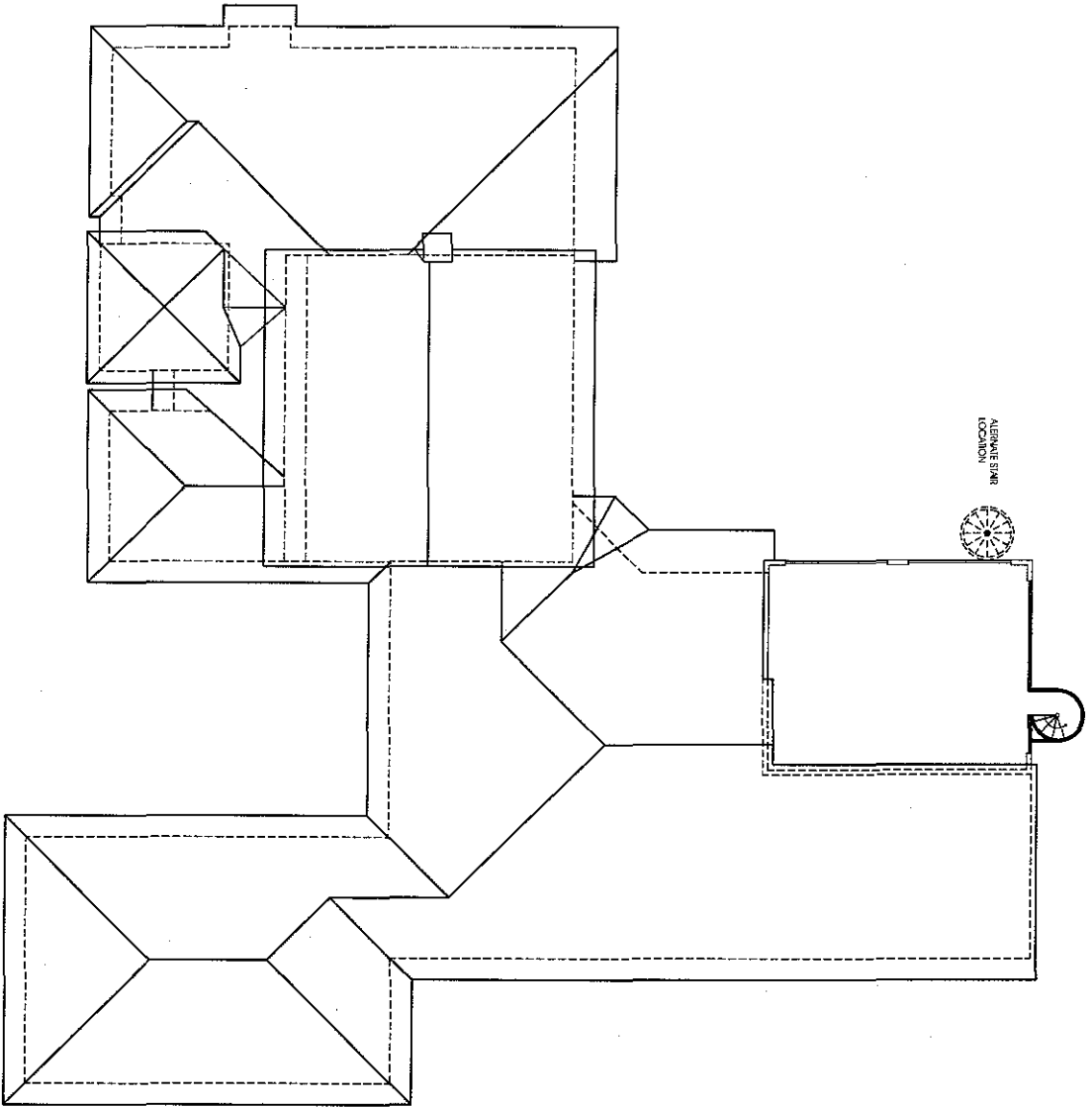
PLAN #2
ROOF PLAN



Fair West Industries
2922 Cottage St
Santa Ana, CA 92705
(949) 224-1970



HANNOUCHE
ARCHITECTS
2000 W. ACACIA AVE. #200
PALM SPRINGS, CA 92264
PHONE: 951.224.1970
FAX: 951.224.1971



Tuscany Heights

Palm Springs, CA

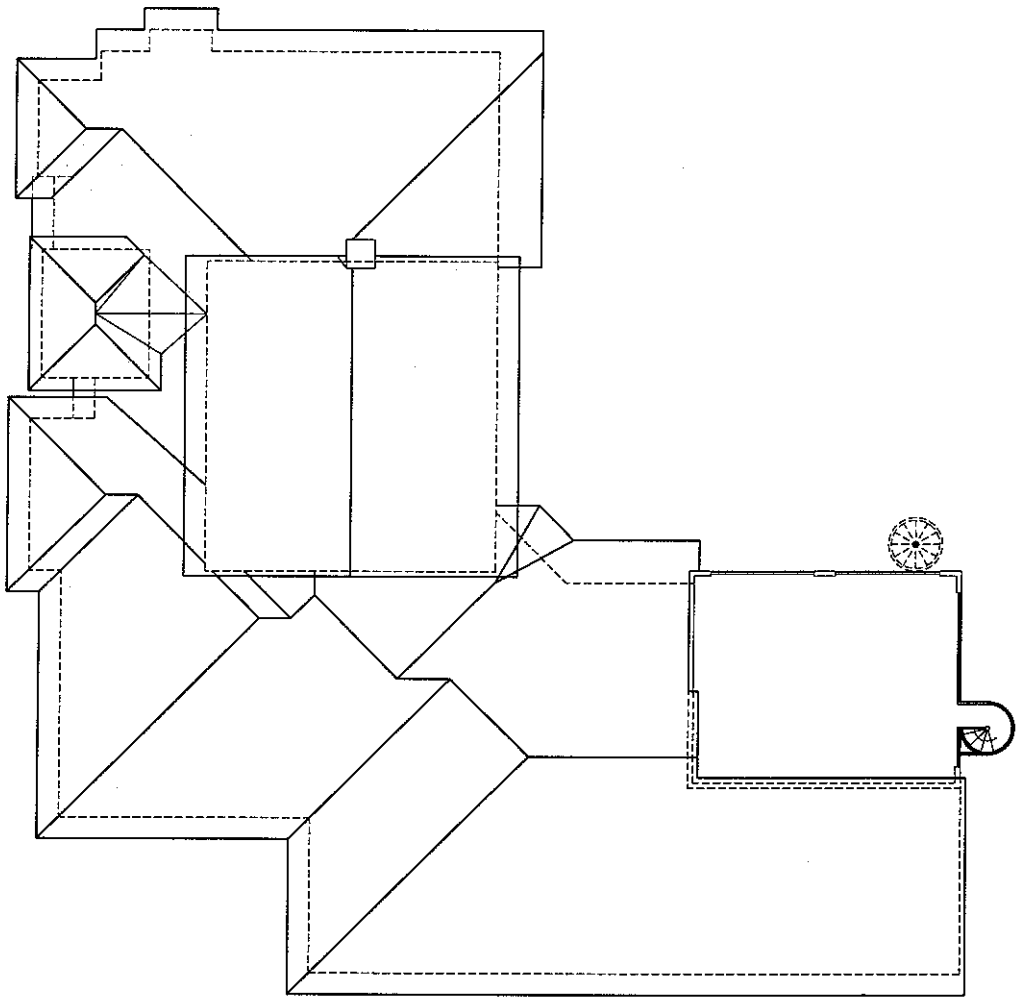
PLAN #2X
ROOF PLAN



Far West Industries
2929 LINDEN AVE.
SAN JOSE, CA 95128
(415) 224-1970



HANNOUCHE
ARCHITECTS
1000 AVENUE OF THE ARTS, SUITE 100
PALM SPRINGS, CA 92260
(949) 424-1970



Tuscany Heights

Palm Springs, CA

PLAN #2ALT
ROOF PLAN



Fair West Industries
9923 D.C. 92705
SOMER AVE. CA 92705
(949) 224-1970

Tuscany Heights—Tract No. 28495



Tuscany Heights—Sun Deck Exhibit

Depicting existing neighborhood homes with raised decks or balcony's for view orientation



