



PLANNING COMMISSION STAFF REPORT

DATE: May 13, 2015

CONSENT AGENDA

SUBJECT: A MAJOR ARCHITECTURAL APPLICATION (MAJ) BY JAMES AND PAMELA VAN DUYN, OWNERS, FOR A ROUGHLY 490 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2420 TUSCAN ROAD (ZONE R-1-B). (CASE 3.3518 MAJ). (KL)

FROM: Planning Services

SUMMARY

The owner is proposing a roughly 490 square foot addition and remodeling of 102 square feet at an existing single family residence. Pursuant to PSZC Section 93.13.00(B)(2)(b) additions to hillside homes that exceed 400 square feet and alter the exterior appearance of the home are processed as Major Architectural Applications with Planning Commission approval.

RECOMMENDATION:

Adopt a Class 3 Categorical Exemption pursuant to CEQA and approve the proposed project subject to Conditions of Approval noted in Exhibit "A" (attached).

ISSUES: (none)

BACKGROUND:

Related Relevant City Actions by Planning, Fire, Building, etc.

April 20, 2015	The Architectural Advisory Committee recommended approval to the Planning Commission under the consent agenda.
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Most Recent Ownership

2010	Purchase by current owner/applicant.
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Neighborhood Notification

None

Field Check

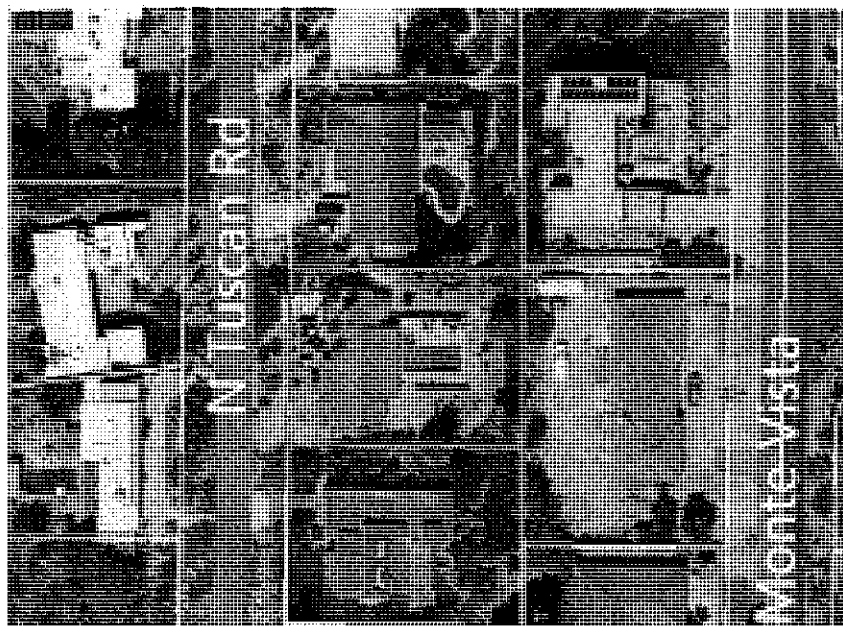
April 21, 2015	Staff visited site to observe existing conditions
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<i>Notification</i>	
April 20, 2015	Notice of hillside project sent to adjacent property owners
April 30, 2015	Notice of Planning Commission review of case sent to adjacent property owners.

BACKGROUND:

The subject project is a modest addition and remodeling to an existing home to provide an added bedroom and office. The project is designed to be an integral part of the existing home, matching color, materials, and overall style. The project proposes a modest addition to an existing single family residence to create an added bedroom with an office area. The proposed addition conforms to development standards in terms of setbacks, lot coverage, maximum height, and distance between buildings. It is proposed in the same aesthetic style as the existing house with stucco walls and clay roof tiles. Colors of all surfaces are also proposed to match existing.

