



## PLANNING COMMISSION STAFF REPORT

DATE: MAY 13, 2015 CONSENT

SUBJECT: RODNEY DREW, OWNER FOR A MINOR ARCHITECTURAL REVIEW OF A 672-SQUARE FOOT FREESTANDING CARPORT ON A HILLSIDE LOT LOCATED AT 985 VIA LIVORNO, ZONE R-1-B (CASE 3.3799 MAA) (GM)

FROM: Flinn Fagg, AICP, Director of Planning Services

### SUMMARY

The Planning Commission to review a Minor Architectural Application to construct a 672-square foot Alumawood freestanding carport on a hillside lot.

### RECOMMENDATION:

Approve as submitted with conditions

### BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
10/3/1957	Building permit issued for construction of house.
12/22/2014	AAC reviews project and recommends approval to the Planning Commission with one condition: <ul style="list-style-type: none"> <li>• Submit revised site plan accurately showing location of support posts.</li> </ul>

<i>Most Recent Ownership</i>	
3/1/2004	Rodney Drew

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

<i>Notification</i>	
May 4, 2015	Notice sent to all adjacent and abutting property owners.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Area	16,130-square feet



Subject Site: 985 W. Livorno Road

**ANALYSIS:**

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

**DEVELOPMENT STANDARDS:**

	<b>R-1-B-H</b>	<b>Proposed Project</b>
Lot Area	15,000 – sq. ft.	16,130–sq. ft. (conforms)
Lot Width	120 feet	120 feet (conforms)
Lot Depth	120 feet	140 feet (conforms)
Front Yard	25 feet	44 feet (conforms)
Side Yard	10 feet	21 feet (conforms)
Rear Yard	15 feet	15 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	12'-6" feet (conforms)
Bldg. Coverage	35% lot coverage	14% (conforms)
House / Garage	1,500 – sq ft	1,632 - sq. ft. (conforms)
Off-street parking	2 covered spaces	2 covered provided (conforms)
Landscaping	No specific requirements	N / A

**PROJECT DESCRIPTION:**

The applicant is seeking approval to construct a 672-square foot detached carport in the front driveway adjacent to existing hillside house. The house currently has a two-car garage with a long paved driveway leading from the street. The carport would be constructed of Alumawood with 2" x 3" square lattice on a 3" x 8" cross rafters, and standard posts. The support posts will be placed adjacent to existing raised planter beds allowing cars to maneuver in and out of garage safely. The height of the carport will range from 10'-6" on the house side to 12'-6" on the street side due to sloped driveway. The large lot with house setback 44 feet from the front property line will allow the new carport to meet all R-1-B zone development standards. The property owner has an existing Alumawood patio cover on the west side of house which is similar in design to the proposed carport (see attached photo). The structure will be a light beige color named "Adobe".

*D. Planning Commission Architectural Advisory Committee Review Guidelines.*

*The Planning Commission and Architectural Advisory Committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:*

**ARCHITECTURAL GUIDELINES:**

Item	Guideline:	Conforms?	Staff Evaluation:
1	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	Proposed carport in the front driveway will provide additional covered parking. The design is similar to an existing patio cover located on the property and will complement the natural desert environment through its siting and building materials and color.
2	Is the proposed development of good composition, materials, textures, and colors?	Yes	Building materials to be Alumawood steel in a lattice design with four support posts placed adjacent to existing raised planter beds allowing cars to maneuver in and out of garage safely.
3	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	Carport setback 44 feet from front property line utilizing the sloping driveway to blend into the natural terrain of the surrounding desert landscape.
4	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	Height of the carport will range from 10'-6" on the house side to 12'-6" on the street side due to sloped driveway
5	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Carport to be constructed of Alumawood material painted a light beige color named "Adobe".
6	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	New 648-square foot carport will provide additional covered parking.