• Tuscany Heights Site



• Neighborhood homes with raised decks or balcony's

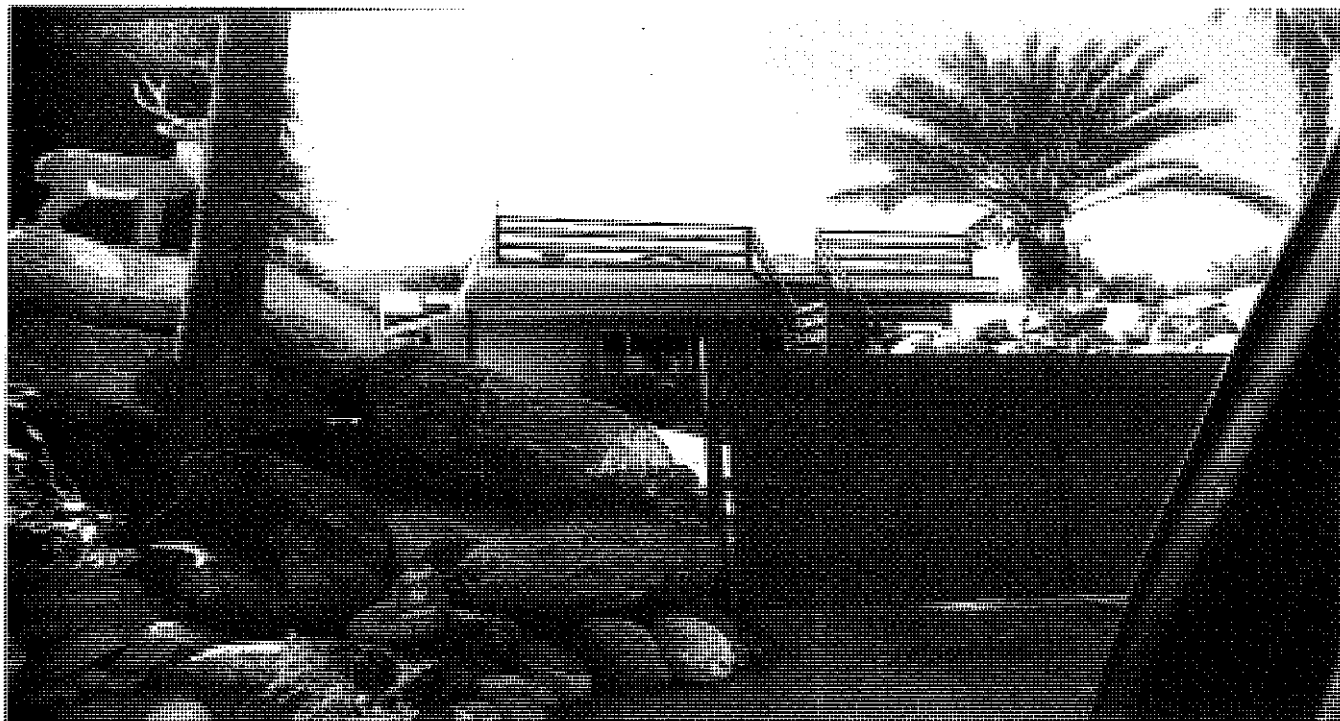
Tuscany Heights—2 Story Homes

Depicting existing neighborhood