



PLANNING COMMISSION STAFF REPORT

DATE: May 27, 2015

CONSENT AGENDA

SUBJECT: A MINOR ARCHITECTURAL APPLICATION (MAA) BY RON HOVSEPIAN, OWNER, FOR DEVELOPMENT OF A POOLSIDE SHADE STRUCTURE ADJACENT TO AN EXISTING THREE-UNIT BUILDING ON A ROUGHLY 12,865 SQUARE FOOT HILLSIDE LOT LOCATED AT 505 SEPULVEDA ROAD, ZONE RGA-6. (CASE 3.3800 MAA). (APN #504-093-010)

FROM: Planning Services

SUMMARY

The applicant is proposing construction of a roughly 465 square foot shade structure with fireplace and half bath and a new swimming pool / spa adjacent to an existing three-unit apartment building. Pursuant to Zoning Code Section 93.18.00 (B,2,b) (*hillside development*), additions that substantially alter the appearance of a structure on a hillside lot are subject to review and approval by the Planning Commission.

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:

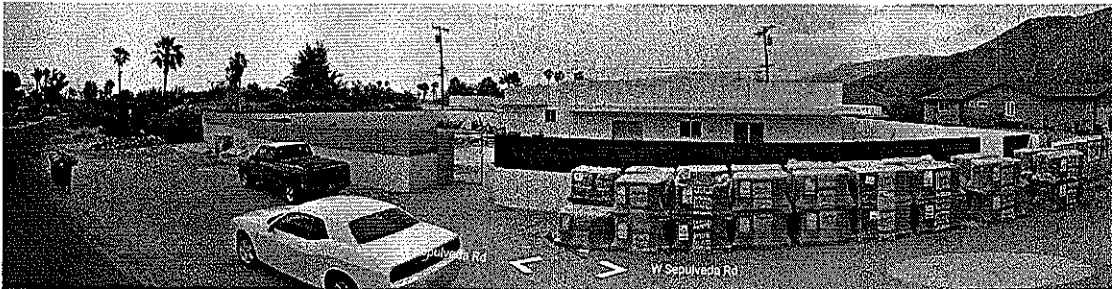
The property, which was developed in 1948 is roughly 12,865 square feet in area. The site is developed with three dwelling units, however the maximum allowable density for the RGA-6 zone is 7,000 square feet of net lot area per dwelling unit; which would allow only two units on the site. Thus the development is deemed "legal non-conforming". Although this status has no bearing on the application under consideration, in the event of total destruction of the buildings, only two (2) units could be rebuilt under the current zoning density.

BACKGROUND:

<u>Related Relevant City Actions by Planning, Fire, Building, etc.</u>	
May 26, 2015	The Architectural Advisory Committee is scheduled to review the project (Staff will report the recommendation of the AAC at the Planning Commission meeting).

The existing three unit residential building on the site is one story in height and is configured in a

“U” shape around an existing swimming pool. The property is developed with bay parking along the street. The property has recently been renovated.



STREET VIEW



SITE

<i>Related/Relevant City Actions by Planning, Fire, Building, etc...</i>	
	none

<i>Field Check</i>	
May 19, 2015	Staff visited site to observe existing conditions

<i>Notification</i>	
May 14, 2014	Notice of hillside project sent to adjacent property owners

ANALYSIS:

	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
SITE	LDR (Low Density Residential)	Multi-family residential	RGA-6
North	LDR (Low Density Residential)	Vacant / Single Family Residential	RGA-6
South	LDR (Low Density Residential)	Single-Family Residential	RGA-6
East	LDR (Low Density Residential)	Single-Family Residential	RGA-6
West	LDR (Low Density Residential)	Single-Family Residential	RGA-6

<i>Standard</i>	<i>Required/Allowed RGA-6</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	2 acres	12,865 square feet	Legal non conforming
Min. Setbacks			
• Front	25 feet	25 feet	Y
• Side	10 feet	10 feet	Y
• Rear	20 feet	20 feet proposed (existing bldgs.. non-conforming)	Y
Lot Coverage	50% landscaped	62% landscaped	Y
Building Height	15 feet	11 feet at proposed cabana	Y

PROJECT DESCRIPTION:

The applicant proposes to construct a poolside cabana with fireplace, half bath and seating adjacent to an existing three-unit apartment building. The proposed cabana conforms to the development standards of the RGA-6 zone in terms of setbacks, lot coverage and building height.