### Architectural Advisory Committee

The Architectural Advisory Committee (AAC) reviewed the project on December 22, 2014 and voted 7-0 to recommend approval to the Planning Commission with the submission of a revised site plan showing the location of posts accurately dimensioned on plans. The AAC was concerned about safety issues relating to backing-up and turning movements. The revised site plan has addressed this concern by widening the carport allowing the support posts to be placed at the existing planter walls.

### ARCHITECTURAL APPROVAL

Although there are no required findings for applications for architectural approval which do not require environmental assessments, the Zoning Ordinance Section 94.04.00(D)(1-9) provides guidelines for the architectural review of development projects to determine that the proposed development will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated, based on consideration of the following:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The construction of a 672-square foot Alumawood carport located in the front driveway meeting required setbacks on a hillside lot will not obscure or obstruct views from adjacent or abutting properties. The proposed maximum height of the carport at 12'.6" will be constructed of Alumawood tubular steel with a wood faux finish painted a brown color.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties are part of the Little Tuscany subdivision with similar structures oriented to maximize views. The proposed project consisting of a 672-square foot Alumawood carport with maximum height of 12.6' feet setback 44 feet from the front property line will not impede views of nearby residences. The large front yard setback within the paved driveway utilizing building materials similar to an existing side yard patio cover will be harmonious with the surrounding neighborhood.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment*

*of all mechanical equipment;*

The proposed carport structure will be a shed roof design with the north facing elevation sloping slightly toward the house. The slope of the driveway toward the street will result in the maximum height of the proposed carport roof of 12.6' feet setback 44 feet from the east property line meeting the 4:12 slope requirement of the PSZC. The Alumawood structure will be constructed of 2" x 3" lattice and 3" x 8" rafters with four metal posts.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*  
AND
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*  
AND
6. *Consistency of composition and treatment,*

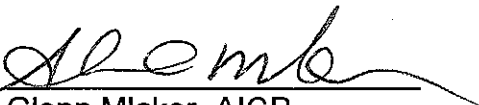
The proposed building materials include Alumawood steel painted a light brown color with faux wood finish to match an existing side yard patio cover. No changes to the driveway surface or existing planter beds are proposed.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

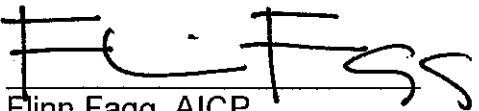
There will be not alterations to the existing landscaping.

ENVIRONMENTAL DETERMINATION:

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 and Accessory Structure).