General Plan, Zoning and Land Uses of Site & Surrounding Areas			
	<i>Existing General Plan Designations</i>	<i>Existing Zoning Designation</i>	<i>Existing Land Use</i>
Subject Property	ER (Estate Residential)	R-1-B (Single Family Residential)	Single-family residential
North	ER	R-1-B	Single-family Residential
South	ER	R-1-B	Single-family Residential
East	ER	R-1-B	Single-family Residential
West	ER	R-1-B	Single-family Residential



AERIAL VIEW OF 24240 NORTH TUSCAN ROAD

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	15,000 SF	12,500 SF	Legal non-conforming
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side – Interior	10 Feet	10	Y
• Rear	15 Feet	33'	Y
Lot Coverage	35%	22%	Y
Building Height	18 Feet	15'	Y*

ANALYSIS:

D. Planning Commission Architectural Advisory Committee Review Guidelines.

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

	Guideline:	Conform	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The project proposes an office and bedroom addition that is fully integrated with the existing home.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The project is located in a mostly developed area of single family homes and is compatible with the area in which it is proposed.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The addition is proposed in materials and colors to tie in seamlessly with the existing home.
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	The addition is located in an area immediately behind the garage, and is connected via corridor to the rest of the home.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The addition is a modestly scaled project that is harmonious with the existing home on the lot and fits well within the context of the neighborhood.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	The proposed addition conforms to development standards for the zone.

7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Matches the existing home on the site in terms of material and color.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	As noted, blends with the existing architecture of the home.
9	Consistency of composition and treatment	Yes	The project is consistent with the existing home.
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	The project minimally disturbs the site, which is rocky with drought tolerant plantings
11	Signs and graphics, as understood in architectural design including materials and colors;	NA	

In addition to the guidelines of PSZC Section 94.04.00 (*Architectural Review*) above, 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 flat, sloping upward from east to west. The proposed project minimally disturbs the existing site with is landscaped mostly with drought tolerant plant material.

- ii. *Size of building pads,*

The building pad is minimal in area in order to accommodate the footprint of the house, garage, back yard pool terrace and the proposed additon. The roofed areas account for approximately 22% of the overall lot area.

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

The building is generally composed in a compact floor plan of conventional frame construction with a slab on grade.

- iv. *Screening of parking areas,*

Not applicable; parking is accommodated in an enclosed garage that is existing.

v. *Landscaping plans,*

The landscape plan proposes water-efficient plantings and minimal disturbance to the existing site conditions.

vi. *Continuity with surrounding development,*

The neighborhood in which the proposed home is located has an eclectic variety of architectural styles, many of which are contemporary. The proposed structure is harmonious with existing residential development in the vicinity.

vii. *Sensitivity to existing view corridors;*

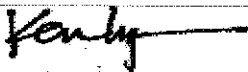
The proposed addition conforms in terms of height, setbacks and lot coverage and does not adversely impact views.

NOTIFICATION:

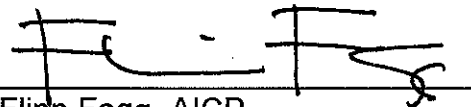
Pursuant to Zoning Code Section 93.13.00(B)(1)(b) and (c): Written notice was mailed to all adjacent property owners informing them of the City's receipt of the application and informing them of this public meeting.

ENVIRONMENTAL ANALYSIS:

The proposed addition and remodel is deemed a project pursuant to the California Environmental Quality Act (CEQA). Staff has evaluated the project under the guidelines of CEQA and determined that the project qualifies as a Class 1 Categorical Exemption (existing facilities) from further analysis under CEQA.