The project is evaluated against the guidelines of Zoning Code Section 94.04 (Architectural Review) as follows:

PSZC 94.04.00. 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:

1	Does the proposed development provide a desirable environment for its occupants?	Yes	The project proposes an ample sized cabana that provides a shaded gathering place for the residents.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The neighborhood is comprised of residences in a variety of architectural styles.

3	Is the proposed development of good composition, materials, textures, and colors?	Yes	Yes, the cabana is a simple structure that is complementary with the existing apartment building on the site.
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 cabana is proposed in an open part of the lot adjacent to the pool where all residents will be able to access and make use of the structure.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The proposed cabana is harmonious with the eclectic styles that already exist in this 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 cabana conforms to the development standards of the zone,
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The cabana building is proposed in neutral colors that tie in with the existing apartment building. It proposes harmonious materials (stucco) that integrate it with the existing structures on the site.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The proposed materials, colors and other components of the building are harmonious and compatible
9	Consistency of composition and treatment	Yes	There is consistency in the composition and treatment of the building as proposed.
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 proposed landscape plan includes desert appropriate plants.

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 has been fully graded and there are no substantial rock outcroppings on site.

- ii. *Size of building pads,*

The site has been fully graded and thus no specific building pad is defined.

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

The cabana is a simple stucco clad structure that is harmonious with the existing structure on site in terms of material, color, scale and overall composition.

- iv. *Screening of parking areas,*

The parking areas are existing with no work proposed.

- v. *Landscaping plans,*

The landscape proposes water-efficient plantings appropriate for the location.

- 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; (Not applicable).*

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 DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt under CEQA Section 15303 (Class 3 – New Construction – Small Accessory Structures).



Ken Lyon, RA,
Associate Planner

Flinn Fagg, Director
Department of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution & Conditions of Approval
3. Plans and Elevations.