Glenn Mlaker, AICP  
Assistant Planner



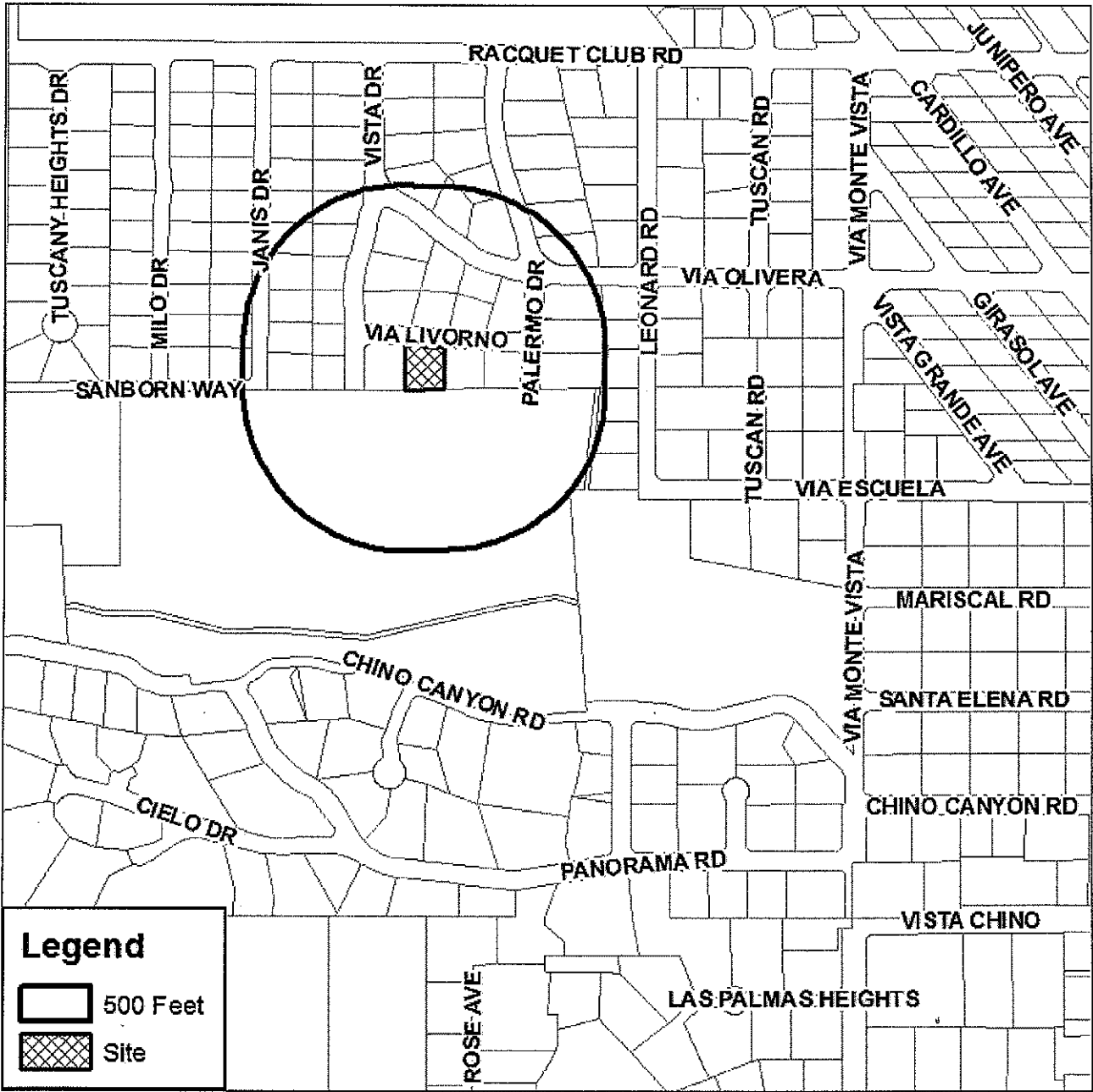
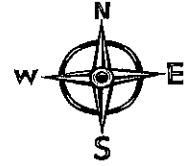
Flinn Fagg, AICP  
Director of Planning Services

Attachments:

1. Vicinity Map
2. Minutes from 12/22/14 AAC Meeting
3. Site Photos
4. Site Plan
5. Building Elevations



# Department of Planning Services Vicinity Map



**Legend**

- 500 Feet
- Site

## CITY OF PALM SPRINGS

**CASE NO:** 3.3799 MAA  
**APPLICANT:** Rodney Drew

**DESCRIPTION:** An application for a Minor Architectural Application (MAA) requesting to construct a 648-square foot Alumawood carport structure in the front driveway on a hillside lot.



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO 3.3799 MAA FOR A MINOR ARCHITECTURAL REVIEW OF A 672-SQUARE FOOT FREESTANDING CARPORT ON A HILLSIDE LOT LOCATED AT 985 Via LIVORNO, ZONE R-1-B, SECTION 03.

WHEREAS, Rodney, Drew ("Applicant") has filed an application with the City pursuant to Section 94.04.00 of the Zoning Ordinance for the construction of a 672-square foot carport located at 985 Via Livorno, Zone R-1-B, Section 03; and

WHEREAS, on December 22, 2015, 2015, the Architectural Advisory Committee met and voted unanimously to recommend approval of the project to the Planning Commission with the following condition;

- Submit revised site plan accurately showing location of support posts.

WHEREAS, on May 13, 2015, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class 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 proposed project is Categorically Exempt under Section 15303(a) (New Single-family residence).