Ken Lyon, RA
Associate Planner



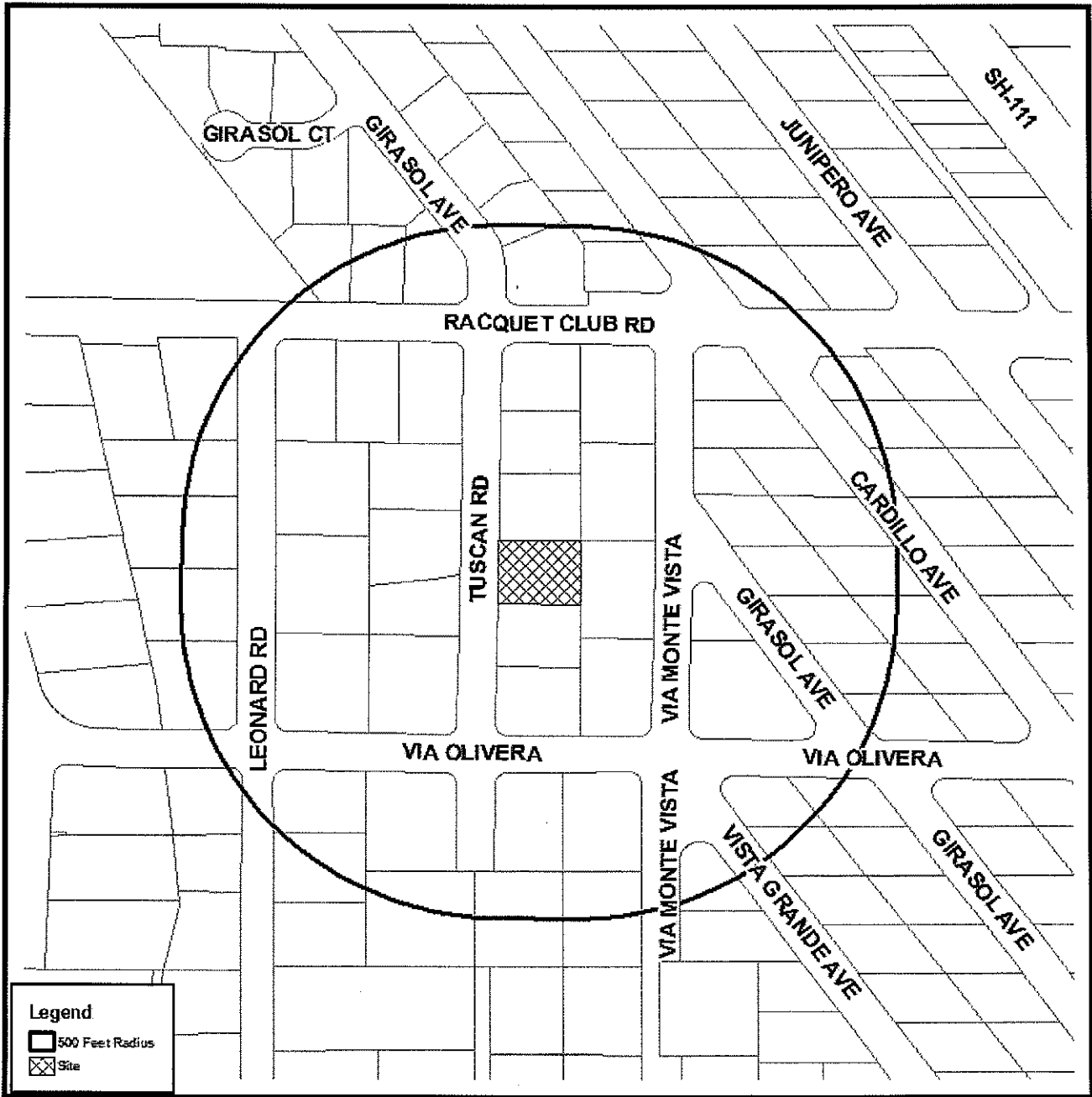
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. PC Resolution and Conditions (to follow)
3. Existing Site Photographs
4. Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