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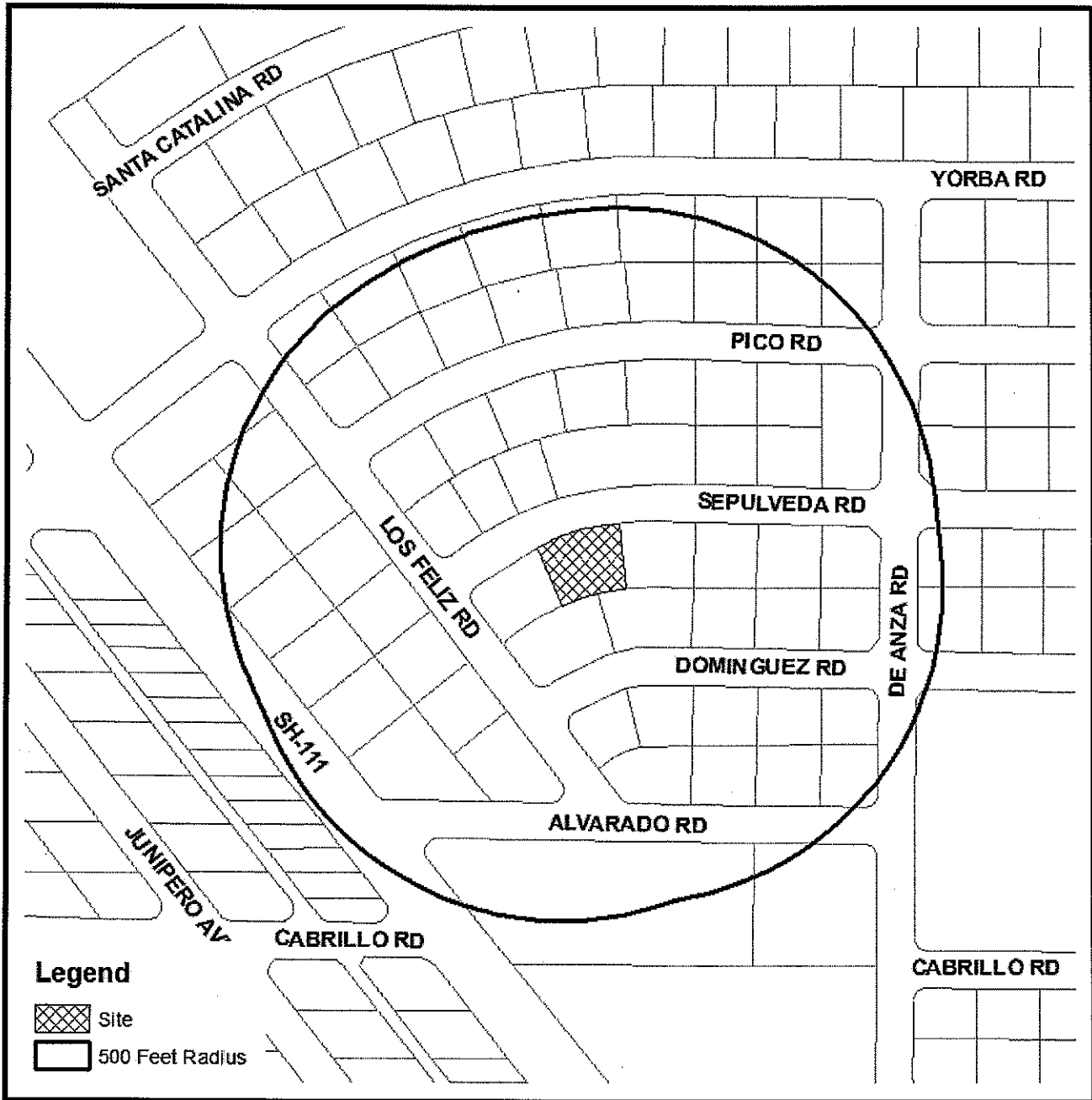
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Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, ADOPTING A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING CASE 3.3800, A MINOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A SHADE STRUCTURE ADJACENT TO AN EXISTING MULTI-FAMILY STRUCTURE ON A HILLSIDE LOT LOCATED AT 505 SEPULVEDA ROAD, ZONE RGA-6.

WHEREAS, Ron Hovsepien, ("Applicant") filed an application with the City pursuant to Section 94.04.00 (*Architectural Review*) of the Palm Springs Zoning Code for construction of a shade structure adjacent to an existing multi-family building on a hillside lot, and

WHEREAS, on May 26, 2015, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission, and

WHEREAS, on May 27, 2015, a public meeting to consider Case 3.3800 MAA 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 Categorical Exempt as a Class 3 exemption (small accessory structures) pursuant to Section 15303 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 Categorical Exempt under Section 15303 (small accessory structures).

Section 2: Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds that the project is in conformance with the architectural guidelines as follows?

PSZC 94.04.00. 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:

1	Does the proposed development provide a desirable environment for its occupants?	Yes	The project proposes an ample sized cabana that provides a shaded gathering place for the residents.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The neighborhood is comprised of residences in a variety of architectural styles.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	Yes, the cabana is a simple structure that is complementary with the existing apartment building on the site.
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 cabana is proposed in an open part of the lot adjacent to the pool where all residents will be able to access and make use of the structure.
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9	Consistency of composition and treatment	Yes	There is consistency in the composition and treatment of the building as proposed.
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 proposed landscape plan includes desert appropriate plants.