Section 2: Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The construction of a 672-square foot Alumawood carport located in the front driveway meeting required setbacks on a hillside lot will not obscure or obstruct views from adjacent or abutting properties. The proposed maximum height of the carport at 12'.6" will be constructed of Alumawood tubular steel with a wood faux finish painted a brown color.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties are part of the Little Tuscany subdivision with similar structures oriented to maximize views. The proposed project consisting of a 672-square foot Alumawood carport with maximum height of 12.6' feet setback 44 feet from the front property line will not impede views of nearby residences. The large front yard setback within the paved driveway utilizing building materials similar to an existing side yard patio cover will be harmonious with the surrounding neighborhood.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The proposed carport structure will be a shed roof design with the north facing elevation sloping slightly toward the house. The slope of the driveway toward the street will result in the maximum height of the proposed carport roof of 12.6' feet setback 44 feet from the east property line meeting the 4:12 slope requirement of the PSZC. The Alumawood structure will be constructed of 2" x 3" lattice and 3" x 8" rafters with four metal posts.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*

AND

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*

AND

6. *Consistency of composition and treatment,*

The proposed building materials include Alumawood steel painted a light brown color with faux wood finish to match an existing side yard patio cover. No changes to the driveway surface or existing planter beds are proposed.

7. *Location and type of planting, with regard for desert climate conditions.  
Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

There will be not alterations to the existing landscaping.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.3799 – MAA, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 13<sup>th</sup> day of May, 2015.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

---

Flinn Fagg, AICP  
Director of Planning Services

RESOLUTION NO.

**EXHIBIT A**

Case 3.399 MAA  
Rodney Drew

985 Via Livorno  
May 13, 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 3.3799 MAA except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans on file in the Planning Division dated May 4, 2015, except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.3799 MAA. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter

and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Once the use is implemented, the Conditional Use Permit does not have a time limit, provided the project has remained in compliance with all conditions of approval.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The owner and operator shall ensure that at closing time, all customers leave the property promptly and that the property is clean and secure before the owner/operator leaves the premises. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.

ADM 10. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen complaints or policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Police or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with law.

#### **PLANNING DEPARTMENT CONDITIONS**

- PLN 1. Color of Alumawood carport to be light brown.
- PLN 2. Approval is to be pursuant to plans date stamped May 4, 2015.
- PLN 3. Architectural Advisory Committee recommended Conditions of Approval to include:
- Submit revised site plan accurately showing location of support posts.
- PLN 4. Notice to future buyers on views. All prospective buyers of 985 Via Livorno shall be put on notice that there are no written or implied rights to the preservation of scenic views from any lot.
- PLN 5. *(Conditions imposed by Planning Commission at meeting).*

**END OF CONDITIONS**

at the entry.

Chair Fauber questioned if the access door on the north elevation will be painted.

Member Cassady questioned the overall color scheme for the building and how it relates to other buildings in the district.

Member Secoy-Jensen questioned if lighting will be used to highlight the building features. Will all the windows be framed in and covered with stucco, and if the wall will be smoothed out.

VICTOR PINSON responded to questions from the AAC

Member Song wanted to verify if the framed window openings will be flush with the existing surface.

Member Purnel questioned if all the windows will be removed and framed in and stuccoed over.

Vice-Chair Fredricks said the proposed colors may be dated, he suggested an updated color scheme.

Member Secoy-Jensen requested details of in-filled windows and needs justification on why rope lighting makes sense. She would prefer to see a different color scheme.

Member Purnel said he needs details on the size of chase for enclosing cables attached to the wall; and needs conceptual plan for landscaping.

Member Song commented that the intensity of paint hues is the same - needs variation in the intensity of the colors.

Vice-Chair Fredricks commented in reference to the color, the applicant should look for contextual inspiration along street.

M/S/C (Cassady/Fredricks, 7-0) Table for further review.