Van Duyn Residence – Addition

2420 N. Tuscan Rd.

Palm Springs, CA 92262

1. Door and Window Sash (Jeld-Wen Hartford Green)



Hartford Green*

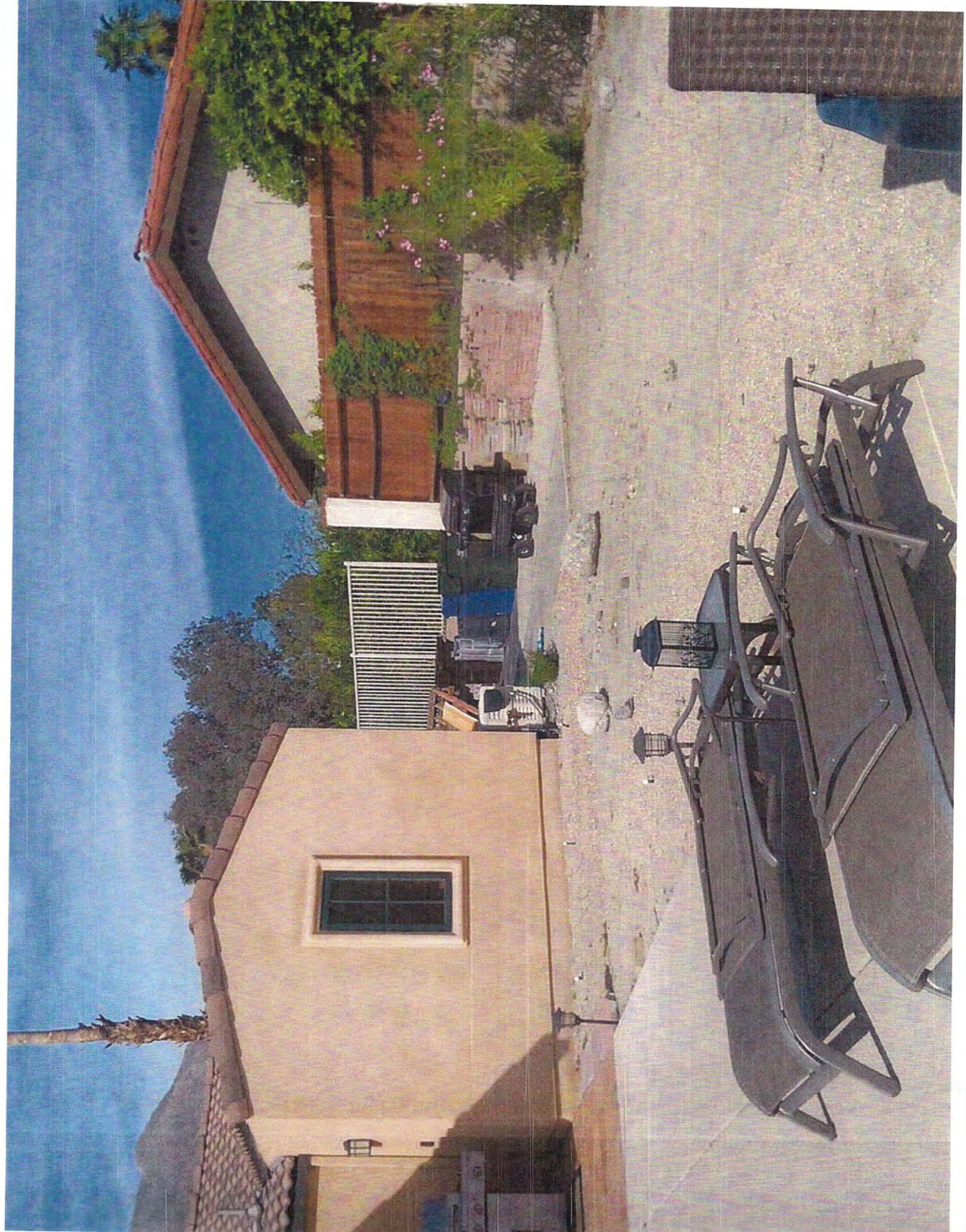
2. Exterior Stucco (La Habra 72 “Adobe”)