Section 3: In addition to the guidelines of PSZC Section 94.04.00 (*Architectural Review*) above, the Planning Commission considered 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:

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The site has been fully graded and there are no substantial rock outcroppings on site.

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vii. *Sensitivity to existing view corridors; (Not applicable).*

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.3800 MAA for construction of a roughly 465 square foot shade structure adjacent to an existing multi-family building on a hillside lot located at 505 Sepulveda Road subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 27th 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 3.3800 MAA Pool Cabana
Address: 505 Sepulveda Road
May 27, 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 (3.3800 MAA); except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (April 7, 2015), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and 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 3.3800 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. 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.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) NOT required.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 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 (projects that are Categorically Exempt from CEQA).
- ENV 3. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)
- ENV 5. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.
- b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. 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 2. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 3. 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 4. 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 5. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 6. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 7. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

ENGINEERING DEPARTMENT CONDITIONS (none)

FIRE DEPARTMENT CONDITIONS (none)

END OF CONDITIONS

VERTICAL
HIDDEN

EXIST. FENCE

OUTDOOR
STOVE

OPEN

STUCCO
MATCH
MARKER

STONE

GAS FIRE PLACE

10'-8"
H/2 BATH

10'-8"

10'-0"

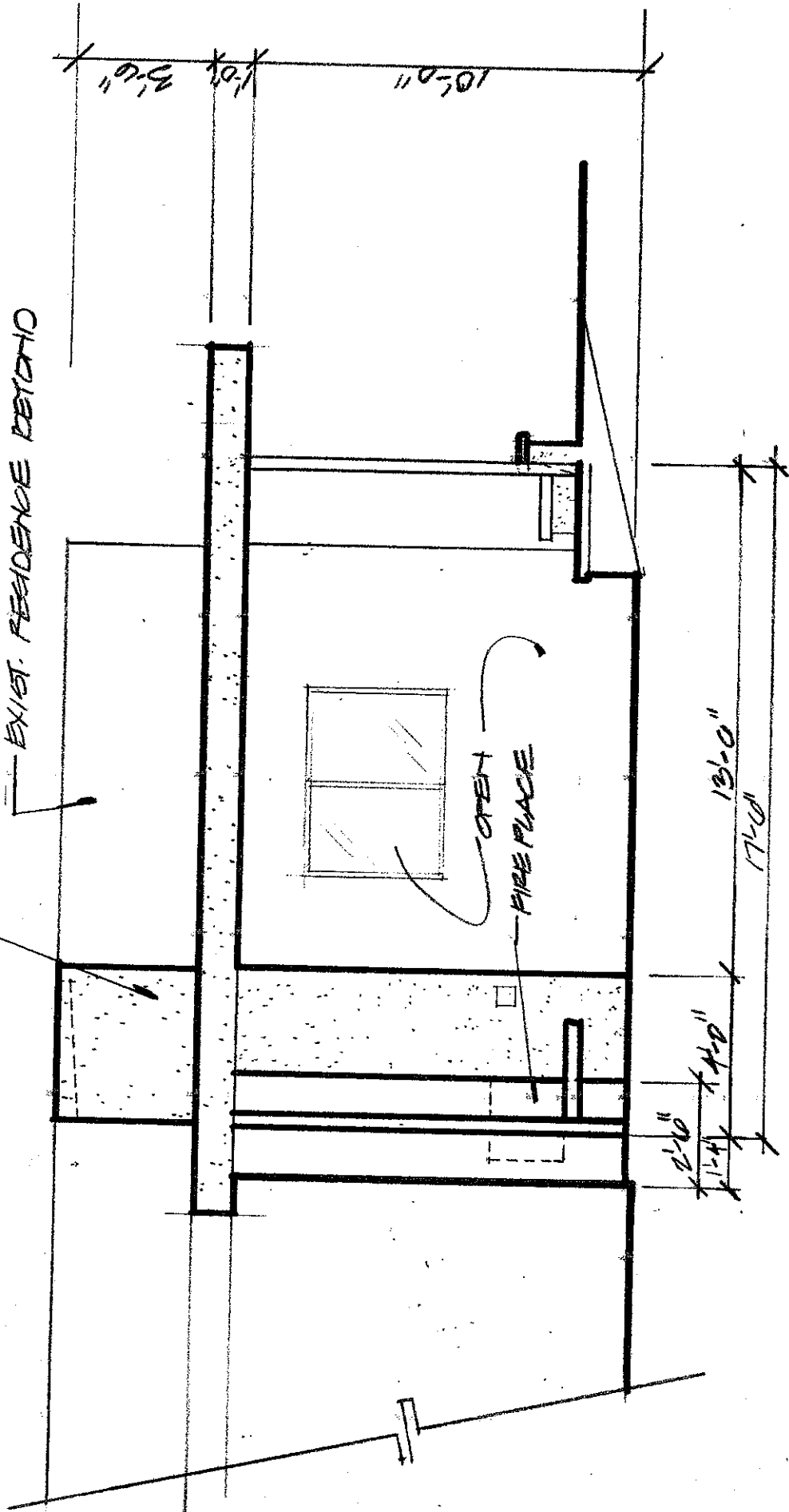
4'-0"