homes that are 2 story



— 2 story houses

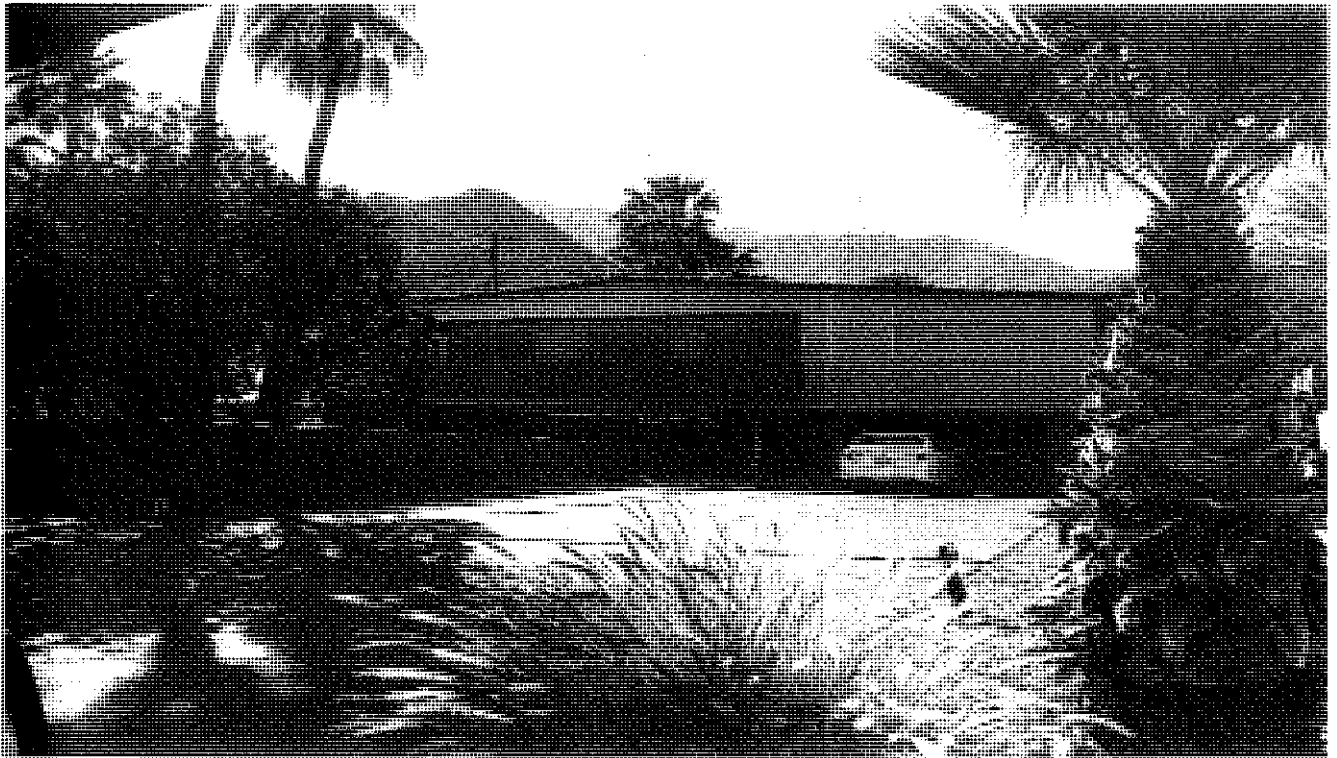
2233 Milo



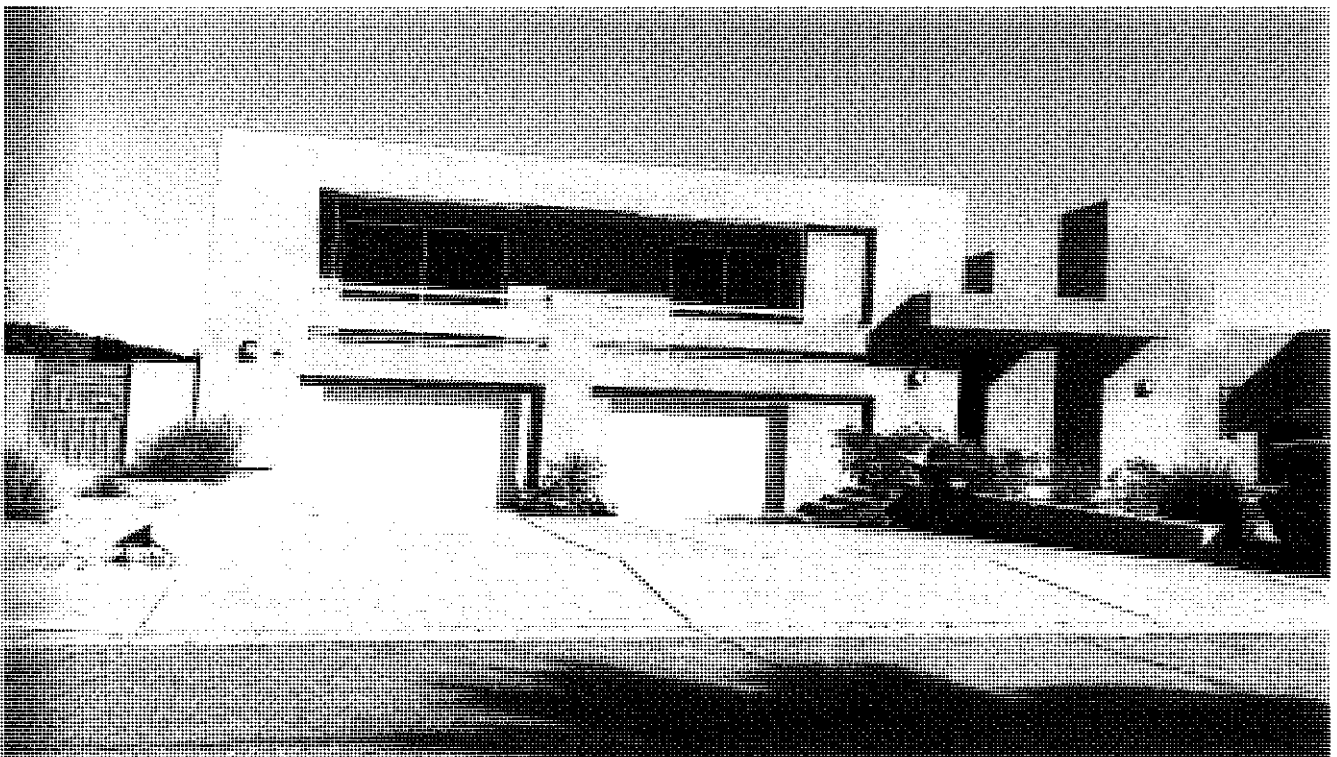
2255 Milo



2303 Milo



2304 Milo