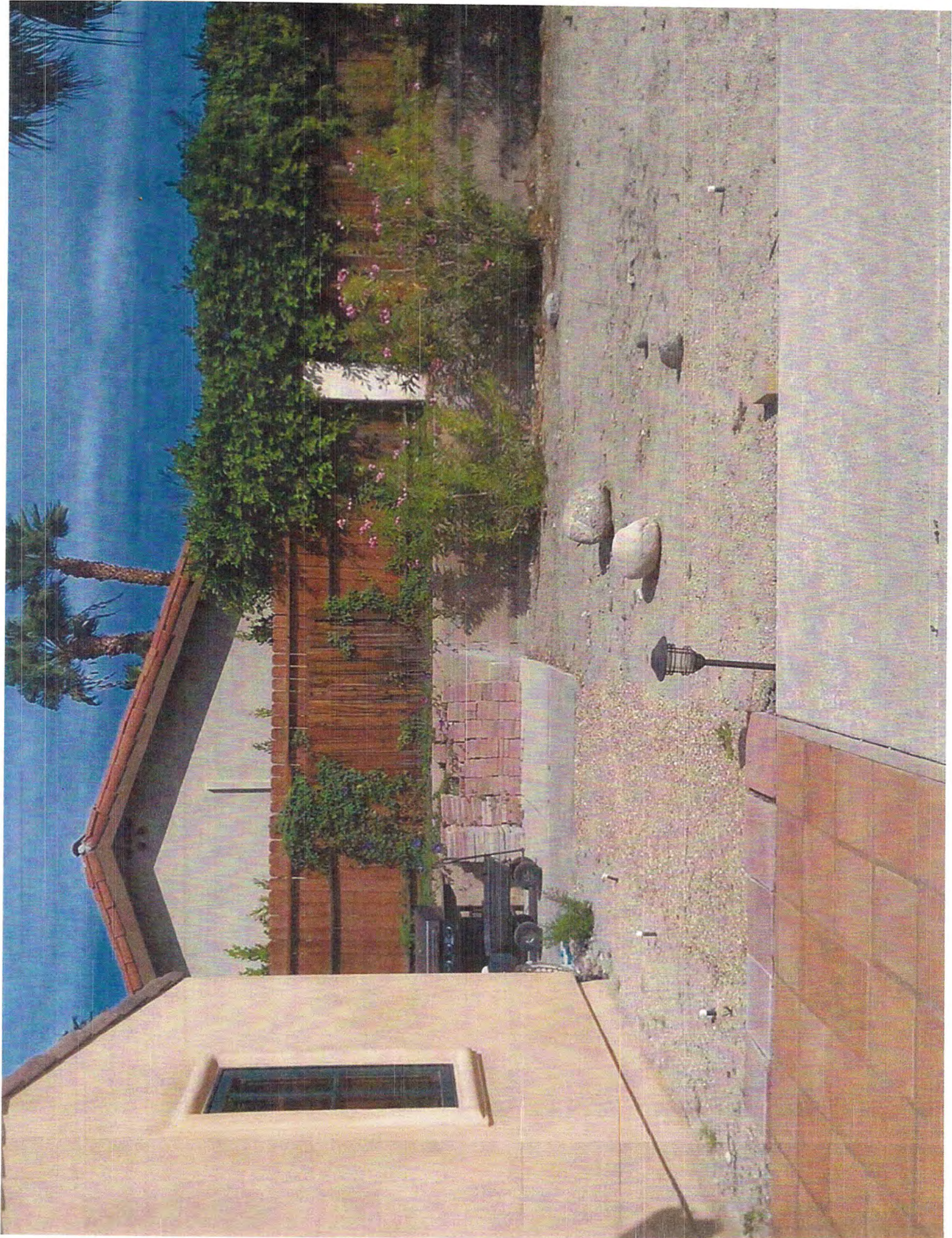
3. Roof Tile (Boral “Red Castle” CCRC 0942-0016 – best match to existing)