10'-0" 1'-0" 3'-6"

NORTH ELEVATION

SCALE 1/4" = 1'-0"

1/2 BATH
EXIST. RESIDENCE BEYOND



EAST ELEVATION

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



RECEIVED
APR 07 2015
PLANNING SERVICES
DEPARTMENT

Call Dig Alert
811 before
you dig

Proposed shade structure and 1/2 bath

Hovseopian Residence

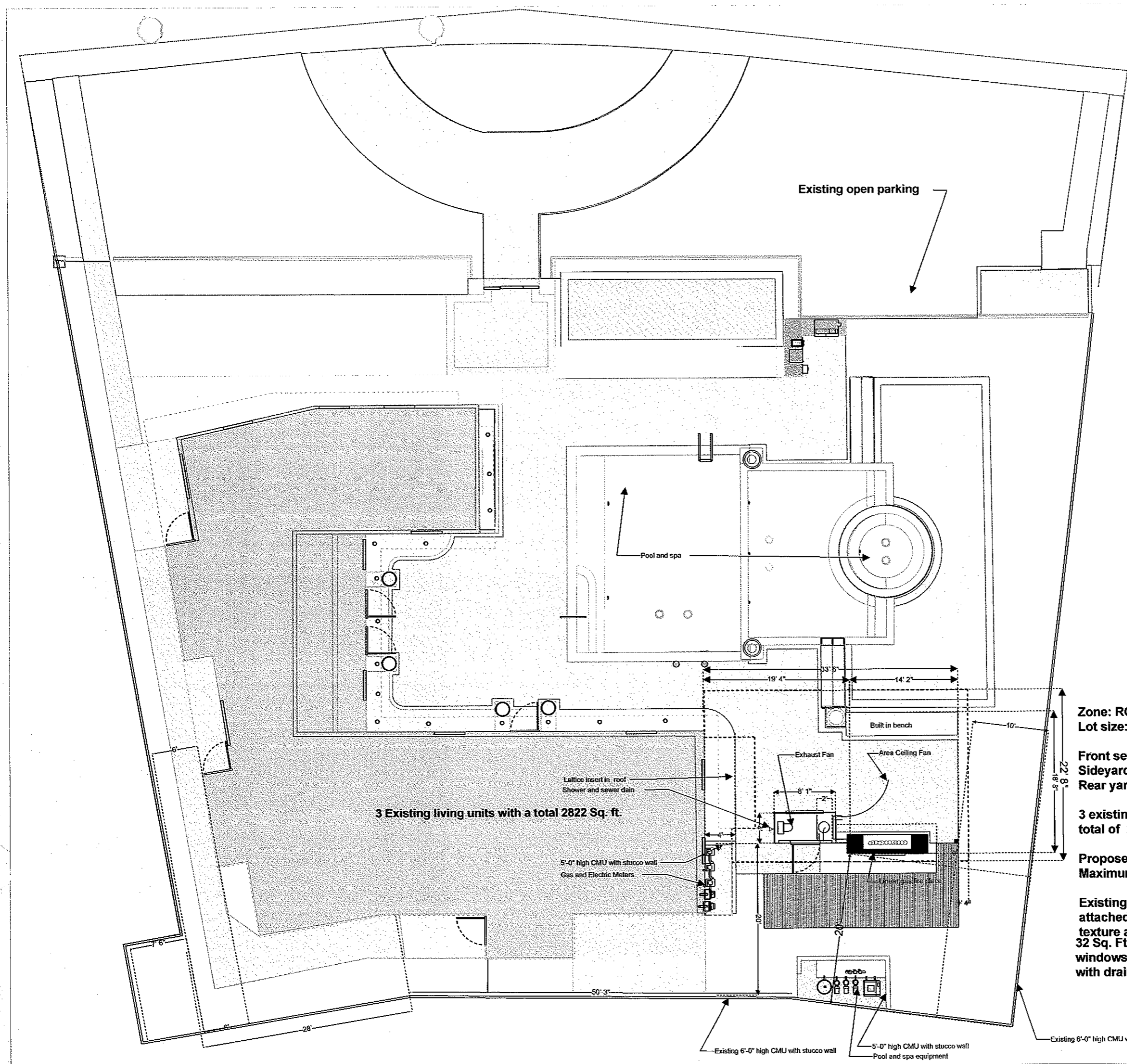
505 W. Sepulveda
Palm Springs, CA
Phone: (818) 731-5803