1. Color selection is dated; use more muted colors (provide justification for color selection);
2. No use of rope light;
3. Details of EFIS panels; and for furring out the cables on the sides of the building.

- 
5. **RODNEY DREW, OWNER FOR A MINOR ARCHITECTURAL REVIEW OF A 648-SQUARE FOOT FREESTANDING CARPORT ON A HILLSIDE LOT LOCATED AT 985 VIA LIVORNO, ZONE R-1-B (CASE 3.3799 MAA). (GM)**

Assistant Planner Mlaker presented the proposed project.

Chair Fauber questioned the 14 foot distance between the garage and the carport; and if the lattice would be aluminum too.

Vice-Chair Fredricks asked if it will be an exact match to the existing shade structure on the property.

Member Secoy-Jensen questioned if there would be adequate space for vehicles to maneuver under the carport.

Member Purnel asked if posts will be in planters or in front of the planter wall. He questioned how the design of the carport matches the design of the house - it is architecturally disconnected. He discussed the use of a valance to simulate details of the house.

Chair Fauber suggested that the color of the structure could tie into the house.

M/S/C (Cassady/Song 7-0) Approve with condition:

- Indicate post locations on plans, and properly dimension all plan elements.

---

**6. CITY OF PALM SPRINGS FOR A PRE-APPLICATION TO MODIFY THE SOUTH BUILDING ELEVATION OF THE HYATT HOTEL LOCATED AT 285 N. PALM CANYON DRIVE, ZONE CBD. (DN)**

Associate Planner Newell presented the proposed project.

Member Hirschbein questioned if the City is funding the improvements. Also, what is the distance between the Hyatt and Wessman buildings?

JOHN RAYMOND, Director of Community & Economic Development, provided information in reference to the Hyatt Hotel building elevation that ties into the Downtown Project.

Vice-Chair Fredricks questioned if there is space for a planting bed adjacent to the façade.

Member Song questioned if the entry is desired by the Hyatt Hotel on the south side of the building and if all four clerestory windows are needed.

Member Secoy-Jensen asked if it is possible to recess the entrance to the building.

Member Purnel questioned how the entry aligns with the paseo.