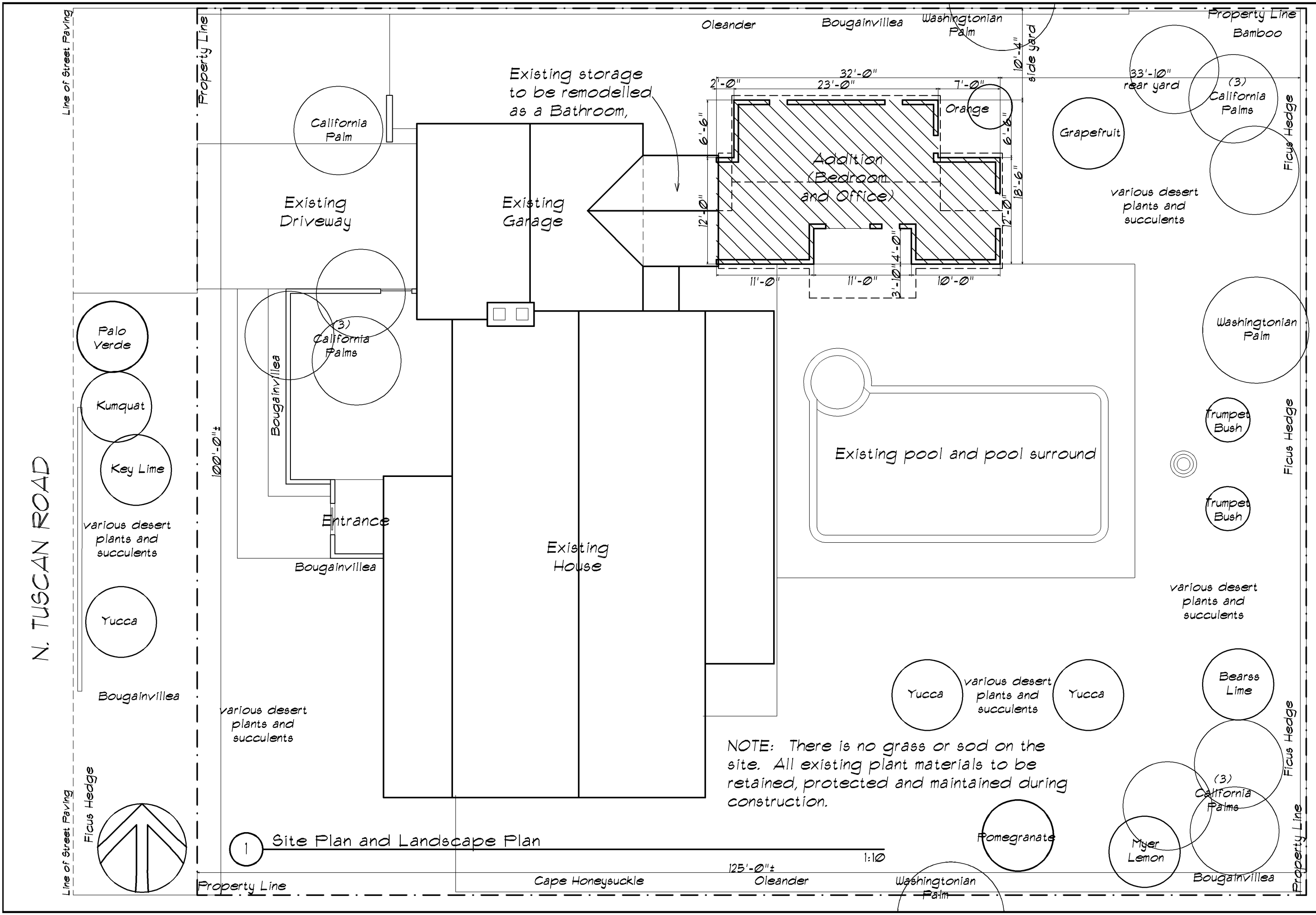


CCRC Rated Product - 0942-0016









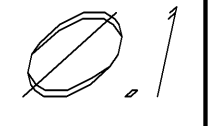
NOTE: There is no grass or sod on the site. All existing plant materials to be retained, protected and maintained during construction.