7817 DUNBAR SHORE DRIVE, STE 10391, RANCHO MIRAGE, CA 92276
VAL BUELL, Landscape Architect
LA 3522
www.exteriorimages.com
Phone: (714) 262-8887
Cell: (949) 227-0920



Date: 4/6/2015
Scale: 1/8" = 1'-0"
Sheet: 1 of 3

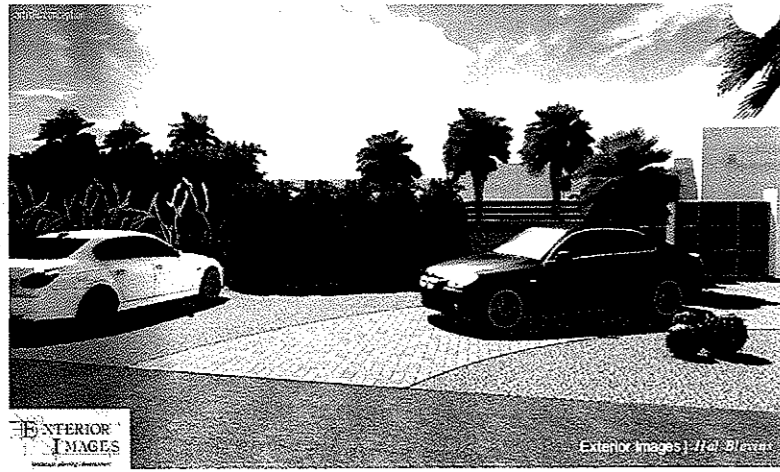


Zone: RGA6
Lot size: 12,197 sq.ft. plus
Front set back: 25'-0"
Sideyard set back: 10'-0"
Rear yard set back: 20'-0"