11/12/2014

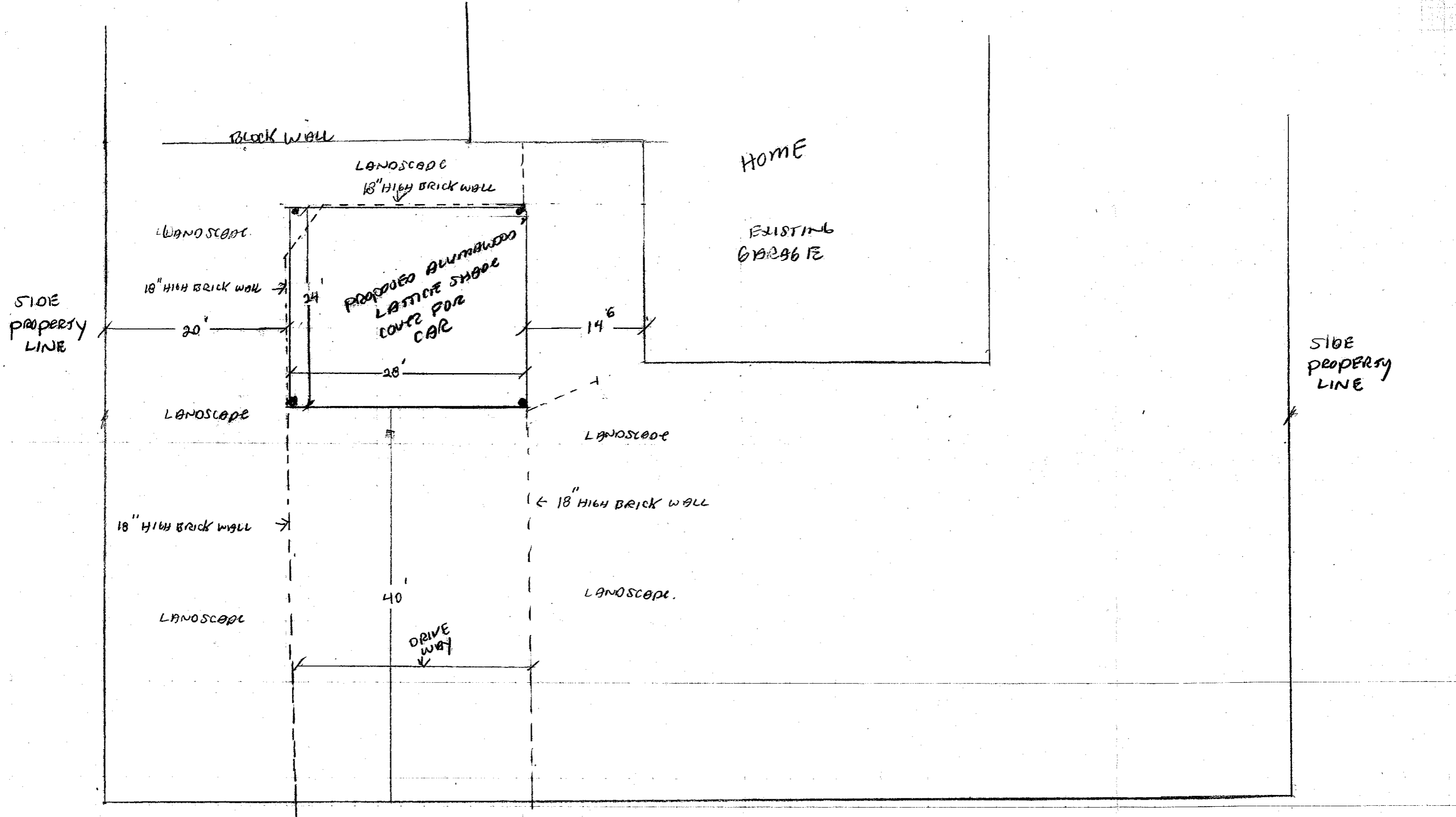


11/12/2014

Existing Patio cover

11/12/2014

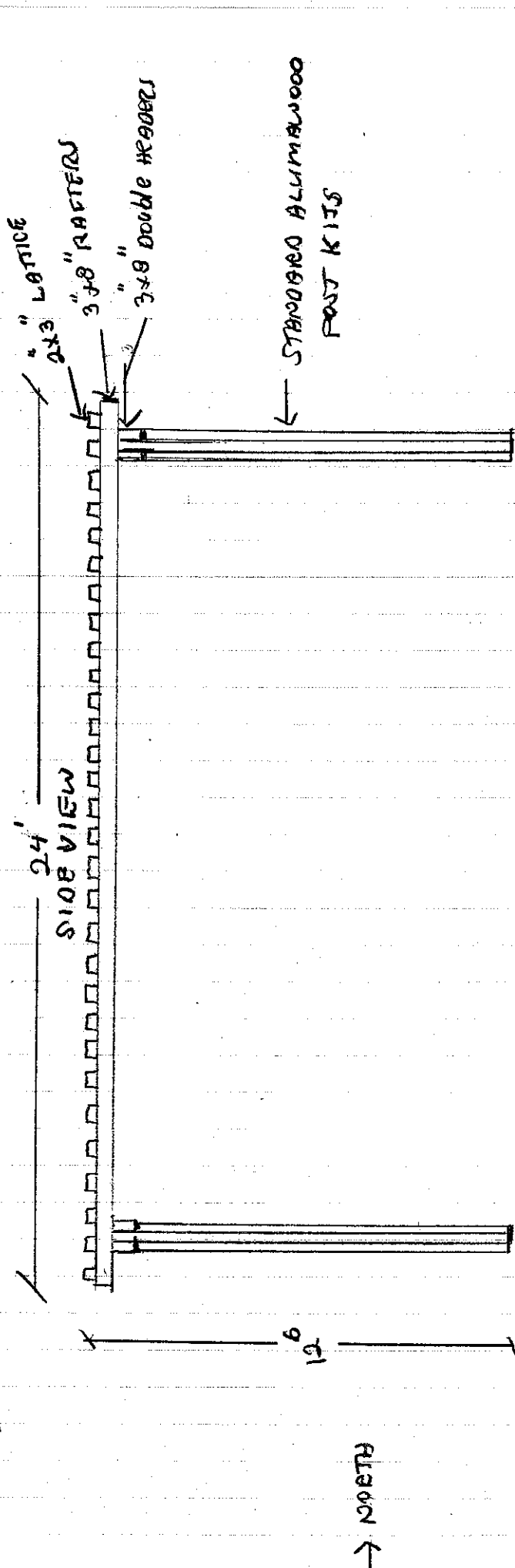