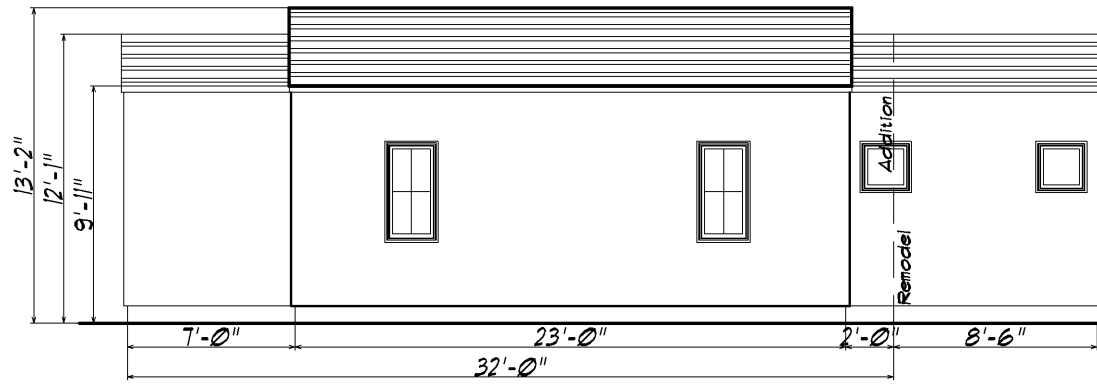
1 Site Plan and Landscape Plan

Prepared by: Jim Van Duyn
 2420 N. Tuscan Rd. Palm Springs, CA 92262
 Phone: 541-519-5140 e-mail: jvnd@men.com

Site Plan/Landscape Plan
 BAKER COUNTY FAMILY YMCA
 580 Baker Street
 Baker City, OR 97814