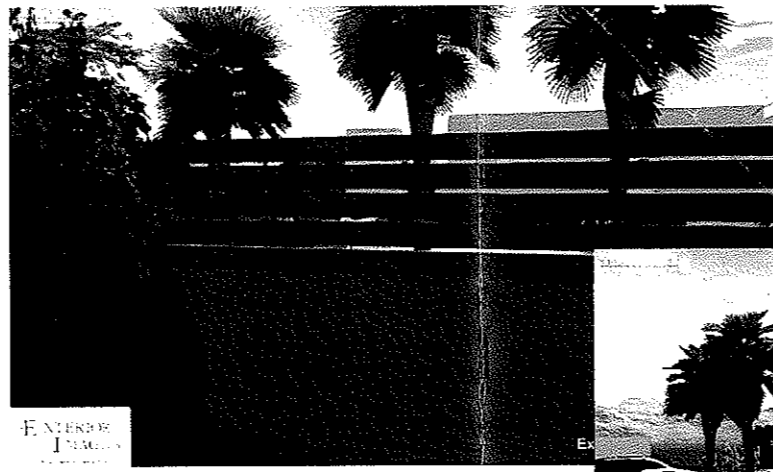
3 existing living units on site with a total of 2822 sq. ft.

Proposed Covered lanai: 760 sq.ft.
Maximum 11'-0" high

Existing units are white stucco. New attached Lanai to match same texture and color.
32 Sq. Ft. 1/2 pool bath w/ clerestory windows & covered out door shower with drain to sanitary drain



View from street looking south at shade structure attached to existing structure beyond the garden wall and proposed landscape



View from street of garden wall and existing roof and proposed clerestory of 1/2bath seen over the wall



View approaching existing residential units Heading East



Just inside entry court yard gate view of shade structure, fireplace, and 1/2 bath



Birds eye view of front of shade structure attached to existing triplex matching 10'-0" roof elevation with clerestory of bathroom at 14'-0"



Birds eye view of rear side of shade structure with gas fireplace and 1/2 bath, pool equipment wall seen in Rear yard set back 20'-0"



Close up walking view of shade structure, with fireplace, and 1/2 bath

Call Dig Alert
811 before
you dig

Shade structure with 1/2 bath and
fireplace

Hovsepian Residence

505 W Sepulveda
Palm Springs, CA

Phone: (818) 731-5803

EXTERIOR
IMAGES
landscape planning | architecture

72877 DUNBAR SHORE DRIVE, STE 10301, RANCHO MIRAGE, CA
91765
Tel: 951.261.1111 Fax: 951.261.1112
www.exteriorimages.com
Call: (951) 261-1111



Date: 4/6/2015

Sheet: 2 of 3

W. Sepulvida

All grey tone plants are existing to remain

3 Agave Americana

5 Gal

6 Dasylirion Wheeleri

5 Gal

7 Prunus Caroliniana

5 Gal

3 Dasylirion Wheeleri

5 Gal

16 Elaecarpus Decipens

5 Gal

Existing Real turf

Site coverage
Lot: 12,197 sq.ft
Structure: 2,822 Sq.ft
1/2 bath: 32 Sq. ft.
Pool/ spa: 981 sq. ft.
Patios/driveway/ sidewalks: 4,485 sq. ft
Landscape area: 3,877 sq.ft.

All Plants to be on drip irrigation system
small turf area to be on overhead spray all on timers

6 Rhapsiolepis Indica

5 Gal

4 Gardenia Veitchii

5 Gal

20 Carissa Nacrocarpa

5 Gal

3 Dasylirion Longissima

5 Gal

Artificial Turf

2 Plumeria Rubra

5 Gal

8 Russelia Equisetiformis

5 Gal

18 Prunus Caroliniana

5 Gal

1/2 Bath

Pool and Spa Equip

Call Dig Alert
811 before
you dig

Existing and proposed landscape
planting

Hovsepian Residence

505 W. Sepulvida
Palm Springs, CA
Phone: (818) 731-5903

EXTERIOR
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landscape planning / development

7267 DINAH SHORE DRIVE, STE 1031H, RANCHO MESA, CA
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PAUL V. BLEWIS
LICENSED LANDSCAPE ARCHITECT
PHONE: (760) 325-9600

Date: 4/6/2015
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Sheet: 3 of 3