2460 Milo



2460 Milo (side view)



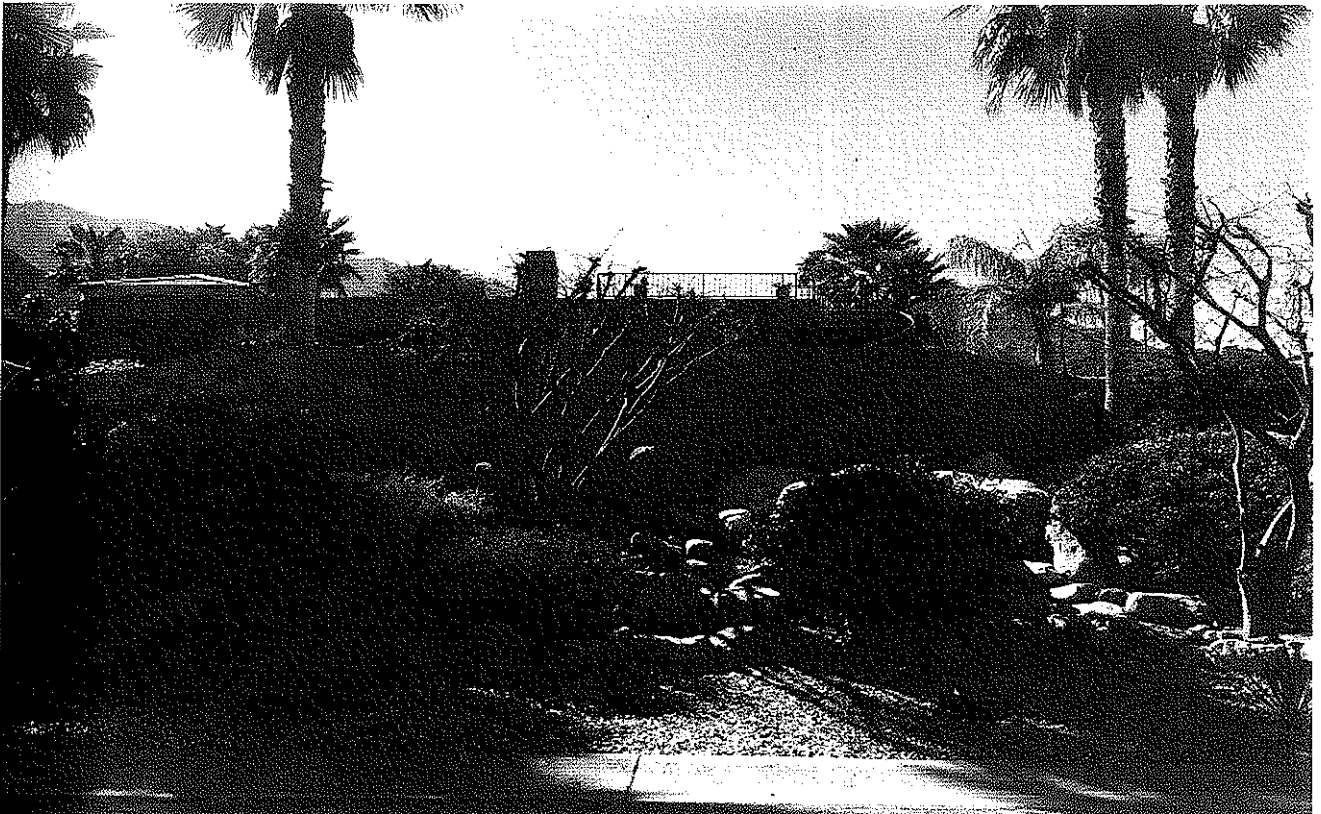
2267 Janus



2323 Janus



2445 Janus



2490 Janus



2275 Vista



2355 Vista



2425 Vista