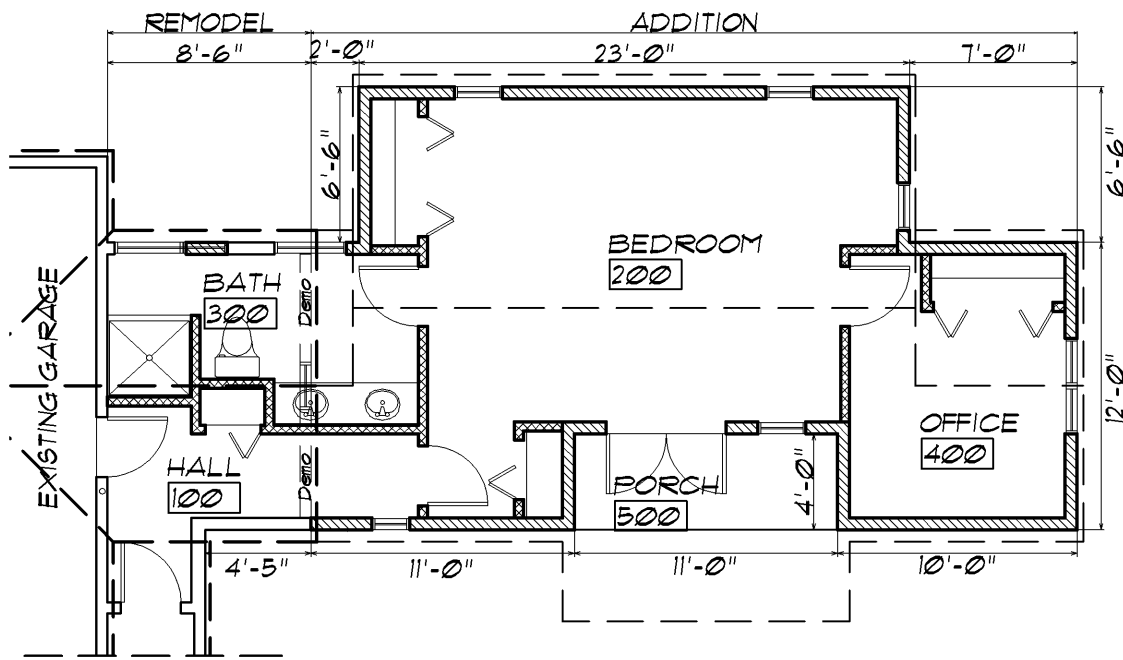
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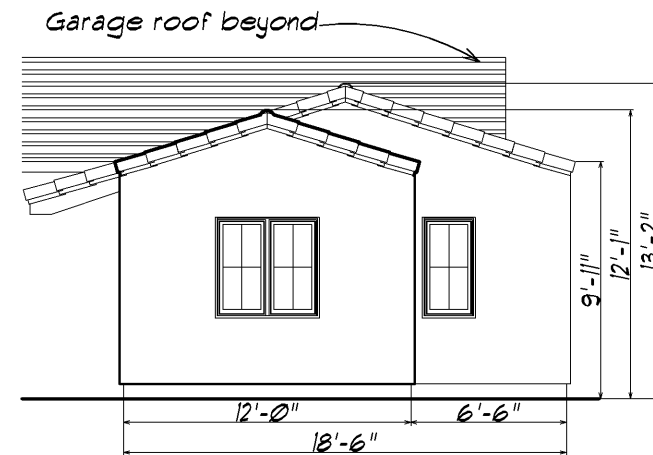
1 North Elevation

1/8" = 1'-0"



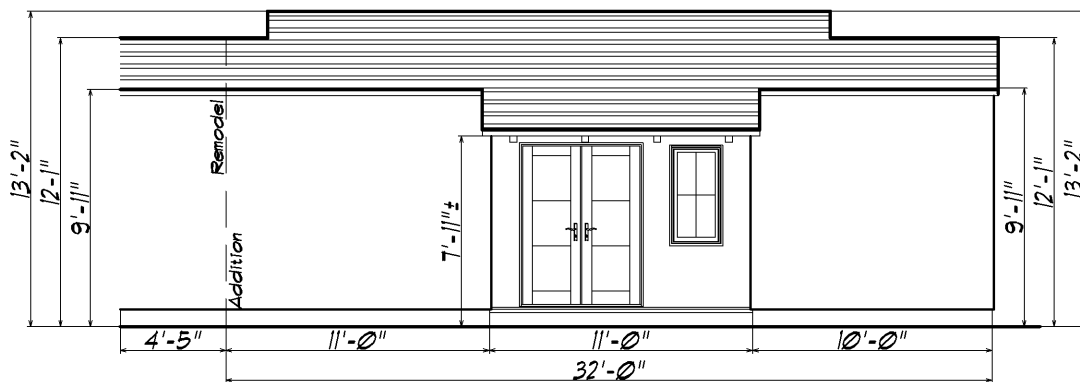
2 Plan

1/8" = 1'-0"



4 East Elevation

1/8" = 1'-0"



3 South Elevation

1/8" = 1'-0"

Prepared by: Jim Van Duyn
 2420 N. Tuscan Rd. Palm Springs, CA 92262
 Phone: 541-519-5140 e-mail: jrvd@men.com

Floor Plan

BAKER COUNTY FAMILY YMCA
 580 Baker Street
 Baker City, OR 97814

DATE: 3/20/15

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