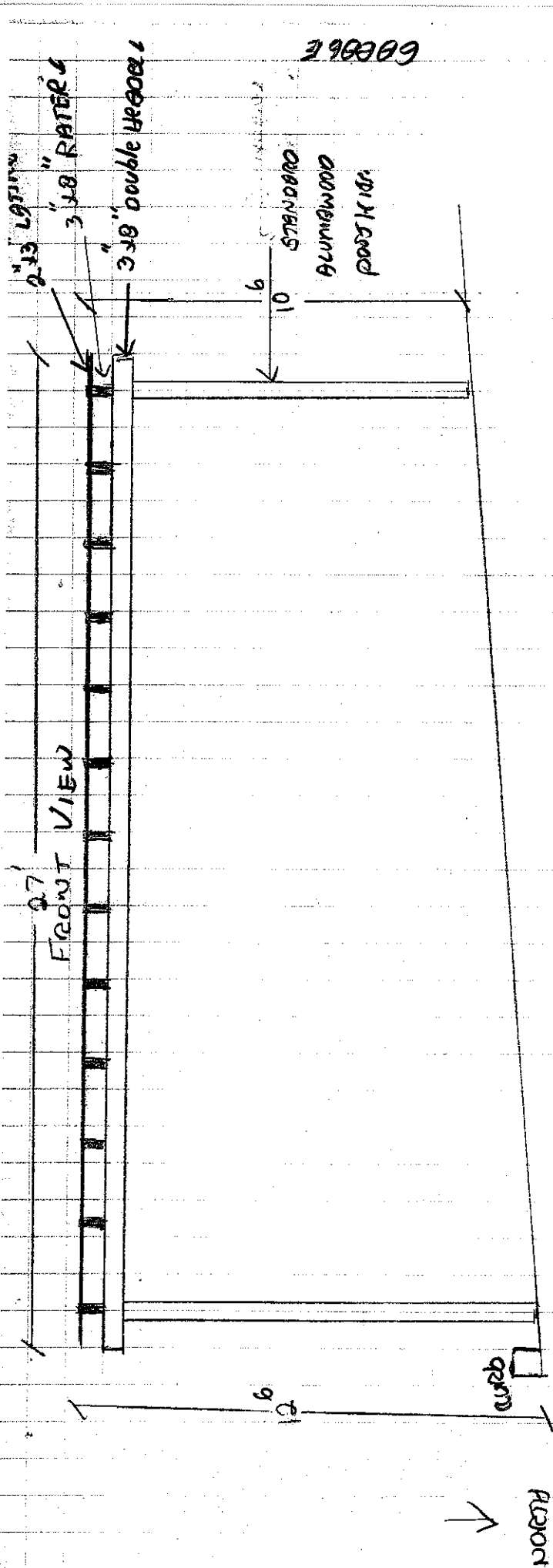




STREET.

ROONEY DREW  
 985 VIA LIVORNO  
 PALM SPRINGS, CA.

RECEIVED  
 MAY 04 2015  
 PLANNING SERVICES  
 DEPARTMENT



60006E